

Community Development Department

To make a special assistance request, call 739-1220 or email tanderson@midwestcityok.org no less than 24 hours prior to the start of a meeting.

**AGENDA FOR THE REGULAR MEETING OF THE
MIDWEST CITY
PLANNING COMMISSION
October 4, 2022 – 6:00 p.m.
City Municipal Court
City Hall
100 North Midwest Boulevard**

A. **CALL TO ORDER**

B. **MINUTES**

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the September 6, 2022 Planning Commission meeting.

C. **DISCUSSION**

1. (PC – 2120) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Residential to PUD, Planned Unit Development, an overlay governed by the R-6, Single Family Residential for the property described as a part of the SW/4 of Section 25, T-12-N, R-2-W, located at 1612 & 1624 N. Douglas Avenue. ***The application to rezone the property addressed as 1612 and 1624 N. Douglas will not be considered at the October 4, 2022 Planning Commission meeting because of errors in the application.**
2. (PC –2125) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from PUD, Planned Unit Development, to R-HD, High Density Residential District, R-MD, Residential Medium Density, & C-4, General Commercial District. For the property described as a track of land being a part of the North-West Quarter (NW/4) of Section 8, Township 11 North, Range 1 West of the Indian meridian, Oklahoma County, Oklahoma, also addressed 11000 S.E. 15th Street. ***The application to rezone the property addressed as 11000 S.E. 15th Street will not be considered at the October 4, 2022 Planning Commission meeting per applicant's request for continuance until November 1, 2022 Planning Commission meeting.**
3. (PC– 2127) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Detached Residential, to SPUD (O-2), Simplified Planned Unit Development governed by O-2, General Office District for the unplatted property described as Part of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma addressed as 2310 S. Post Road.

4. (PC-2131) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from C-3, Community Commercial District and R-HD, High Density Residential District, to C-3, Community Commercial District for the unplatted property described as a tract of land being a part of the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma also addresses as 2500 S. Douglas Boulevard.

D. COMMISSION DISCUSSION

Review calendar dates for 2023 regularly scheduled Planning Commission meetings.

E. PUBLIC DISCUSSION

F. FURTHER INFORMATION

G. ADJOURN

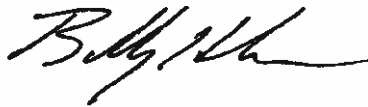
To: Chairman and Planning Commission

From: Billy Harless, Director

Date: October 4, 2022

Subject: (PC – 2120) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Residential to PUD, Planned Unit Development, an overlay governed by the R-6, Single Family Residential for the property described as a part of the SW/4 of Section 25, T-12-N, R-2-W, located at 1612 & 1624 N. Douglas Avenue.

The application to rezone the property addressed as 1612 and 1624 N. Douglas will not be considered at the October 4, 2022 Planning Commission meeting because of errors in the application.



Billy Harless, AICP
Community Development Director

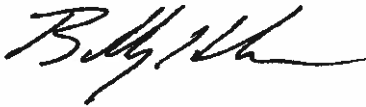
To: Chairman and Planning Commission

From: Billy Harless, Director

Date: October 4, 2022

Subject: (PC – 2125) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from PUD, Planned Unit Development, to R-HD, High Density Residential District, R-MD, Residential Medium Density, & C-4, General Commercial District. For the property described as a track of land being a part of the North-West Quarter (NW/4) of Section 8, Township 11 North, Range 1 West of the Indian meridian, Oklahoma County, Oklahoma, also addressed 11000 S.E. 15th Street.

The application to rezone the property addressed as 11000 S.E. 15th Street will not be considered at the October 4, 2022 Planning Commission meeting per applicant's request for continuance until November 1, 2022 Planning Commission meeting.



Billy Harless, AICP
Community Development Director

From: Aaron Hale <ahale@engineeredbydesign.pro>
To: Billy Harless <BHarless@MidwestCityOK.org>, Emily Richey <ERichey@Midwes...
CC: Luke Rountree <luke.rountree@blockonecommunities.com>
Date: 9/28/2022 5:13 PM
Subject: Westminster40

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We are seeking a continuance to the Nov meeting.

Thanks.

Aaron S. Hale, P.E.
President
Engineered by Design, PLLC
P.O. Box 15567
Del City, OK 73155

C: 405.234.0980
E: ahale@engineeredbydesign.pro

To: Chairman and Planning Commission
From: Billy Harless, Community Development Director
Date: October 4, 2022

Subject: (PC-2127) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Detached Residential, to SPUD (O-2), Simplified Planned Unit Development governed by O-2, General Office District for the unplatted property described as Part of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma addressed as 2310 S. Post Road.

Executive Summary: The parcel is currently zoned R-6, Single Family Detached Residential and the applicant is proposing to redistrict to SPUD (O-2), Simplified Unit Development governed by O-2, General Office District. The 0.36 acre parcel is currently vacant. The applicant is proposing to add some light, general office space such as a chiropractic office. Notice was sent to all property owners within 300 feet of the area of request. Staff has not received any calls or letters of protest at the time of this writing. Action is at the discretion of the Planning Commission.



Dates of Hearing:
Planning Commission- October 4, 2022
City Council- October 25, 2022

Council Ward: Ward 6, Rick Favors

Applicant: Kelly Cook

Owner: Max Wilson

Notification: The public notice for property owners within 300' radius of proposed property was submitted to the Beacon 9/9/2022 (for publish date 9/14/2022) and mailed out 9/12/2022.

Proposed Use: SPUD (O-2), Simplified Planned Unit Development, governed by O-2 General Office District to include light general offices and a chiropractic office.

Size: The area of request has a land size of 0.36 acres.

Zoning Districts:

Area of Request- R-6, Single Family Detached Residential
North- SPUD (O-1), Simplified Planned Unit Development governed by O-1, Restricted Office District
South- R-6, Single Family Detached Residential
East- R-6, Single Family Detached Residential
West- S. Post Rd.

Land Use:

Area of Request- Restricted office
North- Light office, chiropractic
South- Farm land
East- Residential
West- Main arterial/ Post Rd.

Comprehensive Plan Citation: The Comprehensive Plan supports the development of professional offices for a variety of medical practices, one of which could be a chiropractic office. Office development should be compatible with any adjacent residential area. Residents should be able to live, work, and recreate all within the community itself. This provides positivity and convenience to the community generating tax-based revenue as well.

Municipal Code Citation:

2.26. – SPUD, Simplified Planned Unit Development
2.26.1. *General Provisions.* The simplified planned unit development, herein referred to as SPUD, is a special zoning district that provides an alternate approach to conventional land use controls to produce unique, creative, progressive, or quality land developments.

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

The SPUD is subject to special review procedures within 7.4 SPUD Application and Review (page 179) and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.17. – O-2, General Office District

2.17.1. *General Description.* This commercial district is intended to provide a location for offices at higher density than that allowed in the restricted office district.

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

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

Staff Comments

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There's a public water main bordering the proposed parcel, an eight (8) inch line running along the north side of S.E. 23rd Street. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There's a public sewer main bordering the proposed parcel, an eight (8) inch line running along the east side boundary. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to 2304 South Post Road and 2310 South Post Road (the subject property) exists off S.E. 23rd Street. The applicant is proposing to access the site using the existing drives onto S.E. 23rd Street without a new drive onto South Post Road. Cross access agreements for the properties will be required as part of any new building permit. S.E. 23rd Street is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Fire Marshal's Comments:

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

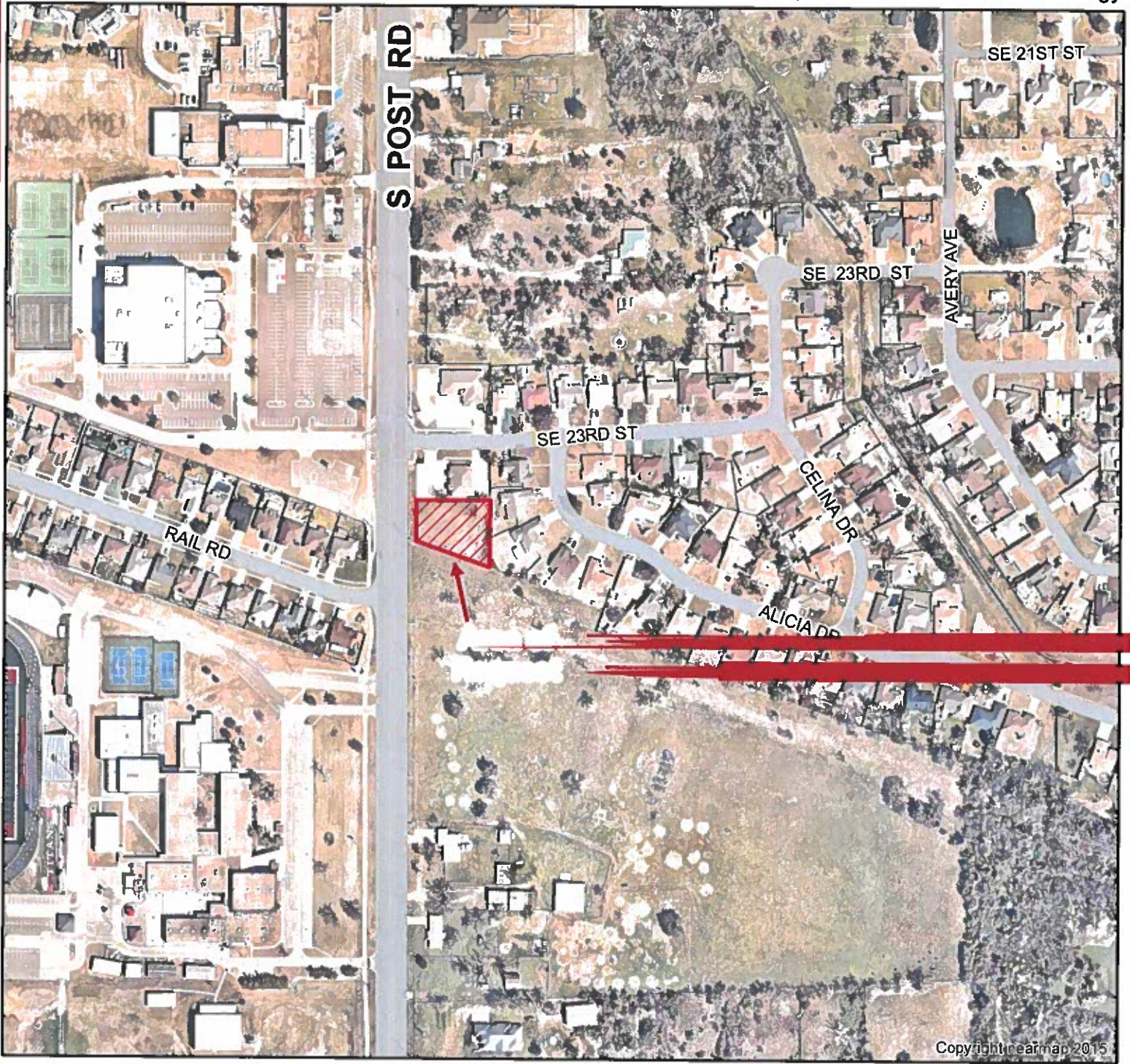
Plan Review Comments:

This is an application to rezone the parcel located at from R-6, Single Family Detached Residential to SPUD (O-2), governed by General Office District. Since the Comprehensive Plan supports the development of professional offices for a variety of medical practices, one of which could be a chiropractic office, and the property is located on a secondary arterial, staff recommends approval.

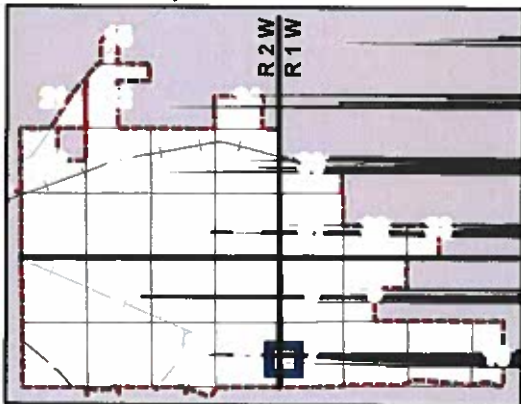
Action Required:

Approve or reject the ordinance to redistrict to SPUD (O-2), Simplified Planned Unit Development, governed by O-2, General Office District, for the property noted herein, subject to staff comments and recommendations as found in the October 4, 2022 agenda packet and made a part of the PC-2127 file.

Billy Harless,
Community Development Director
BH



Locator Map

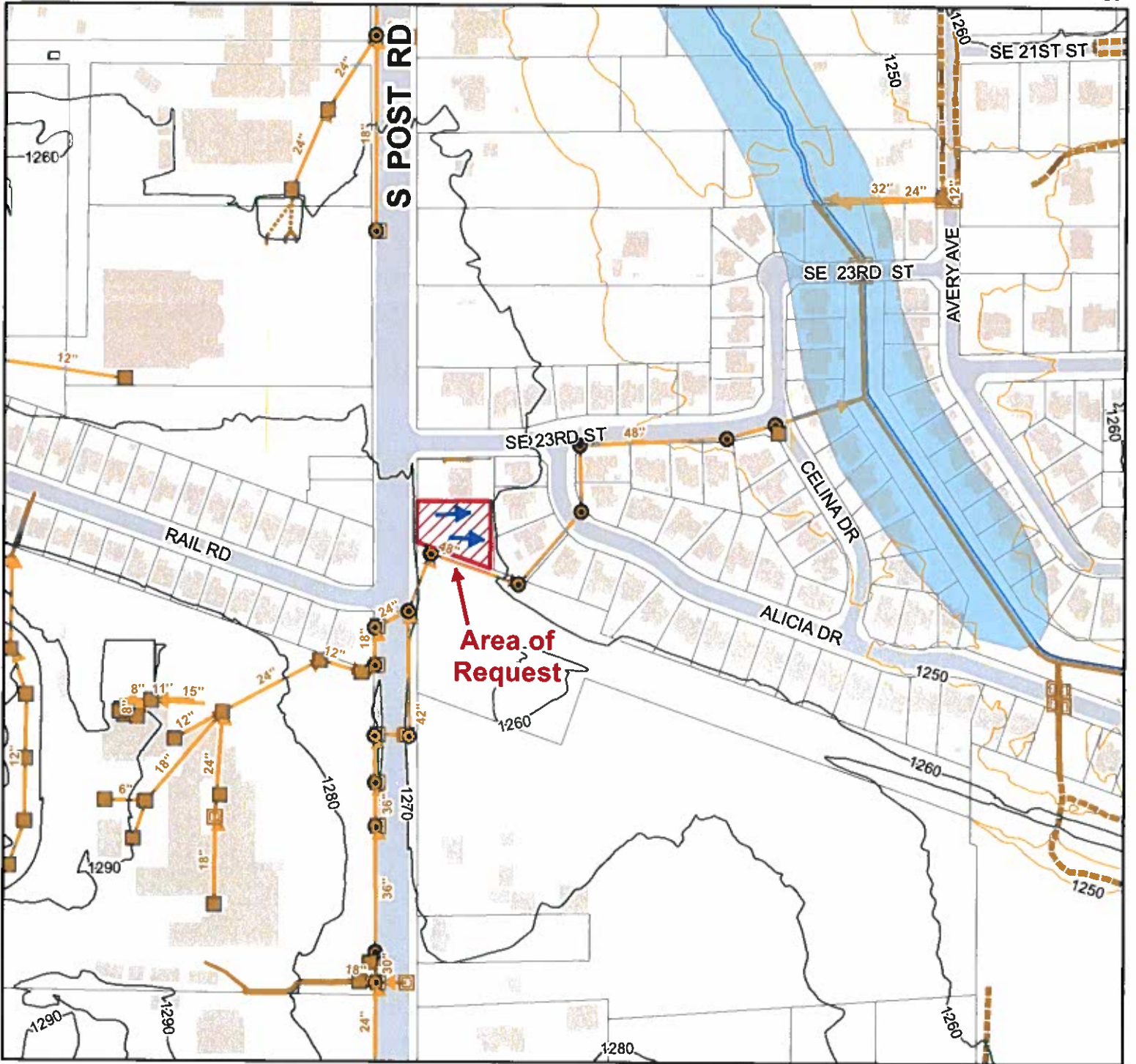


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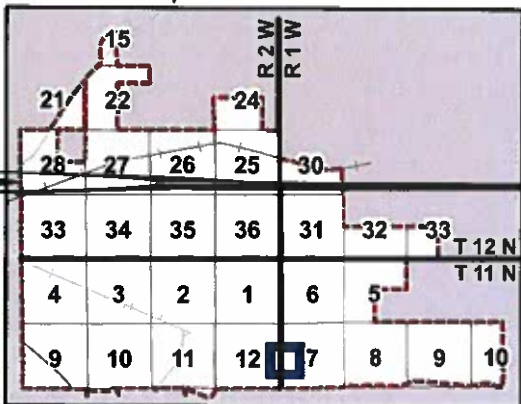
1 inch = 300 feet

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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

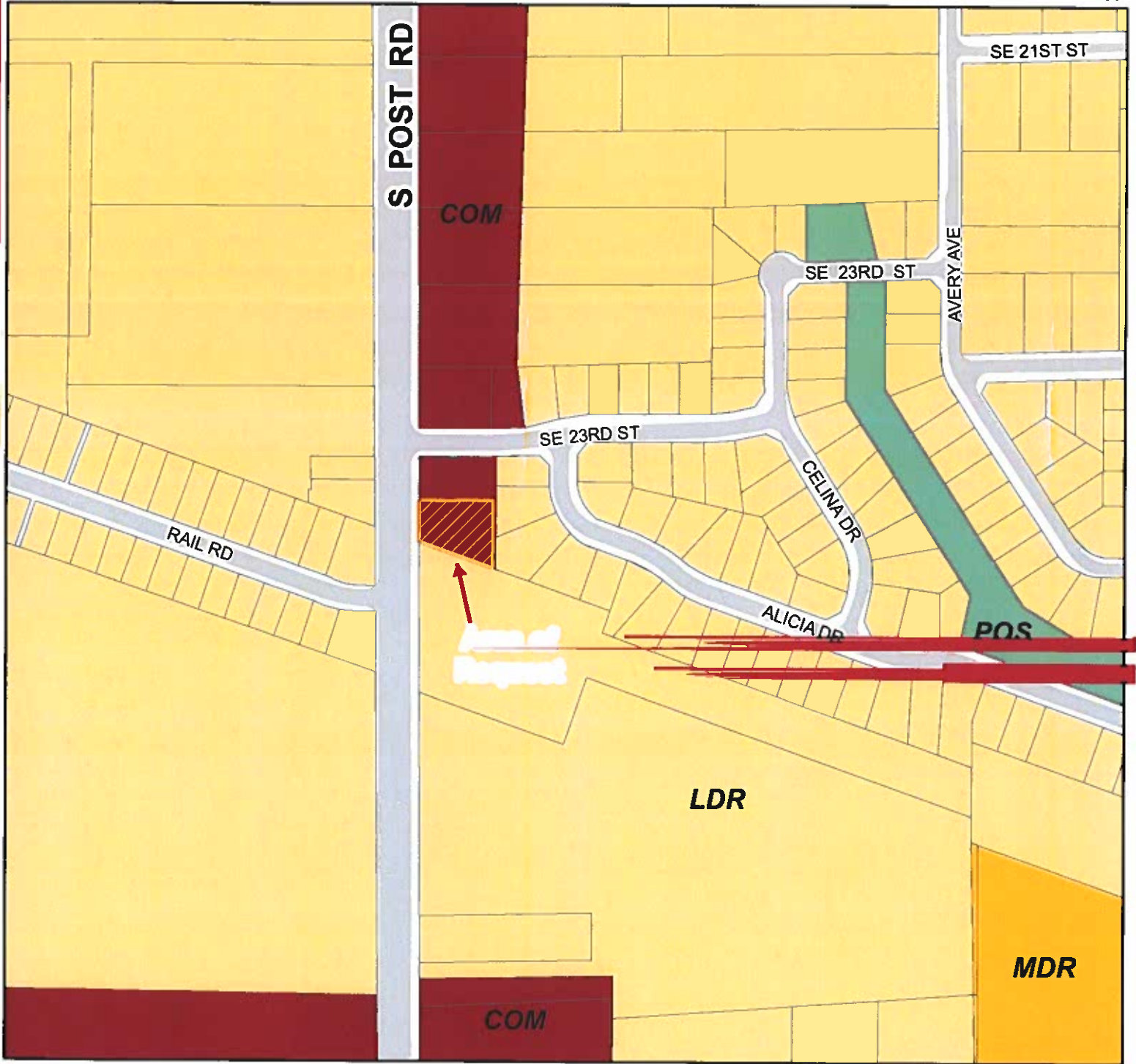
- 500-yr Floodplain
- 100-yr floodplain
- 2009 FEMA Floodway
- FLOODWAY

DRAINAGE LOCATION MAP FOR PC-2127 (SW/4, Sec. 7 T11N, R1W)

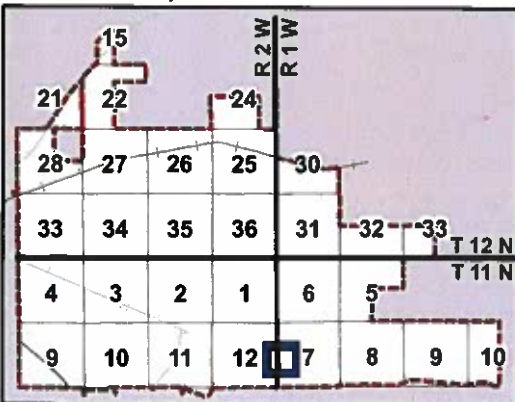
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Locator Map

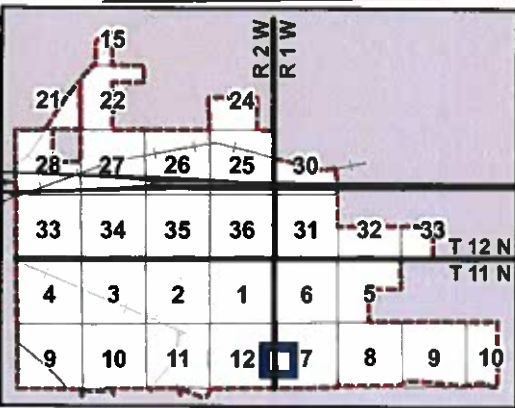
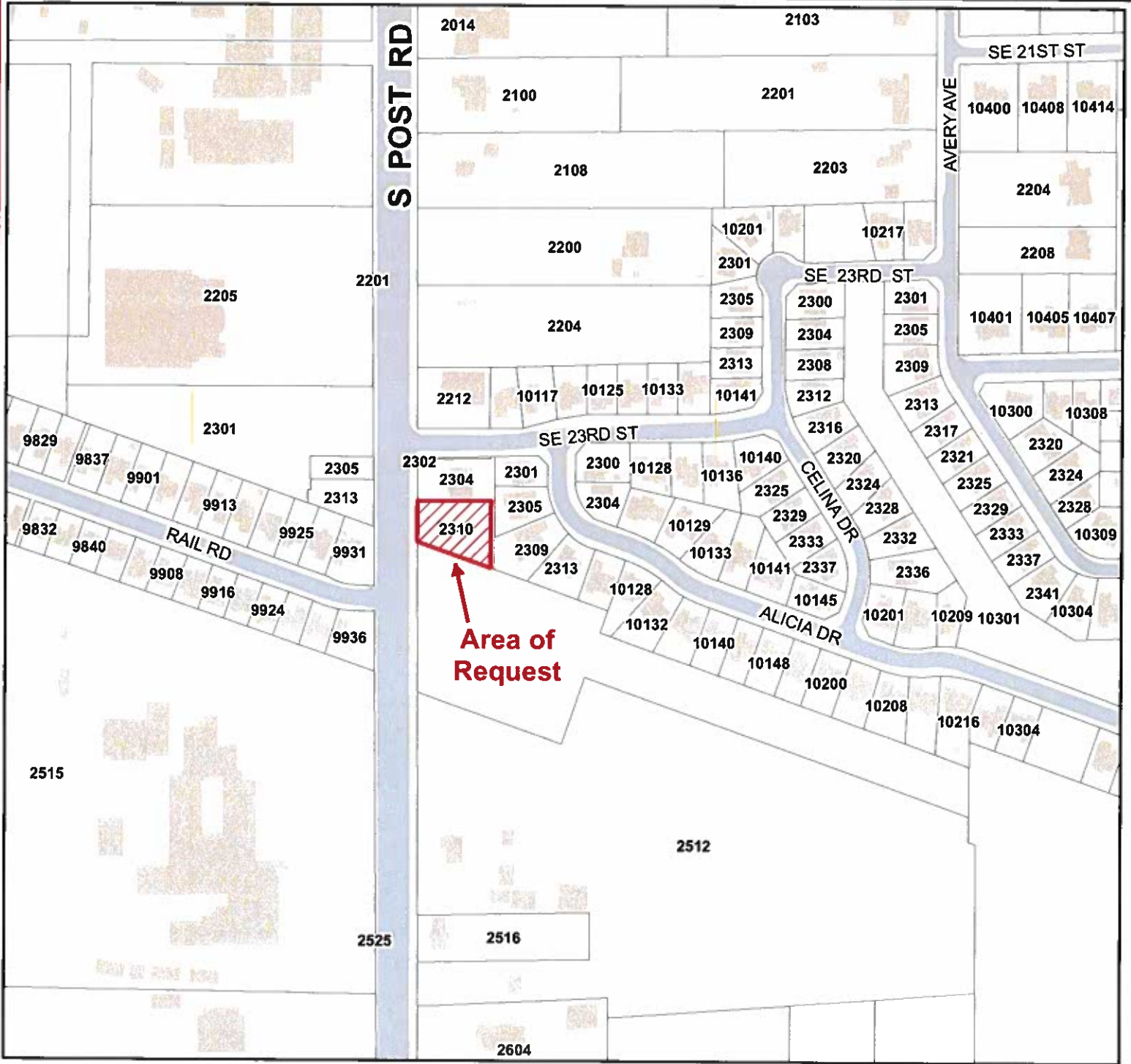


Future Land Use Legend








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



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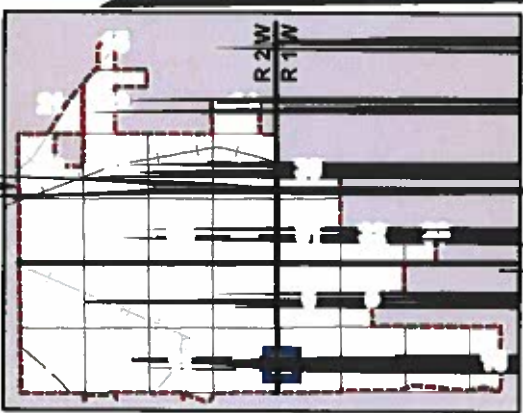
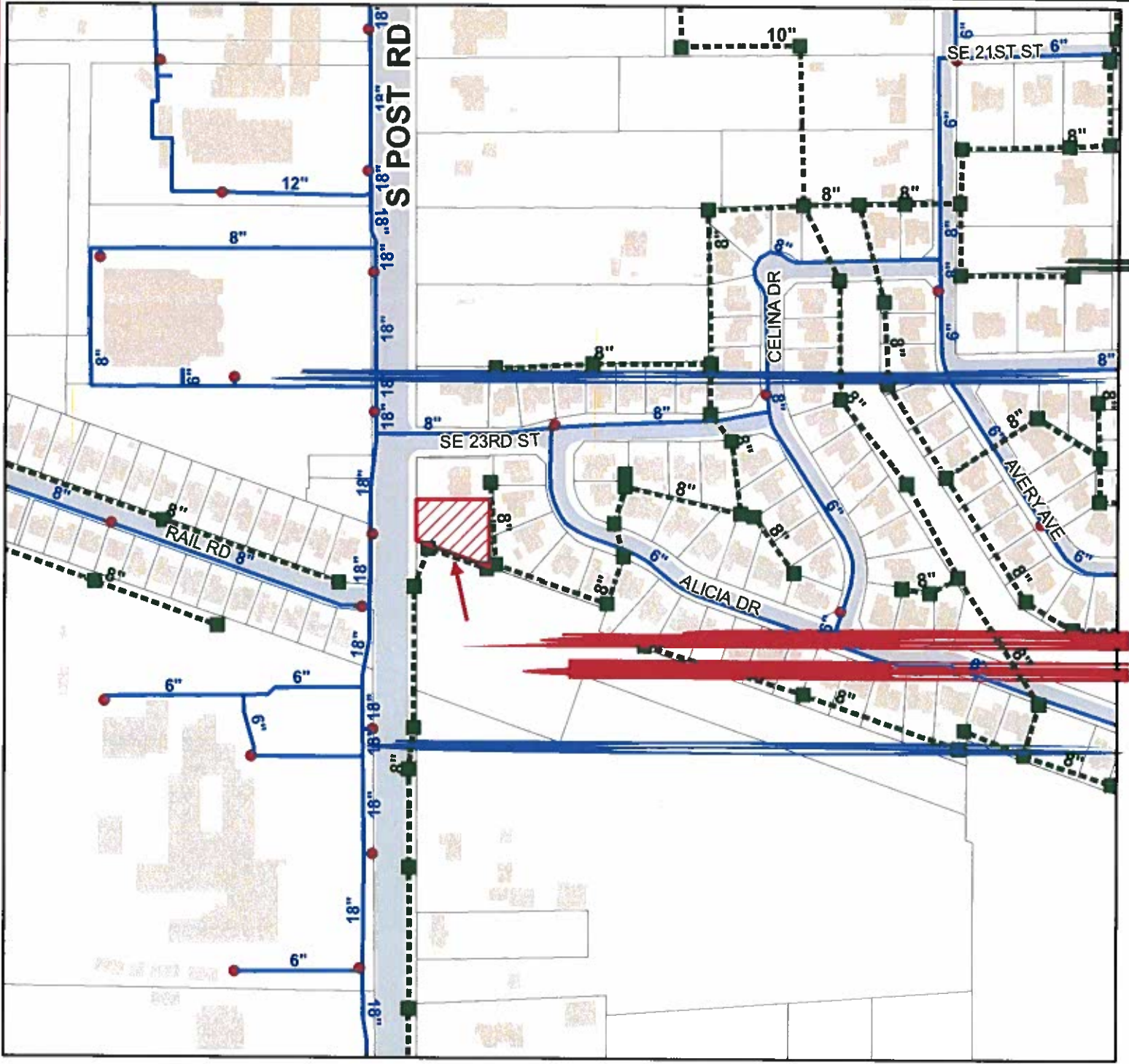
General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

**GENERAL MAP FOR
PC-2127
(SW/4, Sec. 7 T11N, R1W)**



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● Fire Hydrants

Water Lines

— Distribution

— Well

— OKC Cross Country

— Scooper Utilities

— Transcona

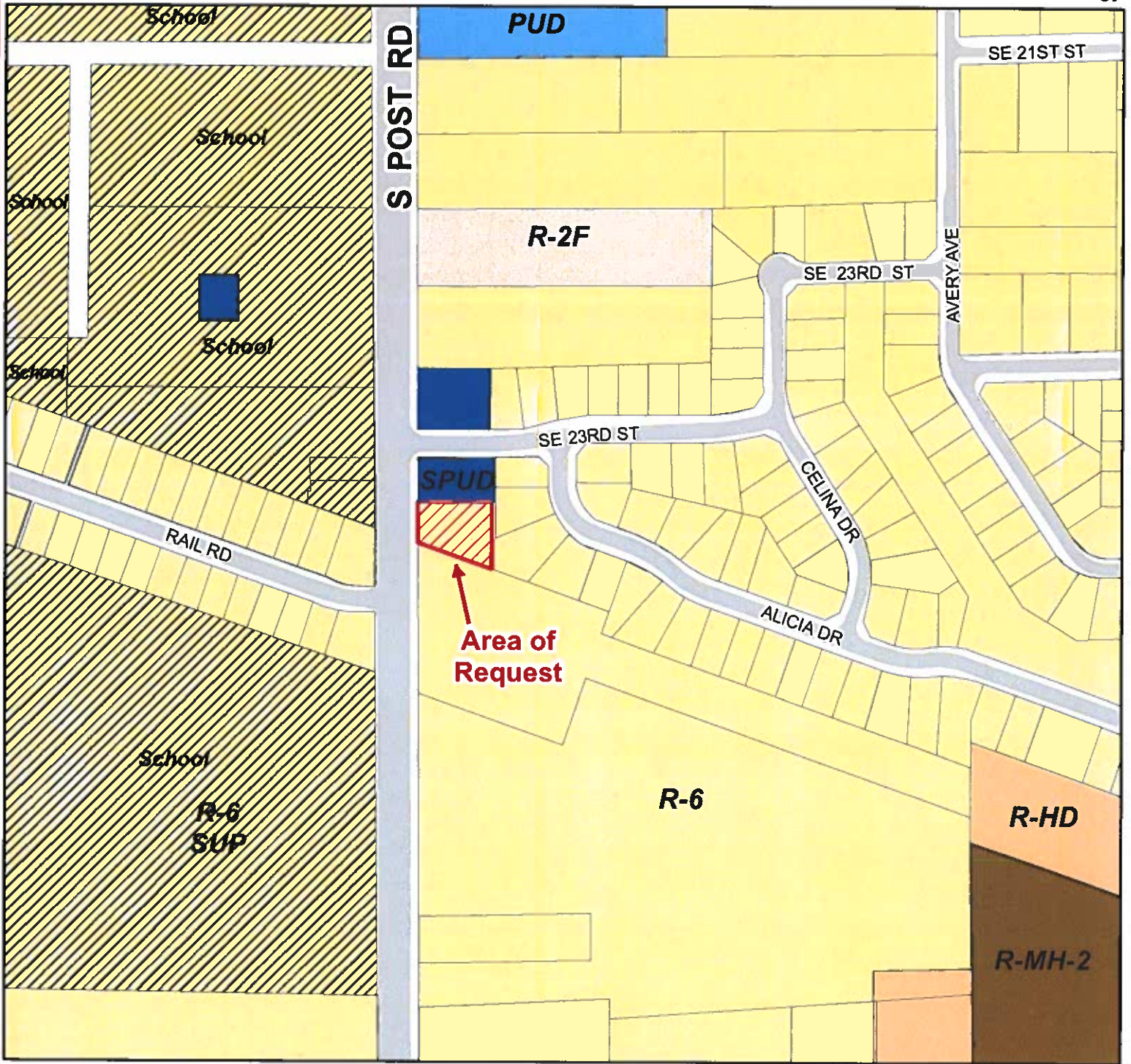
— Unknown

— Sewer Lines

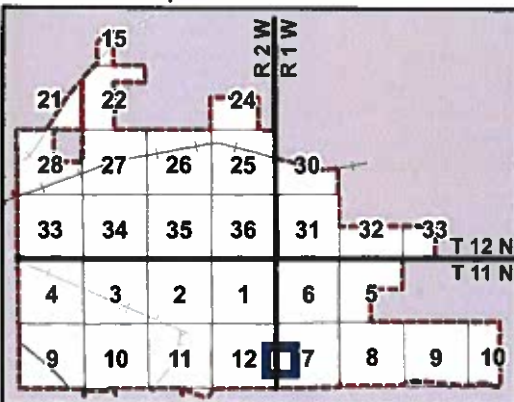
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Locator Map



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-2127
(SW/4, Sec. 7 T11N, R1W)**



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The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

Rezoning Application and Instructions

Step 1 - Mandatory Pre-Application Meeting

Schedule the mandatory pre-application meeting with City staff at least seven (7) calendar days prior to submittal of the rezoning application.

Step 2 - Submit Application by required deadline (See attached calendar for deadlines)

Items required for a complete application submittal for a rezoning application review*:

- Completed application form
- Application fee
- Proof of ownership
- Legal Description of the property
- Notarized Letter of Consent from property owner if applicant is not the property owner
- List of names and addresses of all property owners within 300 feet of the exterior boundaries of the subject property.

If applying for a SPUD:

- SPUD Design Statement Form
- Master Plan

If applying for a PUD:

- Master Development Design Statement Document
- Master Development Map

*Staff will review application for completeness at the time of submittal. If any items from the above list are missing the application is incomplete and will be returned to the applicant.

Step 4 - Planning Commission Hearing

Attend Planning Commission meeting. The Planning Commission will make a recommendation to the City Council.

Step 5 - City Council Hearing

Attend Planning Commission meeting. The Planning Commission will make a recommendation to the City Council.

FOR OFFICE USE ONLY			
Type of Application	Fee	Required Meetings:	Date:
Rezoning	\$225.00	Pre-Development Meeting:	
Special Use Permit	\$225.00	Planning Commission:	
Rezoning & SUP	\$225.00	City Council:	
Simplified Planned Unit Development	\$300.00	Comments:	
Planned Unit Development	\$450.00		
Application completeness has been reviewed by staff and found to be: <input type="checkbox"/> Complete <input type="checkbox"/> Incomplete Additional comments: Reviewed for completeness by:			



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

REZONING APPLICATION

Property Information

Location/Address of Property:	2310 S Post Rd
Legal Description:	7-11A 1W - meet sand bands

Applicant Information

Name:	Kelly Cook	Company:	GEC Enterprises INC
Mailing Address:	512 Country Club Terrace		
City:	Midwest City	State:	OK
		Zip:	73110
Phone:	(405) 808-8802	Fax:	
		Email:	KCOOK@btfmail.com

Owner Information

Name:	Max Wilson	Company:	M. R. Wilson Investment SMAT,
Mailing Address:	13276 FAIRWAY DR.		
City:	Choctaw	State:	OKLA.
		Zip:	73020
Phone:	(405) 830-6304	Fax:	—
		Email:	mwilson29@hotmail.com

It is requested that the above noted property be rezoned

From: R-6 Single Family detached Residential
 To: SPUD (0-2) governed by 0-2 general office district

And it is further requested that the Comprehensive Plan be amended

From: N/A
 To: _____

The subject property has a frontage of 91 ft and a depth of 157 ft., and contains an area of 15,681 sq. ft.

Applicant: Kelly Cook + MAX R. Wilson



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

Simplified Planned Unit Development

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

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

A. Special Development Regulations

1. List of the owners and/or developers: Kelly Cook + MAX R. Wilson

2. Please list the adjoining land uses, both existing and proposed.
 North: Light office chiropractic
 South: FARM LAND
 East: RESIDENTIAL
 West: MAIN ARTERIAL / POST Rd.
3. Please list the use or uses that would be permitted on the site.
light / General office ... Low density usage.

4. This site will be developed in accordance with the Development Regulations of the 02 General zoning district.
5. Please list all applicable special development regulations or modified regulations to the base zoning district: TRADITIONAL BRICK veneer structure seen in GENERAL office zones,

6. Please provide a statement of the existing and proposed streets, including right-of-way standards and street design concepts: Entrance + Exit off Post Rd. to + from parking lot ... proposed parking lot may be linked with existing parking lot
7. Please describe the physical characteristics of the following:
 Sight-proof screening proposed: 6' stockade fence

Landscaping proposed: 6 trees + 12 shrubs AS well AS other TRADITIONAL LANDSCAPE in order to add AESTHETIC IMPROVEMENT of the location.



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

Signs proposed: one 8' sign

Area of open space proposed: 15,681 A Lot with proposed structure of 5650 A 36' open space (4500 A ?)

Proposed access points: off post Rd. + possibly SE 23rd

Drainage information: Storm water retention required at the time of construction on the property generally falling to the N.E.

- 8. Existing or proposed building size: 4500 to 5650 A
- Maximum building height: one or two story
- Number of existing or proposed buildings: one
- Building setbacks - Front: 25'
- Sides: 10' or 15'
- Rear: " "

9. Please provide a description of the proposed sequence of development.
TOTAL development one phase

B. Other Development Regulations

Please list any other amenities or controls included in the SPUD: Brick Veneer Exterior; 6' Fences (stockade), Landscape to eliminate noise.

C. Master Plan Map (attached)

Exhibit A: _____

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

Signature _____

Date _____

2

Return To:
GEC Enterprises, Inc.
2304 S. Post Road
Midwest City, OK 73130

Doc # 2005186846
Bk 9940
Pg 198-200
DATE 12/02/05 12:12:23
Filing Fee \$17.00
Documentary Tax \$22.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

STATUTORY SPECIAL WARRANTY DEED

22.50

File No.: 682925-OK16 (SLM)
Doc Stamps: \$22.50

Tax ID#: 1227-16-995-3270

KNOW ALL MEN BY THESE PRESENTS: That Paul J. Frolich, Trustee and Norma Jean Frolich Chesnut, Trustee of the Esther Frolich 1987 Revocable Trust Agreement, dated 11/2/1987 (the "Grantor"), in consideration of the sum of TEN AND NO/100's dollars and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey unto GEC Enterprises, Inc., an Oklahoma Corporation, an undivided 2/3 interest and M. R. Wilson Securities, Inc., an Oklahoma Corporation, an undivided 1/3 interest (the "Grantee"), that certain tract of real property situated in Oklahoma County, Oklahoma, to wit:

See attached Exhibit "A"

Less and except all of the oil, gas, and other minerals in and under the above property, which have heretofore been reserved or conveyed or which are reserved by the Grantor(s) herein. It is the intention of the Grantor(s) to convey to the Grantee(s) the surface and surface rights only in and to the above-described real property.

Together with all the improvements thereon and the appurtenances thereunto belonging, LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants; and warrant the title to the same against any and all acts, conveyances, liens and encumbrances affecting such property made or suffered to be made or done by, through or under Grantor, but not otherwise.

TO HAVE AND TO HOLD said described premises unto the Grantee, Grantee's heirs, successors and assigns forever.

Signed and delivered this November 28, 2005.

Esther Frolich 1987 Revocable Trust Agreement

First American Title & Trust Company
133 N. W. 8th
Oklahoma City, OK 73102

Paul J. Frolich
Paul J. Frolich, Trustee

Norma Jean Frolich Chesnut
Norma Jean Frolich Chesnut, Trustee

682925/3/17 = 1222/511



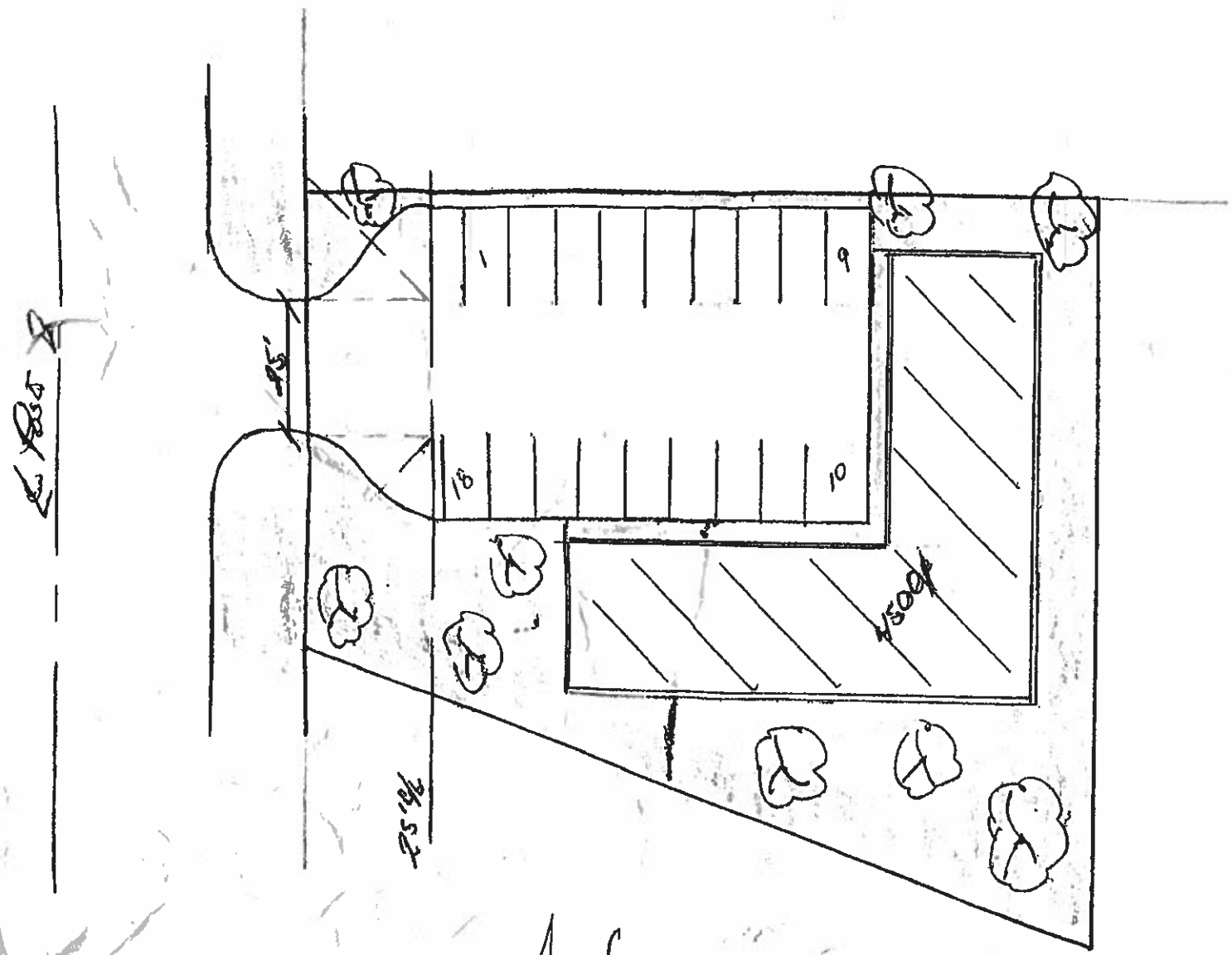
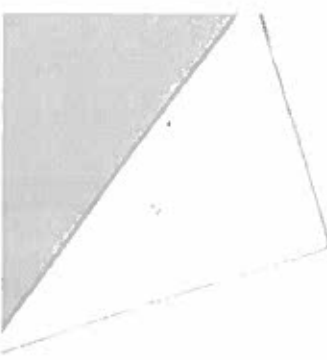
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EXHIBIT 'A'

File No.: 682925-OK16 (SLM)
Property: 7-11N-1W, , OK

Part of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, lying and being North of the Right-of-way and siding of the M.K. & T. Railroad Co., more particularly described as follows: That part of Lot Three (3) of said Section 7, Township 11 North, Range 1 West of the I.M., which lies North of the said Right-of-way and siding of the M.K. & T. Railroad Co., the said Right-of-way being the Southerly boundary of the above described tract and the West Section line of said Section 7, being the Westerly boundary line of the said above described tract, LESS AND EXCEPT that portion of the above description which has been platted into FROLICH VILLAGE to Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, filed August 9, 1978 in Book 47 of Plats, Page 31, AND LESS AND EXCEPT a part of Government Lot Three (3), Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows, to-wit: BEGINNING at the Northwest corner of Lot Three (3); thence South on the West line of Lot 3, a distance of 135 feet; thence East and parallel to the North line of Lot 3, a distance of 207 feet; thence North and parallel to the West line of Lot 3 a distance of 135 feet to a point on the North line of said Lot 3; thence West on the North line of said Lot 3 a distance of 207 feet to the Point or Place of Beginning, AND LESS AND EXCEPT A part of Government Lot Three (3), in the Southwest Quarter (SW/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: BEGINNING at a point on the West line of said Government Lot 3 and 195.00 feet South of the Northwest corner of said Lot 3; thence East and parallel to the North line of said Lot 3 for a distance of 207.00 feet; thence South and parallel to the West line of said Lot 3 a distance of 94.15 feet; thence West and parallel to the North line of said Lot 3 a distance of 207.00 feet to the West line of said Lot 3, a distance of 289.15 feet South of the Northwest corner of said Lot 3; thence North on the West line of said Lot 3 for a distance of 94.15 feet to the Point or Place of Beginning.

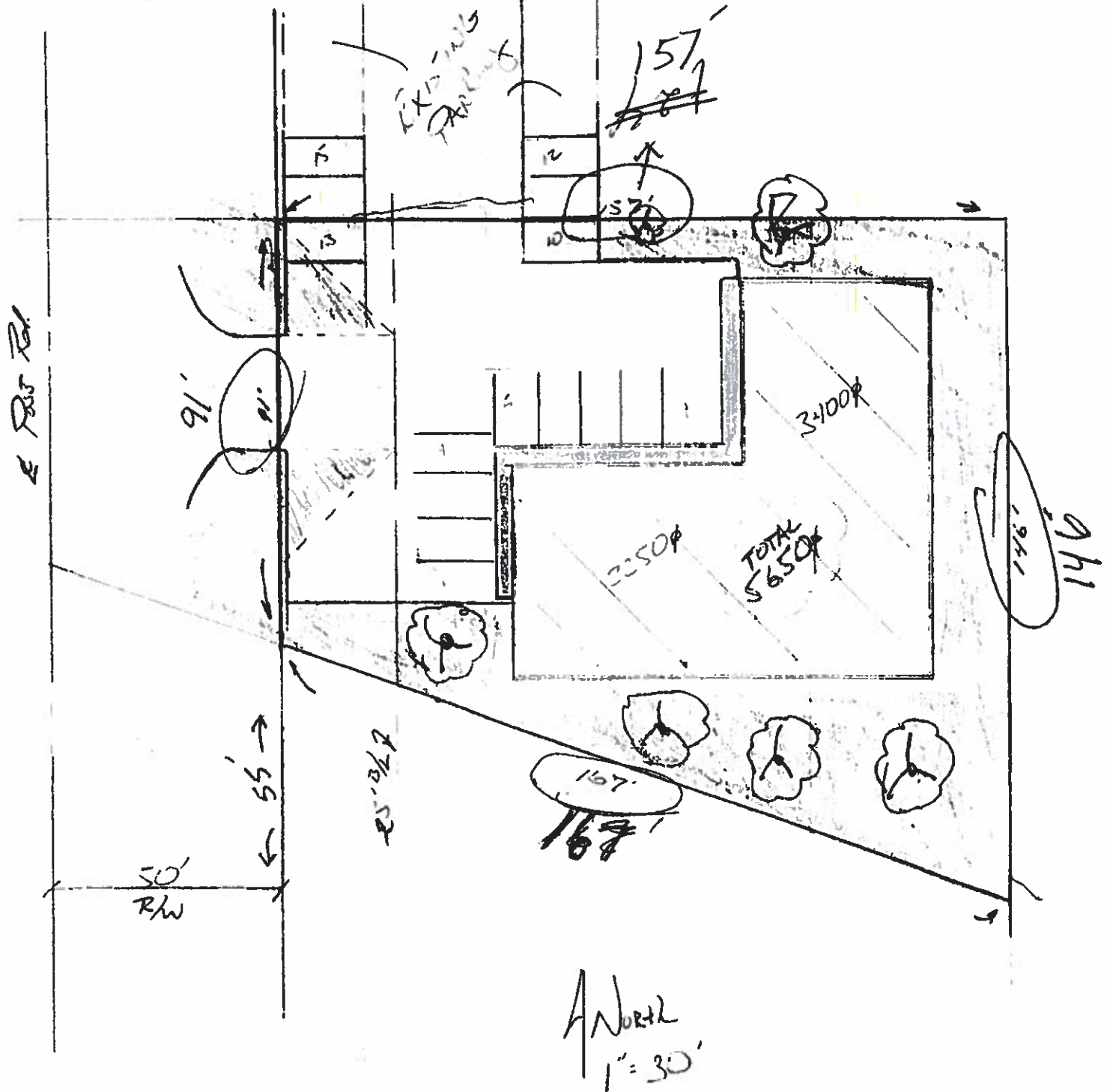
A.P.N. 1227-15-895-3270



North
 1" = 30'

Kelly
 11.6.14 86.114
 Call 411-6559
 Paul Park, MI

146 7 300 CELL



E 100' RW

EXISTING
PERMIT

157'

91'

34,000'

22,500'

TOTAL
56,500'

141'

55'

178.52'

167'

50'
RW

North
1" = 30'

To: Chairman and Planning Commission
From: Billy Harless, Community Development Director
Date: October 4, 2022

Subject: (PC-2131) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from C-3, Community Commercial District and R-HD, High Density Residential District, to C-3, Community Commercial District for the unplatted property described as a tract of land being a part of the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma also addresses as 2500 S. Douglas Boulevard.

Executive Summary: This is a request to rezone the above noted property from C-3, Community Commercial District and R-HD, High Density Residential District, to C-3, Community Commercial District. The applicant, Mr. Edward Harroz III, is proposing to add a two-story dental facility and two fast food establishments. Notice was sent to all property owners within 300 feet of the area of request. Staff has not received any calls or letters of protest at the time of this writing. Action is at the discretion of the Planning Commission.

Dates of Hearing:
Planning Commission- October 4, 2022
City Council- October 25, 2022

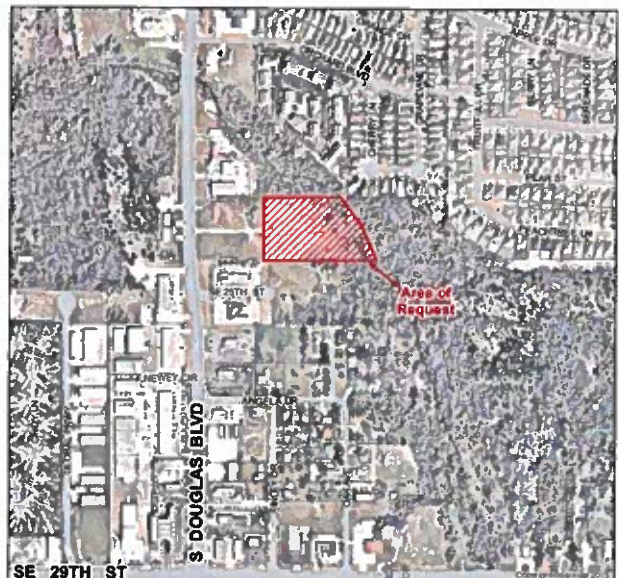
Council Ward: Ward 2, Pat Byrne

Applicant: Edward Harroz III

Owner: Edward Harroz III

Notification: The written public notice for property owners within 300' radius of the subject property was submitted to the Beacon 9/9/2022 (for publish date 9/14/2022) and mailed out 9/12/2022.

Proposed Use: C-3, Community Commercial District; Two-story dental office and two fast food establishments.



Size: The subject property has a frontage of 330 feet, a depth of 590 feet, and contains an area of 162,033 square feet, 4.4 acres more or less.

Zoning Districts:

Area of Request- C-3, Community Commercial District and R-HD, High Density Residential District
North- PUD (C-3), Planned Unit Development governed by C-3, Community Commercial District
South- C-1, Restricted Commercial District
East- R-HD, Residential High Density
West- S. Douglas Blvd.

Land Use:

Area of Request- Vacant
North- Top Tier Tactical
South- Sonic Drive-in
East- Residential
West- S. Douglas Blvd.

Comprehensive Plan Citation:

The Comprehensive Plan provides directions for Commercial Land Uses intended for a variety of commercial establishments with outside storage, display, and sales. Commercial uses might be located along major thoroughfares for they need accessibility. According to the Comprehensive Plan in commercial areas office and retail uses are permitted.

Municipal Code Citation:

2.20. – C-3, Community Commercial District
2.20.1 *General Description.* This commercial district is intended for the conduct of business activity which is located at the edge of residential areas but which serves a larger trade area than the immediately surrounding residential neighborhoods.

Business uses will most often be found in a wide variety of commercial structures, normally on individual sites with separate ingress, egress, and parking. Because of varied uses permitted, it is important to be separated as much as possible visually and physically from any nearby residential areas and to limit the harmful effects of increased traffic, noise, and general nonresidential activity which will be generated.

Limited outdoor storage, as defined below, and limited open display, as defined below, shall be permitted.

Traffic generated by the uses permitted shall be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

Staff Comments

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are public water mains adjacent to the proposed parcel, a six (6) inch line running along the south side of S.E. 25th Street and a twelve (12) inch line running along the west side of Douglas Boulevard. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There's a public sewer main bordering the proposed parcel, an eight (8) inch line running along the east side and south side boundaries. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off S.E. 25th Street. S.E. 25th Street is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be a Special Flood Hazard Area impacted by the 100 year floodplain on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. Any new building permit must meet the minimum design standards outlined in the floodplain development regulations. Detention will be required with any building permit. Downstream impacts must be considered, both during construction and at a fully developed condition.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Fire Marshal's Comments:

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

Plan Review Comments:

This is an application to rezone the parcel located at 2500 S. Douglas Blvd. from C-3, Community Commercial District and R-HD, High Density Residential District, to C-3, Community Commercial District. The applicant intends to develop the area into a two-story dental facility and two fast food establishments. Since the Comprehensive Plan supports commercial development, and because the property has access to a primary Arterial, staff recommends approval.

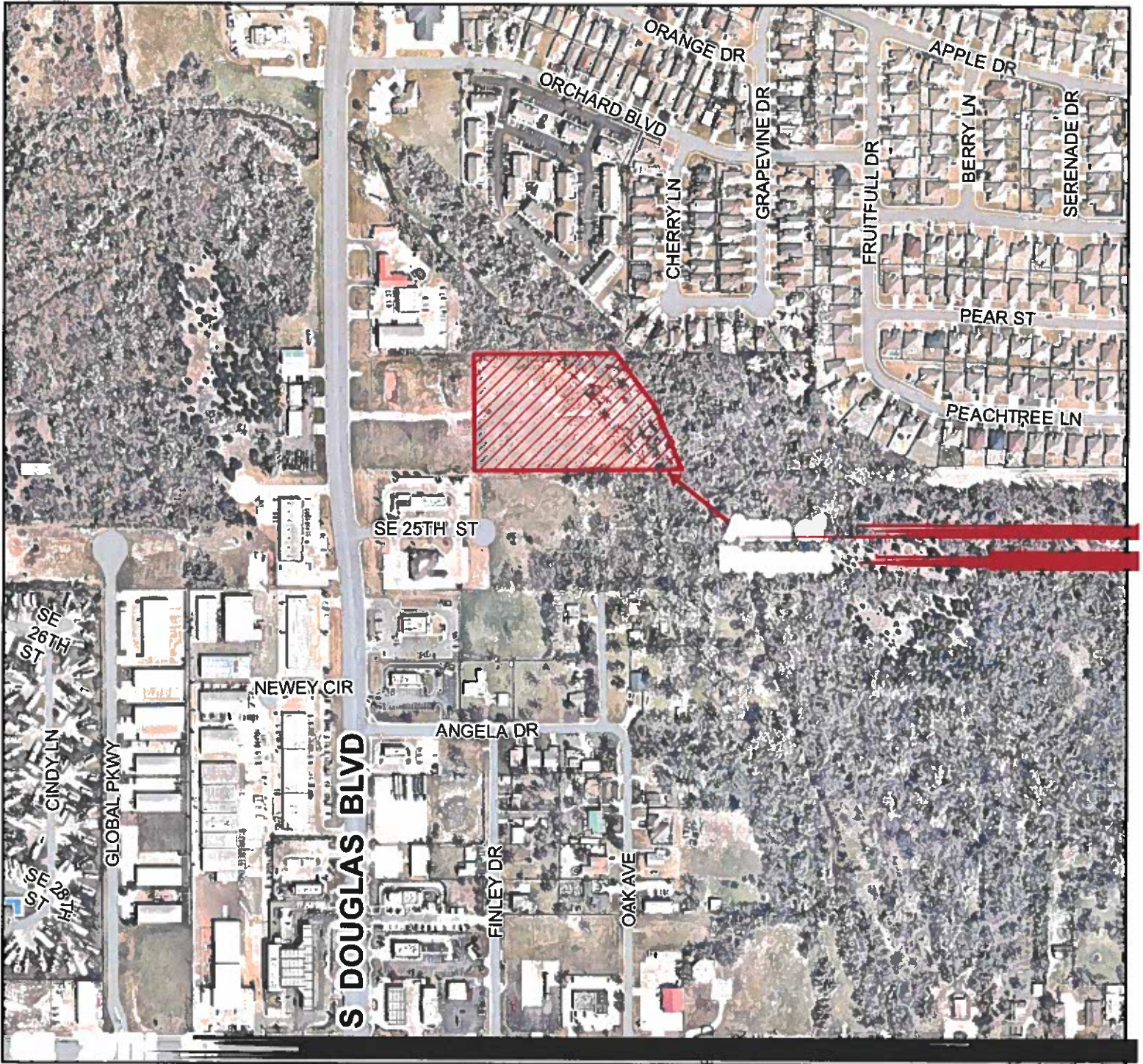
Any development, commercial or residential, will have to comply with all zoning, fire, and development regulations as per City Ordinance. As of this writing, staff has received no calls or letters of protest.

Action is at the discretion of the Planning Commission.

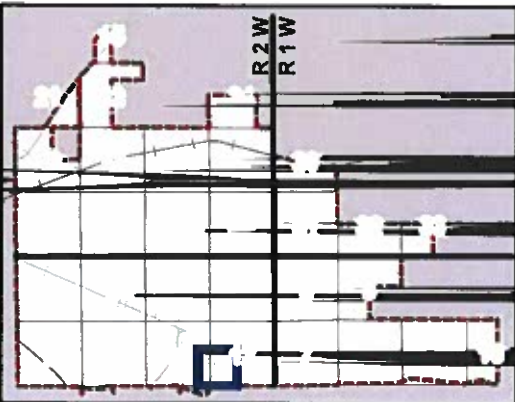
Action Required:

Approve or reject the ordinance to redistrict to C-3, Community Commercial District and R-HD, High Density Residential District, to C-3, Community Commercial District, for the property noted herein, subject to staff comments and recommendations as found in the October 4, 2022 agenda packet and made a part of the PC-2131 file.

Billy Harless,
Community Development Director
BH



Locator Map

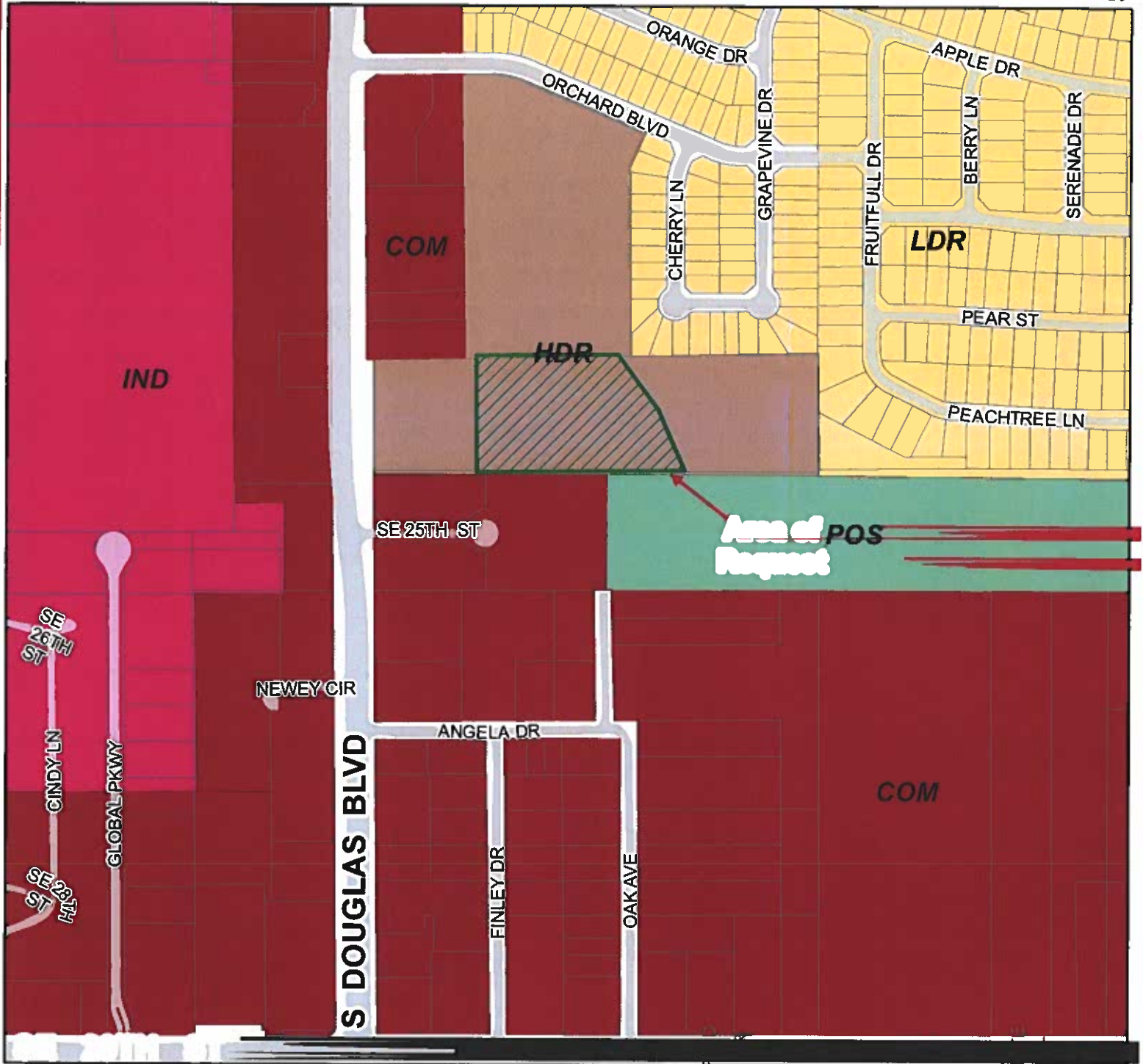


0 400 800 Feet

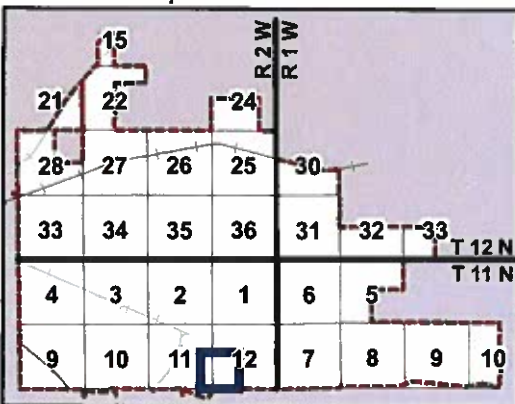
1 inch = 400 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE.

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Locator Map

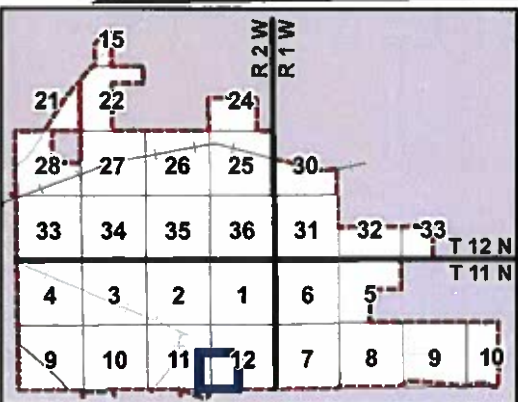
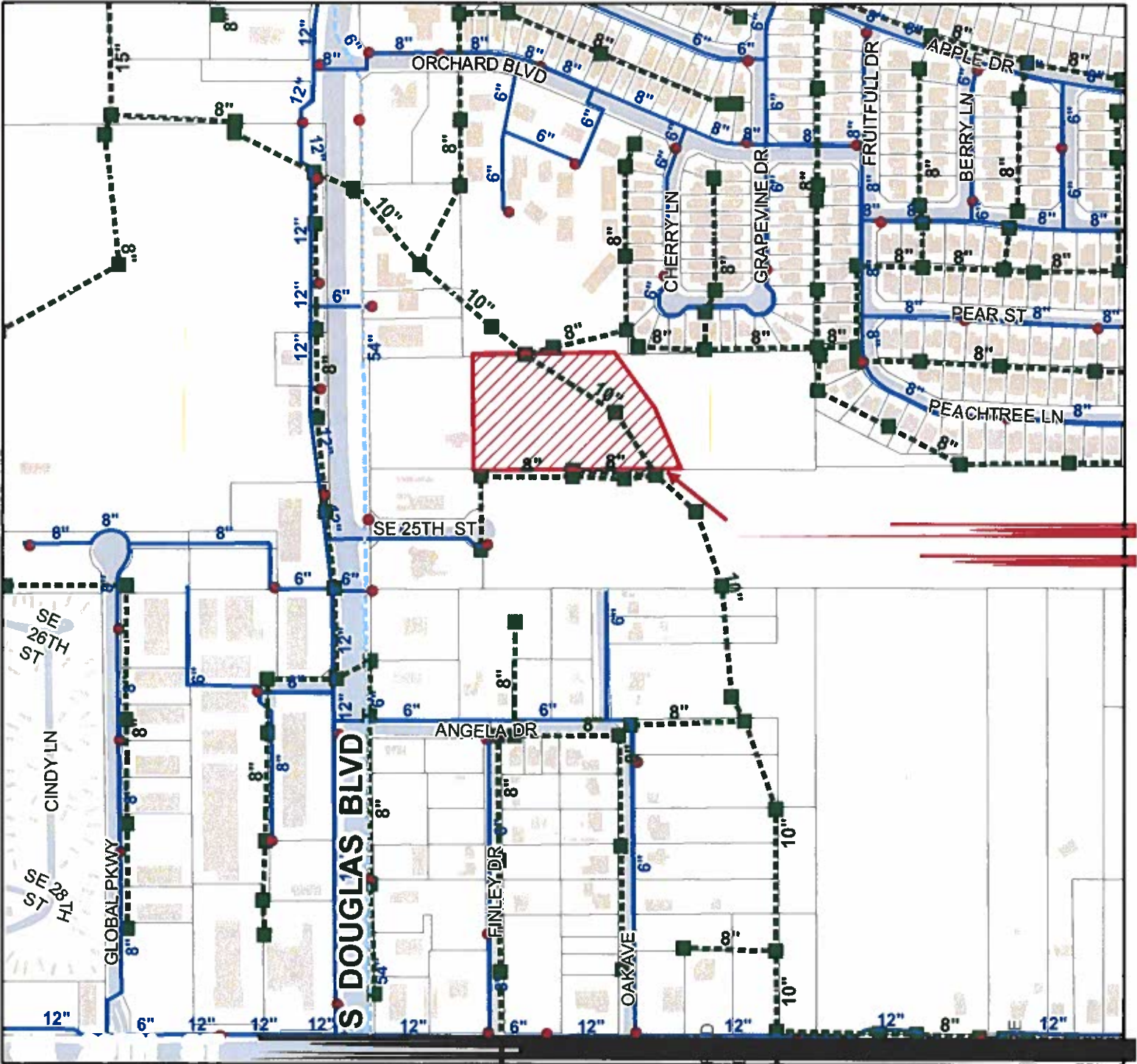


- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

0 400 800 Feet

1 inch = 400 feet

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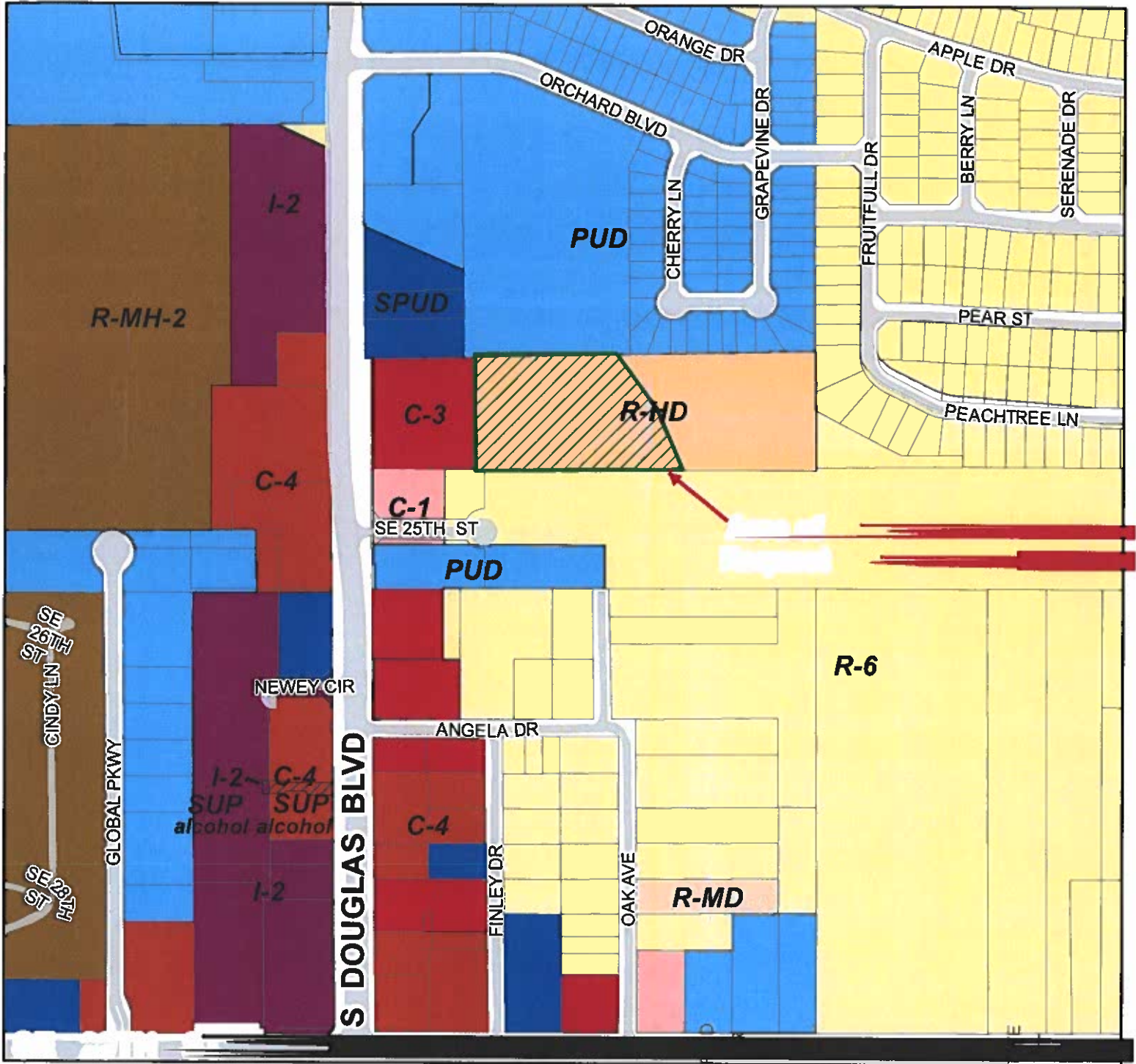


- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - - - - - OKC Cross Country
 - - - - - Sooner Utilities
 - - - - - Thunderbird
 - - - - - Unknown
- - - - - Sewer Lines

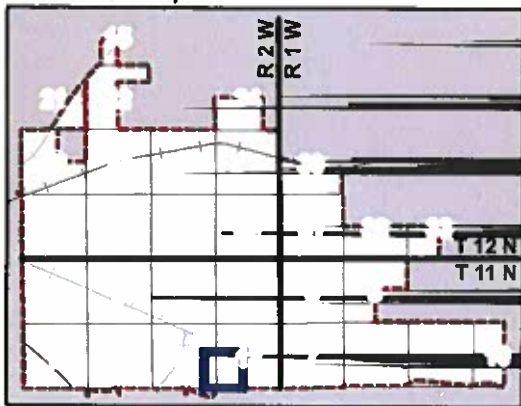
0 400 800 Feet

1 inch = 400 feet

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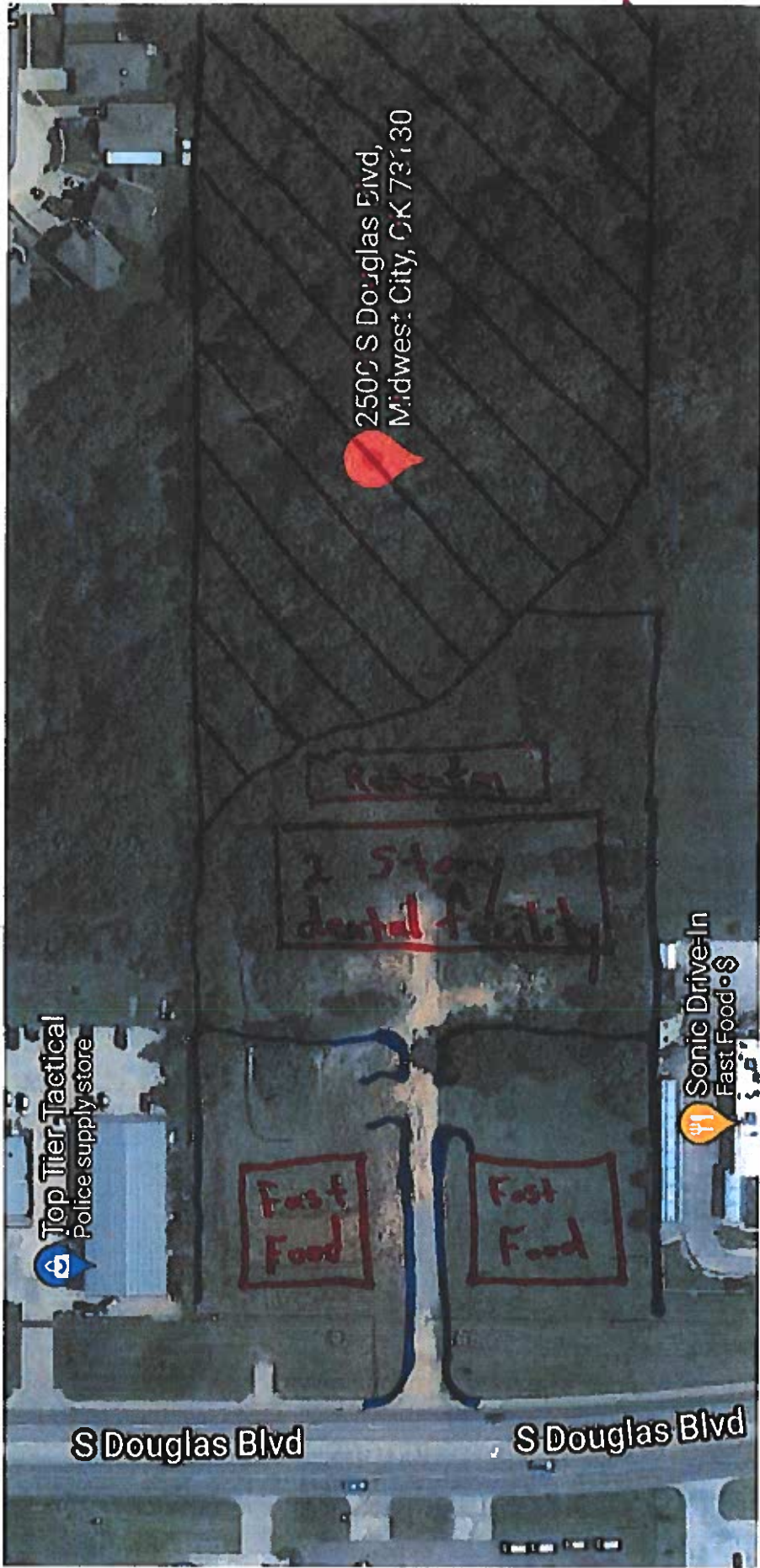
Locator Map



	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



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2500 S Douglas Blvd,
Midwest City, OK 73130

Top Tier Tactical
Police supply store

Sonic Drive-In
Fast Food

S Douglas Blvd

S Douglas Blvd

Fast Food

Fast Food

2 Story
dental facility

Residential

2023 Planning Commission & City Council Dates & Deadlines

Please note: City Council and Planning Commission begin at 6:00

JANUARY						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

- 02 New Year's Holiday
- 03 Planning Commission
- 13 Beacon Deadline (noon)
- 16 Pre-App Deadline for March
- 18 Notification Deadline
- 24 City Council
- 23 GIS Deadline Maps
- 27 Application Deadline for March

JULY						
S	M	T	W	Th	F	S
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23	24	25	26	27	28	29
30	31					

- 04 Independence Day
- NO Planning Commission
- 07 Beacon Deadline (noon)
- 12 Notification Deadline
- 17 Pre-App Deadline for September
- 24 GIS Deadline Maps
- 27 Application Deadline for September
- 25 City Council
- 27 Application Deadline for September
- 28 Email out Docs for PC mtg/
Post to website

FEBRUARY						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
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26	27	28				

- 03 Email out Docs for PC mtg/Post to website
- 07 Planning Commission
- 10 Beacon Deadline (noon)
- 13 Pre-App Deadline for April
- 15 Notification Deadline
- 20 GIS Deadline Maps
- 27 Application Deadline for April
- 28 City Council

AUGUST						
S	M	T	W	Th	F	S
		1	2	3	4	5
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27	28	29	30	31		

- 08 Planning Commission
- 11 Beacon Deadline (noon)
- 14 Pre-App Deadline for October
- 16 Notification Deadline
- 21 GIS Deadline Maps
- 22 City Council
- 25 Application Deadline for October
- 31 Email out Docs for PC mtg/
Post to website(due to holiday)

MARCH						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

- 03 Email out Docs for PC mtg/Post to website
- 07 Planning Commission
- 10 Beacon Deadline (noon)
- 13 Pre-App Deadline for May
- 15 Notification Deadline
- 20 GIS Deadline Maps
- 27 Application Deadline for May
- 28 City Council
- 31 Email/Mail out Docs for PC mtg

SEPTEMBER						
S	M	T	W	Th	F	S
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24	25	26	27	28	29	30

- 04 Labor Day
- 05 Planning Commission
- 08 Beacon Deadline (noon)
- 13 Notification Deadline
- 18 Pre-App Deadline for November
- 25 GIS Deadline Maps
- 26 City Council
- 27 Application Deadline for November
- 29 Email out Docs for PC mtg/
Post to website

APRIL						
S	M	T	W	Th	F	S
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30						

- 04 Planning Commission
- 07 Beacon Deadline (noon)
- 10 Pre-App Deadline for June
- 12 Notification Deadline
- 24 GIS Deadline Maps
- 25 City Council
- 27 Application Deadline for June
- 28 Email out Docs for PC mtg/Post to website

OCTOBER						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

- 03 Planning Commission
- 13 Beacon Deadline (noon)
- 16 Pre-App Deadline for December
- 18 Notification Deadline
- 23 GIS Deadline Maps
- 24 City Council
- 27 Application Deadline for December

MAY						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

- 02 Planning Commission
- 12 Beacon Deadline (noon)
- 15 Pre-App Deadline for July ???
- 17 Notification Deadline
- 22 GIS Deadline Maps
- 23 City Council
- 26 Application Deadline for July ???

NOVEMBER						
S	M	T	W	Th	F	S
			1	2	3	4
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26	27	28	29	30		

- 03 Email out Docs for PC mtg/
Post to website
- 07 Planning Commission
- 10 Beacon Deadline (noon)
- 13 Pre-App Deadline for January 2024
- 14 City Council
- 15 Notification Deadline
- 20 GIS Deadline Maps
- 27 Application Deadline for January 2024
- 23-24 Thanksgiving Holiday

JUNE						
S	M	T	W	Th	F	S
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11	12	13	14	15	16	17
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25	26	27	28	29	30	

- 02 Email out Docs for PC mtg/Post to website
- 06 Planning Commission
- 09 Beacon Deadline (noon) (no mtg July)
- 13 City Council
- 14 Notification Deadline (no mtg July)
- 12 Pre-App Deadline for August
- 21 GIS Deadline Maps
- 27 Application Deadline for August
- 27 City Council
- 29 No meeting – in July - PC mtg/
Post to website(due to holiday)

DECEMBER						
S	M	T	W	Th	F	S
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

- 01 Email out Docs for PC mtg/
Post to website
- 05 Planning Commission
- 08 Beacon Deadline (noon)
- 11 Pre-App Deadline for February 2024
- 12 City Council
- 13 Notification Deadline
- 18 GIS Deadline Maps
- 27 Application Deadline for February 2024
- 25-26 Christmas
- 28 Email out Docs for PC mtg/
Post to website(due to holiday)