



The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION  
Patrick Menefee, City Engineer  
CURRENT PLANNING DIVISION  
Kellie Gilles, Planning Manager  
COMPREHENSIVE PLANNING  
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 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**

**April 2, 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 March 5, 2019.

**C. NEW MATTERS**

1. (PC – 1986) Public hearing with discussion and consideration of a request to rename Center Drive to Warren Drive.
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 Dr.
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 21<sup>st</sup> Street.
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.
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.

**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

**March 5, 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 March 5, 2019 at 7:00 p.m., with the following members present:

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

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 Chairman Greil at 7:00 p.m.

### A. MINUTES:

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

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

### B. NEW MATTERS:

1. **(PC-1984) Public hearing with discussion and consideration of approval of an ordinance to amend the Tuscan Ridge Planned Unit Development governed by the R-6, Single Family Detached Residential district for the property described as a tract of land lying in the NW/4 of Section 9, T-11-N, R-1-W, of the Indian Meridian, Midwest City, OK.**

Staff presented a brief overview of this item. The applicant, Jeremy Christiansen of 2416 Forest

Glen Drive was present. There was general discussion. A motion was made by Huskey, seconded by Campbell to recommend approval of this item subject to staff comments. Voting aye: Collins, Huskey, Campbell, R. Smith, Hinton, J. Smith and Greil. Voting nay: None. Motion carried.

**2 (PC-1985 ) Discussion and consideration of approval of a Final Plat of TimberRidge Pointe Section 4 described as a part of the SW/4 of Section 10, T-11-N, R-1-W.**

Staff presented a brief overview of this item. The applicant, Brad Reid of Crafton Tull, 300 Pointe Parkway Blvd. was present. There was general discussion about this item. Kim Morphis of 2517 Scarlet Oak Ct. was present. Mr. Morphis expressed concern about house size and whether or not development would meet the requirements of the covenants. Staff explained that we cannot enforce covenants but development must meet requirements of the PUD. There was also discussion regarding maintenance of a retaining wall. Chairman Greil and Commissioner Smith advised the neighbors to meet with the applicant to have these discussions. Jeanne Lewis of 13129 Austrian Pine also spoke about maintenance of the retaining wall. Karen Lewis of 13116 Chinkapin Oak stated that no street lights were ever installed on Chinkapin Oak Dr. and stated that there is a need for lighting. City Engineer Menefee asked her to contact his office to discuss this. Joe Gibbs of 13152 Chinkapin Oak Dr. spoke about erosion in his yard due to new development. City Engineer Menefee asked Mr. Gibbs to contact his office and engineering staff will come and inspect the issues. Mike Delevechio of 13172 Austrian Pine stated that the HOA has/will address Mr. Gibbs concern. A motion was made by Campbell, seconded by R. Smith, to recommend approval of this item subject to staff comments. Voting aye: Hinton, Campbell, R. Smith, Collins, Greil, J. Smith and Huskey. Nay: none. Motion carried.

**3 (PC-1987) Public hearing with discussion and consideration of approval of an ordinance to redistrict from I-1, Light Industrial to SPUD, Simplified Planned Unit Development governed by I-1, Light Industrial district and a resolution to amend the Comprehensive Plan to classify the parcel as Industrial for the property described as a part of the SE/4 of Section 29, T-12-N, R-2-W, located at 1101 N. Sooner Rd.**

Staff presented a brief overview of this item. A motion was made by Huskey, seconded by Hinton to recommend approval of this item subject to staff comments. Voting aye: Hinton, Campbell, R. Smith, Collins, Greil, J. Smith and Huskey. Nay: none. Motion carried.

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

**D. PUBLIC DISCUSSION:** None.

**E. FURTHER INFORMATION:** None

Planning Commission Minutes  
March 5, 2019  
Page 3

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

The meeting adjourned at 7:50 p.m.

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Stan Greil, Chairman  
(KG)



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**To:** Chairman and Planning Commission  
**From:** Billy Harless, Community Development Director  
**Date:** April 2, 2019

**Subject:** (PC – 1986) Public hearing with discussion and consideration of a request to rename Center Drive to Warren Drive.

**Dates of Hearing:** Planning Commission – April 2, 2019  
City Council – April 23, 2019

In 2017, the City Council approved an ordinance to rezone property at SE 15<sup>th</sup> Street and Center Drive to a Planned Unit Development (PUD) for the development of a Warren Theatre as well as other new commercial opportunities. Since that time, a PUD amendment and the final plat for the area have also been approved.

During early conversations between staff and Mr. Warren, there were discussions about renaming Center Drive to Warren Drive. Center Drive provides direct access to the site of the new theatre from I-40. If this street name change is approved, directional signage on I-40 will need to be changed to reflect Warren Drive rather than Center Drive. The directional signage on I-40 is governed by the Oklahoma Department of Transportation. Approving this street name change will provide better visibility for people coming westbound on I-40 to visit the theatre and surrounding commercial uses.

It should be noted that there is nothing prohibiting Warren Theatres from being renamed in the future.

Notice was sent to all property owners abutting Center Drive as well as published in the Journal Record in mid-February. There are two hotels that are addressed off of Center Drive. Both have expressed concern about this proposal to staff.

Action is at the discretion of the Council.

**Action Required:** Approve or reject the proposed street name change from Center Drive to Warren Drive.

A handwritten signature in black ink, appearing to read "Billy Harless".

Billy Harless, AICP  
Community Development Director  
KG





**Surveyor:** Jim Yager

**Proposed Use:** Two (2) lots for single family homes

**Size:**

The area of request is a corner property containing approximately 60' of frontage along E. Kittyhawk Dr. and a depth of approximately 119' for an area of approximately .17 acres.

**Development Proposed by Comprehensive Plan:**

Area of Request – LDR, Low Density Residential

North, South, East & West – LDR, Low Density Residential

**Zoning Districts:**

Area of Request – SPUD, Simplified Planned Unit Development

North and East – R-6, Single Family Residential

South – R-6, Single Family Residential with a Special Use Permit for a church

West – R-6, Single Family Residential with a Special Use Permit for a school

**Land Use:**

Area of Request – vacant lot

North and East – single family homes

South – church

West – Rose Field

**Comprehensive Plan Citation:**

Single-Family Detached Land Use

This use is representative of traditional single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continue to account for the largest percentage. The areas designated for single-family detached residential land uses are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential land use. The city should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sized in the Zoning Ordinance.

**Municipal Code Citation:**

38-21.1. Purpose

A Replat of all or a portion of a recorded Plat may be approved without vacation of the recorded Plat, if the Replat meets the following criteria:

The Replat is signed and acknowledged by the owners of the property being replatted; and

The Replat does not propose to amend or remove any covenants or restrictions previously incorporated in the recorded plat.

**History:**

1. The Plat of the Speckman Heights Addition was approved in 1946.
2. The property has been zoned Single Family Detached Residential since the adoption of the 1985 Zoning Code.



3. A SPUD, Simplified Planned Unit Development, was approved for the area of request in August of 2018.

**Engineer's Comments:**

**Water Supply and Sanitary Sewer Collection**

A six (6) inch public water main is located on the south side of East Kittyhawk Drive in the street right-of-way extending along the south side of the area of request. A six (6) inch public water main is located on the west side of East Lockheed Drive in the street right-of-way extending along the west side of the area of request.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new buildings.

An eight (8) inch public sewer main is located on the north side of the area of request in a dedicated fifteen foot utility easement extending along the north side of the area of request.

Connection to the public sanitary sewer system for domestic service is a building permit requirement per Municipal Code Chapter 43-109 for all lots.

This replat application is part of the City's original mile revitalization project, which entails the redevelopment of seven lots in the area to help energize the area's housing growth. This particular lot is sixty feet wide, dedicating a fifteen-foot utility easement on the east side of the lot for a public sewer main extension leaves a smaller area for redevelopment. The applicant is requesting using the smaller side yard easements to tie the new residences to the public mains. Each lot will still have their own separate water meter and sewer main tie on points and will use these easements to make the connections. If approved, this will leave enough square footage on the lots to make them developable. The City Engineer has discussed the utility connection issues with the Assistant Public Works Director and the Line Maintenance Supervisor and all have agreed to proceed with this configuration to provide service to these properties.

**Streets and Sidewalks**

Access to the area of request is available from East Kittyhawk Drive and East Lockheed Drive. East Kittyhawk Drive and East Lockheed Drive are classified as local streets in the 2008 Comprehensive Plan. East Kittyhawk Drive and East Lockheed Drive are a two (2) lane, 26-foot wide, curbed, asphalt concrete roadways. Current code requires a total street right-of-way width of fifty (50) feet for local roads and presently, East Kittyhawk Drive and East Lockheed Drive have fifty (50) feet of right-of-way adjacent to and parallel to the area of request.

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

The lack of sidewalks does not meet current code for residential development. Sidewalk along the full frontage of the area of request is a requirement with this application and will be constructed at the time of a building permit.

Drainage and Flood Control, Wetlands and Sediment Control

Drainage across the area of request is from the east to the west. The area of request is a residential lot. Drainage from this redevelopment will have no impact on any adjacent property.

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 40109C0310H, dated December 12, 2009.

No identified wetlands are located on or abutting the area of request as shown on the Choctaw quadrangle of the 1989 National Wetlands Inventory map as prepared by the United States Department of the Interior Fish and Wildlife Service.

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 right of way for the area of request are illustrated on the replat and will be dedicated to the city when the 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.

**Planning Comments:**

Project Description: "The Original Mile is Midwest City's most historic neighborhood. The smaller footprint and affordability have the ability to attract a new audience who is looking for something more than a typical suburban experience. By encouraging redevelopment of the neighborhood. We hope to spur an interest in private redevelopment, expand home ownership and improve the quality of rental housing. This unique housing project is a small piece of the Original Mile Redevelopment Plan. If successful, this process may evolve into a larger redevelopment program for vacant lots in the Original Mile. The purpose of the Original Mile Infill Housing Project is to create new housing with new urbanist design features that appeal to a modern urban dweller".

Accepted Proposal: The Original Mile Reinvestment Committee recommended acceptance of the proposal that included the SPUDS on two of the 5 lots that would allow for two homes to be built on smaller lots similar to some of the styles trending in the OKC metro. The proposal states: "The Key in making the OM a success in in the diversity in quality housing options available to the consumer.

In the proposal I have offered renderings of each project. Some of the material and colors could change to better fit the surroundings or to comply with city code. Some of the options will require a rezone or a plat. We are prepared to file for such and work through that process.”

Contract: City Council approved the contract that included 2 SPUDS on October 24, 2017.

### **2011 Original Mile Revitalization Plan**

- **Introduction: Chapter 1 pg 5, Original Mile Goals.**
  - ◆ Create quality neighborhood that fits the 21<sup>st</sup> Century lifestyle.
  - ◆ Provide a variety of housing that will appeal to a wide range of lifestyles including appealing mixed use and attractive houses with contemporary amenities that is competitive.
  - ◆ Upgrade current housing and introduce infill housing that meets modern design standards, provides energy efficient features and is competitive with housing in newer areas.
  - ◆ The realization of the vision will require a unified, directed public and private commitment. The Original Mile residential neighborhood has not experienced significant investment in more than a half century.
  - ◆ Make improvements to infrastructure that enhances walkability, safety and aesthetics
  - ◆ Introduce sought-after quality of life elements such as walkability that equals or exceeds suburban neighborhoods.
- **Introduction: Chapter 4 pg 59, Implementation.** Establish a demonstration block: The City should consider developing demonstration blocks that showcases what can be accomplished with infrastructure and housing improvements. The blocks should have high visibility, generally represent the neighborhood; present opportunities for façade improvements, home additions and infill housing and have commitment from residents. The demonstration blocks can provide a stimulus for additional improvements throughout the original Mile and generate neighborhood pride.

**2008 Comprehensive Plan:** In some cases developers may have new or innovative ideas and design methods that would result in great and livable neighborhoods without using all or some of the neighborhood elements. Therefore the City should allow a planned unit development process to provide relief in specific cases but should ensure that quality development occurs.

- **Future Land Use Chapter:** The City should strive for a range of lot sizes to develop and should reinforce this by providing a choice of several single family districts with various lot sizes in the Zoning Ordinance.


- **Housing Chapter:** As it is today, single-family development will likely be the prevailing type of residential land use in Midwest City in the future. Cities should not have an abundance of either large-lot or small-lot single family developments, since a variety of residential densities are necessary in order to provide residents with a choice of house size, lot size, and price ranges. However, cities also need an appropriate housing inventory for market purposes. It is therefore recommended that the City develop a range of lot and dwelling sizes to continue the goal of a balanced variety of single-family housing.
- **Housing Chapter:** Infill and redevelopment of existing areas can assist in revitalizing older areas of the City. The promotion of infill/redevelopment housing is considered a win-win situation for Midwest City inasmuch as it provides a mechanism for increasing the population within the City, reduces the City's infrastructure costs, revitalizes older areas of the City. Developing on a vacant or redeveloped (razed) lot may be perceived as having an increased risk, particularly early on in long-term redevelopment projects.

The approved SPUD for the area of request allowed for variances to setbacks, building lines and minimum lot size. The approved setbacks are consistent with this proposed replat.

As mentioned previously, a goal 2011 Original Mile Revitalization Plan is to safety and walkability throughout the Original Mile. Chapter 2.8 of the Revitalization Plan recognizes the poor conditions of existing sidewalks and lack of sidewalks at all in many areas of the Original Mile. Although staff has supported requests to waive sidewalk improvements where there is no possible connection, in this case, staff recommends that sidewalks be required across the frontage. This proposed development is meant to spark investment, little by little, in the Original Mile. Requiring sidewalks with this application will make it that much easier for future connections and will be a start in updating this infrastructure within the Original Mile.

As mentioned previously in this report, this project has already been seen in public meetings including Original Mile Reinvestment Committee meetings and City Council during the RFP approval process. It has been through many reviews already and is now ready to be implemented so development can begin. Staff recommends approval of this requested replat.

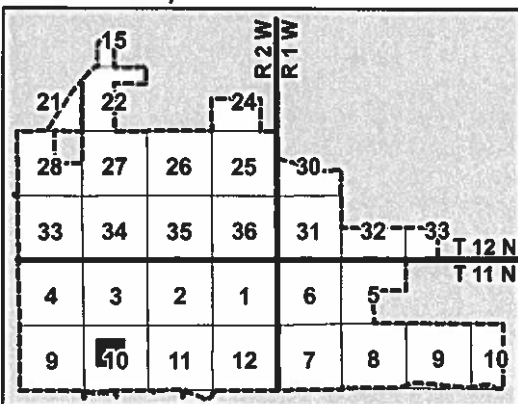
**Action Required:** Approve or reject the Replat of Lot 15, Block 21 of the Speckman Heights Addition located on the property as noted herein, subject to the staff comments and found in the April 2, 2019 agenda packet and made a part of PC-1988 file.

  
Billy Harless, AICP  
Community Development Director  
KG

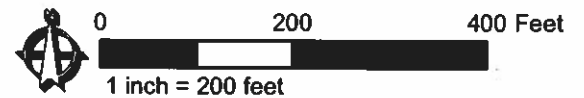




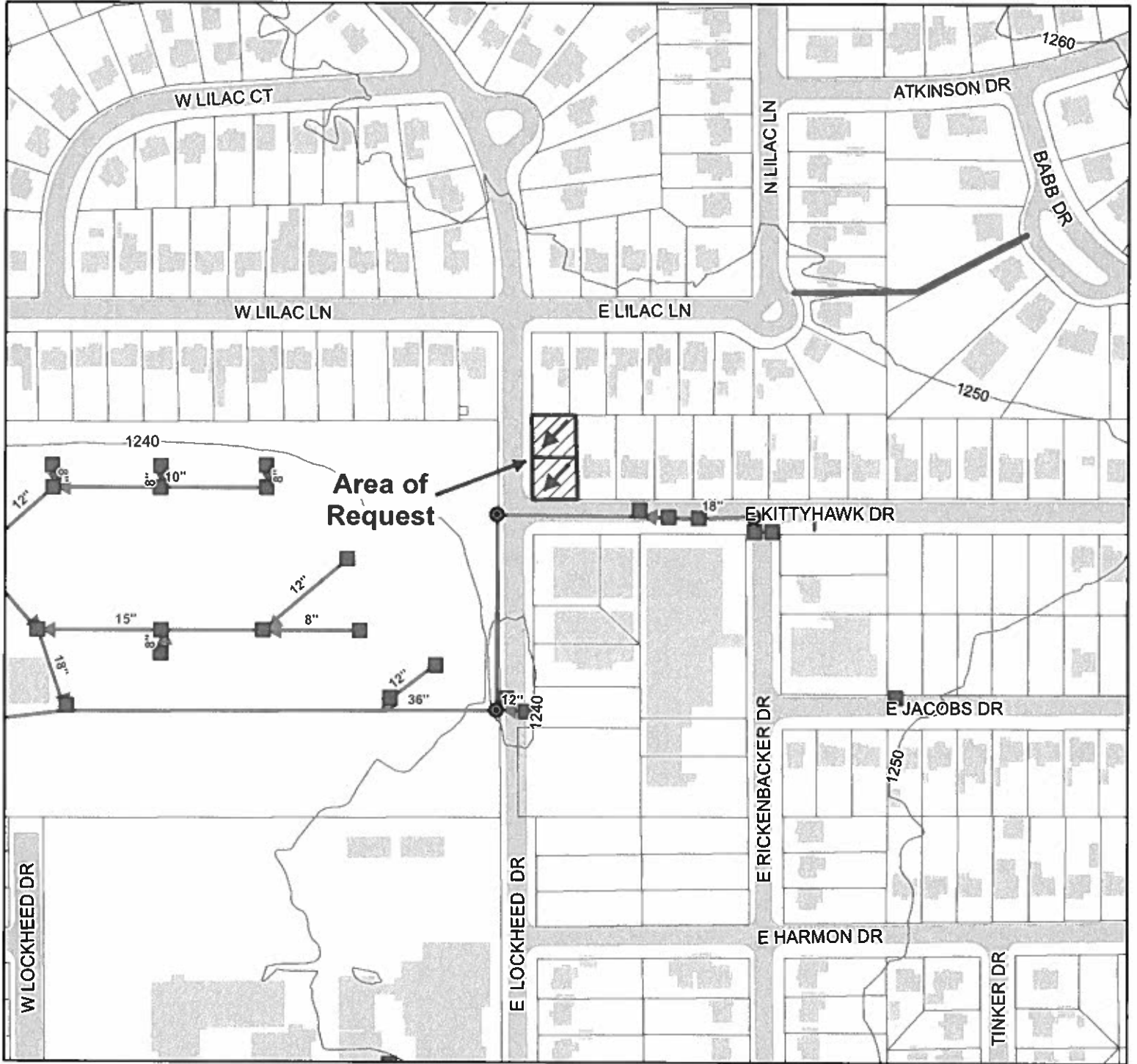
Locator Map



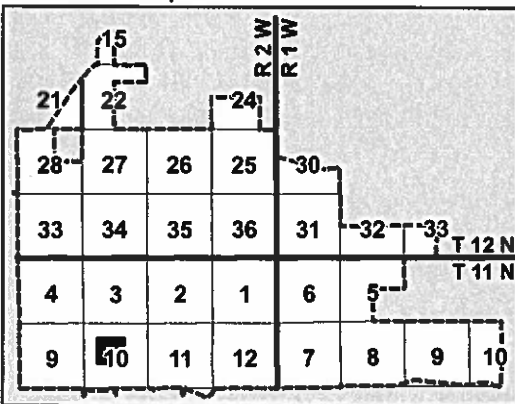
**2017 DOP (AERIAL) VIEW FOR  
PC-1988  
(NW/4, Sec. 10, T11N, R2W)**



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Locator Map



- Drainage Legend**
- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
- ELEVATION**
- 1166-1204 ft
  - 1204-1228 ft
  - 1228-1250 ft
  - 1250-1278 ft
  - 1278-1324 ft

**2009 FEMA Floodplains**

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway

**DRAINAGE  
LOCATION MAP FOR  
PC-1988**

**(NW/4, Sec. 10, T11N, R2W)**

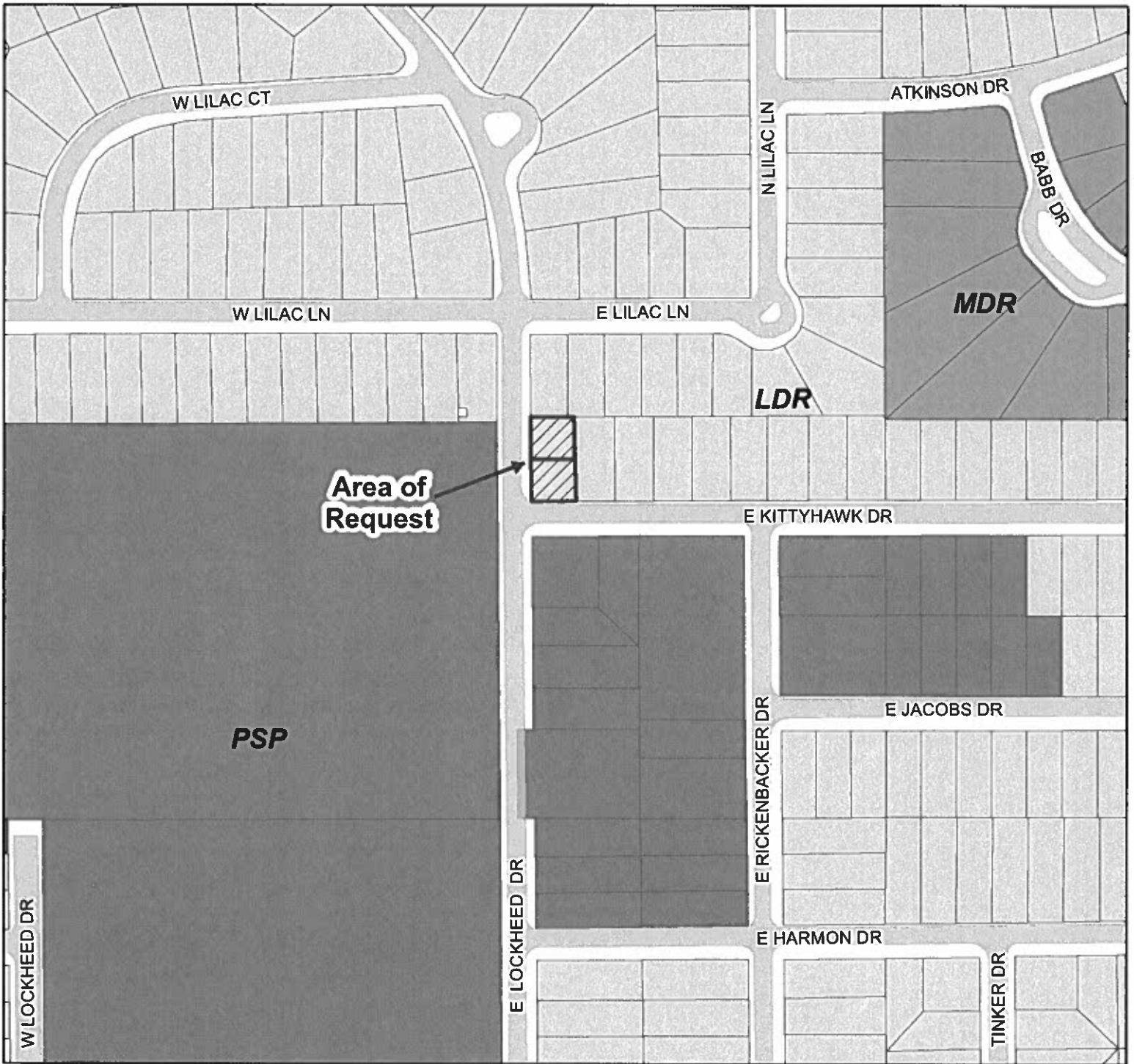


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1 inch = 200 feet

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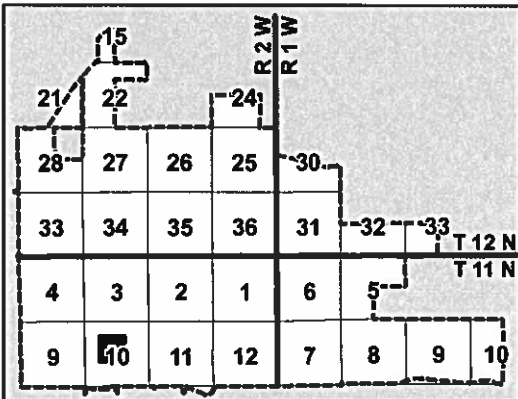
**Area of Request**

**PSP**

**LDR**

**MDR**

Locator Map

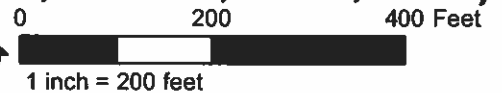


**Future Land Use Legend**

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

**FUTURE LAND USE  
MAP FOR  
PC-1988**

**(NW/4, Sec. 10, T11N, R2W)**

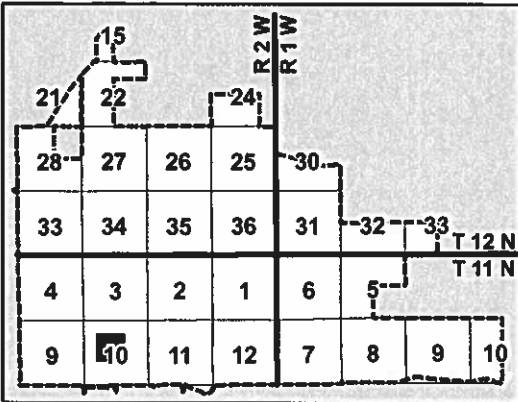


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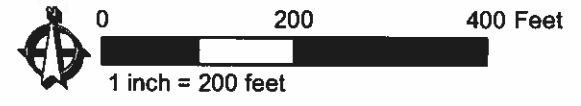
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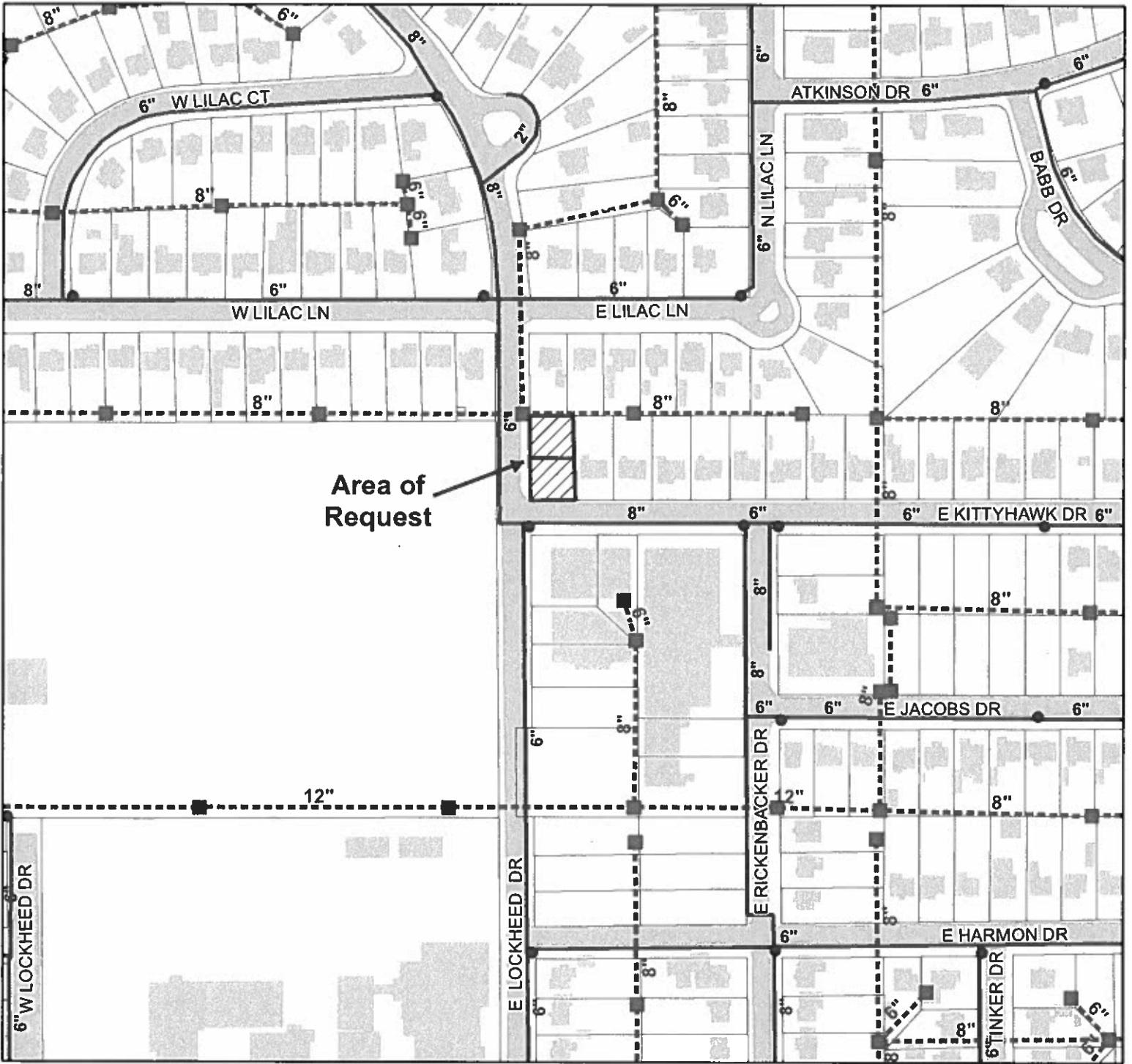
**General Map Legend**

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

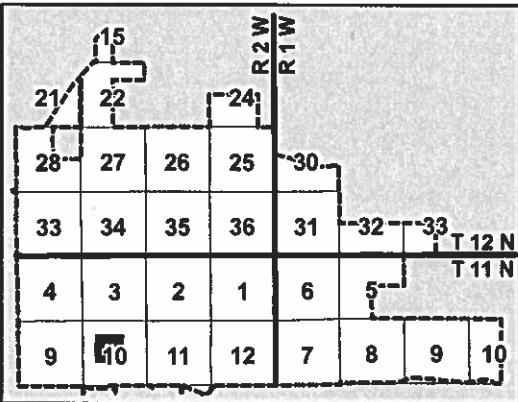
**GENERAL MAP FOR  
PC-1988  
(NW/4, Sec. 10, T11N, R2W)**



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Locator Map

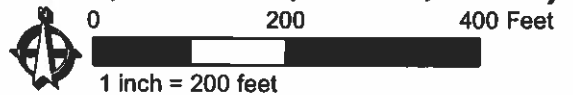


**Water/Sewer Legend**

- Fire Hydrants
- Water Lines
  - Distribution
  - Well
  - - - - OKC Cross Country
  - - - - Sooner Utilities
  - - - - Thunderbird
  - - - - Unknown
- Sewer Manholes
- - - - Sewer Lines

**WATER/SEWER LINE  
LOCATION MAP FOR  
PC-1988**

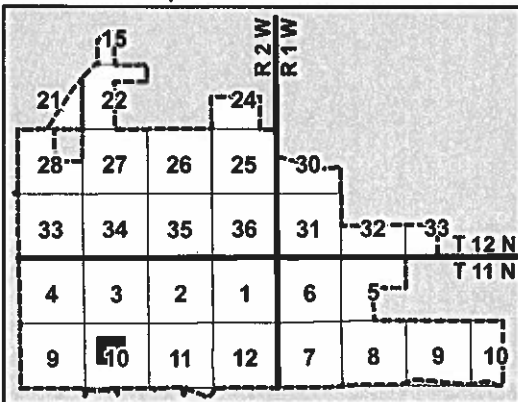
**(NW/4, Sec. 10, T11N, R2W)**



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Locator Map



Current Zoning Legend

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

**ZONING MAP FOR  
PC-1988**

(NW/4, Sec. 10, T11N, R2W)



0 200 400 Feet

1 inch = 200 feet

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**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 one single family residence  
North, South, East and West – single family residences

**Comprehensive Plan Citation:**

Single-Family Detached (SFD) Land Use

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continues to account for the largest percentage. The areas designated for single-family detached residential land use are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential land use. The City should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sizes in the Zoning Ordinance.

**Municipal Code Citation:**

38-19 Final Plat

38-18.1. Purpose

The purpose of a Final Plat is to ensure consistency with standards of the Subdivision Ordinance pertaining to the adequacy of public facilities, provide for public improvements to serve the subdivision and that all other requirements and conditions have been satisfied or provided for to allow the Final Plat to be recorded.

**History:**

1. This area has been zoned single-family residential since the adoption of the 1985 zoning code.
2. The Johnson Homestead Preliminary Plat was approved May 22, 2018.

**Engineer's Comments:**

Public Improvements

The Subdivision Regulations pertaining to this application require the applicant complete the installation of the required public improvements or provide the City a letter of credit / surety bond covering the installation's costs.

The applicant has had the necessary public improvements installed and they have been accepted by the city.

Drainage across the property will be minimally impacted with the addition of the residential lots to the area of request. The property is already developed as a large residential lot. The property will still utilize the bar ditches along S.E. 19th Street and S.E. 21st Street to drain the property. No public drainage improvements were required with this application.

Easements and Right-of-Way

Subdivision Regulations requires that all existing, dedicated, and proposed rights-of-way and easements are depicted on the final plat. As required, these are reflected on the final plat.

**Fire Marshal's Comments:**

The fire department has reviewed the request for approval of the Final Plat of Johnson Homestead. The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

**Staff Comments:**

This is a request to subdivide one (1) existing 4.65 acre tract into four (4) individual parcels. The parcels are intended for single family residential development.

There is an existing residential structure located on proposed Lot 1 of the plat. The applicant plans to demolish that property and build a new home on that lot. Proposed lot 1 has 337.75 feet of frontage on SE 21<sup>st</sup> St. and contains an area of 2.356 acres. Proposed lots 2, 3 and 4 all front onto SE 19<sup>th</sup> St. Each lot contains approximately 110' of frontage along the street and are 296' deep, containing .75 of an acre. All of the proposed lots exceed the minimum size standards for residential development.

A waiver to the half street and sidewalk improvement requirement was approved with the preliminary plat. The only public improvement required with the preliminary plat was the sewer extension. As that sewer line has been constructed to serve all new lots in this subdivision and approved by the City, the applicant was able to submit this final plat application.

Park Land dedication was not required as this subdivision creates less than one dwelling unit per acre. A tree canopy management plan was not required as the land area of this subdivision excluding the right-of-way on SE 19<sup>th</sup> and SE 21<sup>st</sup> contains less than 5 acres, however, it should be noted that the only trees that have been removed from the site were those in the area of the new sewer line easement.

If approved, future residential development on all lots must meet all of the regulations of the Zoning Ordinance.

The Final Plat as submitted is consistent with the approved Preliminary Plat and does meet the requirements of the Subdivision Regulations. Staff recommends approval.

**Action Required:** Approve or reject the Johnson Homestead Final Plat located on the property as noted herein, subject to the staff comments and found in the April 2, 2019 agenda packet and made a part of PC- 1989 file.



Billy Harless, AICP  
Community Development Director  
KG





The City of  
**MIDWEST CITY**  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 ENGINEERING DIVISION

Applicant: JOHNSON HOMESTEAD  
 Phone Number: \_\_\_\_\_  
 Address: \_\_\_\_\_

**Final Plat Requirements/Checklist - Engineering**

The final 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.

38-19	Items to accompany the Final Plat	
38-19.3	The applicant shall furnish with the application to the city a current title commitment identifying all person having an ownership interest in the property subject to the final plat and the final plat shall be signed by each owner effectively denoting that they are consenting to the platting of the property and to the dedications and covenants that may be contained in the final plat.	✓
38-19.4 38-19.9(a)(1)	The final plat and all accompanying data shall conform to the approved preliminary plat or as the preliminary plat may have been subsequently amended. See section 38-18.10 for amending preliminary plat following approval.	✓
38-19.9(a)(2)	All conditions imposed at the time of approval of the preliminary plat, as applicable, have been satisfied.	✓
38-19.9(a)(3)	The construction plans conform to the requirements of section 38-27 and have been approved by the city engineer.	✓
38-19.9(a)(4)	Where public improvements have been installed, the improvements conform to the approved construction plans and have been approved for acceptance by the city engineer.	✓
38-19.9(a)(5)	The final layout of the subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance.	✓
38-19.9(a)(6)	The final plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual and construction details.	✓
38-19.9(a)(7)	The final plat conforms to the director of community development's subdivision application checklist, which will include a site development plan.	✓
38-19.5(a)(1) 38-31.4(b)	A final inspection has been done after the completion of all improvements.	✓
38-19.5(a)(1) 38-31.4(c)	Letter of final acceptance from City Engineer notifying the applicant of the city's intended acceptance contingent on the approval of the final plat.	✓
38-19.5(b) 38-65.151	Record drawings (as-builts) of all installed or constructed improvements of a development.	✓
Administrative 38-19.9(a)(7) 38-19.10(a)(2)(c)	A digital copy of the as-builts	✓
38-19.5(c) 38-31.6	Maintenance bond as required by City Engineer (10% of improvement cost, 1 year for utilities, 2 years for drainage, 5 years for streets and drainage under streets)	✓





The City of  
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 COMMUNITY DEVELOPMENT DEPARTMENT  
 ENGINEERING DIVISION

<b>38-19</b>	<b>Final Plat</b>	
Administrative 38-19.9(a)(7) 38-19.10(a)(2)(c)	A digital copy of the final plat	✓
Administrative 38-19.9(a)(7)	North arrow, scale, date, and site location map	✓
Administrative 38-19.9(a)(7)	The total number of lots	✓
Administrative 38-19.9(a)(7)	The total area of development	✓
Administrative 38-19.9(a)(7)	The location of proposed lots, areas in Acres and Square Feet, and dimensions.	✓
Administrative 38-19.9(a)(7)	The location of property lines, existing and proposed easements, and retaining wall easements	✓
Administrative 38-19.9(a)(7)	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.	✓
Administrative 38-19.9(a)(7)	The legal metes and bounds of the property being developed.	✓
Administrative 38-19.9(a)(7)	The street layout and right of ways including bike trails, horse trails, or other supplementary movement systems.	✓
38-19.9(a)(7) 38-45.4(c)	All existing arterial streets and such collector and local streets as may be necessary for convenience of traffic circulation and emergency ingress and egress.	✓
<b>Engineering Comments and Recommendations:</b>		
<b>Associated Departments (Fire, Stormwater, and Utilities) Comments and Recommendations:</b>		



The City of  
**MIDWEST CITY**  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 CURRENT PLANNING DIVISION

Johnson Homestead Final Plat

Applicant: Kat Johnson  
 Phone Number: \_\_\_\_\_  
 Address: 19<sup>th</sup>/21<sup>st</sup> & Avery

**Final Plat Requirements/Checklist – Planning**

<b>38-48.7(B)(1)</b>	<b>Limits-of-No-Access</b>	
38-48.7(B)(1)	Where access to arterial streets has been limited by the Planning Commission, a "Limits-of-No-Access" note shall be placed on the final plat.	N/A
38-49.3(E)	City review and approval of plans for amenities shall be required prior to issuance of a Letter of Final Acceptance for the subdivision improvements.	N/A - no amenities
<b>38-50.3</b>	<b>HOA Establishment Procedures</b>	N/A
38-50.3(A)(1)	The declaration, covenants and other necessary documents establishing the HOA shall be submitted to the City for review by the City Attorney for conformance with this and other applicable ordinances prior to submission of the final plat and prior to issuance of a Letter of Final Acceptance for the development.	HOA not necessary/required
38-50.3(A)(2)	HOA documents should include descriptions of any amenities, Private Streets, stub streets, thoroughfare screening, 100-year Floodplains or tributaries, and other areas for which the HOA is responsible for maintenance and shall outline the organization of the HOA.	↓
38-50.3(B)(1)	All HOA documents shall be reviewed by the City Attorney prior to recordation of the final plat.	
38-50.3(B)(2)	The Applicant shall reimburse the City for all related legal costs, as established by the City Clerk's Office for review of the HOA documents.	
38-50.3(B)(3)	This reimbursement shall be paid in full prior to recordation of the final plat.	
38-50.3(C)(1)	All HOA documents shall be recorded at the County prior to the recordation of the final plat.	
38-50.3(C)(2)	Two copies of the recorded documents shall be submitted to the Director of Community Development for City records within five days following recordation.	
38-50.3(D)	An additional phase to an existing subdivision is not required to establish a separate and distinct HOA provided that:	
38-50.3(D)(1)	The existing recorded HOA documents are amended to incorporate the area of the new subdivision phase and to adopt the responsibility of its amenities, Private Streets, 100-year Floodplains and tributaries, thoroughfare screening, and other areas for which the HOA is responsible for maintenance.	
38-50.3(D)(2)	The Applicant shall provide a draft of the amended covenants to the City Attorney for review prior to the recordation of the plat.	
<b>38-50.5</b>	<b>General HOA Governance and Requirements – The following shall be set forth in the HOA documents:</b>	



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 COMMUNITY DEVELOPMENT DEPARTMENT  
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38-50.5(A)(1)	A statement that membership in the HOA is mandatory for all owners of property within the subdivision;	N/A - No HOA ↓
38-50.5(A)(2)	A listing of all required maintenance responsibilities and, where possible, the lot number(s), legal descriptions, street name(s), etc. as shown on the approved plat for areas to be the responsibility of the HOA;	
38-50.5(A)(3)	By-laws related to the governance of the HOA;	
38-50.5(A)(4)	Covenants for maintenance assessments, which shall run with the land;	
38-50.5(A)(5)	Responsibility for liability insurance and local taxes;	
38-50.5(A)(6)	Statement that the authority for enforcement of HOA rules and regulations is solely the responsibility of the HOA and is not the responsibility of the City;	
38-50.5(A)(7)	Authority for the HOA to secure funds from its members sufficient to meet its responsibilities. This authority shall include the ability to collect dues, increase dues, charge special assessments and to place liens against property for failing to pay dues and assessments;	
38-50.5(A)(8)	Provision that no amendment of the HOA documents relating to maintenance of amenities, private streets, 100-year Floodplains or tributaries, thoroughfare screening any other HOA-maintained area or facility, or related reserve funds shall occur without prior City approval;	
38-50.5(A)(9)	Written release of liability for maintenance to benefit the City, written indemnification of the City outlining that under no circumstances shall the City be liable to the HOA or any property owner or their respective heirs, executors, administrators, devisees, personal representatives, successors or assigns for any damages, injuries (including death) and/or liability resulting from any amenity on the private streets, within or adjacent to any 100-year Floodplain or tributary associated with any thoroughfare screening or common landscaping, or from any other HOA-owned and maintained area or facility;	
38-50.5(A)(10)	Written assurance of funds based on an accredited cost projection analysis within a specific reserve account of the HOA for the maintenance and removal of amenities as determined by the City;	
38-50.5(A)(11)	Written consent giving the City the authority to take the actions for violations as set forth in the Subdivision Code.	
38-50.5(A)(12)	Other city requirements as applicable.	
38-50.6	HOA Development Regulations shall comply with the following regulations:	
38-50.6(A)	HOA documents shall not overrule the landscaping or other provisions of the Zoning Ordinance by penalizing or restricting water conserving landscapes, or by requiring landscape materials that do not comply with Zoning landscape requirements;	
38-50.6(B)(1)	Where amenities are proposed in conjunction with a development, the Applicant shall comply with the regulations for amenities in the Subdivision Regulations.	



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 COMMUNITY DEVELOPMENT DEPARTMENT  
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38-50.6(B)(2)	All developments that require the provision of common open space shall submit covenants to maintain open space recreational areas and other commonly owned facilities for review with the final plat application.	N/A - No HOA
38-50.6(C)	For single-family and two-family residential developments, the 100-year Floodplain may be owned and maintained by and HOA. The final plat shall reflect and the HOA's documents shall provide:	
38-50.6(C)(1)	City access for emergency vehicles, equipment and personnel, and for the improvement and maintenance of the 100-year Floodplain in the event they are not being properly maintained and;	
38-50.6(C)(2)	The HOA shall reimburse the City for all costs incurred by the City for maintenance.	
38-50.6(D)(1)	The HOA shall own and be responsible for the maintenance of Private Streets and appurtenances and shall provide for payment of dues and assessments required to maintain the Private Streets and appurtenances.	
38-50.6(D)(2)	The HOA documents shall state that if Private Streets are converted to public streets, the reserve fund shall become the property of the City.	
38-50.6(D)(3)	The HOA's documents shall specify the following:	
38-50.6(D)(3)(a)	That the streets within the development are private, that they are owned and maintained by the HOA, and that the City has no obligation to maintain, repair or reconstruct the private streets.	
38-50.6(D)(3)(b)	A statement that the City may, but is not obligated to, inspect private streets and require repairs necessary to insure that the same are maintained to City standards.	
38-50.6(D)(3)(c)	A statement that the HOA may not be dissolved without prior written consent of the City Council, which consent shall not be withheld by the City if it determines that an adequate reserve fund exists and the streets and alleys are in satisfactory condition as determined by the City.	
38-50.6(D)(4)	The HOA's documents shall note that certain City services may not be provided in Private Street developments.	
38-50.6(D)(4)(a)	The services that may not be provided include, but are not limited to: police enforcement of traffic and parking ordinances and preparation of accident reports.	
38-50.6(D)(5)	The HOA's documents shall contain a provision that requires the HOA to provide unrestricted access to emergency vehicles, utility personnel, the U.S. Postal Service and governmental employees, agents or representatives in the performance of their official duties. All access gates shall be designed and constructed in accordance with emergency access design standards.	
38-50.6(E)(1)	The HOA shall own and be responsible for the maintenance of all required screening walls and fences, landscaping, landscape edges and landscape irrigation systems and shall provide for payment of dues and assessments required to maintain such improvements.	
38-50.6(E)(2)	The HOA documents shall state that the City has no obligation to maintain or reconstruct the screening walls and fences, landscaping, landscape edges and irrigation systems in the event of damage to such improvements.	
38-50.6(E)(3)	The HOA documents shall state that the City may but is not obligated to inspect screening walls and fences, landscaping, landscape edges and	



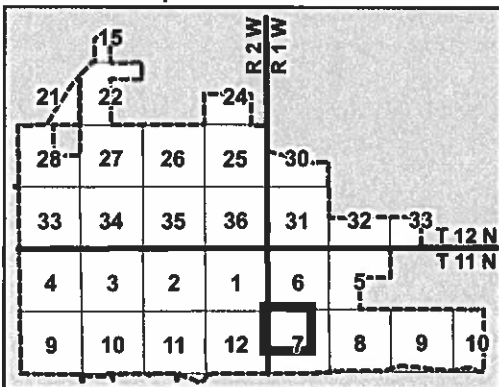
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 CURRENT PLANNING DIVISION

	landscape irrigation systems and that the City may require maintenance and repairs necessary to ensure that such improvements are maintained to City standards.	N/A
<b>38-52.5</b>	<b>Minimum Park Improvements</b>	
38-52.5(A)	Neighborhood and linear parks shall be improved by the developer prior to a Letter of Final Acceptance being issued by the City.	N/A - none required
<b>38-52.7</b>	<b>Completion of Land Dedication and Improvements</b>	
38-52.7(A)	Park land shall be dedicated to the City concurrently with the filing of an approved Final Plat or Replat.	N/A
38-52.7(B)	All improvements, if applicable, shall be completed prior to approval of the Final Plat or Replat.	sewer line installed & accepted
<b>38-53.7(B)</b>	<b>Tree Mitigation Plan</b>	N/A - land area < 5 acres
38-53.7(I)	Replacement trees shall be planted prior to the approval of a Final Plat and shall be installed using best management practices.	

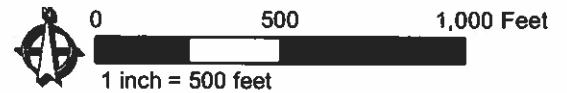
Additional Notes:



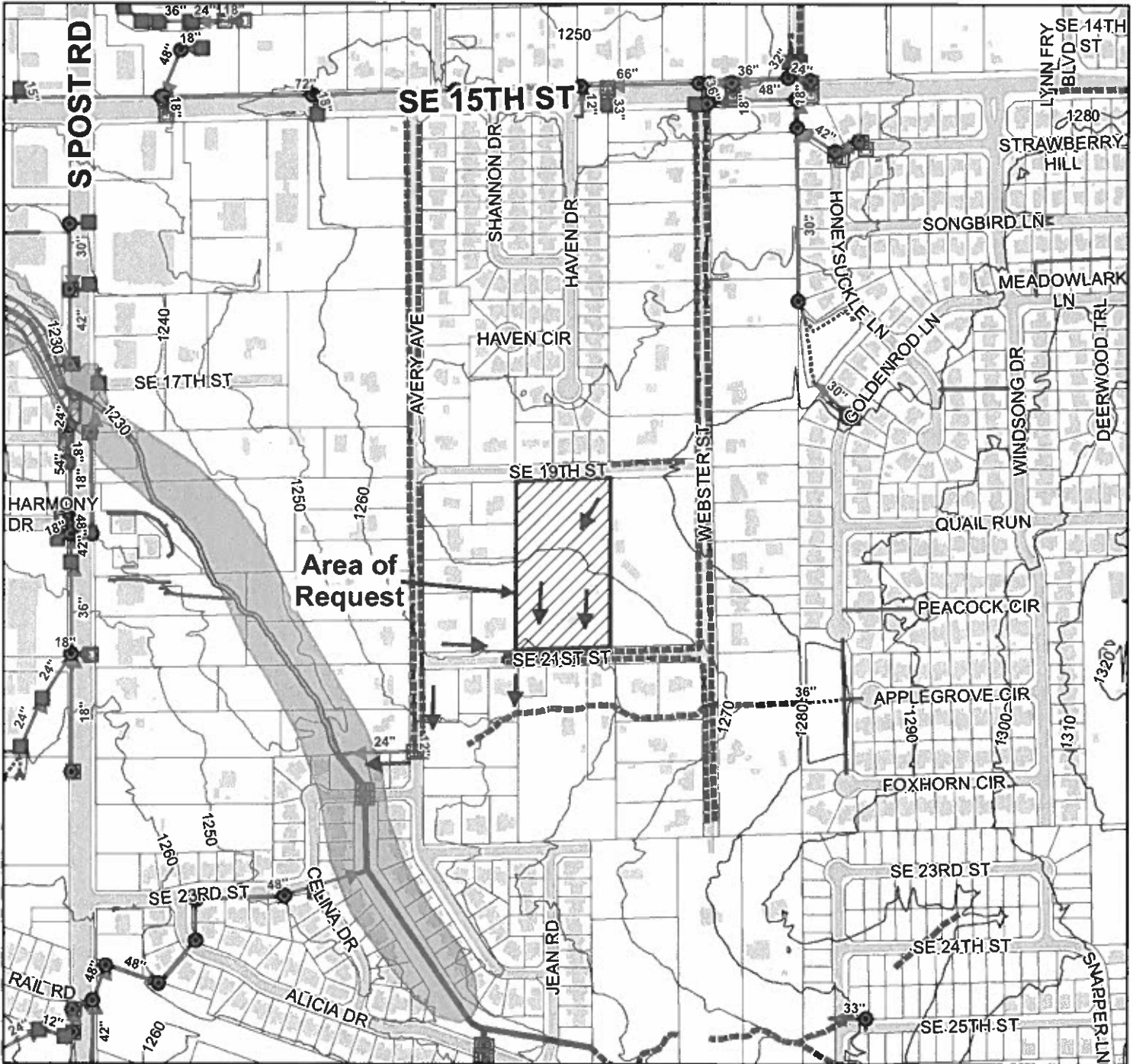
Locator Map



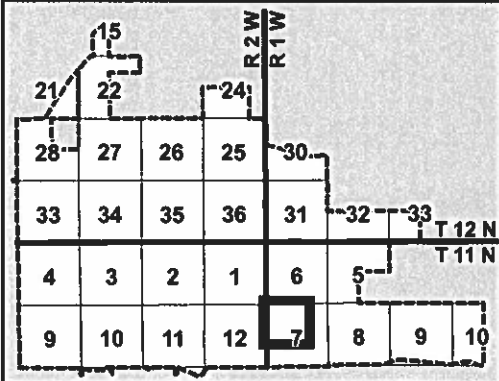
**2017 DOP (AERIAL) VIEW FOR  
PC-1989  
(NW/4, Sec. 7, T11N, R1W)**



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Locator Map



- Drainage Legend**
- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
- ELEVATION**
- 1166-1204 ft
  - 1204-1228 ft
  - 1228-1250 ft
  - 1250-1278 ft
  - 1278-1324 ft

- 2009 FEMA Floodplains**
- 500-yr floodplain
  - 100-yr floodplain
- 2009 FEMA Floodway**
- FLOODWAY

**DRAINAGE LOCATION MAP FOR PC-1989 (NW/4, Sec. 7, T11N, R1W)**

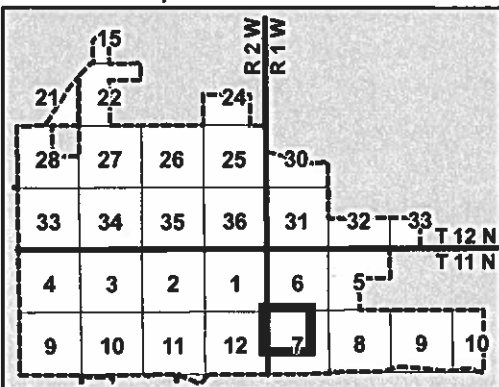
0 500 1,000 Feet

1 inch = 500 feet

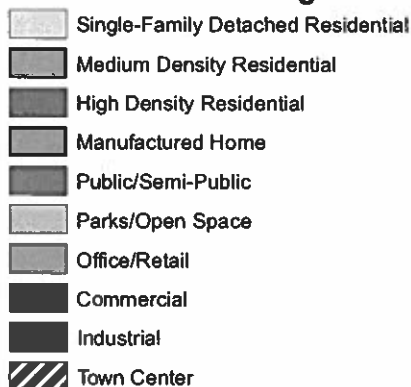
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Locator Map



Future Land Use Legend

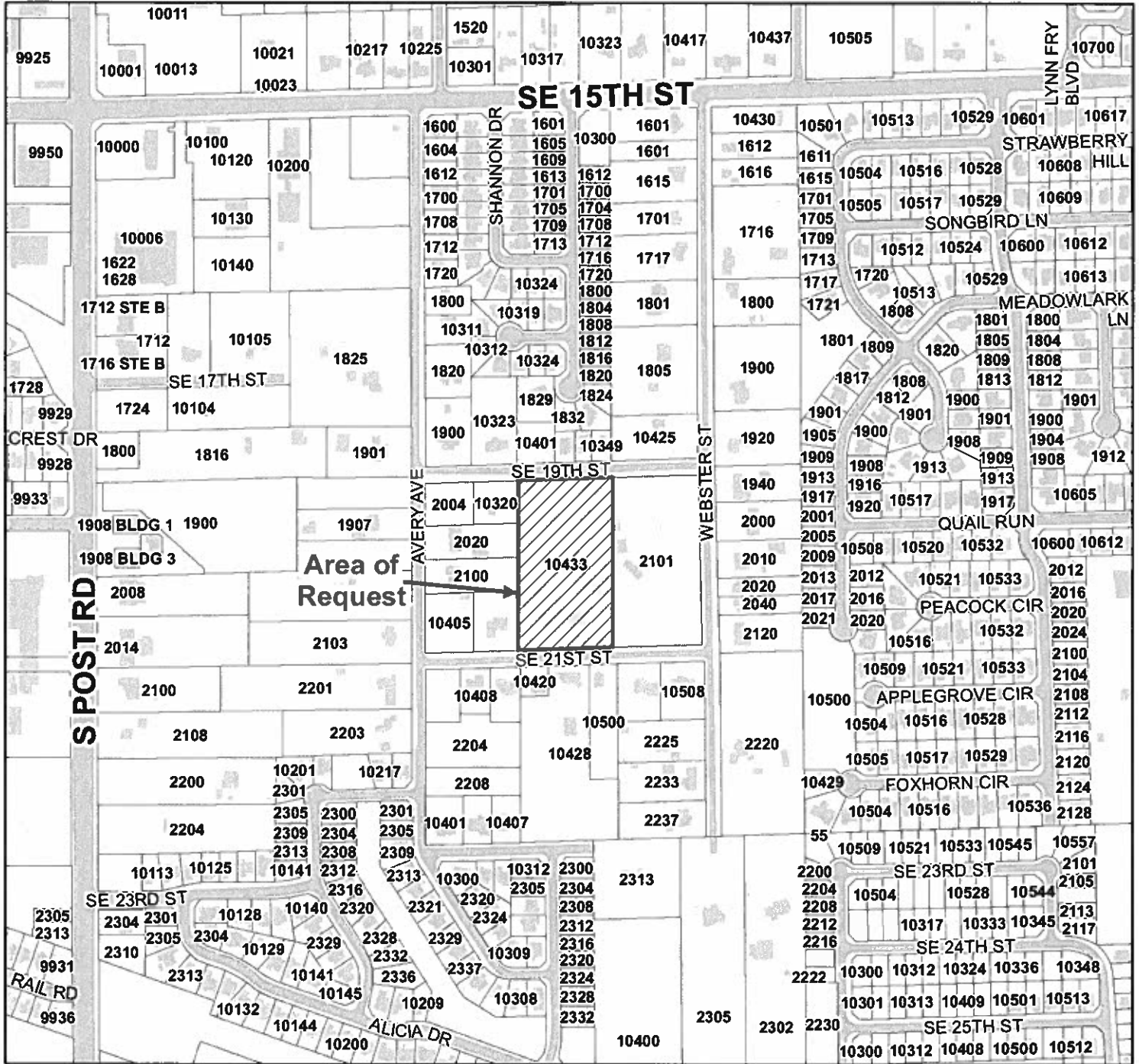


**FUTURE LAND USE  
MAP FOR  
PC-1989  
(NW/4, Sec. 7, T11N, R1W)**

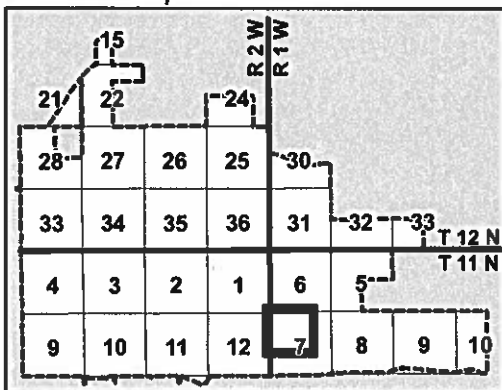


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Locator Map



**General Map Legend**

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

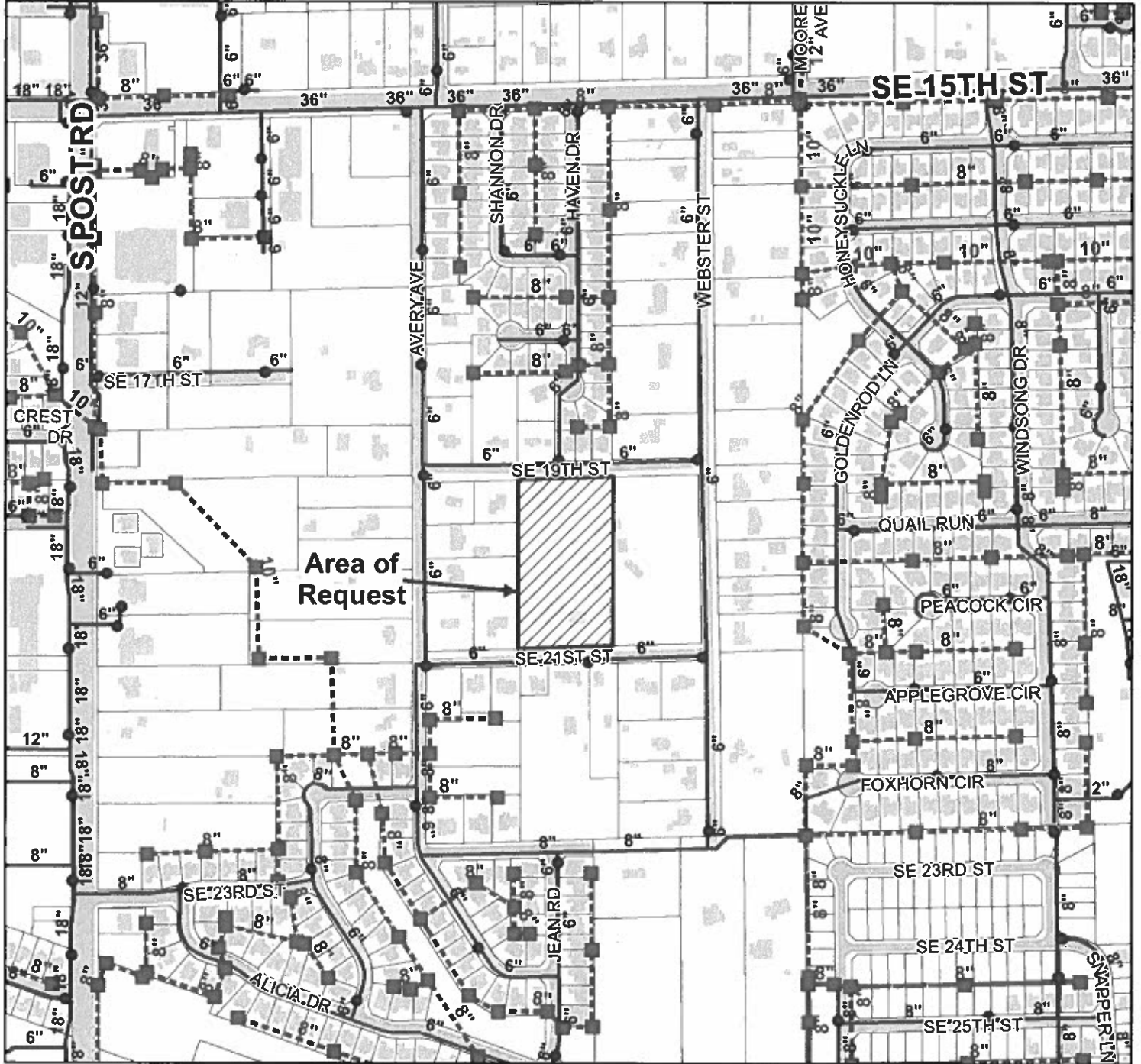
**GENERAL MAP FOR  
PC-1989  
(NW/4, Sec. 7, T11N, R1W)**



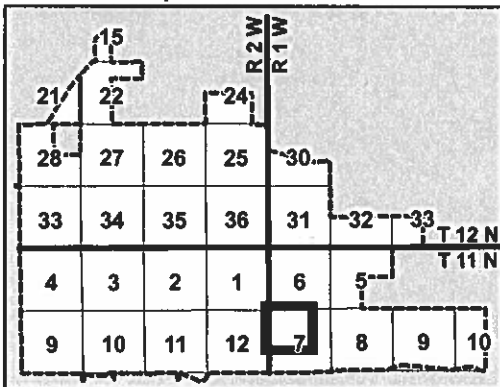
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1 inch = 500 feet

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Locator Map



**Water/Sewer Legend**

- Fire Hydrants
- Water Lines
  - Distribution
  - Well
  - - - OKC Cross Country
  - - - Sooner Utilities
  - - - Thunderbird
  - - - Unknown
- Sewer Manholes
- - - - Sewer Lines

**WATER/SEWER LINE  
LOCATION MAP FOR  
PC-1989**

(NW/4, Sec. 7, T11N, R1W)

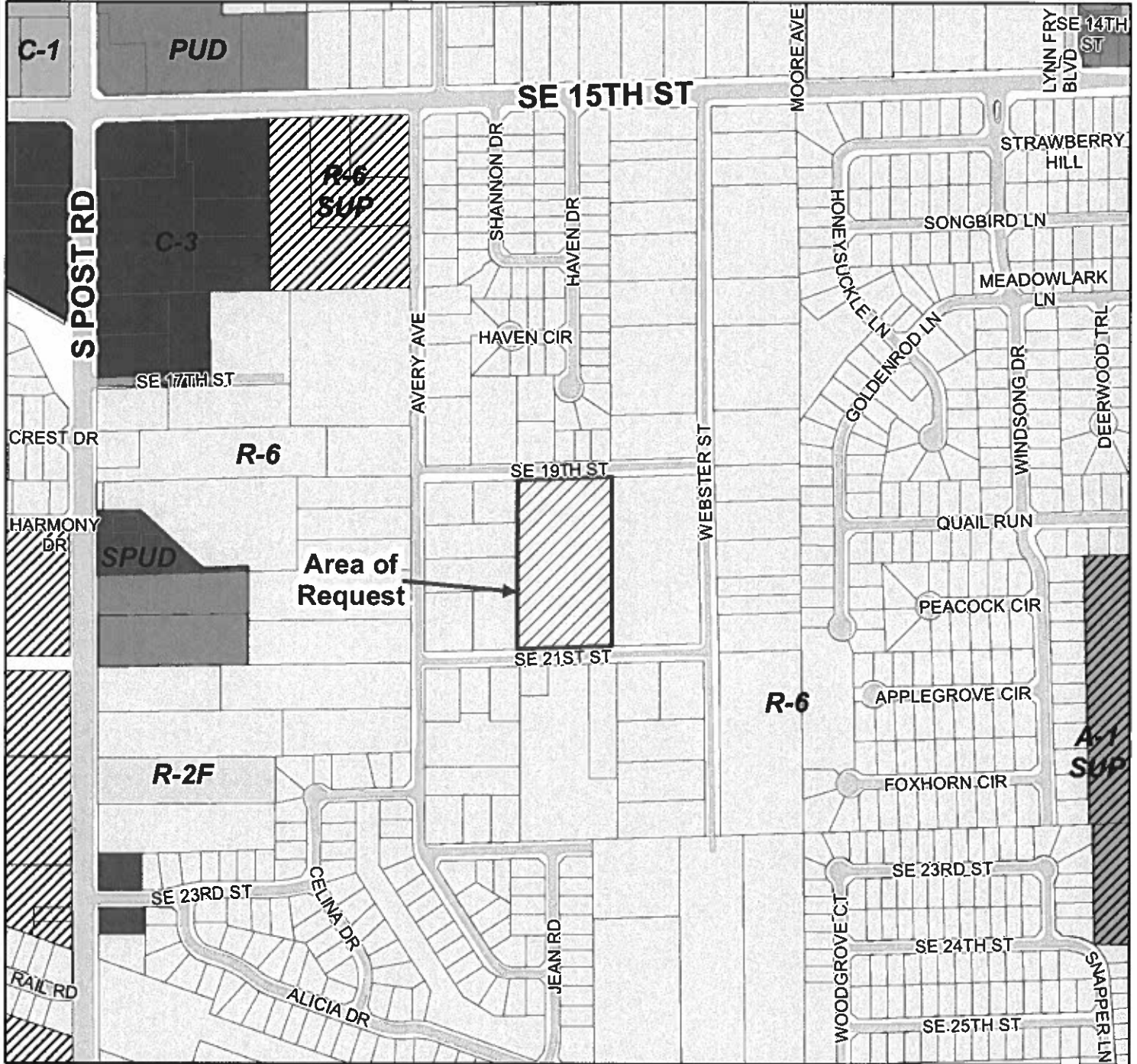


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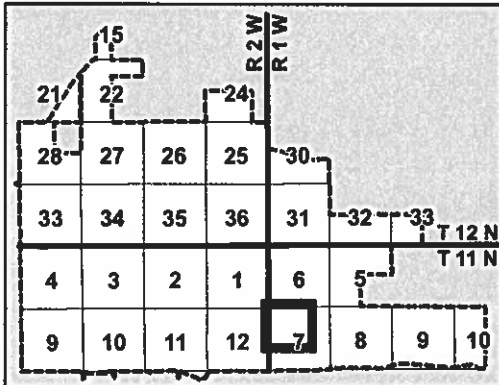


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Locator Map



Current Zoning Legend

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

**ZONING MAP FOR  
PC-1989  
(NW/4, Sec. 7, T11N, R1W)**



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The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION  
Patrick Menefee, City Engineer  
CURRENT PLANNING DIVISION  
Kellie Gilles, Manager  
COMPREHENSIVE PLANNING  
Comprehensive Planner  
BUILDING INSPECTION DIVISION  
Christine Brakefield, Building Official  
GIS DIVISION  
Greg Hakman, GIS Coordinator

**To:** Chairman and Planning Commission

**From:** Billy Harless, Community Development Director

**Date:** April 2, 2019

**Subject:** (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.

**Executive Summary:** This item is a request to subdivide a single parcel into twenty-five (25) individual parcels for single family development. Access to the subdivision will be via Davidson Road. The applicant is proposing water and sewer line extensions to serve all of the lots. The area of request is currently zoned R-6, Single Family Detached Residential. No variances to any of the requirements of the Zoning Ordinance for development in the R-6 district will be allowed within this development. The Park Land Review Committee recommended approval of a fee to be paid in lieu of park land dedication. Tree preservation will be required with this subdivision. The applicant has requested a waiver to the prohibition of lots backing onto a local street as two lots and a

small portion of another lot back onto Davidson Road. Staff recommends approval of the Cassidy Cove Section III Preliminary Plat and the requested waiver.



**Dates of Hearing:** Planning Commission – April 2, 2019  
City Council – April 23, 2019

**Council Ward:** Ward 2, Pat Byrne

**Owner/Applicant:** Jim Campbell

**Engineer:** Jon Doyle, Cedar Creek

**Proposed Use:** Twenty-five (25) single family residential lots

**Size:**

The area of request has a frontage along Davidson Road of approximately 660 ft. and contains an area of approximately 9.76 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 – vacant  
North, South and East – 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.

**Engineer's Comments:**

Section 38-18 in the Subdivision Regulations requires all existing and proposed utility lines and public improvements be reflected on the preliminary plat and submitted on a preliminary utility site plan. Note that the proposed public utility line installations required with this application are shown on the plat, must be constructed and will be dedicated to the city prior to the final plat application.

Water Supply and Distribution

An eight (8) inch public water main is located in the west right of way of Davidson Road extending to the northwest corner of the area of request.

The applicant has proposed the extension of that public water main south and east, bisecting the site, providing service to all of the proposed lots.

Extension of the water supply to serve this property is required as outlined in Municipal Code 43-32.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new buildings.

#### Sanitary Sewer Collection and Disposal

An eight (8) inch public sewer main is located in a dedicated utility easement extending along the east side of the area of request. Also, an eight (8) inch public sewer main is located in a dedicated utility easement that passes through the northern half of the area of request.

The applicant has proposed constructing a public sewer main south, bisecting the site, providing service to all of the proposed lots.

Connection to the public sanitary sewer system for domestic service is a building permit requirement per Municipal Code Chapter 43-109 for all lots.

#### Streets and Sidewalks

Access to the area of request is available from Davidson Road. Davidson Road is classified as a local street in the 2008 Comprehensive Plan. Davidson Road is a two (2) lane, 20-foot wide, uncurbed, asphalt concrete roadway. Current code requires a total, half street right-of-way width from center line of twenty five (25) feet for local roads and presently, Davidson Road has twenty five (25) feet of right-of-way adjacent to and parallel to the west side of the area of request.

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

Davidson Road is uncurbed and does not meet city's standards for a local street. As per Section 38-45, half street improvements along the frontage of Davidson Road will be completed prior to the final plat application. The applicant proposes to construct a public local street, Allison Way, with sidewalks to service the area of request.

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.

The comprehensive plan dictates the connection of internal streets within the square mile sections that are designated as future collector roads. The thoroughfare plan does not designate Davidson Road or S.E. 6th Street as potential collector roads in the plan. The subdivision plan also requires the connection of roads in a proposed subdivision if the proposal contains fifty or more proposed lots. This application falls below that threshold at twenty five lots. The applicant proposes to construct a public local street that is a cul de sac with one point of ingress / egress. A midpoint bulb out is also proposed to benefit fire engine maneuverability in the subdivision.

#### Drainage and Flood Control, Wetlands, and Sediment Control

Drainage to the area of request is from the north and the east, travelling to the south via both overland flow from the east and through a concrete channel from the north. Currently, the area of request is undeveloped.

The concrete channel from the north drains the previous Cassidy Cove subdivision. The drainage from the east is the S.E. 4th and S.E. 6th Street Additions and the undeveloped area adjacent to Saint Paul Avenue. These two runoffs combine on this property and make their way south to a concrete channel located in the Three Oaks Addition.

The applicant has proposed a large, high capacity detention pond that has multiple barrels releasing water into the same creek that drains to Three Oaks. The current creek runs at a flow rate of roughly 645 c.f.s. as is. The proposed detention improvement will reduce the runoff into the creek to 583 c.f.s. The accompanying drainage map shows the improvement would reduce the flow rate to Three Oaks Addition by approximately 10%.

The proposed detention facility will be built at the meeting point of the two creeks entering the proposed subdivision. This creates the opportunity to slow down water at the point it is currently combining to continue south to Three Oaks. It is an optimal point to achieve a slowdown of the creeks. The pond will be a benefit to the area's drainage.

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.

No identified wetlands are located on or abutting the area of request as shown on the Choctaw quadrangle of the 1989 National Wetlands Inventory map as prepared by the United States Department of the Interior Fish and Wildlife Service.

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 right of way for the area of request are illustrated on the preliminary plat and will be dedicated to the city when the final 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 Fire Department has reviewed this preliminary plat. 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 create 25 single family residential lots. The area of request is zoned R-6, Single Family Detached Residential. If this proposed subdivision is approved, all development will be required to meet the regulations for the R-6 district as stated in the Zoning Ordinance. These regulations include:

- At least 70% of the dwelling units within the development must adhere to section 5.15 of the Zoning Ordinance pertaining to single-family driveways and garages

- The exterior of each home must be constructed of a minimum of 85% masonry materials, 100% facing the street
- 25' front setback, 20' rear setback, 7' side setbacks
- 40% maximum building coverage
- Minimum 5:12 roof pitch

One new curb-cut along Davidson Road will provide access to the area of request. As this subdivision is creating less than 50 lots, a secondary point of access is not required.

The Park Land Review Committee met on March 8, 2019 to review the proposed subdivision. As the subdivision is anticipated to generate far less than 2,500 new residents, the code does allow the applicant to pay a fee in lieu of a park land dedication. The applicant requested the fee in lieu option and the committee voted to approve the request. The fee will be determined by staff and the applicant as required by code and paid prior to application for the final plat.

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.

The applicant has requested a waiver to Section 38-48.6(B), Lot Orientation Restrictions which states that lots are prohibited from backing to Local Streets. In the design of this subdivision, lots 9, 10 and a small portion of lot 8, block 2 back onto Davidson Road, a local street. The applicant chose to move forward with this design to accommodate the necessary size of the detention area. Davidson Road is not a high traffic road and this particular portion of Davidson only provides access to two (2) residential properties and dead-ends at the end of this proposed subdivision. The applicant's letter requesting the waiver is included in this report. For these reasons, staff recommends approval of this request.

Since this preliminary plat meets the subdivision regulations, staff recommends approval of the preliminary plat of Cassidy Cove Section III subject to these comments.



April 2, 2019

**Action Required:** Approve or reject the preliminary plat of Cassidy Cove Section III located on the property as noted herein, subject to the staff comments and found in the April 2, 2019 agenda packet and made a part of PC- 1990 file.



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Billy Harless, AICP  
Community Development Director

KG

# Existing Cassidy Cove 3 Topo



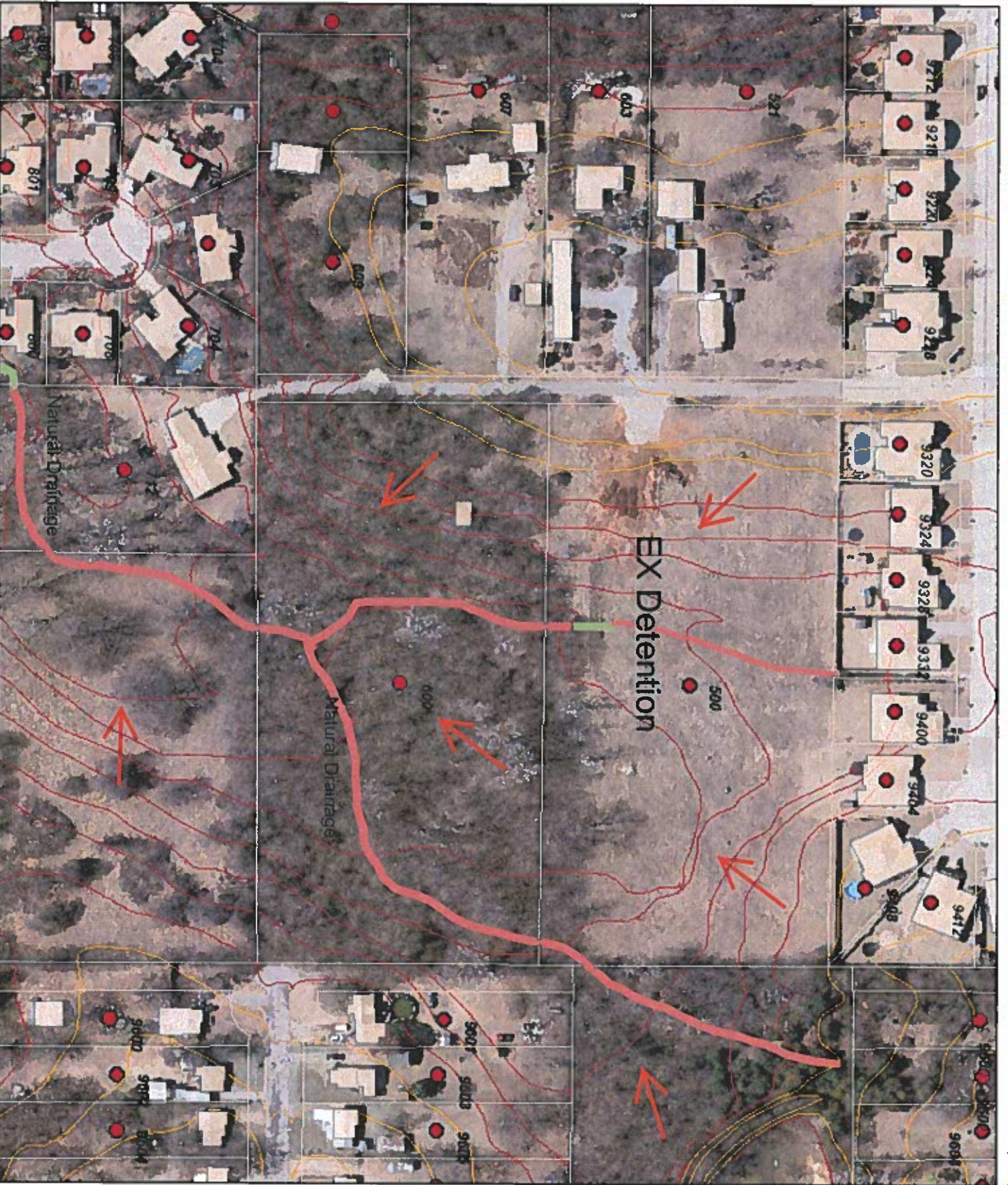
1 in = 188 ft

when printed actual size  
on 8-1/2" X 11" paper

### DISCLAIMER

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# Existing Cassidy Cove 3 Topo



1 in = 188 ft

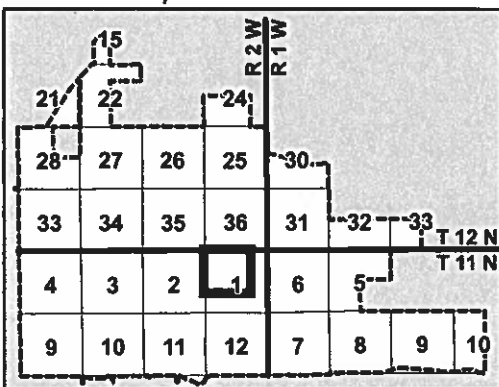
when printed actual size  
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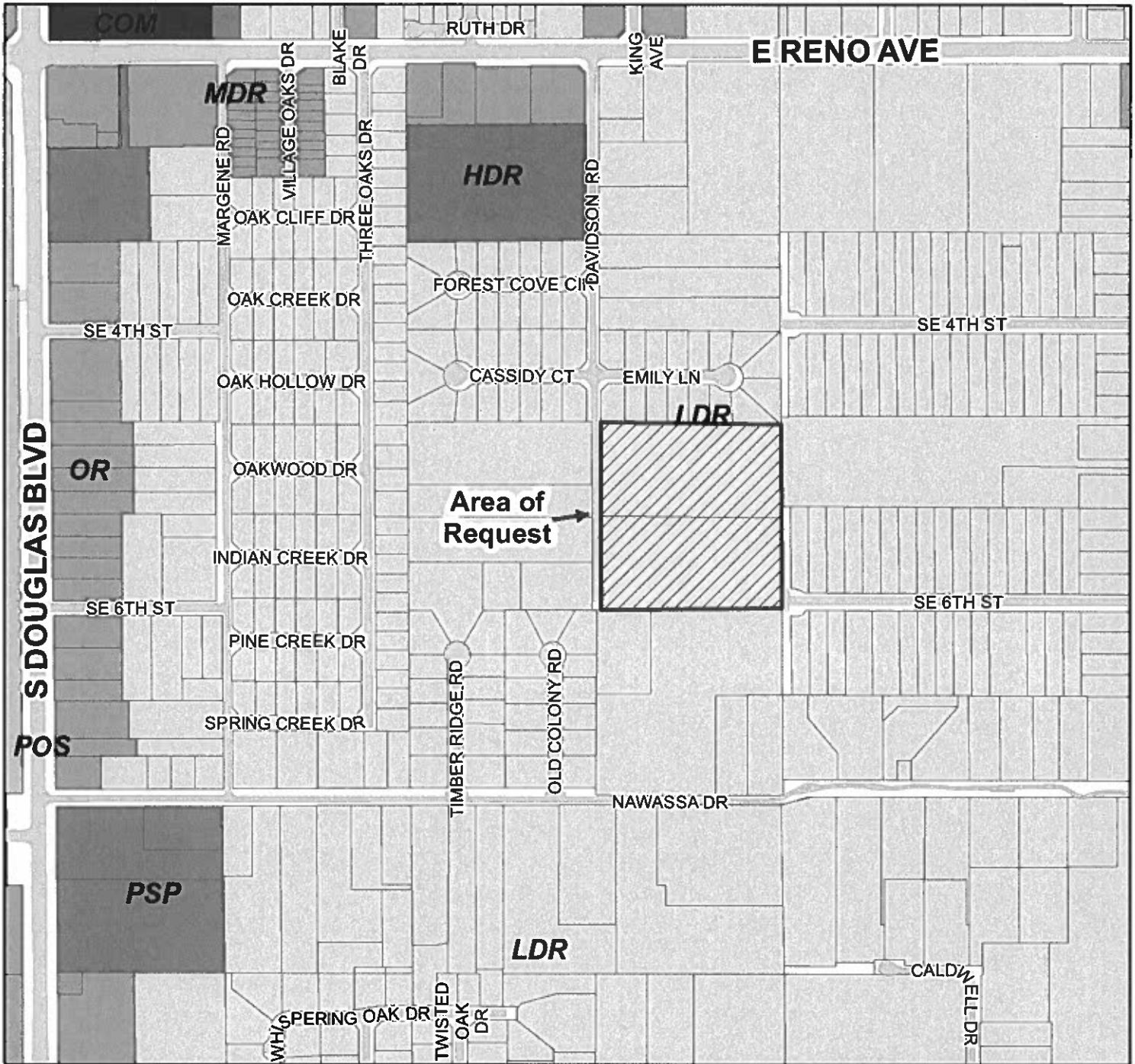
Locator Map



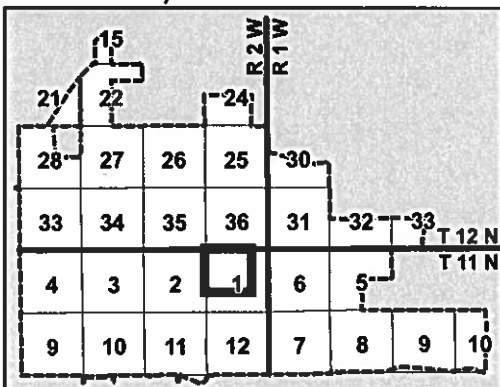
**2017 DOP (AERIAL) VIEW FOR  
PC-1990  
(NW/4, Sec. 1, T11N, R2W)**



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Locator Map



Future Land Use Legend

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

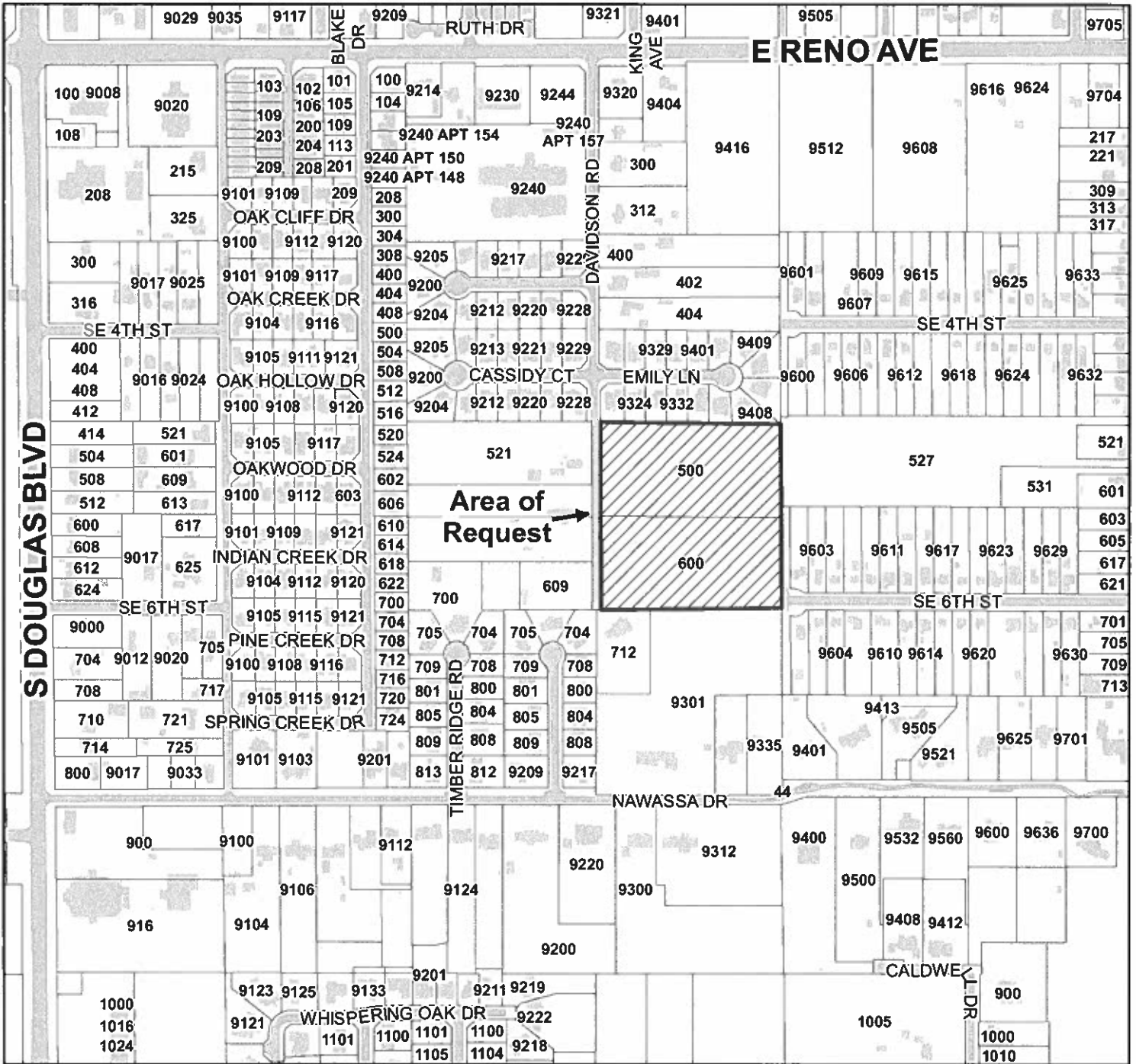
**FUTURE LAND USE**

**MAP FOR  
PC-1990**

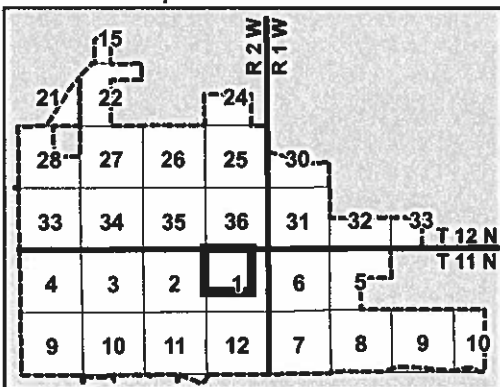
**(NW/4, Sec. 1, T11N, R2W)**








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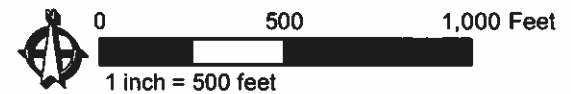
Locator Map



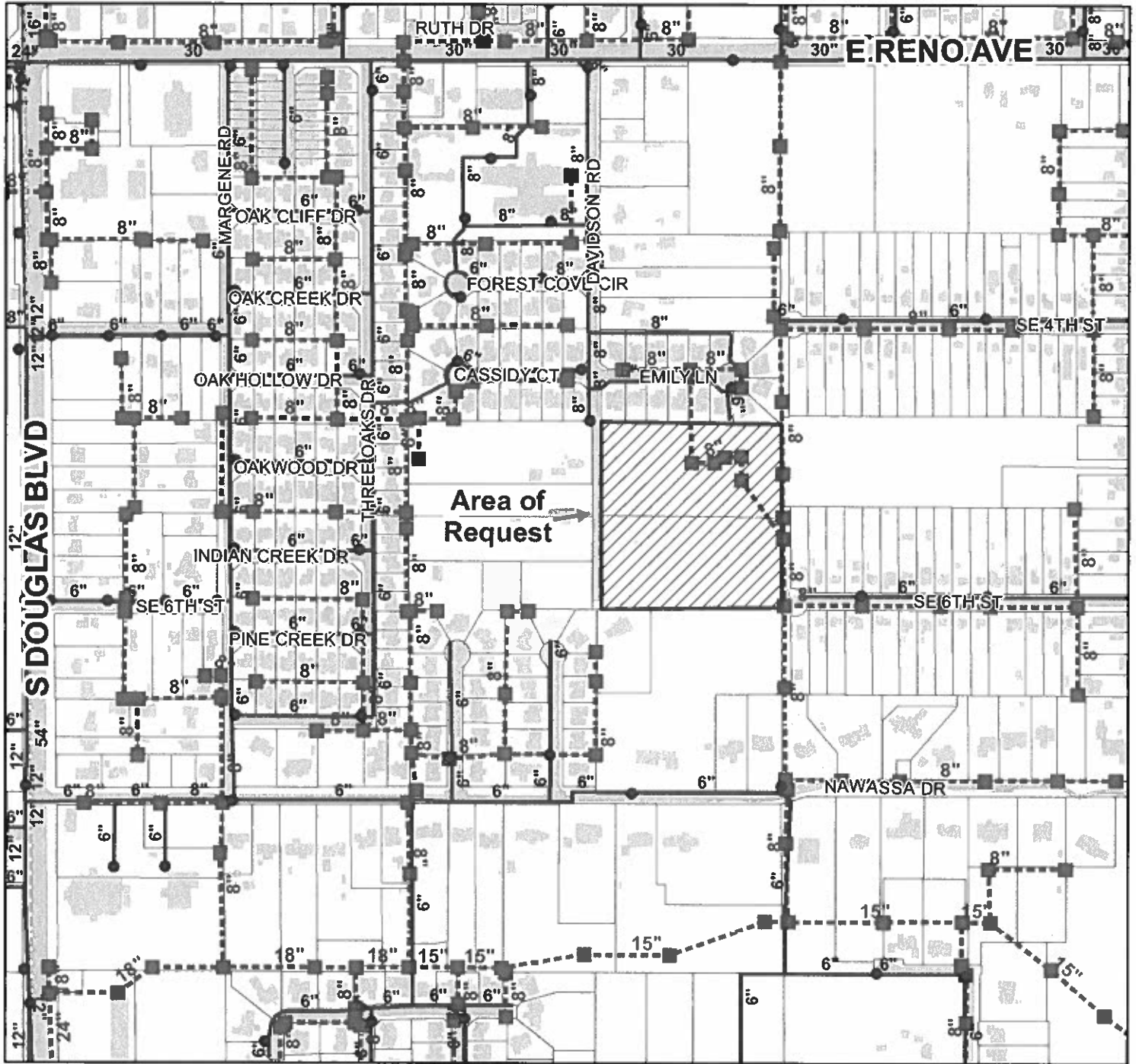
**General Map Legend**

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

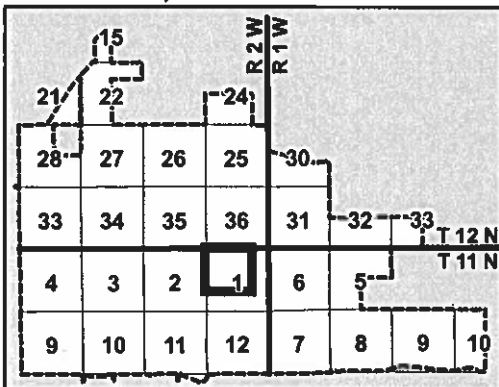
**GENERAL MAP FOR  
PC-1990  
(NW/4, Sec. 1, T11N, R2W)**



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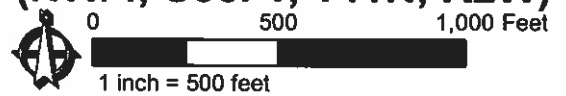
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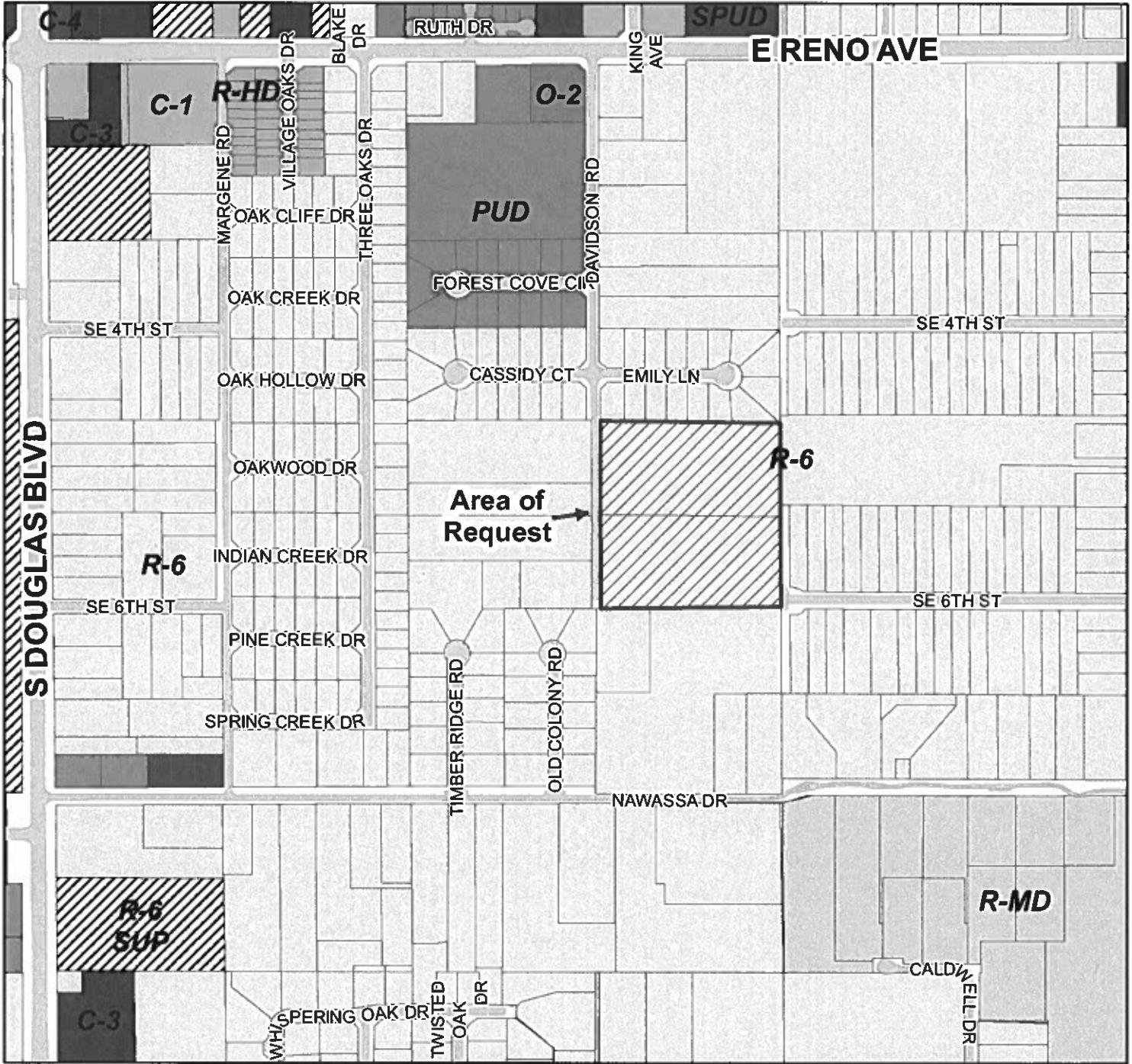
**Water/Sewer Legend**

- Fire Hydrants
- Water Lines
  - Distribution
  - Well
  - - - OKC Cross Country
  - - - Sooner Utilities
  - - - Thunderbird
  - - - Unknown
- Sewer Manholes
- - - - Sewer Lines

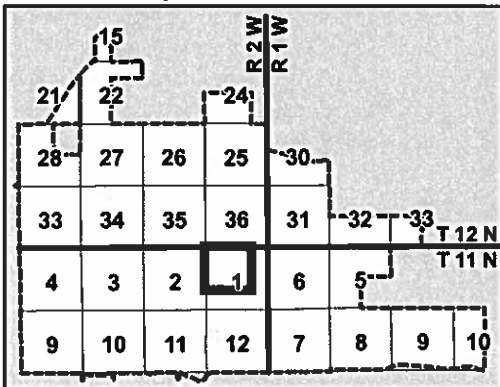
**WATER/SEWER LINE  
LOCATION MAP FOR  
PC-1990  
(NW/4, Sec. 1, T11N, R2W)**



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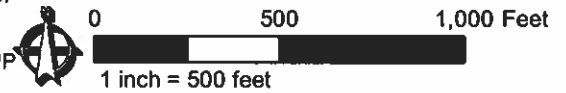
Locator Map



Current Zoning Legend

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

**ZONING MAP FOR  
PC-1990  
(NW/4, Sec. 1, T11N, R2W)**



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# Drainage Calculations

FOR

**Cassidy Cove, Section 3  
Midwest City, Oklahoma**

Prepared by:

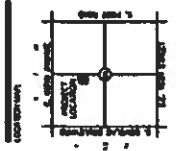
**Cedar Creek Consulting, Inc**

PO Box 14534  
Oklahoma City, OK 73113  
Phone: 405-778-3385

CCC Job #19013

**February 26, 2019**





CASSIDY COVE

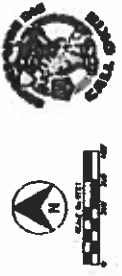
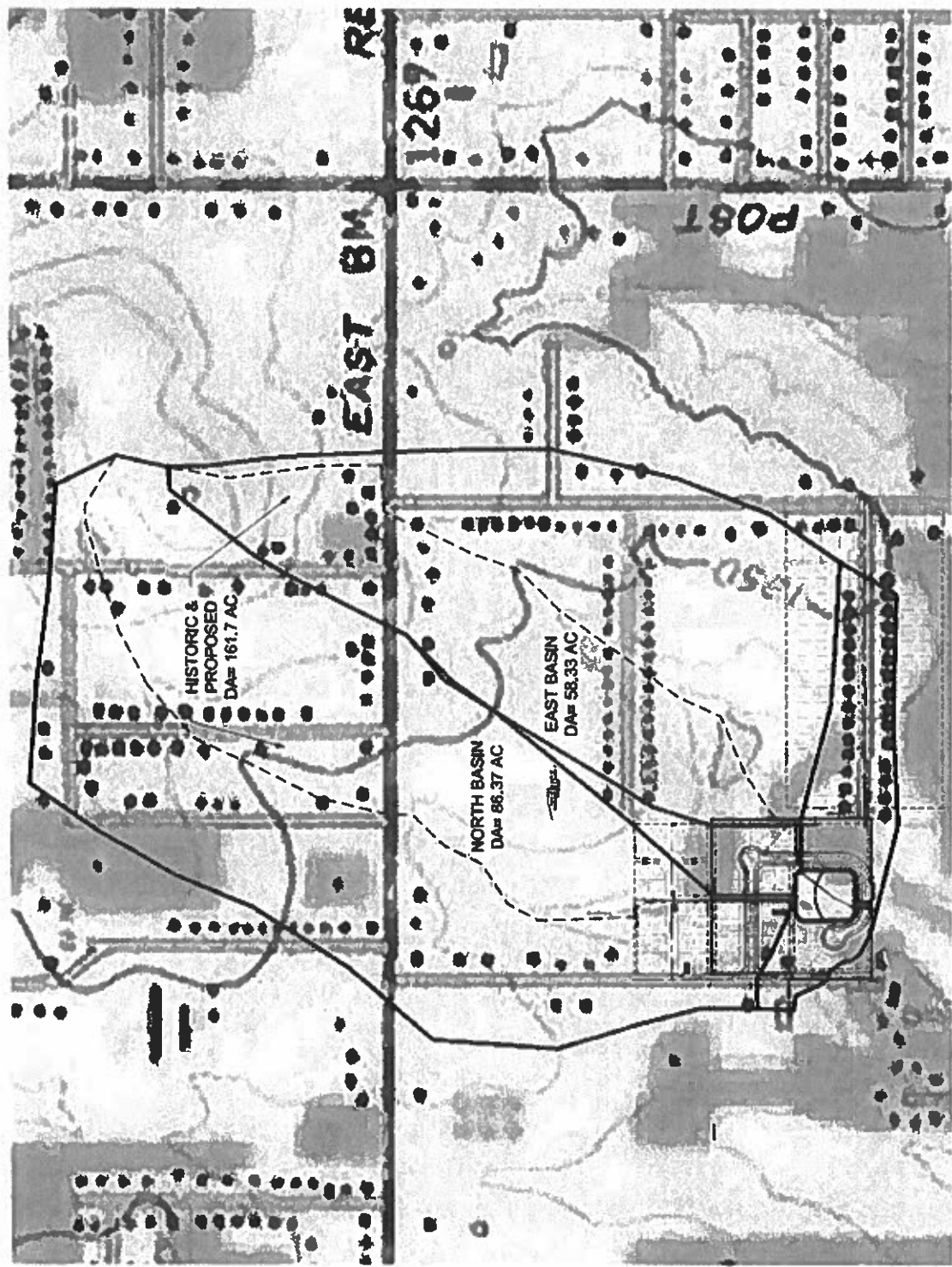
MINNEST CITY, OREGON  
PROJECT NUMBER: 2012-001  
PROJECT DATE: 02/21/12

PRELIMINARY PLAT  
SUBMITTAL

Table with multiple rows and columns, likely a legend or technical specifications.

OVERALL  
DRAINAGE  
MAP

DA1



## DRAINAGE BASIN PEAK RUNOFF CALCULATION SPREADSHEET

**PROJECT NAME:** Cassidy Cove Section 3  
**DESCRIPTION:** Historic **DATE:** 2/26/2018  
**OFFICE PROJECT NUMBER:** 19013.0 **DESIGNER:** jd  
**STATE PROJECT NUMBER:** **SPREADSHEET FILE NAME:** drainage calc  
**OKLAHOMA CLIMATE ZONE:** 2  
**DRAINAGE BASIN, in acres:** 161.7000  
**AVERAGE SLOPE OF THE DRAINAGE BASIN, in foot/foot:** 0.0100

In order to determine an accurate runoff coefficient, a weighted average of the drainage basin will be made.

Future Anticipated Land use:	Percent of Total Area (%)	*Runoff Coefficient	Partial Area & Coefficient Product
Natural Grass:	6	0.5	7.2765
Pasture:	0	0.45	0
Cultivated:	0	0	0
Commercial:	0	0.9	0
Residential:	91	0.7	103.6029
Paved:	0	0.95	0
<b>**Percentage of Total Area:</b>	<b>100</b>	<b>Sum of Coefficient Products:</b>	<b>110.2794</b>

To calculate the Weighted "C" Coefficient, divide the Sum of Coefficient Products by the total Drainage Basin.

**WEIGHTED "C" COEFFICIENT TO BE USED: 0.68**

Land Use	Coefficient	Land Use	Coefficient
Downtown Business Areas	0.85 - 0.95	Streets, Drives and Walks	0.90 - 0.95
Neighborhood Business Areas	0.60 - 0.75	Lawns, Parks and Cemeteries	0.30 - 0.50
Residential Areas	0.55 - 0.70	Agricultural and Pasture Land	0.80 - 0.70
Industrial Areas	0.70 - 0.80	Woodlands and Timber	0.05 - 0.25

### A. Overland Flow:

**Length of overland flow, L, in feet:** 1025 (As determined by survey, USGS mapping, aerial survey, ect.)  
**Overland average slope, S, in feet:** 0.034 (As determined by survey, USGS mapping, aerial survey, ect.)

If the overland flow path crosses different types of ground cover a weighted "K" factor must be calculated.

Ground Cover	Percent of Total Length (%)	K Factor	Partial Length & K Factor Product
Pavement:	0	0.372	0
Commercial:	0	0.445	0
Residential:	100	0.511	523.775
Rocky, Bare Soil:	0	0.604	0
Cultivated:	0	0.775	0
Timber, Thin Grass:	0	0.942	0
Average Pasture:	0	1.04	0
Tall Grass:	0	1.113	0
<b>**Percentage of Total Length:</b>	<b>100</b>	<b>Sum of "K" Factor Products:</b>	<b>523.775</b>

**WEIGHTED OVERLAND "K" FACTOR TO BE USED: 0.5110**

Therefore the time of concentration for the overland flow can be calculated from the equation:

$$T_o = K(L)^{0.2} / S \quad T_o = 13.06 \text{ minutes}$$

### B. Channel Flow:

**Length of channel flow, L, in feet:** 3080.00 (As determined by survey, USGS mapping, aerial survey, etc.)  
**Channel average slope, S, in feet:** 0.0130 (As determined by survey, USGS mapping, aerial survey, etc.)  
**Channel condition "K" Factor:** 0.0059

Channel Condition	"K" Factor	Channel Condition	"K" Factor
Straight, clean stream	0.00592	Meandering stream with pools	0.0102
Average stream, few obstructions	0.00836	V-Ditch	0.01252

The time of concentration for the Channel flow can be calculated from the equation:

$$T_c = K'(L)^{0.77} / S^{0.385} \quad T_c = 15.30 \text{ minutes}$$

**TIME OF CONCENTRATION TO BE USED, TC = 28.36 minutes**

$$I = a / (TC + b)$$

	2 year	5 year	10 year	25 year	50 year	100 year
a =	104.333	79.658	87.535	101.482	98.925	102.769
b =	17.298	14.828	15.882	16.774	15.865	15.880
c =	0.935	0.825	0.811	0.808	0.775	0.769
<b>Rainfall Intensity for the listed Event:</b>	<b>I<sub>2</sub> = 2.93</b>	<b>I<sub>5</sub> = 3.56</b>	<b>I<sub>10</sub> = 4.04</b>	<b>I<sub>25</sub> = 4.71</b>	<b>I<sub>50</sub> = 5.24</b>	<b>I<sub>100</sub> = 5.76 in/hour</b>

A - Area in units of acres

$$Q = A \times C \times I$$

C - Runoff coefficient of the drainage basin

I - Average historical rainfall intensity in units of inches/hour

<b>DRAINAGE BASIN RUNOFF FOR THE 100 YEAR RAINFALL EVENT:</b>	<b>635.41 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 50 YEAR RAINFALL EVENT:</b>	<b>577.84 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 25 YEAR RAINFALL EVENT:</b>	<b>519.44 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 10 YEAR RAINFALL EVENT:</b>	<b>445.99 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 5 YEAR RAINFALL EVENT:</b>	<b>392.93 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 2 YEAR RAINFALL EVENT:</b>	<b>323.21 cfs</b>

**DRAINAGE BASIN PEAK RUNOFF CALCULATION SPREADSHEET**

PROJECT NAME: Cassidy Cove Section 3  
 DESCRIPTION: Developed DATE: 2/26/2019  
 OFFICE PROJECT NUMBER: 10010.0 DESIGNER: jd  
 STATE PROJECT NUMBER: SPREADSHEET FILE NAME: drainage calc  
 OKLAHOMA CLIMATE ZONE: 2  
 DRAINAGE BASIN, in acres: 181.7000  
 AVERAGE SLOPE OF THE DRAINAGE BASIN, in foot/foot: 0.0100

In order to determine an accurate runoff coefficient, a weighted average of the drainage basin will be made.

Future Anticipated Land use:	Percent of Total Area (%)	*Runoff Coefficient	Partial Area & Coefficient Product
Natural Grass:	0	0.5	0
Pasture:	0	0.45	0
Cultivated:	0	0	0
Commercial:	0	0.9	0
Residential:	100	0.7	113.18
Paved:	0	0.95	0
<b>**Percentage of Total Area:</b> 100		<b>Sum of Coefficient Products:</b> 113.18	

To calculate the Weighted "C" Coefficient, divide the Sum of Coefficient Products by the total Drainage Basin.

**WEIGHTED "C" COEFFICIENT TO BE USED: 0.70**

Land Use	Coefficient	Land Use	Coefficient
Downtown Business Areas	0.85 - 0.95	Streets, Drives and Walks	0.90 - 0.95
Neighborhood Business Areas	0.60 - 0.75	Lawns, Parks and Cemeteries	0.30 - 0.50
Residential Areas	0.55 - 0.70	Agricultural and Pasture Land	0.50 - 0.70
Industrial Areas	0.70 - 0.80	Woodlands and Timber	0.05 - 0.25

**A. Overland Flow:**

Length of overland flow, L, in feet: 1025 (As determined by survey, USGS mapping, aerial survey, etc.)  
 Overland average slope, S, in feet: 0.034 (As determined by survey, USGS mapping, aerial survey, etc.)

If the overland flow path crosses different types of ground cover a weighted "K" factor must be calculated.

Ground Cover	Percent of Total Length (%)	K Factor	Partial Length & K Factor Product
Pavement:	0	0.372	0
Commercial:	0	0.445	0
Residential:	100	0.511	523.775
Rocky, Bare Soil:	0	0.604	0
Cultivated:	0	0.775	0
Timber, Thin Grass:	0	0.942	0
Average Pasture:	0	1.04	0
Tall Grass:	0	1.113	0
<b>**Percentage of Total Length:</b> 100		<b>Sum of "K" Factor Products:</b> 523.775	

**WEIGHTED OVERLAND "K" FACTOR TO BE USED: 0.5110**

Therefore the time of concentration for the overland flow can be calculated from the equation:

$$T_o = K(L) / S$$

0.57      0.2

$T_o = 13.06 \text{ minutes}$

**B. Channel Flow:**

Length of channel flow, L, in feet: 3080.00 (As determined by survey, USGS mapping, aerial survey, etc.)  
 Channel average slope, S, in feet: 0.0130 (As determined by survey, USGS mapping, aerial survey, etc.)  
 Channel condition "K" Factor: 0.0059

Channel Condition	"K" Factor	Channel Condition	"K" Factor
Straight, clean stream	0.00592	Meandering stream with pools	0.0102
Average stream, few obstructions	0.00835	V-Ditch	0.01262

The time of concentration for the Channel flow can be calculated from the equation:

$$T_c = K(L) / S$$

0.77      0.266

$T_c = 15.30 \text{ minutes}$

**TIME OF CONCENTRATION TO BE USED, TC = 28.36 minutes**

$$I = a / (TC + b)$$

	2 year	5 year	10 year	25 year	50 year	100 year
a =	104.333	79.656	67.835	101.482	88.925	102.769
b =	17.298	14.828	15.882	16.774	15.865	15.860
c =	0.936	0.825	0.811	0.808	0.776	0.760

Rainfall Intensity for the Listed Event:	2 =	5 =	10 =	25 =	50 =	100 =
	2.93	3.56	4.04	4.71	5.24	5.78 in/hour

**Q = A x C x I**  
 A - Area in units of acres  
 C - Runoff coefficient of the drainage basin  
 I - Average historical rainfall intensity in units of inches/hour

<b>DRAINAGE BASIN RUNOFF FOR THE 100 YEAR RAINFALL EVENT:</b>	<b>652.18 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 50 YEAR RAINFALL EVENT:</b>	<b>593.09 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 25 YEAR RAINFALL EVENT:</b>	<b>533.15 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 10 YEAR RAINFALL EVENT:</b>	<b>457.76 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 5 YEAR RAINFALL EVENT:</b>	<b>403.30 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 2 YEAR RAINFALL EVENT:</b>	<b>331.74 cfs</b>

**DRAINAGE BASIN PEAK RUNOFF CALCULATION SPREADSHEET**

PROJECT NAME: Casaldy Cove Section 3  
 DESCRIPTION: East Basin DATE: 2/26/2018  
 OFFICE PROJECT NUMBER: 18010.0 DESIGNER: jd  
 STATE PROJECT NUMBER: SPREADSHEET FILE NAME: drainage calc  
 OKLAHOMA CLIMATE ZONE: 2  
 DRAINAGE BASIN, in acres: 58.3300  
 AVERAGE SLOPE OF THE DRAINAGE BASIN, in foot/foot: 0.0100

In order to determine an accurate runoff coefficient, a weighted average of the drainage basin will be made.

Future Anticipated Land use:	Percent of Total Area (%)	*Runoff Coefficient	Partial Area & Coefficient Product
Natural Grass:	0	0.5	0
Pasture:	0	0.45	0
Cultivated:	0	0	0
Commercial:	0	0.9	0
Residential:	100	0.7	40.831
Paved:	0	0.95	0
<b>**Percentage of Total Area:</b>	<b>100</b>	<b>Sum of Coefficient Products:</b>	<b>40.831</b>

To calculate the Weighted "C" Coefficient, divide the Sum of Coefficient Products by the total Drainage Basin.

**WEIGHTED "C" COEFFICIENT TO BE USED: 0.70**

Land Use	Coefficient	Land Use	Coefficient
Downtown Business Areas	0.85 - 0.95	Streets, Drives and Walks	0.90 - 0.95
Neighborhood Business Areas	0.60 - 0.75	Lawns, Parks and Cemeteries	0.30 - 0.50
Residential Areas	0.65 - 0.70	Agricultural and Pasture Land	0.50 - 0.70
Industrial Areas	0.70 - 0.80	Woodlands and Timber	0.05 - 0.25

**A. Overland Flow:**

Length of overland flow, L, in feet: 887 (As determined by survey, USGS mapping, aerial survey, etc.)  
 Overland average slope, S, in feet: 0.028 (As determined by survey, USGS mapping, aerial survey, etc.)

If the overland flow path crosses different types of ground cover a weighted "K" factor must be calculated.

Ground Cover	Percent of Total Length (%)	K Factor	Partial Length & K Factor Product
Pavement:	0	0.372	0
Commercial:	0	0.445	0
Residential:	100	0.511	453.267
Rocky, Bare Soil:	0	0.604	0
Cultivated:	0	0.775	0
Timber, Thin Grass:	0	0.942	0
Average Pasture:	0	1.04	0
Tall Grass:	0	1.113	0
<b>**Percentage of Total Length:</b>	<b>100</b>	<b>Sum of "K" Factor Products:</b>	<b>453.267</b>

**WEIGHTED OVERLAND "K" FACTOR TO BE USED: 0.8110**

Therefore the time of concentration for the overland flow can be calculated from the equation:

$$T_o = K(L)^{0.2} / S \quad T_o = 12.87 \text{ minutes}$$

**B. Channel Flow:**

Length of channel flow, L, in feet: 2320.00 (As determined by survey, USGS mapping, aerial survey, etc.)  
 Channel average slope, S, in feet: 0.0210 (As determined by survey, USGS mapping, aerial survey, etc.)  
 Channel condition "K" Factor: 0.0050

Channel Condition	"K" Factor	Channel Condition	"K" Factor
Straight, clean stream	0.00502	Meandering stream with pools	0.0102
Average stream, few obstructions	0.00835	V-Ditch	0.01252

The time of concentration for the Channel flow can be calculated from the equation:

$$T_c = K(L)^{0.77} / S^{0.385} \quad T_c = 10.23 \text{ minutes}$$

**TIME OF CONCENTRATION TO BE USED, TC = 23.10 minutes**

$$I = a / (TC + b)$$

	2 year	5 year	10 year	25 year	50 year	100 year
a =	104.333	79.895	67.835	101.482	98.925	102.769
b =	17.298	14.828	15.882	16.774	15.868	15.860
c =	0.935	0.825	0.811	0.808	0.775	0.760
Rainfall Intensity for the listed Event:	I <sub>2</sub> = 3.20	I <sub>5</sub> = 3.97	I <sub>10</sub> = 4.48	I <sub>25</sub> = 5.21	I <sub>50</sub> = 5.78	I <sub>100</sub> = 6.34 in/hour

A - Area in units of acres

C - Runoff coefficient of the drainage basin

I - Average historical rainfall intensity in units of inches/hour

<b>DRAINAGE BASIN RUNOFF FOR THE 100 YEAR RAINFALL EVENT:</b>	<b>359.05 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 50 YEAR RAINFALL EVENT:</b>	<b>236.03 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 25 YEAR RAINFALL EVENT:</b>	<b>212.53 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 10 YEAR RAINFALL EVENT:</b>	<b>182.99 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 5 YEAR RAINFALL EVENT:</b>	<b>161.95 cfs</b>
<b>DRAINAGE BASIN RUNOFF FOR THE 2 YEAR RAINFALL EVENT:</b>	<b>134.18 cfs</b>



## DRAINAGE BASIN PEAK RUNOFF CALCULATION SPREADSHEET

**PROJECT NAME:** Cassidy Cove Section 3  
**DESCRIPTION:** Main Channel **DATE:** 2/26/2019  
**OFFICE PROJECT NUMBER:** 19913.0 **DESIGNER:** jd  
**STATE PROJECT NUMBER:** **SPREADSHEET FILE NAME:** drainage calc  
**OKLAHOMA CLIMATE ZONE:** 2  
**DRAINAGE BASIN, in acres:** 55.3700  
**AVERAGE SLOPE OF THE DRAINAGE BASIN, in foot/foot:** 0.0100

In order to determine an accurate runoff coefficient, a weighted average of the drainage basin will be made.

Future Anticipated Land use:	Percent of Total Area (%)	*Runoff Coefficient	Partial Area & Coefficient Product
Natural Grass:	0	0.5	0
Pasture:	0	0.48	0
Cultivated:	0	0	0
Commercial:	0	0.9	0
Residential:	100	0.7	60.450
Paved:	0	0.95	0
<b>**Percentage of Total Area:</b>	<b>100</b>	<b>Sum of Coefficient Products:</b>	<b>60.450</b>

To calculate the Weighted "C" Coefficient, divide the Sum of Coefficient Products by the total Drainage Basin.

**WEIGHTED "C" COEFFICIENT TO BE USED: 0.70**

Land Use	Coefficient	Land Use	Coefficient
Downtown Business Areas	0.85 - 0.85	Streets, Drives and Walks	0.90 - 0.95
Neighborhood Business Areas	0.80 - 0.75	Lawns, Parks and Cemeteries	0.30 - 0.60
Residential Areas	0.65 - 0.70	Agricultural and Pasture Land	0.50 - 0.70
Industrial Areas	0.70 - 0.80	Woodlands and Timber	0.05 - 0.25

### A. Overland Flow:

Length of overland flow, L, in feet: 887 (As determined by survey, USGS mapping, aerial survey, etc.)  
 Overland average slope, S, in feet: 0.028 (As determined by survey, USGS mapping, aerial survey, etc.)

If the overland flow path crosses different types of ground cover a weighted "K" factor must be calculated.

Ground Cover	Percent of Total Length (%)	K Factor	Partial Length & K Factor Product
Pavement:	0	0.372	0
Commercial:	0	0.445	0
Residential:	100	0.511	453.257
Rocky, Bare Soil:	0	0.604	0
Cultivated:	0	0.775	0
Timber, Thin Grass:	0	0.942	0
Average Pasture:	0	1.04	0
Tall Grass:	0	1.113	0
<b>**Percentage of Total Length:</b>	<b>100</b>	<b>Sum of "K" Factor Products:</b>	<b>453.257</b>

**WEIGHTED OVERLAND "K" FACTOR TO BE USED: 0.5110**

Therefore the time of concentration for the overland flow can be calculated from the equation:

$$T_o = K(L)^{0.2} / S \quad T_o = 12.87 \text{ minutes}$$

### B. Channel Flow:

Length of channel flow, L, in feet: 2320.00 (As determined by survey, USGS mapping, aerial survey, etc.)  
 Channel average slope, S, in feet: 0.0210 (As determined by survey, USGS mapping, aerial survey, etc.)  
 Channel condition "K" Factor: 0.0059

Channel Condition	"K" Factor	Channel Condition	"K" Factor
Straight, clean stream	0.00592	Meandering stream with pools	0.0102
Average stream, few obstructions	0.00835	V-Ditch	0.01252

The time of concentration for the Channel flow can be calculated from the equation:

$$T_c = K(L)^{0.77} / S^{0.203} \quad T_c = 10.23 \text{ minutes}$$

**TIME OF CONCENTRATION TO BE USED, TC = 23.10 minutes**

$$I = a / (TC + b)$$

	2 year	5 year	10 year	25 year	50 year	100 year
a =	104.333	79.886	67.635	101.482	85.925	102.769
b =	17.288	14.828	16.882	16.774	16.865	16.880
c =	0.935	0.825	0.811	0.808	0.775	0.780
Rainfall Intensity for the listed Event:	I <sub>2</sub> = 3.29	I <sub>5</sub> = 3.97	I <sub>10</sub> = 4.48	I <sub>25</sub> = 5.21	I <sub>50</sub> = 5.78	I <sub>100</sub> = 6.34 in/hour

**Q = A x C x I**  
 A - Area in units of acres  
 C - Runoff coefficient of the drainage basin  
 I - Average historical rainfall intensity in units of inches/hour

<b>DRAINAGE BASIN RUNOFF FOR THE 100 YEAR RAINFALL EVENT:</b>	383.58 cfs
<b>DRAINAGE BASIN RUNOFF FOR THE 50 YEAR RAINFALL EVENT:</b>	349.49 cfs
<b>DRAINAGE BASIN RUNOFF FOR THE 25 YEAR RAINFALL EVENT:</b>	314.69 cfs
<b>DRAINAGE BASIN RUNOFF FOR THE 10 YEAR RAINFALL EVENT:</b>	270.96 cfs
<b>DRAINAGE BASIN RUNOFF FOR THE 5 YEAR RAINFALL EVENT:</b>	236.80 cfs
<b>DRAINAGE BASIN RUNOFF FOR THE 2 YEAR RAINFALL EVENT:</b>	198.69 cfs



Historic



Developed



Detention Pond



**19013 Pond**

Prepared by Windows User

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**Area Listing (all nodes)**

<b>Area (acres)</b>	<b>C</b>	<b>Description (subcatchment-numbers)</b>
161.700	0.70	Fully Developed (3S)
161.700	0.68	Historic (1S)
<b>323.400</b>	<b>0.69</b>	<b>TOTAL AREA</b>

**19013 Pond**

Oklahoma Zone II 100-Year Duration=28 min, Inten=5.92 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment1S: Historic**

Runoff Area=161.700 ac 0.00% Impervious Runoff Depth=1.85"

Tc=28.4 min C=0.68 Runoff=643.20 cfs 24.961 af

**Subcatchment3S: Developed**

Runoff Area=161.700 ac 0.00% Impervious Runoff Depth=1.91"

Tc=28.4 min C=0.70 Runoff=662.12 cfs 25.696 af

**Pond 4P: Detention Pond**

Peak Elev=1,221.79' Storage=188,742 cf Inflow=662.12 cfs 25.696 af

96.0" x 48.0" Box Culvert x 3.00 n=0.013 L=65.0' S=0.0040 'f Outflow=583.63 cfs 25.696 af

**Total Runoff Area = 323.400 ac Runoff Volume = 50.657 af Average Runoff Depth = 1.88"**  
**100.00% Pervious = 323.400 ac 0.00% Impervious = 0.000 ac**

**19013 Pond**

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**Summary for Subcatchment 1S: Historic**

Runoff = 643.20 cfs @ 0.47 hrs, Volume= 24.961 af, Depth= 1.85"

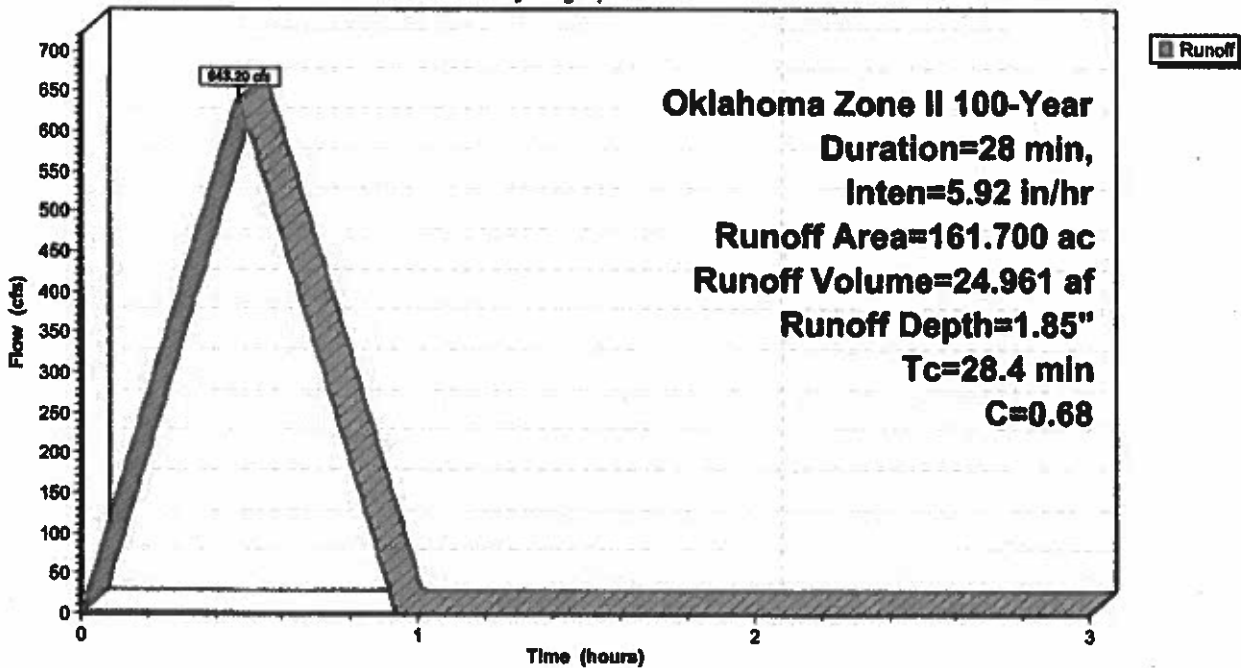
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Oklahoma Zone II 100-Year Duration=28 min, Inten=5.92 in/hr

Area (ac)	C	Description
161.700	0.68	Historic
161.700		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.4					Direct Entry, Tc

**Subcatchment 1S: Historic**

Hydrograph



**19013 Pond**

Oklahoma Zone II 100-Year Duration=28 min, Inten=5.92 in/hr

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**Hydrograph for Subcatchment 1S: Historic**

<u>Time</u> <u>(hours)</u>	<u>Runoff</u> <u>(cfs)</u>	<u>Time</u> <u>(hours)</u>	<u>Runoff</u> <u>(cfs)</u>	<u>Time</u> <u>(hours)</u>	<u>Runoff</u> <u>(cfs)</u>
0.00	0.00	1.04	0.00	2.08	0.00
0.02	27.74	1.06	0.00	2.10	0.00
0.04	55.48	1.08	0.00	2.12	0.00
0.06	83.22	1.10	0.00	2.14	0.00
0.08	110.96	1.12	0.00	2.16	0.00
0.10	138.70	1.14	0.00	2.18	0.00
0.12	166.43	1.16	0.00	2.20	0.00
0.14	194.17	1.18	0.00	2.22	0.00
0.16	221.91	1.20	0.00	2.24	0.00
0.18	249.65	1.22	0.00	2.26	0.00
0.20	277.39	1.24	0.00	2.28	0.00
0.22	305.13	1.26	0.00	2.30	0.00
0.24	332.87	1.28	0.00	2.32	0.00
0.26	360.61	1.30	0.00	2.34	0.00
0.28	388.35	1.32	0.00	2.36	0.00
0.30	416.09	1.34	0.00	2.38	0.00
0.32	443.83	1.36	0.00	2.40	0.00
0.34	471.56	1.38	0.00	2.42	0.00
0.36	499.30	1.40	0.00	2.44	0.00
0.38	527.04	1.42	0.00	2.46	0.00
0.40	554.78	1.44	0.00	2.48	0.00
0.42	582.52	1.46	0.00	2.50	0.00
0.44	610.26	1.48	0.00	2.52	0.00
0.46	638.00	1.50	0.00	2.54	0.00
0.48	628.75	1.52	0.00	2.56	0.00
0.50	601.01	1.54	0.00	2.58	0.00
0.52	573.27	1.56	0.00	2.60	0.00
0.54	545.54	1.58	0.00	2.62	0.00
0.56	517.80	1.60	0.00	2.64	0.00
0.58	490.06	1.62	0.00	2.66	0.00
0.60	462.32	1.64	0.00	2.68	0.00
0.62	434.58	1.66	0.00	2.70	0.00
0.64	406.84	1.68	0.00	2.72	0.00
0.66	379.10	1.70	0.00	2.74	0.00
0.68	351.36	1.72	0.00	2.76	0.00
0.70	323.62	1.74	0.00	2.78	0.00
0.72	295.88	1.76	0.00	2.80	0.00
0.74	268.14	1.78	0.00	2.82	0.00
0.76	240.41	1.80	0.00	2.84	0.00
0.78	212.67	1.82	0.00	2.86	0.00
0.80	184.93	1.84	0.00	2.88	0.00
0.82	157.19	1.86	0.00	2.90	0.00
0.84	129.45	1.88	0.00	2.92	0.00
0.86	101.71	1.90	0.00	2.94	0.00
0.88	73.97	1.92	0.00	2.96	0.00
0.90	46.23	1.94	0.00	2.98	0.00
0.92	18.49	1.96	0.00	3.00	0.00
0.94	0.00	1.98	0.00		
0.96	0.00	2.00	0.00		
0.98	0.00	2.02	0.00		
1.00	0.00	2.04	0.00		
1.02	0.00	2.06	0.00		

**19013 Pond**

Oklahoma Zone II 100-Year Duration=28 min, Inten=5.92 in/hr

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**Summary for Subcatchment 3S: Developed**

Runoff = 662.12 cfs @ 0.47 hrs, Volume= 25.696 af, Depth= 1.91"

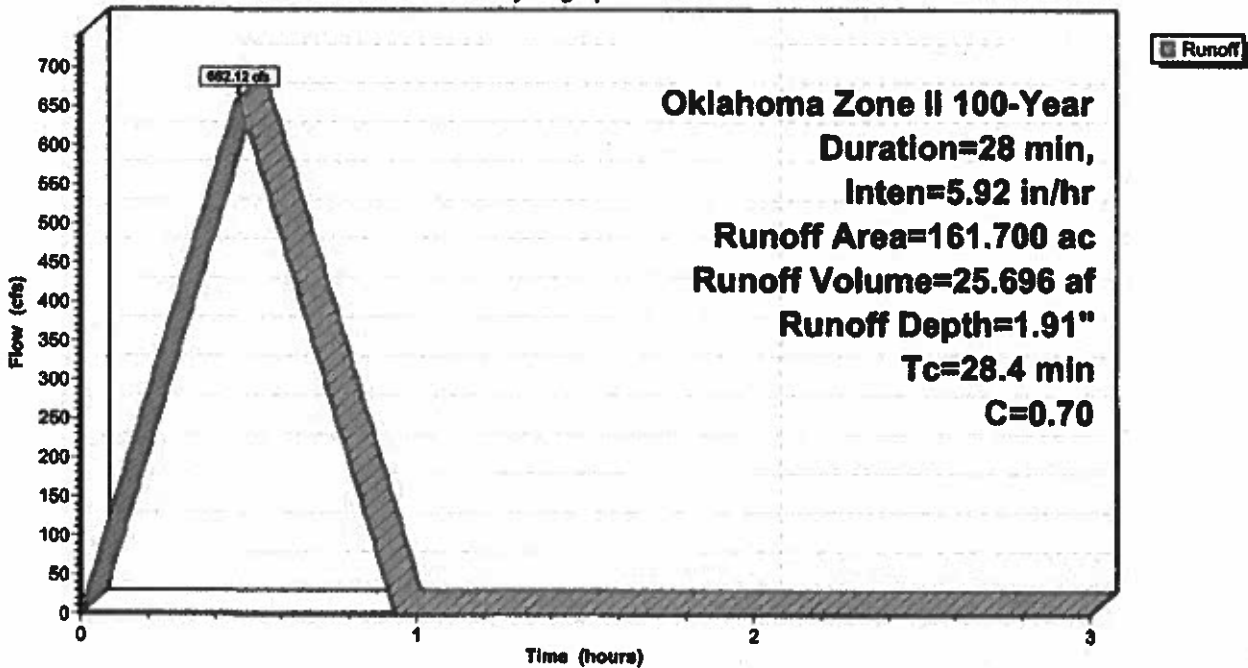
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
Oklahoma Zone II 100-Year Duration=28 min, Inten=5.92 in/hr

Area (ac)	C	Description
161.700	0.70	Fully Developed
161.700		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.4					Direct Entry, Tc

**Subcatchment 3S: Developed**

Hydrograph



**19013 Pond**

Oklahoma Zone II 100-Year Duration=28 min, Inten=5.92 in/hr

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**Hydrograph for Subcatchment 3S: Developed**

Time (hours)	Runoff (cfs)	Time (hours)	Runoff (cfs)	Time (hours)	Runoff (cfs)
0.00	0.00	1.04	0.00	2.08	0.00
0.02	28.55	1.06	0.00	2.10	0.00
0.04	57.11	1.08	0.00	2.12	0.00
0.06	85.66	1.10	0.00	2.14	0.00
0.08	114.22	1.12	0.00	2.16	0.00
0.10	142.77	1.14	0.00	2.18	0.00
0.12	171.33	1.16	0.00	2.20	0.00
0.14	199.88	1.18	0.00	2.22	0.00
0.16	228.44	1.20	0.00	2.24	0.00
0.18	256.99	1.22	0.00	2.26	0.00
0.20	285.55	1.24	0.00	2.28	0.00
0.22	314.10	1.26	0.00	2.30	0.00
0.24	342.66	1.28	0.00	2.32	0.00
0.26	371.21	1.30	0.00	2.34	0.00
0.28	399.77	1.32	0.00	2.36	0.00
0.30	428.32	1.34	0.00	2.38	0.00
0.32	456.88	1.36	0.00	2.40	0.00
0.34	485.43	1.38	0.00	2.42	0.00
0.36	513.99	1.40	0.00	2.44	0.00
0.38	542.54	1.42	0.00	2.46	0.00
0.40	571.10	1.44	0.00	2.48	0.00
0.42	599.65	1.46	0.00	2.50	0.00
0.44	628.21	1.48	0.00	2.52	0.00
0.46	656.76	1.50	0.00	2.54	0.00
0.48	647.25	1.52	0.00	2.56	0.00
0.50	618.69	1.54	0.00	2.58	0.00
0.52	590.14	1.56	0.00	2.60	0.00
0.54	561.58	1.58	0.00	2.62	0.00
0.56	533.03	1.60	0.00	2.64	0.00
0.58	504.47	1.62	0.00	2.66	0.00
0.60	475.92	1.64	0.00	2.68	0.00
0.62	447.36	1.66	0.00	2.70	0.00
0.64	418.81	1.68	0.00	2.72	0.00
0.66	390.25	1.70	0.00	2.74	0.00
0.68	361.70	1.72	0.00	2.76	0.00
0.70	333.14	1.74	0.00	2.78	0.00
0.72	304.59	1.76	0.00	2.80	0.00
0.74	276.03	1.78	0.00	2.82	0.00
0.76	247.48	1.80	0.00	2.84	0.00
0.78	218.92	1.82	0.00	2.86	0.00
0.80	190.37	1.84	0.00	2.88	0.00
0.82	161.81	1.86	0.00	2.90	0.00
0.84	133.26	1.88	0.00	2.92	0.00
0.86	104.70	1.90	0.00	2.94	0.00
0.88	76.15	1.92	0.00	2.96	0.00
0.90	47.59	1.94	0.00	2.98	0.00
0.92	19.04	1.96	0.00	3.00	0.00
0.94	0.00	1.98	0.00		
0.96	0.00	2.00	0.00		
0.98	0.00	2.02	0.00		
1.00	0.00	2.04	0.00		
1.02	0.00	2.06	0.00		



**19013 Pond**

Oklahoma Zone II 100-Year Duration=28 min, Inten=5.92 in/hr

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**Summary for Pond 4P: Detention Pond**

Inflow Area = 161.700 ac, 0.00% Impervious, Inflow Depth = 1.91" for 100-Year event  
 Inflow = 662.12 cfs @ 0.47 hrs, Volume= 25.696 af  
 Outflow = 583.63 cfs @ 0.52 hrs, Volume= 25.696 af, Atten= 12%, Lag= 3.4 min  
 Primary = 583.63 cfs @ 0.52 hrs, Volume= 25.696 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Peak Elev= 1,221.79' @ 0.52 hrs Surf.Area= 54,317 sf Storage= 188,742 cf

Plug-Flow detention time= 5.5 min calculated for 25.696 af (100% of inflow)  
 Center-of-Mass det. time= 5.5 min ( 33.5 - 28.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	1,217.36'	200,139 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

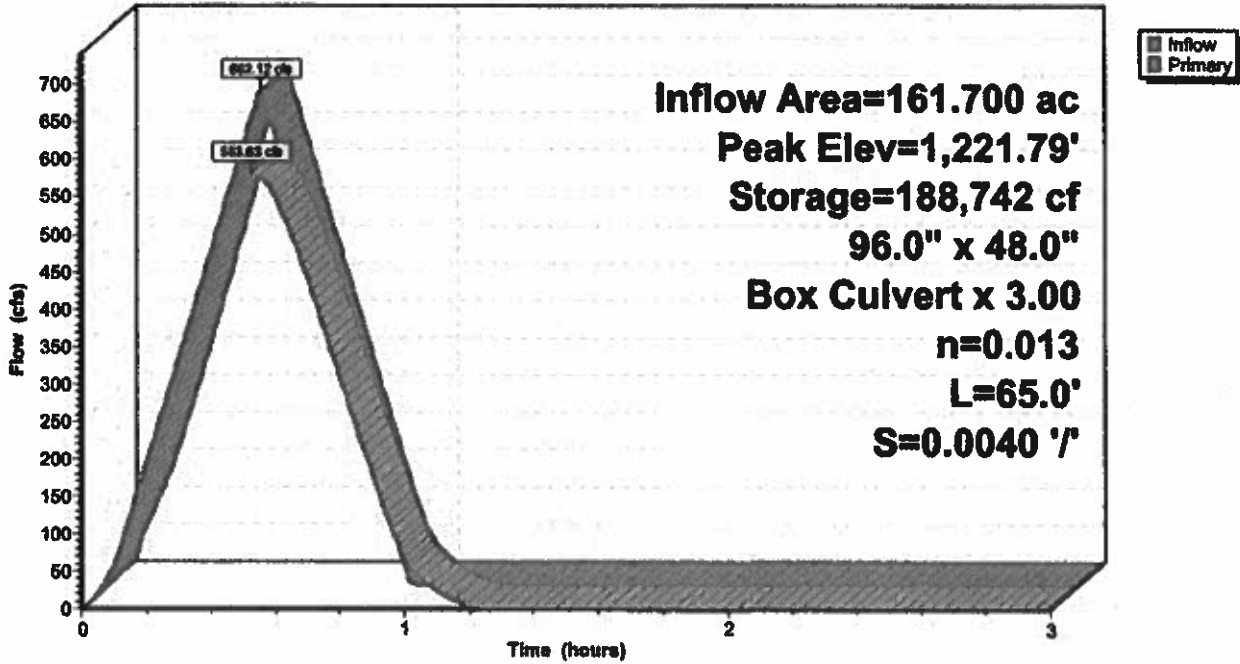
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,217.36	0	0	0
1,218.00	28,692	9,181	9,181
1,219.00	47,217	37,955	47,136
1,220.00	49,708	48,463	95,598
1,221.00	52,256	50,982	146,580
1,222.00	54,861	53,559	200,139

Device	Routing	Invert	Outlet Devices
#1	Primary	1,217.36'	<b>96.0" W x 48.0" H Box Culvert X 3.00</b> L= 65.0' Box, headwall w/3 square edges, Ke= 0.500 Inlet / Outlet Invert= 1,217.36' / 1,217.10' S= 0.0040 /' Cc= 0.900 n= 0.013, Flow Area= 32.00 sf

Primary OutFlow Max=583.39 cfs @ 0.52 hrs HW=1,221.79' (Free Discharge)  
 ←1=Culvert (Barrel Controls 583.39 cfs @ 7.32 fps)

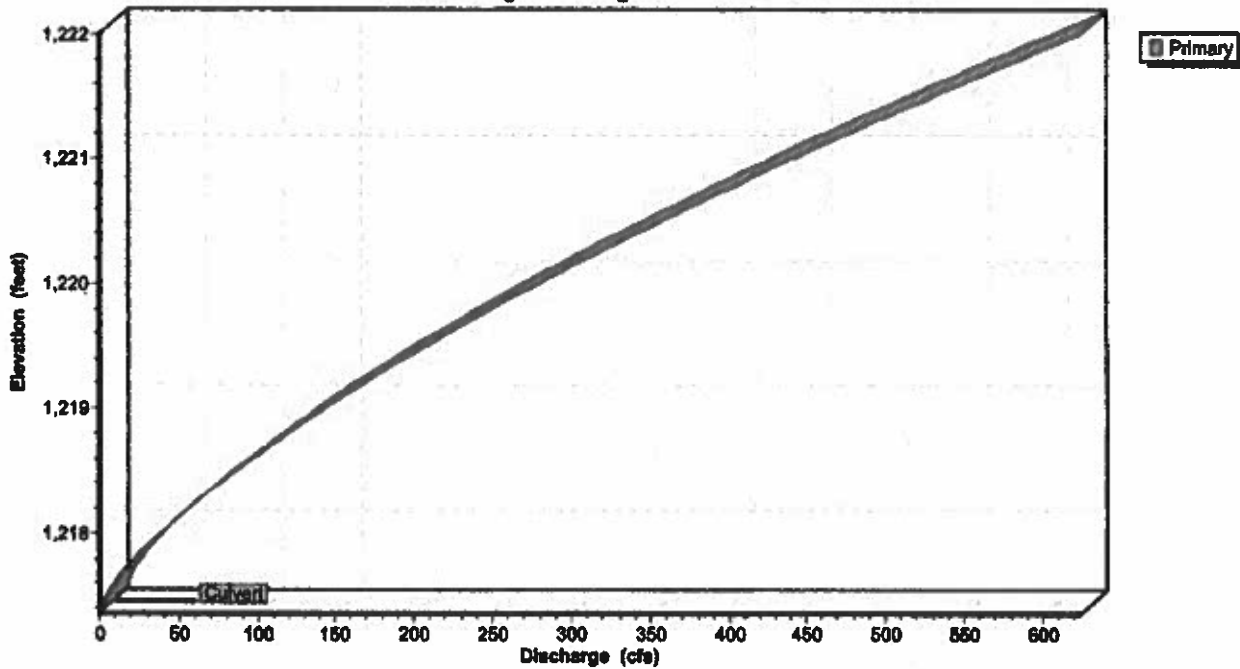
### Pond 4P: Detention Pond

Hydrograph



### Pond 4P: Detention Pond

Stage-Discharge



**19013 Pond**

Oklahoma Zone II 100-Year Duration=28 min, Inten=5.92 in/hr

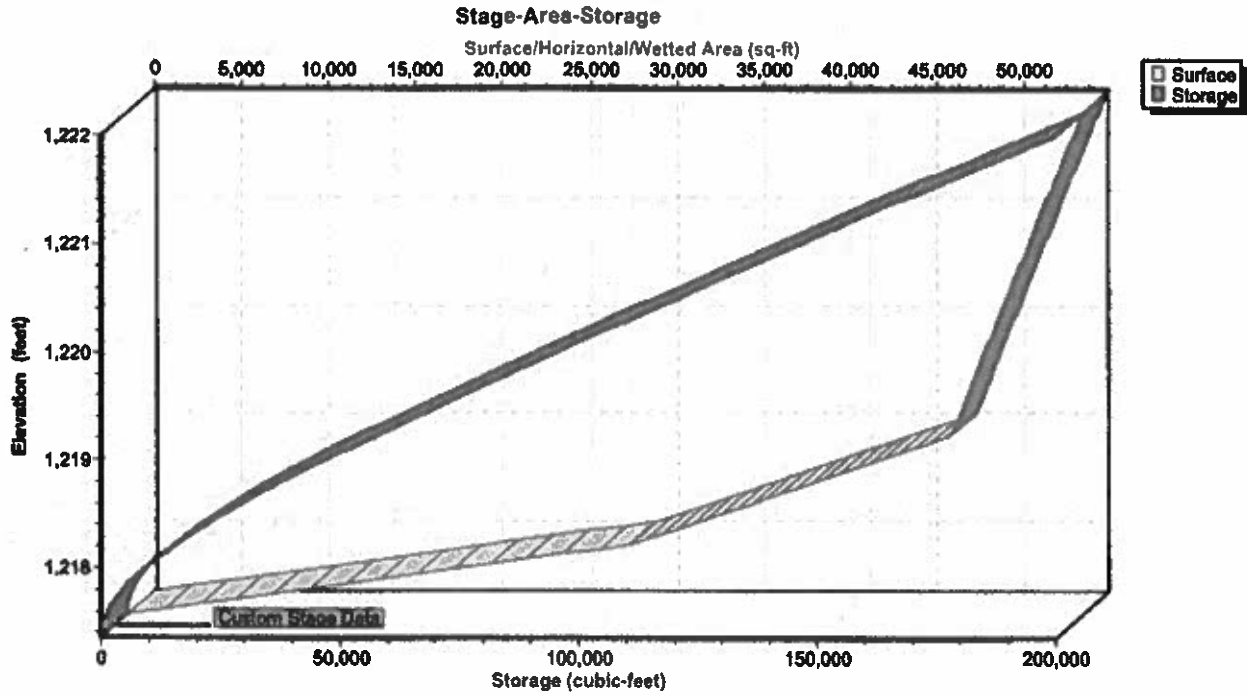
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**Pond 4P: Detention Pond**



**19013 Pond**

Oklahoma Zone II 100-Year Duration=28 min, Inten=5.92 in/hr

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**Hydrograph for Pond 4P: Detention Pond**

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0	1,217.36	0.00
0.10	142.77	16,649	1,218.24	59.71
0.20	285.55	54,631	1,219.16	162.27
0.30	428.32	101,373	1,220.12	296.30
0.40	571.10	147,999	1,221.03	444.97
0.50	818.69	186,997	1,221.76	577.55
0.60	475.92	177,818	1,221.59	545.79
0.70	333.14	145,526	1,220.98	436.79
0.80	190.37	105,376	1,220.20	308.56
0.90	47.59	60,633	1,219.28	178.42
1.00	0.00	20,552	1,218.36	70.84
1.10	0.00	4,768	1,217.82	23.64
1.20	0.00	450	1,217.50	3.90
1.30	0.00	7	1,217.37	0.09
1.40	0.00	0	1,217.36	0.00
1.50	0.00	0	1,217.36	0.00
1.60	0.00	0	1,217.36	0.00
1.70	0.00	0	1,217.36	0.00
1.80	0.00	0	1,217.36	0.00
1.90	0.00	0	1,217.36	0.00
2.00	0.00	0	1,217.36	0.00
2.10	0.00	0	1,217.36	0.00
2.20	0.00	0	1,217.36	0.00
2.30	0.00	0	1,217.36	0.00
2.40	0.00	0	1,217.36	0.00
2.50	0.00	0	1,217.36	0.00
2.60	0.00	0	1,217.36	0.00
2.70	0.00	0	1,217.36	0.00
2.80	0.00	0	1,217.36	0.00
2.90	0.00	0	1,217.36	0.00
3.00	0.00	0	1,217.36	0.00

**19013 Pond**

Oklahoma Zone II 100-Year Duration=28 min, Inten=5.92 in/hr

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**Stage-Discharge for Pond 4P: Detention Pond**

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
1,217.36	0.00	1,219.96	272.85
1,217.41	0.72	1,220.01	280.31
1,217.46	2.23	1,220.06	287.83
1,217.51	4.28	1,220.11	295.41
1,217.56	6.72	1,220.16	303.06
1,217.61	9.48	1,220.21	310.78
1,217.66	12.50	1,220.26	318.53
1,217.71	15.75	1,220.31	326.35
1,217.76	19.19	1,220.36	334.24
1,217.81	22.81	1,220.41	342.18
1,217.86	26.59	1,220.46	350.19
1,217.91	30.52	1,220.51	358.25
1,217.96	34.59	1,220.56	366.37
1,218.01	38.78	1,220.61	374.55
1,218.06	43.10	1,220.66	382.79
1,218.11	47.53	1,220.71	391.08
1,218.16	52.07	1,220.76	399.43
1,218.21	56.73	1,220.81	407.83
1,218.26	61.48	1,220.86	416.29
1,218.31	66.34	1,220.91	424.81
1,218.36	71.30	1,220.96	433.38
1,218.41	76.35	1,221.01	442.00
1,218.46	81.50	1,221.06	450.68
1,218.51	86.74	1,221.11	459.42
1,218.56	92.07	1,221.16	468.20
1,218.61	97.49	1,221.21	477.05
1,218.66	102.99	1,221.26	485.94
1,218.71	108.58	1,221.31	494.89
1,218.76	114.25	1,221.36	503.88
1,218.81	120.01	1,221.41	512.94
1,218.86	125.84	1,221.46	522.04
1,218.91	131.76	1,221.51	531.19
1,218.96	137.76	1,221.56	540.40
1,219.01	143.83	1,221.61	549.65
1,219.06	149.98	1,221.66	558.96
1,219.11	156.21	1,221.71	568.32
1,219.16	162.51	1,221.76	577.73
1,219.21	168.88	1,221.81	587.18
1,219.26	175.33	1,221.86	596.69
1,219.31	181.85	1,221.91	606.25
1,219.36	188.44	1,221.96	615.85
1,219.41	195.10		
1,219.46	201.83		
1,219.51	208.63		
1,219.56	215.50		
1,219.61	222.44		
1,219.66	229.44		
1,219.71	236.52		
1,219.76	243.65		
1,219.81	250.86		
1,219.86	258.12		
1,219.91	265.45		

**19013 Pond**

Oklahoma Zone II 100-Year Duration=28 min, Inten=5.92 in/hr

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**Stage-Area-Storage for Pond 4P: Detention Pond**

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
1,217.36	0	0	1,219.96	49,608	93,612
1,217.41	2,242	56	1,220.01	49,733	96,096
1,217.46	4,483	224	1,220.06	49,861	98,586
1,217.51	6,725	504	1,220.11	49,988	101,082
1,217.56	8,966	897	1,220.16	50,116	103,584
1,217.61	11,208	1,401	1,220.21	50,243	106,093
1,217.66	13,449	2,017	1,220.26	50,370	108,609
1,217.71	15,691	2,746	1,220.31	50,498	111,130
1,217.76	17,933	3,587	1,220.36	50,625	113,658
1,217.81	20,174	4,539	1,220.41	50,753	116,193
1,217.86	22,416	5,604	1,220.46	50,880	118,734
1,217.91	24,657	6,781	1,220.51	51,007	121,281
1,217.96	26,899	8,070	1,220.56	51,135	123,834
1,218.01	28,877	9,469	1,220.61	51,262	126,394
1,218.06	29,803	10,936	1,220.66	51,390	128,961
1,218.11	30,730	12,450	1,220.71	51,517	131,533
1,218.16	31,656	14,009	1,220.76	51,644	134,112
1,218.21	32,582	15,615	1,220.81	51,772	136,698
1,218.26	33,508	17,268	1,220.86	51,899	139,290
1,218.31	34,435	18,966	1,220.91	52,027	141,888
1,218.36	35,361	20,711	1,220.96	52,154	144,492
1,218.41	36,287	22,502	1,221.01	52,282	147,103
1,218.46	37,213	24,340	1,221.06	52,412	149,720
1,218.51	38,140	26,224	1,221.11	52,543	152,344
1,218.56	39,066	28,154	1,221.16	52,673	154,975
1,218.61	39,992	30,130	1,221.21	52,803	157,612
1,218.66	40,918	32,153	1,221.26	52,933	160,255
1,218.71	41,845	34,222	1,221.31	53,064	162,905
1,218.76	42,771	36,337	1,221.36	53,194	165,561
1,218.81	43,697	38,499	1,221.41	53,324	168,224
1,218.86	44,623	40,707	1,221.46	53,454	170,894
1,218.91	45,550	42,961	1,221.51	53,585	173,570
1,218.96	46,476	45,262	1,221.56	53,715	176,252
1,219.01	47,242	47,608	1,221.61	53,845	178,941
1,219.06	47,366	49,973	1,221.66	53,975	181,637
1,219.11	47,491	52,345	1,221.71	54,106	184,339
1,219.16	47,616	54,723	1,221.76	54,236	187,047
1,219.21	47,740	57,106	1,221.81	54,366	189,762
1,219.26	47,865	59,497	1,221.86	54,496	192,484
1,219.31	47,989	61,893	1,221.91	54,627	195,212
1,219.36	48,114	64,295	1,221.96	54,757	197,947
1,219.41	48,238	66,704			
1,219.46	48,363	69,119			
1,219.51	48,487	71,541			
1,219.56	48,612	73,968			
1,219.61	48,737	76,402			
1,219.66	48,861	78,842			
1,219.71	48,986	81,288			
1,219.76	49,110	83,740			
1,219.81	49,235	86,199			
1,219.86	49,359	88,664			
1,219.91	49,484	91,135			

# Channel Report

## Box culvert from north: (2) 6'x3' RCB

### Rectangular

Bottom Width (ft) = 12.00  
Total Depth (ft) = 3.00

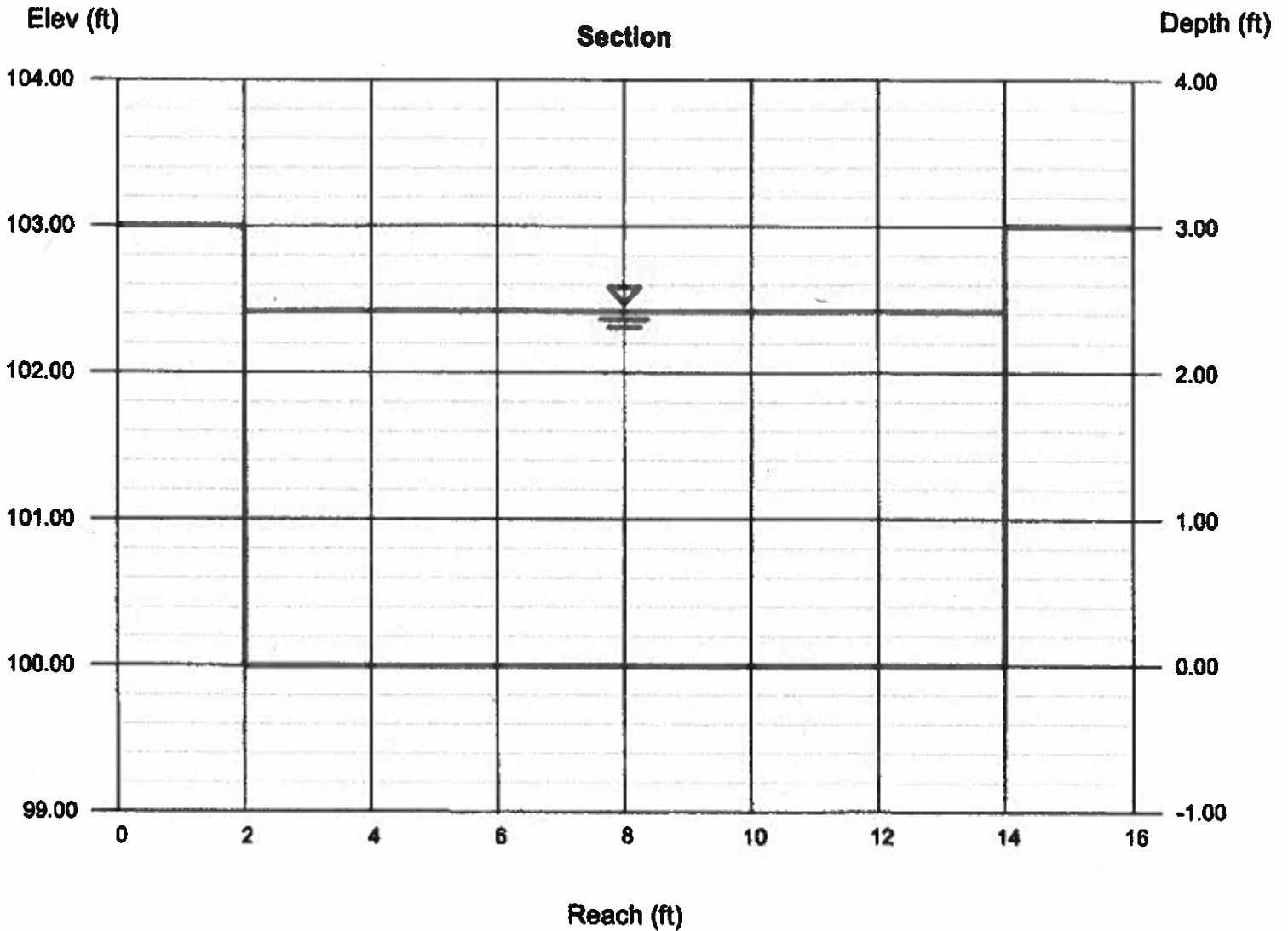
Invert Elev (ft) = 100.00  
Slope (%) = 0.65  
N-Value = 0.013

### Calculations

Compute by: Known Q  
Known Q (cfs) = 383.58

### Highlighted

Depth (ft) = 2.42  
Q (cfs) = 383.58  
Area (sqft) = 29.04  
Velocity (ft/s) = 13.21  
Wetted Perim (ft) = 16.84  
Crit Depth, Yc (ft) = 3.00  
Top Width (ft) = 12.00  
EGL (ft) = 5.13



# Channel Report

## Box culvert from east: (2) 6'x3' RCB

### Rectangular

Bottom Width (ft) = 12.00  
Total Depth (ft) = 3.00

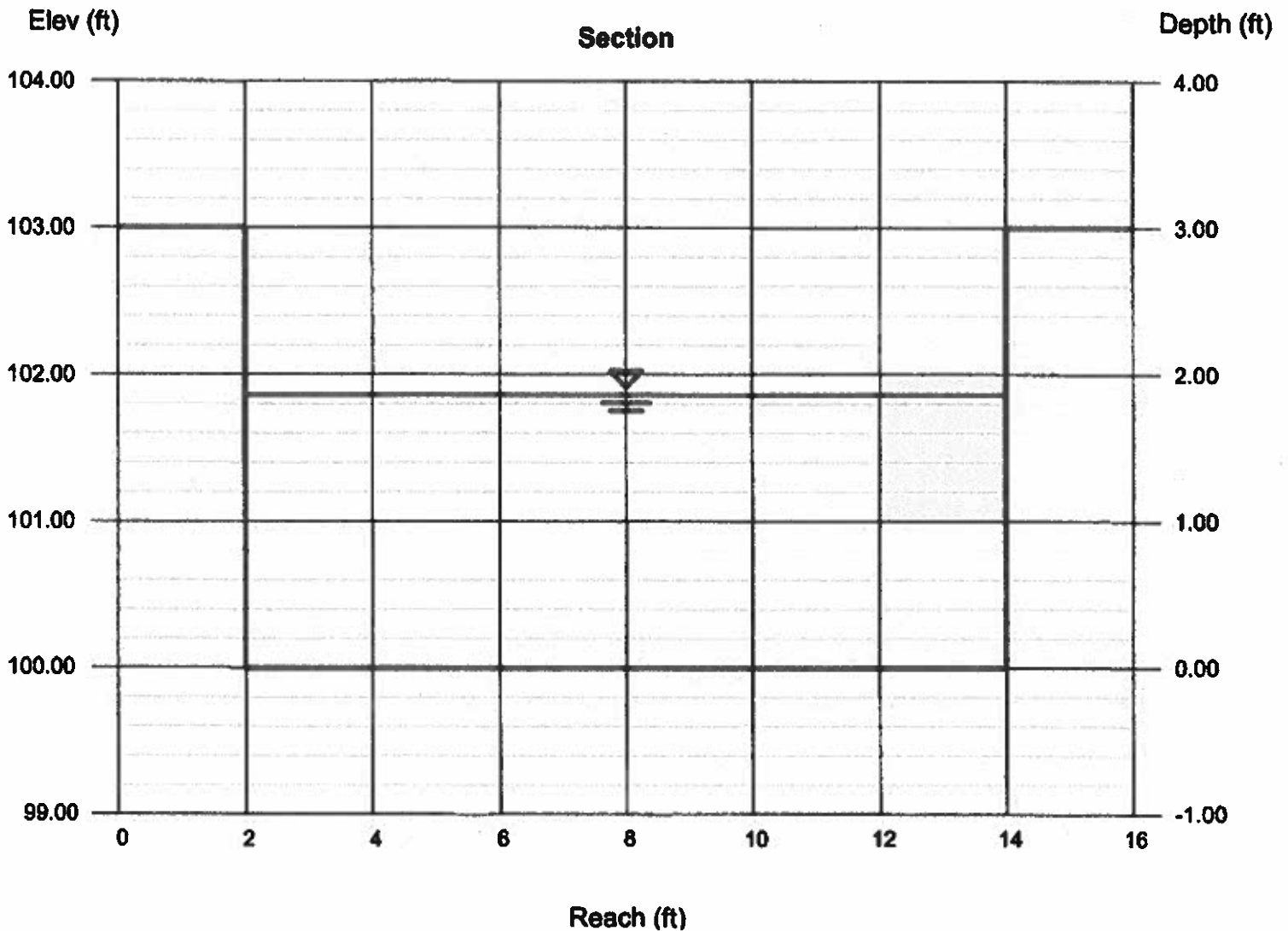
Invert Elev (ft) = 100.00  
Slope (%) = 0.65  
N-Value = 0.013

### Calculations

Compute by: Known Q  
Known Q (cfs) = 259.05

### Highlighted

Depth (ft) = 1.86  
Q (cfs) = 259.05  
Area (sqft) = 22.32  
Velocity (ft/s) = 11.61  
Wetted Perim (ft) = 15.72  
Crit Depth, Yc (ft) = 2.44  
Top Width (ft) = 12.00  
EGL (ft) = 3.95





# Channel Report

## Channel from North

### Trapezoidal

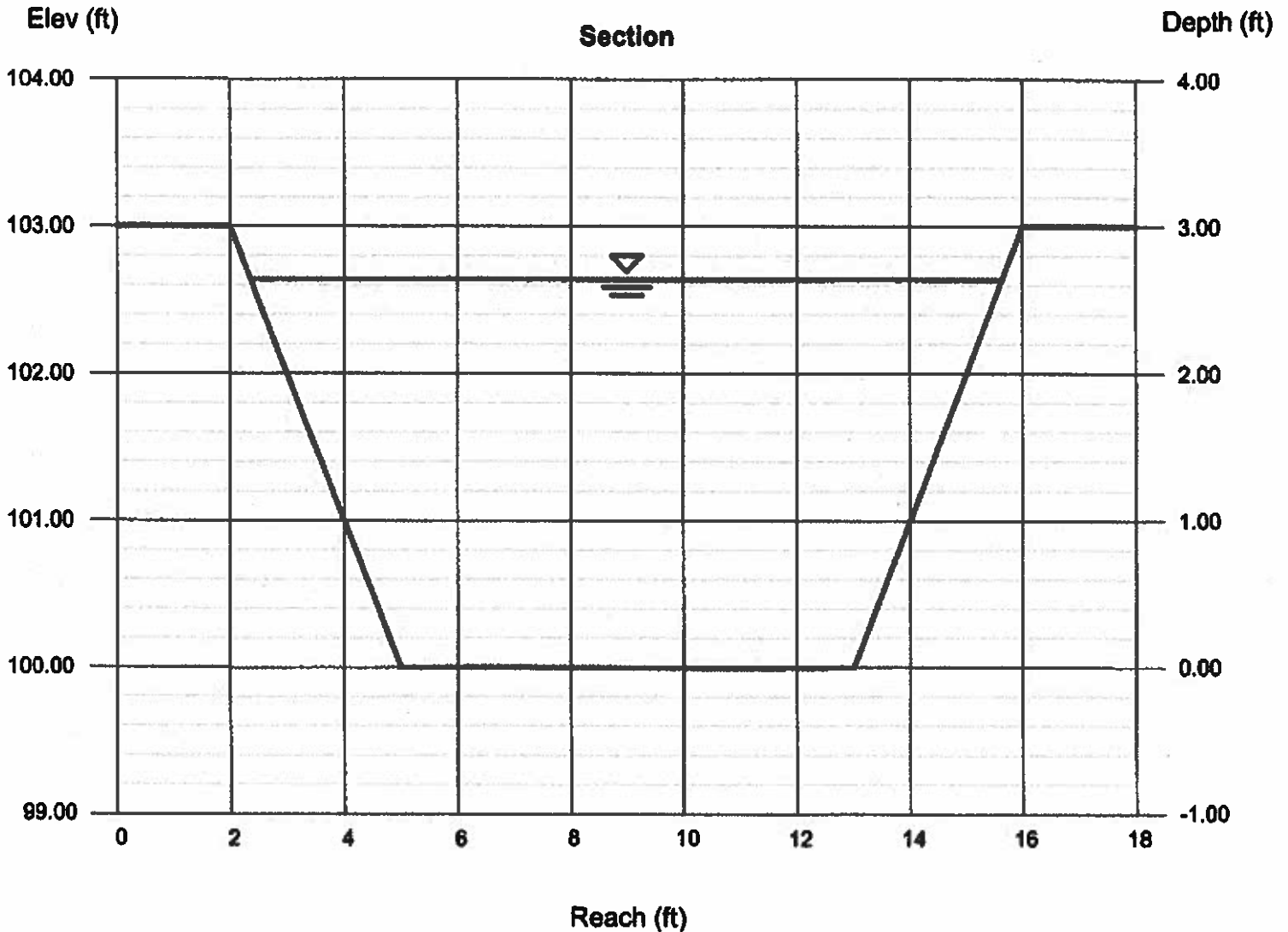
Bottom Width (ft) = 8.00  
Side Slopes (z:1) = 1.00, 1.00  
Total Depth (ft) = 3.00  
Invert Elev (ft) = 100.00  
Slope (%) = 0.65  
N-Value = 0.013

### Highlighted

Depth (ft) = 2.64  
Q (cfs) = 383.58  
Area (sqft) = 28.09  
Velocity (ft/s) = 13.66  
Wetted Perim (ft) = 15.47  
Crit Depth, Yc (ft) = 3.00  
Top Width (ft) = 13.28  
EGL (ft) = 5.54

### Calculations

Compute by: Known Q  
Known Q (cfs) = 383.58



# Channel Report

## Concrete channel from East

### Rectangular

Bottom Width (ft) = 20.00  
Total Depth (ft) = 1.50

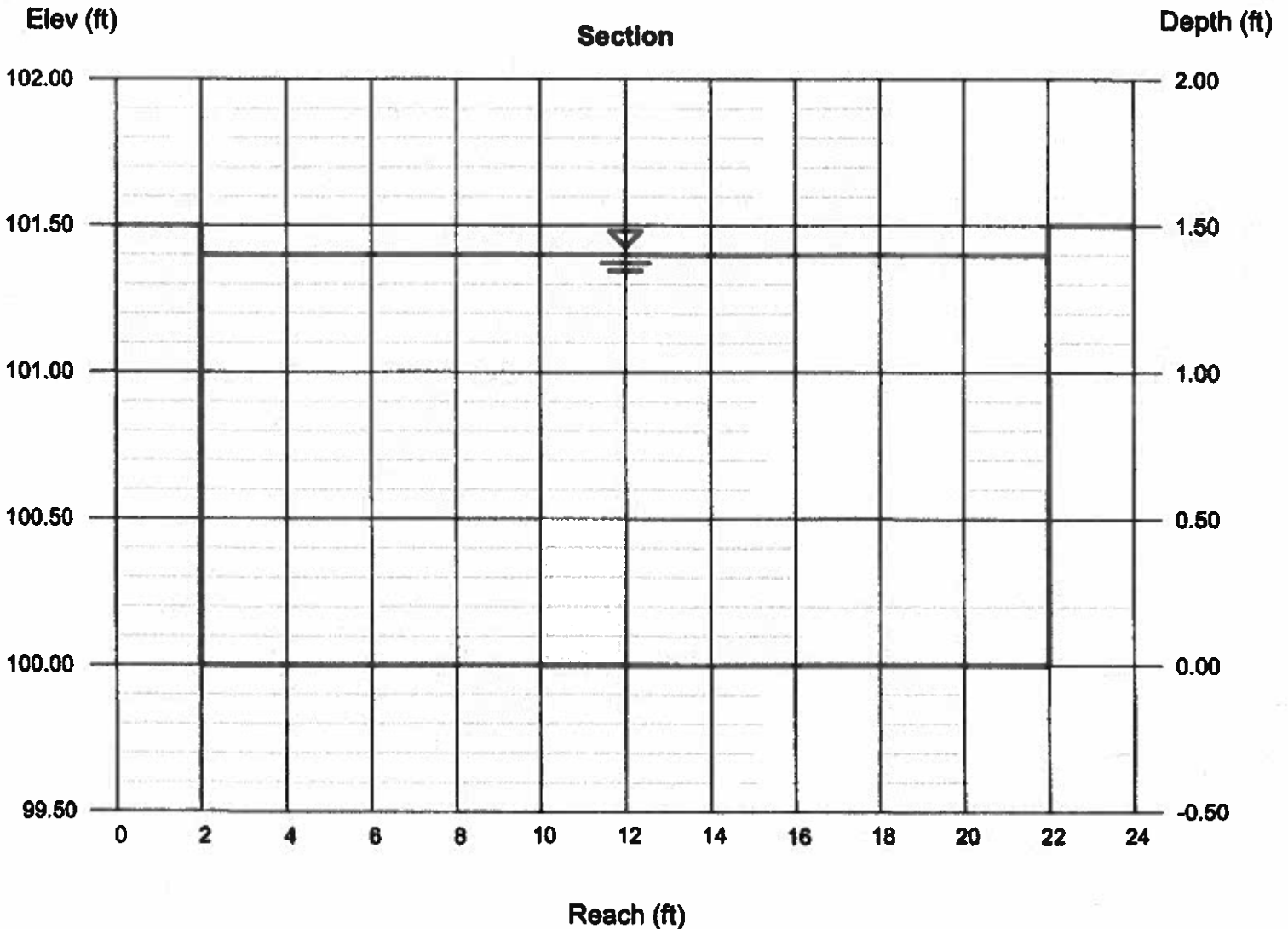
Invert Elev (ft) = 100.00  
Slope (%) = 0.50  
N-Value = 0.013

### Calculations

Compute by: Known Q  
Known Q (cfs) = 259.05

### Highlighted

Depth (ft) = 1.40  
Q (cfs) = 259.05  
Area (sqft) = 28.00  
Velocity (ft/s) = 9.25  
Wetted Perim (ft) = 22.80  
Crit Depth, Yc (ft) = 1.50  
Top Width (ft) = 20.00  
EGL (ft) = 2.73





The City of  
**MIDWEST CITY**  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 CURRENT PLANNING DIVISION

Applicant: Jim Campbell  
 Phone Number: \_\_\_\_\_  
 Address: 500/600 Davidson  
Cassidy Cove Sec. III

**Preliminary Plat Requirements/Checklist – Planning**

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

38-48.2	<b>Zoning Compliance</b>	
38-48.2	All lots shall conform to zoning district compliance.	X
38-48.4	<b>Lot Shape</b>	
38-48.4 (A) (B)	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.	X
38-48.5	<b>Lot Lines</b>	
38-48.5 (A) (1)	Side lot lines shall be at ninety degree angles or radial to street Right-of-Way lines to the greatest extent possible.	X
38-48.5 (B) (1)	All lot lines shall align along County, school district and other jurisdictional boundary lines.	X - All Mid-Okl Schools
38-48.6	<b>Lot Orientation Restrictions</b>	
38-48.6 (A)	No single-family, two-family or townhome lot shall front onto or have a driveway onto any Arterial Street.	X
38-48.6 (B)	Lots are prohibited from backing to local streets.	- Blk 2 Lots 9:10 Back onto Davidson
38-48.7	<b>Limits-of-No-Access – shown on preliminary plat</b>	
38-48.7 (A)(1)	Low Density lots shall not derive access from an Arterial Street.	X
38-48.7 (A)(2)	Lots facing Collector Streets should be minimized to the fullest extent.	X
38-48.8	<b>Lot Frontages</b>	
38-48.8 (A)(1)	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.	X
38-48.8(B)(1)(a)	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.	N/A
38-48.8(B)(1)(b)	Where lots back or side onto an Arterial Street, no driveway access is allowed onto the Arterial Street.	N/A
38-48.8(B)(2)	For multifamily and nonresidential lots, if lots have frontage on more than one street, a front building line must be established for each street.	N/A
38-48.8(B)(3)	Residential lots should face the front of a similar lot, park or open space.	
38-48.10	<b>Lot and Block Numbering</b>	
38-48.10(A)	All lots within each phase of a development are to be numbered consecutively	X

Blk 2 Lots 9:10  
 Back onto  
 Davidson  
 Waiver  
 Requested



The City of  
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 CURRENT PLANNING DIVISION

	within each block. Each block shall have alpha or numeric designations.	
38-48.11	<b>Building Lines</b>	
	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.	X
38-48.12	<b>Block Requirements</b>	
38-48.12(B)(1)	Blocks for residential uses shall not be longer than 1,800 feet measured along the center line of the block.	X
38-48.12(B)(2)	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.	X
38-48.12(C)(1)	Blocks used for residential purposes should be of sufficient width to allow for two tiers of lots of appropriate depth.	X
38-48.12(C)(2)	Exceptions to the prescribed block width shall be permitted for blocks adjacent to major streets, railroads or waterways.	X
38-48.12(C)(3)	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.	N/A
38-48.14	<b>Subdivision Name Requirement</b>	
38-48.14(A)(1)	New subdivisions shall be named so as to prevent conflict or "sound-alike" confusion with names of other subdivisions.	X
38-48.14(A)(2)	Subdivisions with similar names shall be located in proximity to each other.	X - Cassidy Cove III
38-49.3	<b>Subdivision Amenities – Where amenities are proposed in conjunction with a development, such amenities shall be reviewed and approved in accordance with the following:</b>	
38-49.3(A)	Preliminary plans and illustrations, along with a written statement of such concepts, shall be submitted for review and approval with the Preliminary Plat.	Detention info provided
38-49.3(B)	Plans for amenities shall then be incorporated into the screening plan and/or landscape plan for submittal as part of the construction plans.	N/A
38-49.3(C)	Lighting plans for all outdoor amenities	X
38-49.3(D)	Plans for structural elements shall be sealed by a licensed Professional Engineer and shall be considered for approval by the City.	
38-49.4	<b>Design of Amenities</b>	
38-49.4(A)(1)(a)	Entry features shall be constructed entirely on privately owned property and shall not suspend over a public Right-of-Way.	N/A - none proposed
38-49.4(A)(1)(b)	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.	N/A
38-49.4(A)(1)(c)	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.	N/A
38-	No entry feature, other than screening walls or extensions of screening walls,	N/A



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49.4(A)(1)(d)	may be constructed on any portion of a single-family, two-family or townhome	
38-49.4(A)(1)(e)	All such features shall be constructed on lots that are platted as "non-buildable" lots and dedicated to a HOA for private ownership and maintenance.	N/A
38-49.4(A)(2)	Entry features shall not encroach into the visibility triangle or otherwise impair pedestrian or vehicular visibility.	N/A
38-49.4(A)(3)	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.	N/A
38-49.4(B)	If private recreation facilities are provided, they shall be centrally located within the overall development to the greatest extent possible.	N/A - none proposed
38-49.4(C)	All outdoor amenities shall provide appropriate lighting.	Lighting prop in detention area
38-49.4(D)	A detention or retention pond shall be considered an amenity if it meets the following design considerations:	NO
38-49.4(D)(1)	Located between the building and street or completely bounded by streets	X
38-49.4(D)(2)	Viewable from public space	X

38-49.4(D)(4)	Accessible by patrons	X
38-49.4(D)(5)	Seating area, public art or fountain	None proposed
38-49.4(D)(6)	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.	Existing trees will remain around perimeter of pond

38-50.2	<b>Homeowners' Association (HOA) Applicability</b>	
38-50.2(A)	Any one or more of the following elements created as part of a development shall require formation of a HOA prior to recordation of a final plat in order to maintain the amenity or facility:	Will Apply
38-50.2(A)(1)	Amenity	no
38-50.2(A)(2)	100-year Floodplain	no
38-50.2(A)(3)	Private streets	no
38-50.2(A)(4)	Thoroughfare screening	no
38-50.2(A)(5)	Detention or retention ponds	X yes
38-50.2(A)(6)	Private park	no

38-51.2	<b>Applicability of Parks and Open Space Dedication</b>	
	This shall apply to all residential subdivision plats having a dwelling unit density of greater than one unit per net acre	X

38-51.5(A)	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:	Parkland Review Committee voted to allow a fee in lieu of parkland dedication as the subdivision will generate much less than 2500 residents Allowed per Section 38-51.5 (c) subdivisions smaller than 25:										
	<table border="1"> <tr> <td>Two acres</td> <td>X (multiplied by)</td> <td>Each 1,000 persons projected to occupy the fully developed subdivision</td> <td>=</td> <td>Amount of land to be contributed</td> </tr> <tr> <td colspan="5" style="text-align: center;">Which is</td> </tr> </table>	Two acres	X (multiplied by)	Each 1,000 persons projected to occupy the fully developed subdivision	=	Amount of land to be contributed	Which is					
Two acres	X (multiplied by)	Each 1,000 persons projected to occupy the fully developed subdivision	=	Amount of land to be contributed								
Which is												



The City of  
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 CURRENT PLANNING DIVISION

	.002 acres	X (multiplied by)	Number of person per dwelling unit	X (multiplied by)	# of dwelling units projected for subdivision	=	Amount of land to be contributed	
38-51.6	<b>Suitability of land</b>							
38-51.6(A)(1)	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.							NO-park land commit Voted for fee in lieu
38-52.3	<b>Design requirements for parks and open space</b>							
38-52.3(A)	Parks and open spaces shall be bounded by a street or by other public uses.							N/A - fee in lieu
38-52.3(B)(1)	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.							N/A
38-52.3(B)(2)	Residential lots shall only be allowed to back onto a park or open space when:							↓
38-52.3(B)(2)(a)	A trail is provided within the related park or open space.							
38-52.3(B)(2)(b)	The sites 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.)							
38-52.3(C)(1)	A proposed development adjacent to a park or open space shall not be designed to restrict public visibility or reasonable access from other area developments.							
38-52.3(C)(2)	Street connections to existing or future adjoining subdivisions shall be required to provide reasonable access to parks and open space areas.							
38-52.3(D)(1)	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							
38-52.3(D)(2)	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.							
38-52.3(E)	Alleys should not be designed to encourage their use as a means of vehicular, bike or pedestrian travel to the park.							
38-52.3(F)(1)	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.							
38-52.3(F)(2)	Such access shall not be part of a residential lot or other private property.							
38-52.8	<b>Hike-and-Bike Trail Requirements</b>							
38-52.8(B)	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:							N/A - no proposed trails in the area
38-52.8(B)(1)	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.							
38-52.8(B)(2)	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.							N/A



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38-52.8(B)(4)	The hike-and-bike trail shall be designed to minimize visibility blind spots from public streets for public safety purposes.	N/A
38-52.8(C)(1)	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.	↓
38-52.8(C)(2)	The location of such trails shall be safe and economical.	
38-52.8(C)(3)	No development shall interrupt future trail routes or otherwise hinder efficient public access to or from an existing or future planned trail.	
38-52.8(D)(1)	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.	
38-52.8(D)(2)	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.	
38-52.8(E)	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.	
38-53.4	<b>Tree Canopy Management Plan</b>	
38-53.4	A Tree Canopy Management Plan shall be required as part of the preliminary plat. <b>This only applies to sites five acres or larger.</b>	X
38-53.5(B)(1)	The applicant shall prepare a Tree Canopy Management Plan and shall submit the plan as part of the preliminary plat application.	X
38-53.5(B)(2)	Within the Tree Canopy Management Plan, the applicant shall provide the following information:	
38-53.5(B)(2)(a)	Pre-development tree canopy coverage (as determined by the City)	X
38-53.5(B)(2)(b)	Post-development tree canopy coverage (as determined by the applicant)	X
38-53.5(B)(2)(c)	Visual identification of tree canopy to be removed.	X
38-53.5(C)(1)	Tree Canopy Management Plan shall be reviewed by the Director of Community Development for compliance with all standards.	
38-53.5(C)(2)	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.	
38-53.6	<b>Tree Preservation Requirements</b>	
38-53.6(A)	Option A (Standard Option) – Only trees in the following areas may be removed:	



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38-53.6(A)(1)	The Tree Canopy or any tree located within any street Right-of-Way may be removed.	X	
38-53.6(A)(2)	The Tree Canopy or any tree located within any area dedicated for water, wastewater, drainage and other similar infrastructure needs may be removed.	X	
38-53.6(A)(3)	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.	X	
38-53.6(B)	Option B (Alternative Compliance)	NA	
38-53.6(B)(1)	The applicant may elect to develop a site using the Residential Cluster Development option.	↓	
38-53.6(B)(2)	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.		
38-53.7	<b>Tree Mitigation Plan – Required if trees are removed prior to approval of a Tree Canopy Management Plan</b>		
38-53.7(B)(2)	Tree Mitigation Requirements:		
38-53.7(B)(2)(a)	The applicant shall calculate the area of Tree Canopy that should have been preserved under Option A or Option B.		
38-53.7(B)(2)(b)	The resulting calculation shall be the amount of Tree Canopy that shall be restored.		
38-53.7(B)(2)(c)	Replacement trees shall be required to cover an area equal to the calculated restoration area.		
38-53.7(B)(2)(d)	The applicant shall calculate the number of replacement trees needed to cover the calculated restoration area.		
38-53.7(B)(2)(e)	In calculating the area for replacement trees, the mature size of replacement trees shall be used.		
38-53.7(B)(2)(f)	In calculating the area for replacement trees, only large trees shall be used.		
38-53.7(B)(2)(g)	Tree Canopy coverage at maturity is to be obtained through the planting of 2.5 inch caliper trees at spacing that will meet the calculated restoration area.		
38-53.7(B)(2)(h)	Replacement trees shall be a minimum 2.5 inch caliper trees.		
38-53.7(B)(2)(i)	Replacement trees shall be planted at spacing that will meet the calculated restoration area.		
38-53.7(B)(2)(j)	The Tree Canopy Management Plan shall show graphically the location of each replacement tree.		
38-53.7(B)(2)(k)	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.		
38-53.7(B)(2)(l)	Replacement trees shall be planted prior to the approval of a final plat.		
38-53.7(B)(3)	Alternative Tree Mitigation Requirements		✓





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

**Preliminary Plat Requirements/Checklist - Zoning**

5.14.1	<b>Lot Variety Required (required for areas 5 acres or larger)</b>	
5.14.1(A)	Applicability – This section only applies to single-family residential developments of 5 acres or larger.	X
5.14.1(B)(1)	15% of lots within a development shall be larger than the minimum lot size. Lots shall be increased at least 20% of the minimum lot size.	X
5.14.1(B)(2)	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.	N/A - none smaller than minimum
5.14.1(C)	Single-family lots shall not be smaller than 6,000 square feet.	X
5.14.1(D)	Lots of various sizes shall be evenly distributed throughout a development.	X

Additional Notes:



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Applicant: CASSEDY GUE 3  
 Phone Number: \_\_\_\_\_  
 Address: \_\_\_\_\_

**Preliminary Plat Requirements/Checklist - Engineering**

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.

38-18	Preliminary Plat:	
Administrative	North arrow, scale, date, and site location map	✓
Administrative	The total number of lots	✓
Administrative	The total area of development	✓
Administrative	The location of proposed lots, areas in Acres and Square Feet, and dimensions.	✓
Administrative 38-42.3(b)(3)	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.	✓
Administrative 38-42.3(b)(3)	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.	✓
Administrative 38-42.3(b)(3)	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.	✓
Administrative	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.	✓
13-18.2(c)	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.	✓
Administrative	The legal metes and bounds of the property being developed.	✓
13-69.7(1)	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.	✓
13-69.7(3)	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.	✓



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13-69.7(4)	Special structures such as dams, spillways, dikes or levees.	✓
Administrative	Location of Floodplain if adjacent or within development	✓
Administrative	Location of Wetlands if adjacent or within development. If so, the developer is required to notify the Army Corp of Engineers.	✓
Administrative 38-43.3(a)(1)	Show the location and size of water mains.	✓
Administrative 38-43.3(a)(1)	Show the location and size of wastewater mains.	✓
Administrative 38-43.3(a)(2)	Show the location and specifications for fire hydrant systems.	✓
Administrative	Finish floor elevations for all pad sites	✓
Administrative 13-69.7(2)	Drainage arrows on all lots showing the final grading and where the water will drain	✓
Administrative 38-54.3(c)(1) 38-54.3(d)(1) 38-54.4	Required retaining walls and retaining wall easements	✓
Administrative	Existing contours with intervals not to exceed two (2) feet referenced to a United State Geological Survey or Geodetic Survey bench mark or monument.	✓
Administrative	Show the proposed street layout and right of ways.	✓
38-45.4(c)	All existing arterial streets and such collector and local streets as may be necessary for convenience of traffic circulation and emergency ingress and egress.	✓
38-45.4(d)	All access points to existing roadways and be of the required number.	✓
38-45.4(e)	The development shall have two (2) connections to adjacent properties.	X
38-45.4(n)	The names of all new proposed streets.	✓
38-45.4(o)	The development shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length	✓
38-47	The location and size of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.	✓
<b>38-18.2(a)(1) 38-44.3(a)(2)</b>	<b>Preliminary stormwater management plan (SWMP)</b>	✓
38-44.3(e)(1)	A digital copy of the preliminary SWMP shall be submitted along with the preliminary plat.	
38-44.3(e)(2)	The preliminary SWMP shall be labeled as "Preliminary"	
38-44.3(e)(3)	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	



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38-44.3(b)(3)	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)	
38-44.3(c)	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	
<b>38-18.2(a)(2)</b> <b>38-44.4(a)(2)</b>	<b>Preliminary drainage plan</b>	✓
13-69.7(1)	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.	✓
13-69.7(3)	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.	✓
13-69.7(4)	Special structures such as dams, spillways, dikes or levees.	✓
38-44.4(c)(1)	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.	✓
38-44.4(c)(2)	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)	✓
38-44.4(d)(1)	Three (3) paper copies of the preliminary drainage plan	✓
38-44.4(d)(2)	The preliminary drainage plan shall be labeled as "Preliminary"	✓
38-44.4(d)(3)	The preliminary drainage plan shall be stamped by and dated by the engineer, professional	✓
<b>38-44.5</b>	<b>If the development proposed is adjacent to or within the 100-year floodplain the following are required:</b>	✗
38-44.5(a)	No Development within a floodway.	
38-44.5(b)	All 100-year floodplains shall be maintained in an open natural condition	
38-44.5(b)(3)(a)	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	
38-44.5(b)(3)(b)	No portion of a single-family or two-family residential lot shall exist within the 100-year floodplain	
38-44.5(b)(3)(c)	A fifteen-foot wide maintenance easement adjacent to the floodway	
38-44.5(b)(3)(e)	All streets adjacent to a 100-year floodplain shall have a minimum ROW width of fifty (50) feet.	
38-44.5(b)(3)(f)(2)	All streets adjacent to a 100-year floodplain shall have a minimum sixty (60) percent of the linear frontage	
38-44.5(b)(3)(f)(3)(a)	Not more than one (1) cul-de-sac in a row adjacent to 100-year floodplain	



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38-44.5(b)(3)(f)(2)(b)(1)	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.	
38-44.5(b)(3)(f)(2)(b)(2)	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	
<b>38-18.2(a)(3)</b> <b>38-43.3</b>	<b>Preliminary utility plan</b>	✓
Administrative	The preliminary utility plan shall show the location and width of all adjacent utility easements	✓
38-38.43.2(2)	Width of all proposed utility easements	✓
38-43.3(a)(1)	The preliminary utility plan shall show the location and size of water mains.	✓
38-43.3(a)(1)	The preliminary utility plan shall show the location and size of wastewater mains.	✓
38-43.3(a)(2)	The preliminary utility plan shall include plans and specifications for fire hydrant systems.	✓
38-43.4(b)	All water and wastewater utilities including connections within the ROW or easements shall be vested to the city.	✓
38-43.4(d)	No utility or service lines shall cross another lot.	✓
38-43.4(e)	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	✓
<b>38-18.2(a)(5)</b>	<b>Preliminary site development plan</b>	✓
Administrative	Finish floor elevations for all pad sites	
Administrative 13-69.7(2)	Drainage arrows on all lots showing the final grading and where the water will drain (not to drain over more than adjacent lot)	
Administrative 38-54.3(c)(1) 38-54.3(d)(1) 38-54.4	Required retaining walls and retaining wall easements	
Administrative	Existing contours with intervals not to exceed two (2) feet referenced to a United State Geological Survey or Geodetic Survey bench mark or monument.	
<b>38-18.2(a)(6)</b>	<b>Street layout plan</b>	✓
Administrative	The classification of every street within or adjacent to the development.	
38-45.4(b)	The streets within the development shall conform to the city's comprehensive plan.	
38-45.4(c)	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.	
38-45.4(d)	The street layout plan shall show all access points to existing roadways and be of the required number.	



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38-45.4(e)	The street layout plan shall have two (2) connections to adjacent properties.	
38-45.4(n)	The street layout plan will have the names of all new proposed streets.	
38-45.4(o)	The street layout plan shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length	
38-47	The location, size, and easements of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.	
<b>38-18.2 (a) (7)</b>	<b>Street signage and striping plan</b>	✓
Administrative	Proposed signage of development	
Administrative	Proposed striping if required	
<b>38-18.2 (a) (9)</b>	<b>Other plans</b>	
<b>Engineering Comments and Recommendations:</b>		
<b>Associated Departments (Fire, Stormwater, and Utilities) Comments and Recommendations:</b>		

JCH Development  
P.O. Box 30706  
Midwest City, OK 73130  
Phone: 405.739.0760

March 13, 2019

City of Midwest City  
100 N. Midwest Blvd.  
Midwest City, OK 73110

RE: Request to waiver Section 38-48.6 (B)

To Whom it May Concern,

JCH Development requests a waiver of Section 38-48.6 (B) for the proposed Cassidy Cove, Section 3 Addition.

Section 38-48.6 (B) states that lots are prohibited from backing to local streets. This configuration is necessary to accommodate the size of the detention area. Only 2 lots outside of this proposed subdivision derive access from this part of Davidson. Only 2 lots back onto Davidson. Back fences will observe the same building line as Lot 1- Block 1, and Lot 1- Block 2 at the subdivision entry.

Thank you,

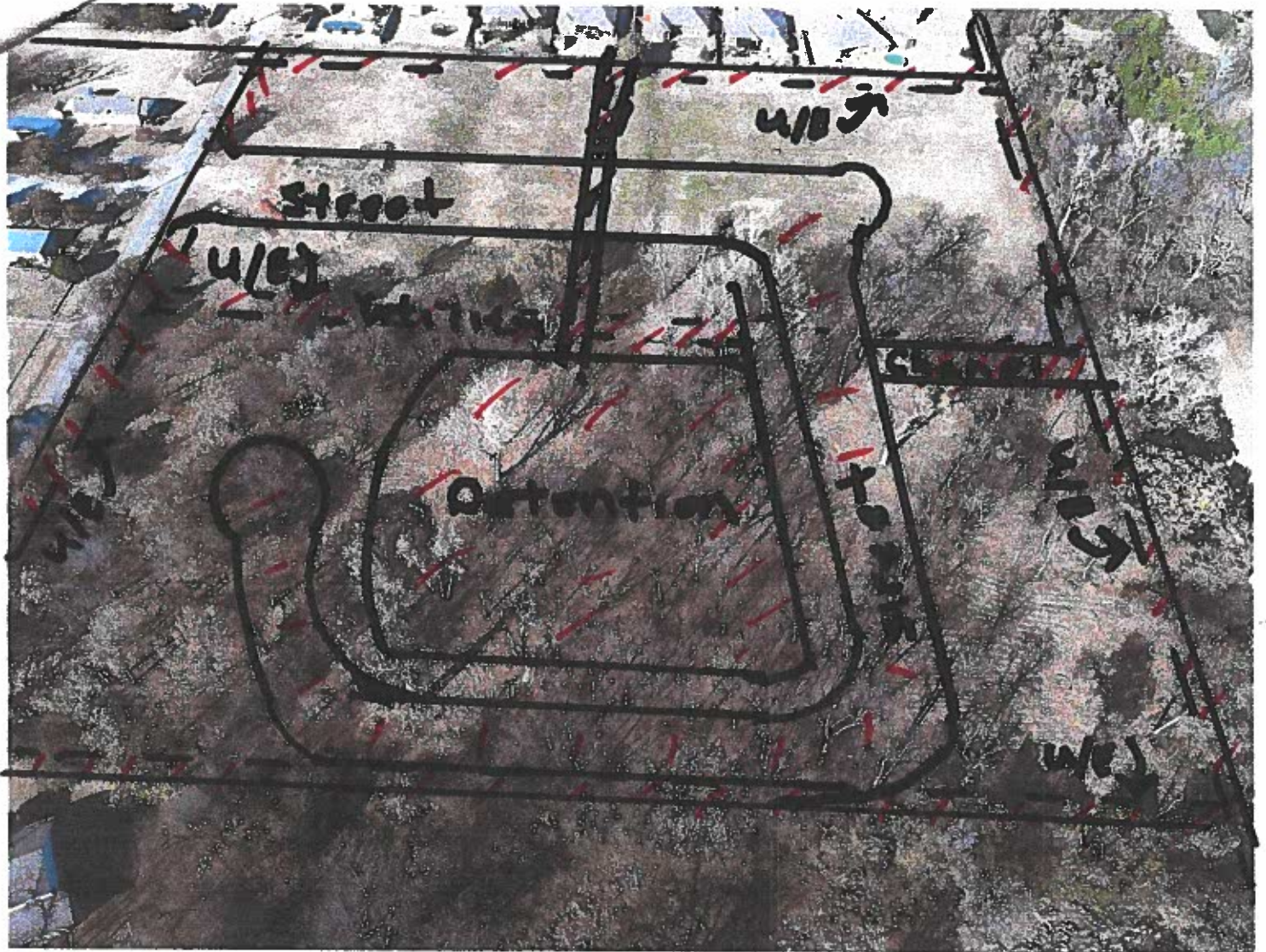
A handwritten signature in black ink, appearing to read "Jim Campbell", with a long, sweeping flourish extending to the right.

Jim Campbell  
JCH Development



# Existing Tree Canopy





# Tree Canopy Management Plan

 Indicates trees to be removed



The City of  
**MIDWEST CITY**  
COMMUNITY DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION  
Patrick Menefee, City Engineer  
CURRENT PLANNING DIVISION  
Kellie Gilles, Manager  
COMPREHENSIVE PLANNING  
Comprehensive Planner  
BUILDING INSPECTION DIVISION  
Christine Brakefield, Building Official  
GIS DIVISION  
Greg Hakman, GIS Coordinator

Billy Harless, Community Development Director

**To:** Chairman and Planning Commission  
**From:** Billy Harless, Community Development Director  
**Date:** April 2, 2019

**Subject:** (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.

**Executive Summary:** This is a request to divide one (1) existing lot into two (2) lots for single family residential development. The area of request is platted as Lot 6, Block 5 of the Pine Addition. The proposed replat shows Lots 6A and 6B. A Simplified Planned Unit Development was approved in August of 2018 for this lot. This SPUD was requested in an effort to spark investment and see through the vision of the Original Mile Revitalization Plan. The SPUD allows for innovative design including reduced setbacks and minimum lot size. This proposed replat is consistent with the approved SPUD. Within the SPUD staff report, staff highlighted how this proposal is coming to the Council after careful consideration of the Comprehensive Plan and the 2011 Original Mile Revitalization Plan and is a product of request for proposals submitted by the applicant and approved by the Council in October of 2017. If approved, this will allow the applicant to begin development on this lot. It should be noted that a 10' utility easement is shown running diagonally through the existing lot. Staff has researched this easement and found that it has been abandoned. Staff is currently working to have this easement vacated from the plat. Staff recommends approval.



**Dates of Hearing:** Planning Commission – April 2, 2019  
City Council – April 23, 2019

**Council Ward:** Ward 1, Councilmember Susan Eads

**Owner:** City of Midwest City

**Applicant:** Jeff Johnson

**Surveyor:** Jim Yager

**Proposed Use:** Two single family residences

**Size:**

The area of request is a corner property containing approximately 50' of frontage along E. Kittyhawk Dr. and a depth of approximately 112' for an area of approximately .13 acres.

**Development Proposed by Comprehensive Plan:**

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

**Zoning Districts:**

Area of Request – SPUD, Governed by R-6, Single Family Residential  
North, South, East and West – R-6, Single Family Residential

**Land Use:**

Area of Request – vacant lot  
North, South, East and West – single family homes

**Comprehensive Plan Citation:**

*Single-Family Detached (SFD) Land Use*

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continues to account for the largest percentage. The areas designated for single-family detached residential land use are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential land use. The City should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sizes in the Zoning Ordinance.

**Municipal Code Citation:**

38-21.1. Purpose

A Replat of all or a portion of a recorded Plat may be approved without vacation of the recorded Plat, if the Replat meets the following criteria:

The Replat is signed and acknowledged by the owners of the property being replatted;  
and

The Replat does not propose to amend or remove any covenants or restrictions previously incorporated in the recorded plat.

**History:**

1. This property have been zoned Single Family Detached Residential since the adoption of the 1985 zoning code.
2. The Plat of the Pine Addition was approved in 1943.
3. A SPUD, Simplified Planned Unit Developing, was approved for the area of request in August of 2018.

**Staff Comments:**

**Engineer's report:**

Water Supply and Sanitary Sewer Collection

A six (6) inch public water main is located on the south side of East Kittyhawk Drive in the street right-of-way extending along the north side of the area of request.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new buildings.

An eight (8) inch public sewer main is located on the south side of the area of request in a dedicated fifteen-foot utility easement extending along the south side of the area of request.

Connection to the public sanitary sewer system for domestic service is a building permit requirement per Municipal Code Chapter 43-109 for all lots.

This replat application is part of the City's original mile revitalization project, which entails the redevelopment of seven lots in the area to help energize the area's housing growth. This particular lot is fifty feet wide, dedicating fifteen-foot utility easements on each side of the lot for public water and sewer main extensions could leave only twenty feet for development. The applicant is requesting using the smaller side yard easements to tie the new residences to the public mains. Each lot will still have their own separate water meter and sewer main tie on points and will use these easements to make the connections. If approved, this will leave enough square footage on the lots to make them developable. The City Engineer has discussed the utility connection issues with the Assistant Public Works Director and the Line Maintenance Supervisor and all have agreed to proceed with this configuration to provide service to these properties.

Streets and Sidewalks

Access to the area of request is available from East Kittyhawk Drive. East Kittyhawk Drive is classified as a local street in the 2008 Comprehensive Plan. East Kittyhawk Drive is a two (2) lane, 26-foot wide, curbed, asphalt concrete roadways. Current code requires a total street right-of-way width of fifty (50) feet for local roads and presently, East Kittyhawk Drive has fifty (50) feet of right-of-way adjacent to and parallel to the north side of the area of request.

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

The lack of sidewalks does not meet current code for residential development. Sidewalk along the full frontage of the area of request is a requirement with this application and will be constructed at the time of a building permit.

Drainage and Flood Control, Wetlands, and Sediment Control

Drainage across the area of request is from the south to the north. The area of request is a residential lot. Drainage from this redevelopment will have no impact on any adjacent property.

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 40109C0310H, dated December 12, 2009.

No identified wetlands are located on or abutting the area of request as shown on the Choctaw quadrangle of the 1989 National Wetlands Inventory map as prepared by the United States Department of the Interior Fish and Wildlife Service.

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 right of way for the area of request are illustrated on the replat and will be dedicated to the city when the plat is filed. A pipeline easement is shown cutting across the area of request. The easement was dedicated in the 1920's and was abandoned in the 1950's. The city attorney was consulted concerning the status of the easement and has stated that it is abandoned and will not impact the area of request.

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

**Fire Marshal's report:**

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

**Plan Review Comments:**

Project Description: "The Original Mile is Midwest City's most historic neighborhood. The smaller footprint and affordability have the ability to attract a new audience who is looking for something more than a typical suburban experience. By encouraging redevelopment of the neighborhood. We hope to spur an interest in private redevelopment, expand home ownership and improve the quality of rental housing. This unique housing project is a small piece of the Original Mile Redevelopment Plan. If successful, this process may evolve into a larger redevelopment program for vacant lots in the Original Mile. The purpose of the Original Mile Infill Housing Project is to create new housing with new urbanist design features that appeal to a modern urban dweller"

Accepted Proposal: The Original Mile Reinvestment Committee recommended acceptance of the proposal that included the SPUDS on two of the 5 lots that would allow for two homes to be built on smaller lots similar to some of the styles trending in the OKC metro. The proposal states: “The Key in making the OM a success in in the diversity in quality housing options available to the consumer. In the proposal I have offered renderings of each project. Some of the material and colors could change to better fit the surroundings or to comply with city code. Some of the options will require a rezone or a plat. We are prepared to file for such and work through that process.”

Contract: City Council approved the contract that included 2 SPUDS on October 24, 2017.

### **2011 Original Mile Revitalization Plan**

- **Introduction: Chapter 1 pg 5, Original Mile Goals.**
  - Create quality neighborhood that fits the 21<sup>st</sup> Century lifestyle.
  - Provide a variety of housing that will appeal to a wide range of lifestyles including appealing mixed use and attractive houses with contemporary amenities that is competitive.
  - Upgrade current housing and introduce infill housing that meets modern design standards, provides energy efficient features and is competitive with housing in newer areas.
  - The realization of the vision will require a unified, directed public and private commitment. The Original Mile residential neighborhood has not experienced significant investment in more than half a century.
  - Make improvements to infrastructure that enhances walkability, safety and aesthetics.
  - Introduce sought-after quality of life elements such as walkability that equals or exceeds suburban neighborhoods.
- **Introduction: Chapter 4 pg 59, Implementation.** Establish a demonstration block: The City should consider developing demonstration blocks that showcases what can be accomplished with infrastructure and housing improvements. The blocks should have high visibility, generally represent the neighborhood; present opportunities for façade improvements, home additions and infill housing and have commitment from residents. The demonstration blocks can provide a stimulus for additional improvements throughout the original Mile and generate neighborhood pride.

**2008 Comprehensive Plan:** In some cases developers may have new or innovative ideas and design methods that would result in great and livable neighborhoods without using all or some of the neighborhood elements. Therefore, the City should allow a planned unit development process to provide relief in specific cases but should ensure that quality development occurs.

- **Future Land Use Chapter:** The City should strive for a range of lot sizes to develop and should reinforce this by providing a choice of several single-family districts with various lot sizes in the Zoning Ordinance.
- **Housing Chapter :** As it is today, single-family development will likely be the prevailing type of residential land use in Midwest City in the future. Cities should not have an abundance of either large-lot or small-lot single family developments, since a variety of residential densities are necessary in order to provide residents with a choice of house size, lot size, and price ranges. However, cities also need an appropriate housing inventory for market purposes. It is therefore recommended that the City develop a range of lot and dwelling sizes to continue the goal of a balanced variety of single-family housing.
- **Housing Chapter:** Infill and redevelopment of existing areas can assist in revitalizing older areas of the City. The promotion of infill/redevelopment housing is considered a win-win situation for Midwest City inasmuch as it provides a mechanism for increasing the population within the City, reduces the City's infrastructure costs, revitalizes older areas of the City. Developing on a vacant or redeveloped (razed) lot may be perceived as having an increased risk, particularly early on in long-term redevelopment projects.

The approved SPUD for the area of request allowed for variances to setbacks, building lines, required street frontage and minimum lot size. The approved setbacks and SPUD elements are consistent with this proposed replat.

As mentioned previously, a goal 2011 Original Mile Revitalization Plan is to safety and walkability throughout the Original Mile. Chapter 2.8 of the Revitalization Plan recognizes the poor conditions of existing sidewalks and lack of sidewalks at all in many areas of the Original Mile. Although staff has supported requests to waive sidewalk improvements where there is no possible connection, in this case, staff recommends that sidewalks be required across the frontage. This proposed development is meant to spark investment, little by little, in the Original Mile. Requiring sidewalks with this application will make it that much easier for future connections and will be a start in updating this infrastructure within the Original Mile.

As this re-plat meets the subdivision regulations and the approved SPUD zoning, staff recommends approval of the Replat of Lot 6, Block 5 of the Pine Addition subject to these comments.

As mentioned previously in this report, this project has already been seen in public meetings including Original Mile Reinvestment Committee meetings and City Council during the RFP approval process. It has been through many reviews already and is now ready to be implemented so development can begin. Staff recommends approval of this requested replat.

**Action Required:** Approve or reject the Replat of Lot 6, Block 5 of the Pine Addition located on the property as noted herein, subject to the staff comments and found in the April 2, 2019 agenda packet and made a part of PC-1991 file.



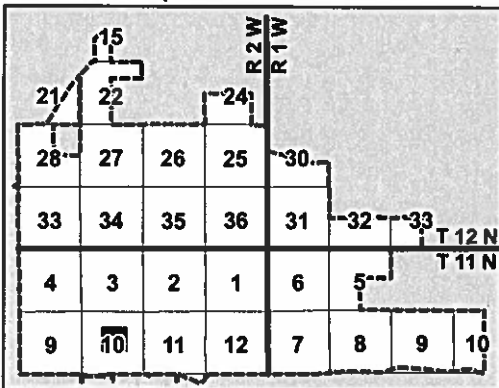
Billy Harless,  
Community Development Director  
KG







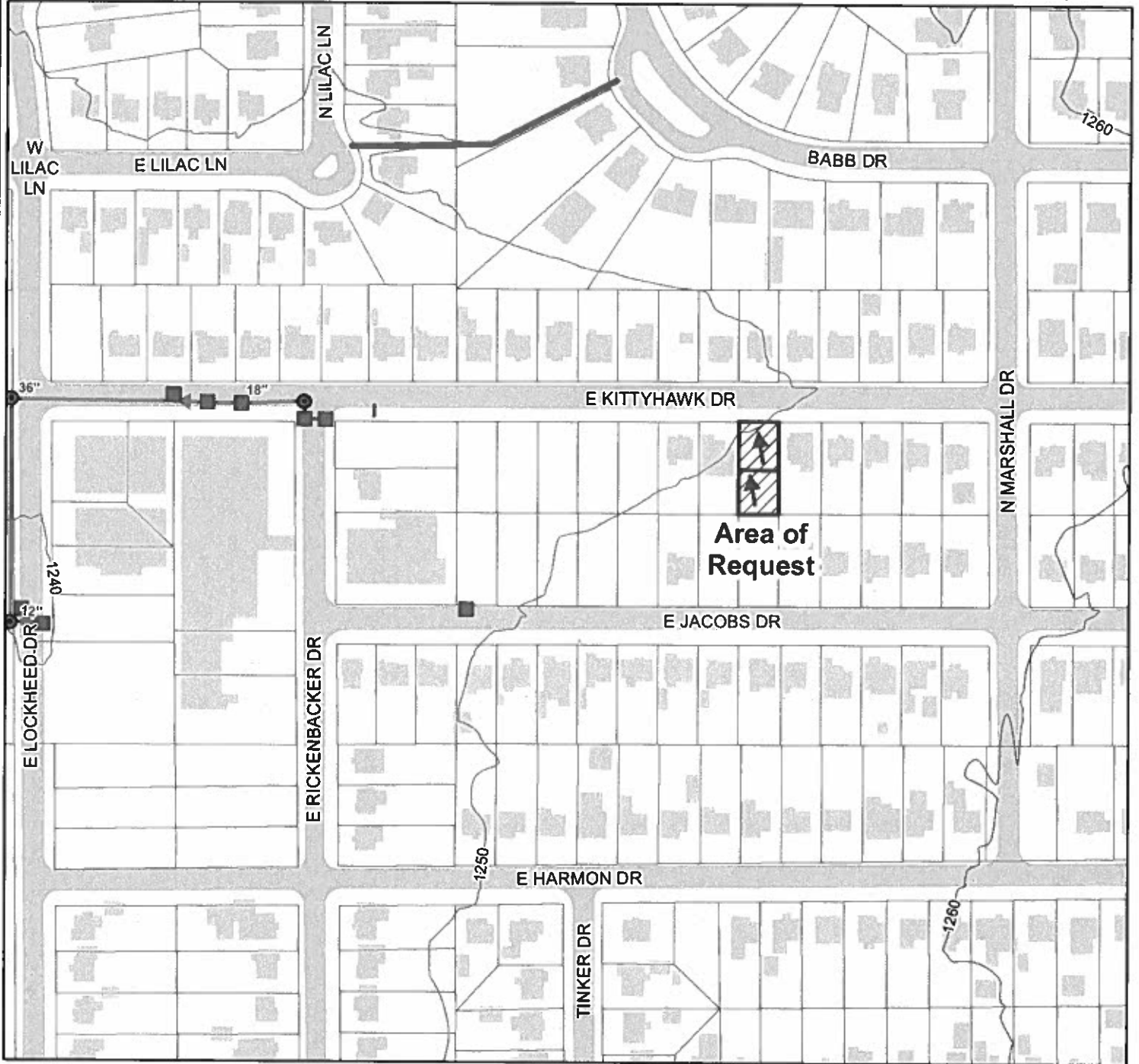
Locator Map



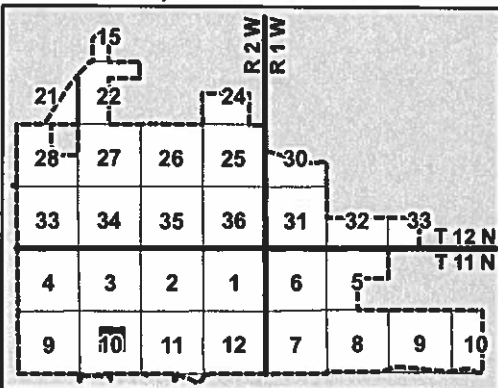
**2017 DOP (AERIAL) VIEW FOR  
PC-1991  
(NE/4, Sec. 10, T11N, R2W)**



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Locator Map



- Drainage Legend**
- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
- ELEVATION**
- 1166-1204 ft
  - 1204-1228 ft
  - 1228-1250 ft
  - 1250-1278 ft
  - 1278-1324 ft

- 2009 FEMA Floodplains**
- 500-yr floodplain
  - 100-yr floodplain
- 2009 FEMA Floodway**
- FLOODWAY

**DRAINAGE LOCATION MAP FOR PC-1991 (NE/4, Sec. 10, T11N, R2W)**

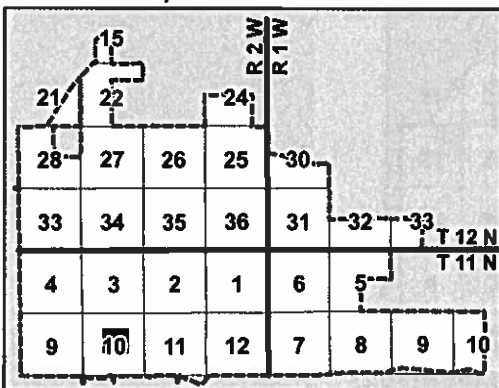
0 175 350 Feet

1 inch = 175 feet

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Locator Map



Future Land Use Legend

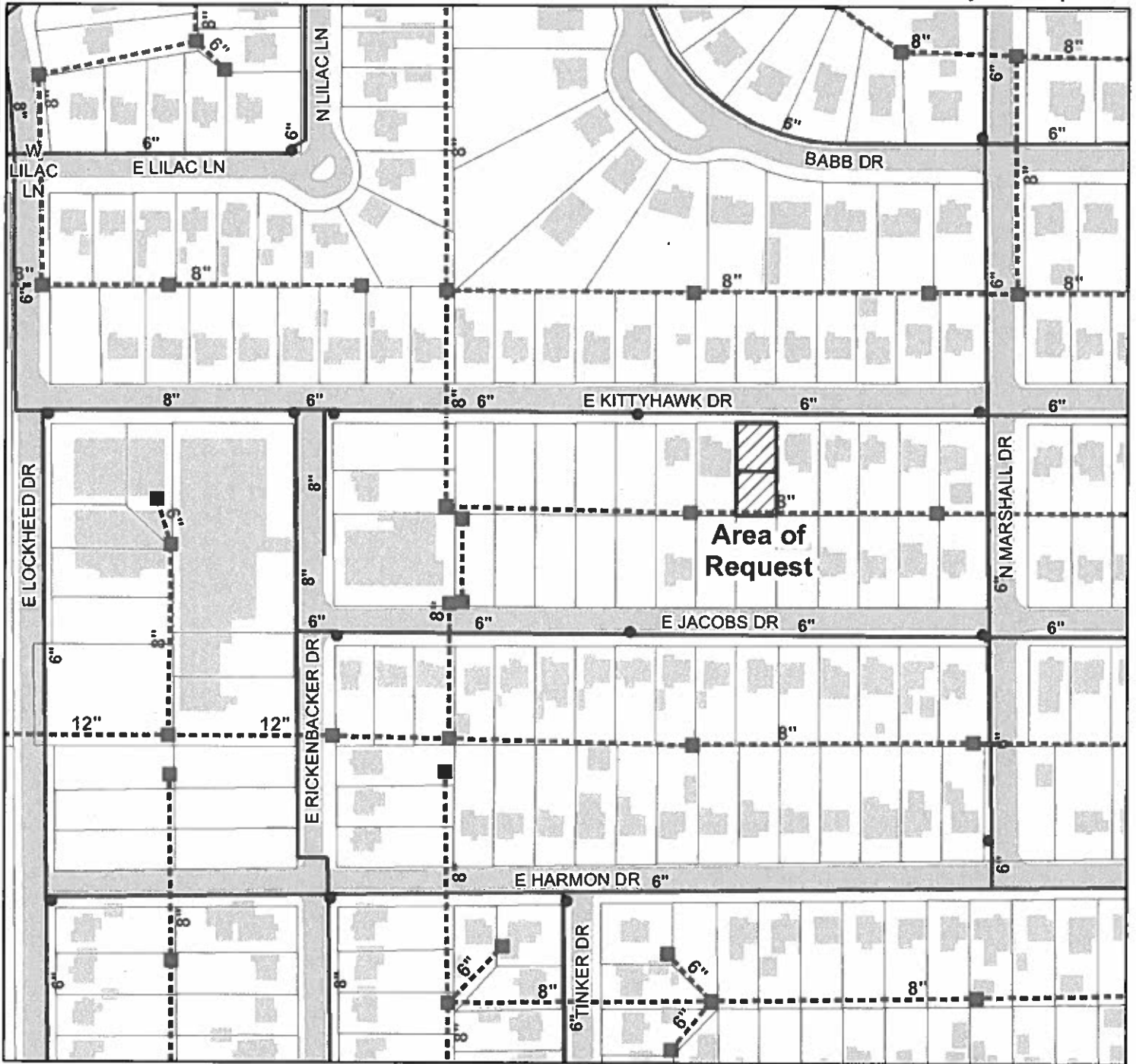
- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

**FUTURE LAND USE**

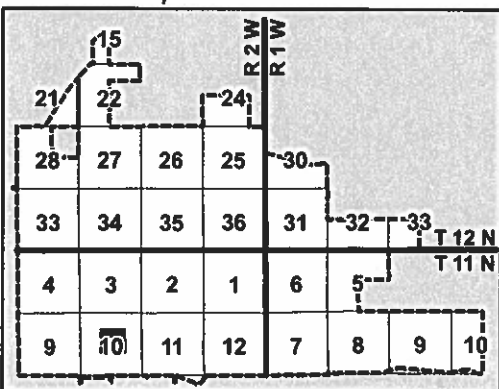
**MAP FOR  
PC-1991  
(NE/4, Sec. 10, T11N, R2W)**



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Locator Map

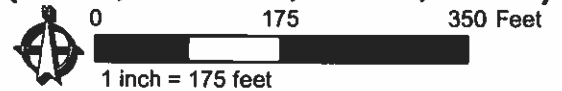


**Water/Sewer Legend**

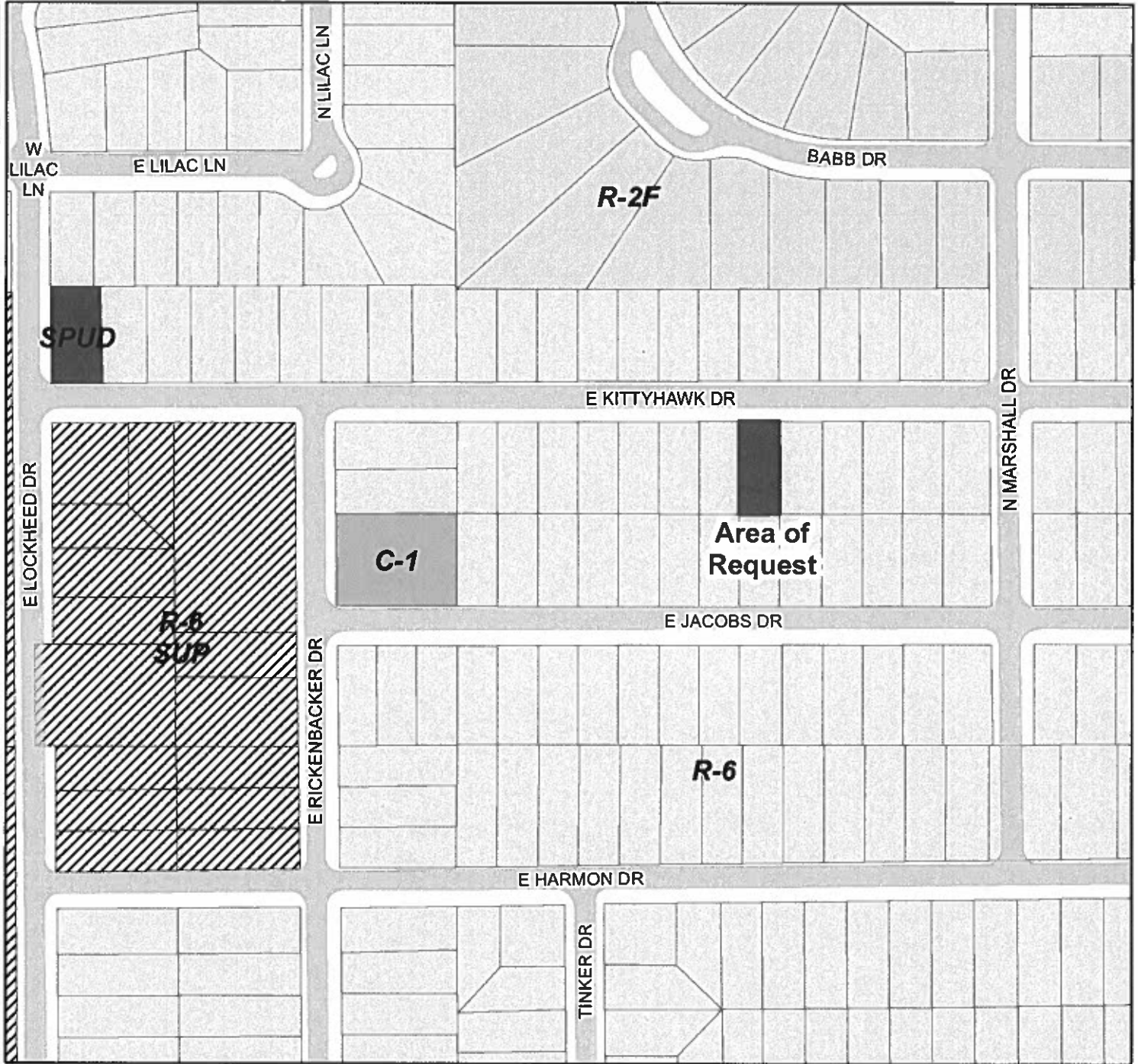
- Fire Hydrants
- Water Lines
  - Distribution
  - Well
  - - - OKC Cross Country
  - - - Sooner Utilities
  - - - Thunderbird
  - - - Unknown
- Sewer Manholes
- - - Sewer Lines

**WATER/SEWER LINE  
LOCATION MAP FOR  
PC-1991**

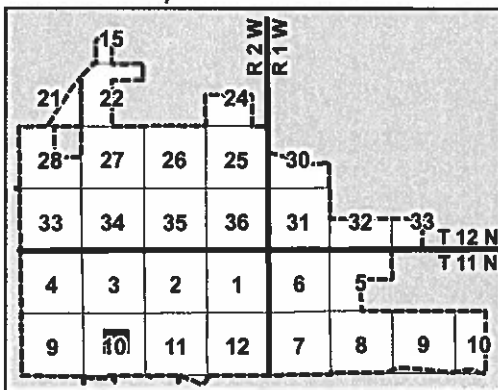
(NE/4, Sec. 10, T11N, R2W)



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Locator Map



Current Zoning Legend

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

**ZONING MAP FOR  
PC-1991  
(NE/4, Sec. 10, T11N, R2W)**



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