



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

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

ANY PERSON REQUIRING SPECIAL ASSISTANCE OR OTHER REASONABLE ACCOMODATION TO ATTEND AND/OR FULLY PARTICIPATE IN ANY MEETING MUST CONTACT BRANDON BUNDY VIA EMAIL AT BBUNDY@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

October 6, 2020 – 7:00 p.m.

City Council Chambers

City Hall

100 North Midwest Boulevard

A. CALL TO ORDER

B. MINUTES

1. Discussion and consideration of the minutes of the September 1, 2020 Planning Commission meeting.

C. DISCUSSION

1. (PC – 2051) Discussion and consideration of approval of the proposed preliminary plat of The Curve, described as a part of the SW/4 of Section 8, T11N, R1W, located at 11004 SE 28th Street. This item was continued from September.
2. (PC – 2053) Public hearing with discussion and consideration of approval of an ordinance to rezone from R-6, Single Family Detached Residential to R-2F, Two Family Attached Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to MDR, Medium Density Residential for the property addressed as 2200 Saint Luke.
3. (PC – 2054) Public Hearing with discussion and consideration of an ordinance amending Appendix A, Zoning, Section 5, Supplemental Regulations, of the Midwest City Code, by amending subsection 5.7.2, Trash Dumpster(s) and Enclosures; and providing for repealer and severability.
4. (PC – 2055) Discussion and consideration of approval of the Final Plat of the Soldier Creek Industrial Park (SCIP), described as a part of the NE/4 of Section 27, T-12-N, R-2-W, located at 7900 NE 23RD Street.
5. (PC – 2056) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit (SUP) to allow the use of communication services in the R-6, Single Family Detached Residential District for the property described as a part of the NW/4 of section 36 T-12-N, R-2-W, located at 600 N. Douglas Boulevard.
6. (PC-2057) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential to PUD, Planned Unit Development, governed by the R-HD, High Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential and PSP, Public/Semi-Public, to HDR, High Density Residential, for the property described as Lots 9-13, 17 and 18, Block 5 of the Pine Addition.

D. **COMMISSION DISCUSSION**

E. **PUBLIC DISCUSSION**

F. **FURTHER INFORMATION**

G. **ADJOURN**

Notice of regular Midwest City Planning Commission meetings in 2020 was filed for the calendar year with the Midwest City Clerk prior to December 15, 2019 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

September 1, 2020 - 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 September 1, 2020 at 7:00 p.m., with the following members present:

Commissioners present: Russell Smith
 Dean Hinton
 Jess Huskey
 Dee Collins
 Jim Smith
 Jim Campbell
 Rick Dawkins

Staff present: Billy Harless, Community Development Director
 Kellie Gilles, Current Planning Manager
 Brandon Bundy, City Engineer
 Sarah Steward, Associate Current Planner

The meeting was called to order by Commissioner R. Smith at 7:00 p.m.

A. CALL TO ORDER

B. ANNOUNCEMENT

C. MINUTES

1. A motion was made by Collins, seconded by Campbell, to approve the minutes of the July 7, 2020 Planning Commission meeting as presented. Voting aye: Hinton, J. Smith, Huskey, R. Smith, Collins and Campbell. Nay: none. Abstain: Dawkins. Motion carried.

D. NEW MATTERS

1. Election of a Chairman for the Planning Commission.

A motion was made by Huskey, seconded by Collins to nominate Russell Smith for Chairman of the Planning Commission. Voting aye: Hinton, J. Smith, Huskey, Collins, Campbell and Dawkins. Nay: none. Motion carried.

As Russell Smith previously served as Vice-Chairman, it was necessary to elect a new Vice-Chairman of the Planning Commission. A motion was made by Collins, seconded by Campbell to nominate Jess Huskey for Vice-Chairman of the Planning Commission. Voting aye: Hinton, J. Smith, R. Smith, Collins, Campbell and Dawkins. Nay: none. Motion carried.

2. (PC-2049) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit (SUP) to allow the use of communication services in the C-3, Community Commercial District for the property described as a part of the NE/4 of section 4 T-11-N, R-2-W, located at 207 S. Air Depot Boulevard.

Staff presented a brief overview of this item. The applicant, Troy Williams of 3204 Scotts Bluff, Norman, OK, was present. There was general discussion about the item. A motion was made by Huskey, seconded by Hinton, to recommend approval of this item subject to staff comments. Voting aye: J. Smith, Collins, R. Smith, Huskey, Hinton, Campbell and Dawkins. Voting nay: none. Motion carried.

3. (PC-2050) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit (SUP) to allow the use of communication services in the R-6, Single Family Detached Residential District for the property described as a part of the SE/4 of section 31 T-12-N, R-1-W, located at 10713 E. Reno Avenue.

Staff presented a brief overview of this item. The applicant, Carl Dugan of 3711 Country Club Dr., Muskogee, OK, was present. There was general discussion about the item. A motion was made by Campbell, seconded by J. Smith, to recommend approval of this item subject to staff comments. Voting aye: Campbell, Hinton, R. Smith, Collins, J. Smith, Huskey and Dawkins. Nay: none. Motion carried.

4. (PC-2051) Discussion and consideration of approval of the proposed preliminary plat of The Curve, described as a part of the SW/4 of Section 8, T11N, R1W, located at 11004 SE 28th Street.

Staff presented a brief overview of this item. The applicant, Brad Reid of Crafton Tull, 300 Pointe Parkway Blvd, Yukon, OK, was present. There was general discussion. The following people addressed the Commission: Reese Watson of 11245 SE 28th, Midwest City, Tim Fanning of 125 Stone Hollow, Midwest City, Mark Hansel of 11701 Roefan Rd., Midwest City and Kathy Burley of 2541 Hand Rd., Midwest City. The applicant presented a new proposal for the trail. Chairman R. Smith explained the Right to 60-Day Action. The applicant chose to waive the Right to 60-Day Action to allow staff to review the new proposal for the trail and meet with the neighbors. A motion was made by Collins, seconded by Huskey to continue this item to the October Planning Commission meeting. Voting aye: R. Smith, Collins, J. Smith, Campbell, Hinton, Huskey and Dawkins. Nay: none. Motion carried.

5. (PC-2052) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential to O-2, General Office and a resolution to amend the Comprehensive Plan from COMM, Commercial to OR, Office Retail, for the property described as part of Leavitts SE 15th St. Acres, addressed as 1120 S. Post Road.

Staff presented a brief overview of this item. The applicant, Jeff Moore, of 516 Cedar Dr., was present. There was general discussion. A motion was made by Huskey, seconded by Collins to recommend approval of this item subject to staff comments. Voting aye: R. Smith, Collins, J. Smith, Campbell, Hinton, Huskey and Dawkins. Nay: none. Motion carried.

D. COMMISSION DISCUSSION: General Discussion.

E. PUBLIC DISCUSSION: None.

F. FURTHER INFORMATION: None.

There being no further matters before the Commission, Chairman R. Smith adjourned the meeting at 7:38 p.m.

(KG)



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, 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: October 6, 2020

Subject: (PC – 2051) Discussion and consideration of approval of the proposed preliminary plat of The Curve, described as a part of the SW/4 of Section 8, T11N, R1W, located at 11004 SE 28th Street. This item was continued from September.

Executive Summary: This item is a request to subdivide a single parcel into twenty (20) individual parcels for single and two family residential development. The property is currently zoned R-2F, Two Family Attached Residential. This zoning does allow for the development of duplexes and single family homes. The applicant is proposing water, sewer and street extensions to serve all of the lots. No variances to any of the requirements of the Zoning Ordinance for development in the R-2F district will be allowed within this development. The Park Land Review Committee recommended approval of dedication of park land to be owned and maintained by the Homeowners Association. Tree preservation is required and a tree preservation plan has been submitted. The Trails Master Plan does identify a future trail across SE 28th. A preliminary plat for this area was approved in September of 2016, however, that plat



expired in September of 2018 as construction plans and a final plat had not been submitted or approved. At the 9/1/2020 Planning Commission meeting, the applicant waived the right to 60-day action to allow him to propose a plan to staff that will meet requirements for the trail and meet with the surrounding neighbors to address their concerns. The applicant has met with staff regarding the trail has agreed to provide the required right-of-way to accommodate the trail. A meeting with the neighbors was held September 24, 2020. Action

is at the discretion of the Planning Commission and City Council. A preliminary drainage report is available upon request.

Dates of Hearing:

Planning Commission –September 1, 2020 and October 6, 2020

City Council – September 22, 2020 and October 27, 2020

Council Ward: Ward 6, Rick Favors

Applicant/Engineer: Brad Reid, Crafton Tull

Owner: 643 Investments, LLC

Proposed Use: Nineteen (19) two-family residential lots and one (1) single family residential lot.

Date of Application: July 30,2020

60 Day Planning Commission Action Date: September 27, 2020

- The applicant waived his right to 60-day action at the September 1, 2020 Planning Commission meeting.

Size:

The area of request has a frontage along SE 28th Street of approximately 658 ft. and contains an area of approximately 7.47 acres.

Zoning Districts:

Area of Request – R-2F, Two-Family Residential

North – PUD and R-6, Single Family Detached Residential

East – R-6, Single Family Detached Residential

West – I-2, Moderate Industrial

South – Oklahoma City

Land Use:

Area of Request –vacant

North – single family residence

South and East– vacant land

West – paving company

Municipal Code Citation:

2.8. R-2F, Two Family Attached Residential District

2.8.1 General Description

This district allows two family attached dwellings. The principal use of land is for two family attached dwellings with provisions for accommodating the sale of individual attached units.

Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship and arrangement of each element.

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 was zoned R-MH-1 with the adoption of the 1985 and the 2010 Zoning Ordinances.
2. The area was rezoned from R-MH-1 to R-2F in May of 2016 (PC-1870)
3. A preliminary plat for the area of request was approved in September of 2016 (PC-1881) however, due to lack of progress, that approved preliminary plat expired.
4. The Planning Commission tabled this item at the September 1, 2020 meeting.

Engineer's Comments:

Note: This application is for a preliminary plat of The Curve located at 11004 SE 28th Street.

Section 38-18 in the Subdivision Regulations requires all existing and proposed utility lines and public improvements be reflected on the preliminary plat or accompanying plan. 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 Improvements

There is a twelve (12) inch public water main running along the north side of SE 28th Street and a twenty-four (24) inch public water main runs along the west side of Westminster Road.

The applicant has proposed connecting to the existing waterline running along SE 28th Street and running along the road, Josie Circle, back to SE 28th Street; looping the system. The proposed extension will be a six (6) inch public waterline. The new six (6) inch public water main would then extend to all additional proposed lots as required in Municipal Code 43-32. The lines will be within the proposed right of way of the proposed streets.

Improvement plans for the water line extension shall be prepared by a registered professional engineer and be submitted to the City for review and approval and permitted by the Oklahoma Department of Environmental Quality. The extension will be constructed and accepted by the City prior to any application for final plat.

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 Sewerage Collection and Disposal

The proposed development does not have ready access to any Sanitary Sewer. The closest part of the system is to the northwest along Westminster Road. That line is an eight (8) inch line running north.

The applicant has proposed constructing a public sewer main extension from the nearest manhole and providing service to all of the proposed lots by extension of the eight (8) inch line running along proposed streets and behind the lots in block 2.

Improvement plans for the sanitary sewer extension shall be prepared by a registered professional engineer and be submitted to the City for review and permitted by the Oklahoma Department of Environmental Quality. The extension will be constructed and accepted by the City prior to any application for final plat.

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

SE 28th Street is listed as a local road in the 2008 Comprehensive Plan. A right-of-way of 50 feet is required, 25 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.

SE 28th Street is currently a two (2) lane, 20 foot wide, uncurbed, asphalt roadway. This roadway does not meet current design standards for a local street. Municipal Code Chapter 38-45 required the developer bring SE 28th to current standards which includes appropriate width and surface, sidewalk, and curbing. This office will require that the widening is done with asphalt and a typical curb and gutter is used. It is suggested that the lane is overlaid with a 2" layer of asphalt to seal the longitudinal seam.

Westminster Road is listed as a secondary divided arterial in the 2008 Comprehensive Plan. A right-of-way of 100 feet is required, 50 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.

Westminster Road is currently a two (2) lane, 24 foot wide, uncurbed, asphalt roadway. This roadway does not meet current design standards for a secondary divided arterial but there are no provisions in the subdivision which require improvements.



Looking east on SE 28th Street. No Curb and Gutter or sidewalk. Note the poor condition of roadway surface.



Looking west on SE 28th Street. No Curb and Gutter or sidewalk. Note the poor condition of roadway surface.



Looking south at corner of SE 28th Street and Westminster Road. No Curb and Gutter or sidewalk. Note the poor condition of roadway surface.

Existing east entrance onto SE 28th Street.

The applicant proposes to construct one public street in a horseshoe configuration, Josie Circle. All the lots in the proposed development will front onto Josie Circle with limits of no access to those lots bordering Westminster Road. Additionally, the applicant proposed to make half street improvements along SE 28th Street the length of the proposed development.

All improvements will include sidewalks. This sidewalk will be required to be built prior to the final plat application as per Section 38-47.2 or bonded to be completed later. Any work to the existing drives or sidewalk will be required to meet current Midwest City standard.

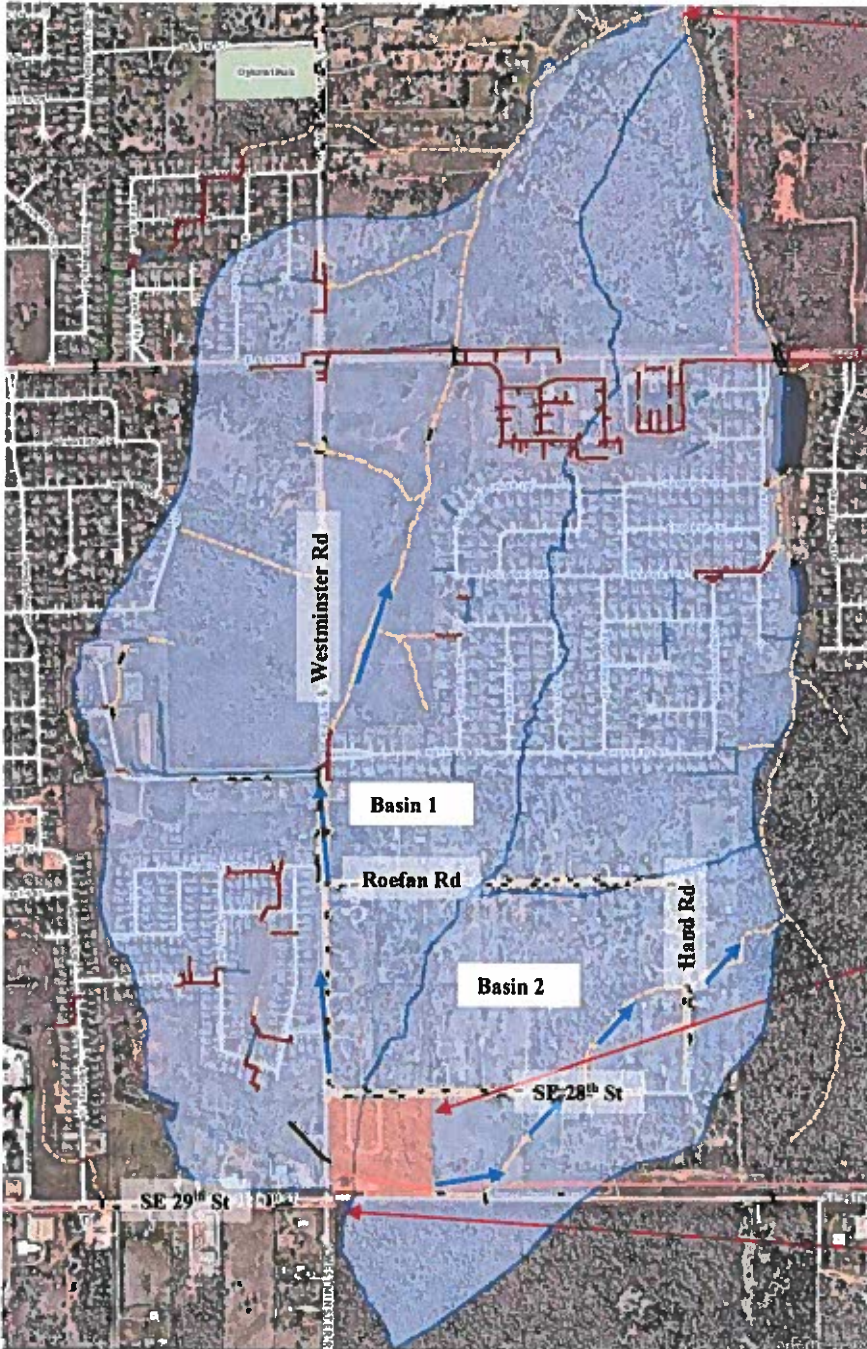
Improvement plans for the street and sidewalks must be prepared by a registered professional engineer and be submitted to staff for plan review and approval.

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 this area to contain a future collector road. The applicant proposes to construct Josie Circle so there are two points of access.

Drainage and Flood Control, Wetlands, and Sediment Control

The proposed development is bisected by a ridge running south southwest. Two separate drainage subbasins exist on the property; the west side (BASIN 1) and the east side (BASIN 2). Both subbasins eventually flow into a tributary of Choctaw Creek.

October 6, 2020



Point where basins join

Proposed Development

Break line separating the basins

Basin 1 flows onto Westminster and thence north along the RIGHT OF WAY to an existing ditch flowing north northeast. It then crosses SE 15th Street and flows approximately 1/2 mile further north to where it intersects with another drainage (from Basin 2) and thence to the tributary.

Basin 2 flows largely through an existing pond on the property and then east via sheet flow across private property for ~500 feet to a natural drainage ditch. The ditch runs north northeast crossing under SE 28th Street and Hand Road before flowing into the drainage system retention ponds of Oakwood East. Those ponds outfall into a crossing at SE 15th Street and flows approximately 1/2 mile further north to where it intersects with the Basin 1 outfall.

Currently, the proposed development is undeveloped with no improvements other than a pond in the southeast corner.



Crossdrain downstream where water flows under SE 28th Street to the north northeast

The applicant has proposed two separate detention ponds to handle each drainage basin and a few areas where drainage would bypass the common system. The applicant has proposed the following improvements:

- A detention pond in the southwest portion serving Basin 1 would accept 1.71 acres (25% of the 6.77 total drainage acreage). The detention pond will outflow via a piped weir to the southwest corner of the property and onto Westminster Road right of way, just upstream of an existing cross drain. In construction plans we would ask that the development consider tying the systems together at a junction box.
- A detention pond in the southeast portion serving Basin 2 would accept 2.98 acres (44% of the 6.77 total drainage acreage). The detention pond will outflow via a piped weir to the southeast corner of the property and onto private property
- Bypass areas (31% of drainage acreage)
 - 0.45 acres are proposed to sheet flow directly onto Westminster Road right of way and into the city's existing ditch.
 - 1.64 acres are proposed to sheet flow directly to the neighboring property to the east.
 - The back yards of 4 Lots will be flowing directly to the east. Sheet flow will be required.
 - The back yards of 4 Lots on the south side are shown as bypass but via flowing across lots. This will not be allowed unless an improved (i.e. concrete) channel is provided for the lots to flow water across the lots. The end of improvement will need to have energy dissipation and allow for water to become distributed into more of a sheet flow.

The area of request has no identified flood zones or floodway as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0340H, dated December 18th, 2009.

The National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html prepared by the United States Department of the Interior Fish and Wildlife Service, access August 11th, 2020 has the pond identified as a Freshwater Pond classified PUBHx. The applicant will be required to obtain the necessary permits or documentation from the Army Corps of Engineers in relation to the disturbance of the pond.

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 Municipal Code Sections 38-43, 38-44, and 38-45.

A future trail corridor is identified in the Trail Master Plan running along SE 28th Street. Municipal Code 38-52.8 addresses future trails by requiring 30 feet of special ROW dedication to preserve the corridor. After discussing this requirement with the design engineer; it was agreed that the development would build a 10-foot concrete trail per current Midwest City standards. By building the trail directly, it will alleviate the need to require all 30 feet for future construction. Instead, the 25 feet presented will be sufficient and satisfy all requirements regarding trails.

Fire Marshal's Comments:

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- Fire flow requirements and hydrant locations will be reviewed at a later date during the design and construction phase.
- All other requirements will be reviewed once design/construction plans have been submitted.

Planning Comments:

As mentioned in the executive summary, a preliminary plat for this area was approved in September 2016. Section 38-18.8 of the Subdivision Regulations states "The approval of a Preliminary Plat shall remain in effect for a period of two (2) years following the date of approval, during which period the applicant shall submit and receive approval for Construction Plans and a Final Plat for the land area shown on the Preliminary Plat." Following approval of the preliminary plat in 2016 construction plans were never approved and a final plat was never applied for meaning that plat approval has expired and a new application is required to move forward.

The purpose of this preliminary plat is to create nineteen (19) two-family residential lots and one (1) single family residential lot. The area of request is zoned R-2F, Two Family Attached Residential which does allow for the use of duplexes and single family homes. If this proposed subdivision is approved, all development will be required to meet the regulations for the R-HD district as stated in the Zoning Ordinance. These regulations include:

- 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
- 50% maximum building coverage

- Minimum 5:12 roof pitch
- Two trees planted in front of the front building line for each lot

According to the calculations provided in the 2012 Subdivision Regulations, the applicant is required to provide .19 acres of parks and open space. The applicant is proposing two areas of park and open space containing a total of .42 acres of private park and open space to be maintained by the Homeowners Association. The HOA covenants must be provided to staff with the Final Plat application and provisions for care and maintenance of the park land/open space must be included. Lighting will be required within the park land area.

A portion of the proposed park land will also serve as detention for the development and must therefore meet the requirements of Section 38-49.4(D) of the Subdivision Regulations.

This section requires that the park land must adhere to the following considerations:

- Be located between a building and street or completely bound by streets
- Be viewable from public space
- Any slope of the pond area may not exceed 33%
- Accessible by patrons
- Contain a seating area, public area or fountain
- 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.

As required under section 38-53.4 of the 2012 Midwest City Subdivision Regulations, the applicant has prepared and submitted a Tree Canopy Management Plan. The applicant has chosen to pursue Option A which means that trees will be removed from areas dedicated for infrastructure such as utilities, drainage and the road. All other trees must remain throughout the platting process.

As the area of request has frontage on an arterial street, S. Westminster, Thoroughfare Screening is required by Section 38-46 of the Subdivision Regulations. The landscape plan shows a proposed 6' masonry wall along the back of the lots backing onto Westminster as well as landscaping of 13 Chinese Pistache trees.

Common area & drainage easement B identified on the preliminary plat is a flag-shaped lot which is prohibited in the Subdivision Regulations, however, this area was designed as such to meet engineering requirements for a secondary drainage easement as there are two drainage basins affecting the area of request. All of the lots intended for residential structures do meet the requirements for regular lot shapes.

On September 24, 2020, the applicant invited the surrounding property owners to a meeting to discuss the proposed development. The neighbors were concerned about crime rates, parking, home values, rental property, drainage, property maintenance, neighborhood character and the use of duplexes.

It must be noted that this property was rezoned to allow duplexes in 2016. This is a request to subdivide the property for the allowed use of duplexes and a single family home.

Page 10

PC-2051

October 6, 2020

Action is at the discretion of the Planning Commission and City Council.

Action Required: Approve or reject the preliminary plat of The Curve located on the property as noted herein, subject to the staff comments and found in the October 6, 2020 agenda packet and made a part of PC- 2051 file.



Billy Harless, AICP
Community Development Director

KG



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

Applicant: Brad Reid
 Phone Number: 787-6270

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	Zoning Compliance	
38-48.2	All lots shall conform to zoning district compliance.	KG
38-48.4	Lot Shape	
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.	Lots intended for residential structures do meet requirements. Common area & Drainage lot B is a flag lot but required for drainage purposes
38-48.5	Lot Lines	
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.	KG
38-48.5 (B) (1)	All lot lines shall align along County, school district and other jurisdictional boundary lines.	KG
38-48.6	Lot Orientation Restrictions	
38-48.6 (A)	No single-family, two-family or townhome lot shall front onto or have a driveway onto any Arterial Street.	KG
38-48.6 (B)	Lots are prohibited from backing to local streets.	KG
38-48.7	Limits-of-No-Access – shown on preliminary plat	
38-48.7 (A)(1)	Low Density lots shall not derive access from an Arterial Street.	KG
38-48.7 (A)(2)	Lots facing Collector Streets should be minimized to the fullest extent.	NA
38-48.8	Lot Frontages	
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.	KG
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.	Thoroughfare Screening Required



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

38-48.8(B)(1)(b)	Where lots back or side onto an Arterial Street, no driveway access is allowed onto the Arterial Street.	LNA Provided
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.	NA
38-48.8(B)(3)	Residential lots should face the front of a similar lot, park or open space.	KG
38-48.10	Lot and Block Numbering	
38-48.10(A)	All lots within each phase of a development are to be numbered consecutively within each block. Each block shall have alpha or numeric designations.	KG
38-48.11	Building Lines	
	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.	KG
38-48.12	Block Requirements	
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.	KG
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.	NA
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.	KG
38-48.12(C)(2)	Exceptions to the prescribed block width shall be permitted for blocks adjacent to major streets, railroads or waterways.	NA
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.	NA
38-48.14	Subdivision Name Requirement	
38-48.14(A)(1)	New subdivisions shall be named so as to prevent conflict or "sound-alike" confusion with names of other subdivisions.	KG
38-48.14(A)(2)	Subdivisions with similar names shall be located in proximity to each other.	KG
38-49.3	Subdivision Amenities – Where amenities are proposed in conjunction with a development, such amenities shall be reviewed and approved in accordance with the following:	
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 to serve as parkland – shown on plat Thoroughfare screening plan 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.	Tree Pres. plan submitted
38-49.3(C)	Lighting plans for all outdoor amenities	Lighting required in common area



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

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.	NA
38-49.4	Design of Amenities	
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.	NA- no entry Feature prop.
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.	NA
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.	NA
38-49.4(A)(1)(d)	No entry feature, other than screening walls or extensions of screening walls, may be constructed on any portion of a single-family, two-family or townhome	NA
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.	NA
38-49.4(A)(2)	Entry features shall not encroach into the visibility triangle or otherwise impair pedestrian or vehicular visibility.	NA
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.	NA
38-49.4(B)	If private recreation facilities are provided, they shall be centrally located within the overall development to the greatest extent possible.	Private park land is centrally located
38-49.4(C)	All outdoor amenities shall provide appropriate lighting.	Lighting required in park land/detention
38-49.4(D)	A detention or retention pond shall be considered an amenity if it meets the following design considerations:	KG
38-49.4(D)(1)	Located between the building and street or completely bounded by streets	KG
38-49.4(D)(2)	Viewable from public space	KG
38-49.4(D)(4)	Accessible by patrons	KG
38-49.4(D)(5)	Seating area, public art or fountain	Will be required
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.	Will be required
38-50.2	Homeowners' Association (HOA) Applicability	
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:	KG
38-50.2(A)(1)	Amenity	KG



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

38-50.2(A)(2)	100-year Floodplain	NA															
38-50.2(A)(3)	Private streets	NA															
38-50.2(A)(4)	Thoroughfare screening	KG															
38-50.2(A)(5)	Detention or retention ponds	KG															
38-50.2(A)(6)	Private park	KG															
38-51.2	Applicability of Parks and Open Space Dedication																
This shall apply to all residential subdivision plats having a dwelling unit density of greater than one unit per net acre																	
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:	.19 acres required															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Two acres</td> <td style="width: 15%;">X (multiplied by)</td> <td style="width: 30%;">Each 1,000 persons projected to occupy the fully developed subdivision</td> <td style="width: 5%;">=</td> <td style="width: 35%;">Amount of land to be contributed</td> </tr> <tr> <td colspan="5" style="text-align: center;">Which is</td> </tr> <tr> <td>.002 acres</td> <td>X (multiplied by)</td> <td>Number of person per dwelling unit</td> <td>X (multiplied by)</td> <td># of dwelling units projected for subdivision = Amount of land to be contributed</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					.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
Two acres	X (multiplied by)	Each 1,000 persons projected to occupy the fully developed subdivision	=	Amount of land to be contributed													
Which is																	
.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	Suitability of land																
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.	NA – entire subdivision is only 7.47 acres															
38-52.3	Design requirements for parks and open space																
38-52.3(A)	Parks and open spaces shall be bounded by a street or by other public uses.	KG															
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.	KG															
38-52.3(B)(2)	Residential lots shall only be allowed to back onto a park or open space when:	NA															
38-52.3(B)(2)(a)	A trail is provided within the related park or open space.	NA															
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.)	NA															
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.	NA															
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.	NA															
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	NA															
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.	NA															



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

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.	NA
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.	KG – private park dedicated to HOA
38-52.3(F)(2)	Such access shall not be part of a residential lot or other private property.	KG
38-52.8	Hike-and-Bike Trail Requirements	
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:	
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.	KG
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.	30' ROW provided but will not serve as adequate trail
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.	KG
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.	Placement is identified in Trails Master Plan
38-52.8(C)(2)	The location of such trails shall be safe and economical.	KG
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.	KG
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.	NA – no floodplain
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.	Trail is not specified on Prelim Plat
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.	Stub-out would be required
38-53.4	Tree Canopy Management Plan	
38-53.4	A Tree Canopy Management Plan shall be required as part of the preliminary plat. This only applies to sites five acres or larger.	KG



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

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.	KG
38-53.5(B)(2)	Within the Tree Canopy Management Plan, the applicant shall provide the following information:	KG
38-53.5(B)(2)(a)	Pre-development tree canopy coverage (as determined by the City)	KG
38-53.5(B)(2)(b)	Post-development tree canopy coverage (as determined by the applicant)	KG
38-53.5(B)(2)(c)	Visual identification of tree canopy to be removed.	KG
38-53.5(C)(1)	Tree Canopy Management Plan shall be reviewed by the Director of Community Development for compliance with all standards.	KG
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.	KG – management plan meets code
38-53.6	Tree Preservation Requirements	
38-53.6(A)	Option A (Standard Option) – Only trees in the following areas may be removed:	KG
38-53.6(A)(1)	The Tree Canopy or any tree located within any street Right-of-Way may be removed.	KG
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.	KG
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.	KG
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.	NA
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.	NA
38-53.7	Tree Mitigation Plan – Required if trees are removed prior to approval of a Tree Canopy Management Plan	NA
38-53.7(B)(2)	Tree Mitigation Requirements:	NA
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.	NA
38-53.7(B)(2)(b)	The resulting calculation shall be the amount of Tree Canopy that shall be restored.	NA
38-53.7(B)(2)(c)	Replacement trees shall be required to cover an area equal to the calculated restoration area.	NA
38-53.7(B)(2)(d)	The applicant shall calculate the number of replacement trees needed to cover the calculated restoration area.	NA



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

38-53.7(B)(2)(e)	In calculating the area for replacement trees, the mature size of replacement trees shall be used.	NA
38-53.7(B)(2)(f)	In calculating the area for replacement trees, only large trees shall be used.	NA
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.	NA
38-53.7(B)(2)(h)	Replacement trees shall be a minimum 2.5 inch caliper trees.	NA
38-53.7(B)(2)(i)	Replacement trees shall be planted at spacing that will meet the calculated restoration area.	NA
38-53.7(B)(2)(j)	The Tree Canopy Management Plan shall show graphically the location of each replacement tree.	NA
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.	NA
38-53.7(B)(2)(l)	Replacement trees shall be planted prior to the approval of a final plat.	NA
38-53.7(B)(3)	Alternative Tree Mitigation Requirements	NA
Administrative		
	One digital copy of the preliminary plat	KG
	Three 24x36 copies of the preliminary plat to scale	KG
	Name of subdivision centered at the top of the preliminary plat.	KG
	Name of city, county, state, section, township and range centered and printed at the top of the preliminary plat.	KG
	Name and address of the owner of record, the subdivider, the owners engineer and the registered surveyor preparing the plat.	KG
	Legal description of the property to be subdivided, including the acreage and number of proposed lots in the subdivision.	KG
	Key map showing the location of the property to be subdivided referenced to existing or proposed arterial streets or highways.	KG

Preliminary Plat Requirements/Checklist - Zoning

5.14.1	Lot Variety Required (required for areas 5 acres or larger)	NA
5.14.1(A)	Applicability – This section only applies to single-family residential developments of 5 acres or larger.	NA
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.	NA



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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.	NA
5.14.1(C)	Single-family lots shall not be smaller than 6,000 square feet.	KG
5.14.1(D)	Lots of various sizes shall be evenly distributed throughout a development.	NA

Additional Notes:



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 ENGINEERING DIVISION

Applicant: Crafton Tull
 Phone Number: _____
 Address: 11044 SE 28th Street

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:	BB
Administrative	North arrow, scale, date, and site location map	BB
Administrative	The total number of lots	BB
Administrative	The total area of development	BB
Administrative	The location of proposed lots, areas in Acres and Square Feet, and dimensions.	BB
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.	BB
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.	None
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.	BB
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.	BB
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.	BB
Administrative	The legal metes and bounds of the property being developed.	BB
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.	BB
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.	BB
13-69.7(4)	Special structures such as dams, spillways, dikes or levees.	BB

Administrative	Location of Floodplain if adjacent or within development	None
Administrative	Location of Wetlands if adjacent or within development. If so, the developer is required to notify the Army Corp of Engineers.	Engineer sent letter to corp
Administrative 38-43.3(a)(1)	Show the location and size of water mains.	BB
Administrative 38-43.3(a)(1)	Show the location and size of wastewater mains.	BB
Administrative 38-43.3(a)(2)	Show the location and specifications for fire hydrant systems.	BB
Administrative	Finish floor elevations for all pad sites	BB
Administrative 13-69.7(2)	Drainage arrows on all lots showing the final grading and where the water will drain	BB
Administrative 38-54.3(c)(1) 38-54.3(d)(1) 38-54.4	Required retaining walls and retaining wall easements	Apparent issue is around lot 7, blk 2
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.	BB
Administrative	Show the proposed street layout and right of ways.	BB
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.	BB
38-45.4(d)	All access points to existing roadways and be of the required number.	BB
38-45.4(e)	The development shall have two (2) connections to adjacent properties.	Under 50 lots
38-45.4(n)	The names of all new proposed streets.	BB
38-45.4(o)	The development shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length	None
38-47	The location and size of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.	BB
38-18.2(a)(1) 38-44.3(a)(2)	Preliminary stormwater management plan (SWMP)	BB
38-44.3(e)(1)	A digital copy of the preliminary SWMP shall be submitted along with the preliminary plat.	BB
38-44.3(e)(2)	The preliminary SWMP shall be labeled as "Preliminary"	BB
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	BB
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)	BB
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	BB
38-18.2(a)(2) 38-44.4(a)(2)	Preliminary drainage plan	BB

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.	BB
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.	BB
13-69.7(4)	Special structures such as dams, spillways, dikes or levees.	BB
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.	BB
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)	BB
38-44.4(d)(1)	Three (3) paper copies of the preliminary drainage plan	Electronic
38-44.4(d)(2)	The preliminary drainage plan shall be labeled as "Preliminary"	BB
38-44.4(d)(3)	The preliminary drainage plan shall be stamped by and dated by the engineer, professional	BB
38-44.5	If the development proposed is adjacent to or within the 100-year floodplain the following are required:	No floodplain
38-44.6(a)	No Development within a floodway.	No floodplain
38-44.6(b)(1)	All 100-year floodplains shall be maintained in an open natural condition	No floodplain
38-44.6(b)(2)(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	No floodplain
38-44.6(b)(3)(b)	No portion of a single-family or two-family residential lot shall exist within the 100-year floodplain	No floodplain
38-44.5(b)(3)(c)	A fifteen-foot wide maintenance easement adjacent to the floodway	No floodplain
38-44.5(b)(3)(e)	All streets adjacent to a 100-year floodplain shall have a minimum ROW width of fifty (50) feet.	No floodplain
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	No floodplain
38-44.5(b)(3)(f)(3)(a)	Not more than one (1) cul-de-sac in a row adjacent to 100-year floodplain	No floodplain
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.	No floodplain
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	No floodplain
38-18.2(a)(3) 38-43.3	Preliminary utility plan (for this case shown on Site Development)	BB
Administrative	The preliminary utility plan shall show the location and width of all adjacent utility easements	BB
38-38.43.2(2)	Width of all proposed utility easements	BB
38-43.3(a)(1)	The preliminary utility plan shall show the location and size of water mains.	BB
38-43.3(a)(1)	The preliminary utility plan shall show the location and size of wastewater mains.	BB

38-43.3(a)(2)	The preliminary utility plan shall include plans and specifications for fire hydrant systems.	BB
38-43.4(b)	All water and wastewater utilities including connections within the ROW or easements shall be vested to the city.	BB
38-43.4(d)	No utility or service lines shall cross another lot.	BB
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	BB
38-18.2(a)(5)	Preliminary site development plan	BB
Administrative	Finish floor elevations for all pad sites	BB
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)	BB
Administrative 38-54.3(c)(1) 38-54.3(d)(1) 38-54.4	Required retaining walls and retaining wall easements	Apparent issue is around lot 7, blk 2
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.	BB
38-18.2(a)(6)	Street layout plan (for this case shown on Site Development)	BB
Administrative	The classification of every street within or adjacent to the development.	BB
38-45.4(b)	The streets within the development shall conform to the city's comprehensive plan.	BB
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.	BB
38-45.4(d)	The street layout plan shall show all access points to existing roadways and be of the required number.	BB
38-45.4(e)	The street layout plan shall have two (2) connections to adjacent properties.	BB
38-45.4(n)	The street layout plan will have the names of all new proposed streets.	BB
38-45.4(o)	The street layout plan shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length	None
38-47	The location, size, and easements of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.	Builder agreed to build trail
38-18.2 (a) (7)	Street signage and striping plan (for this case shown on Site Development)	BB
Administrative	Proposed signage of development	BB
Administrative	Proposed striping if required	None
38-18.2 (a) (9)	Other plans	
Administrative	If fee in lieu of improvements: include quantities and cost estimates	
Engineering Comments and Recommendations:		
Associated Departments (Fire, Stormwater, and Utilities) Comments and Recommendations:		

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Current Planning Manager

From: Brandon Bundy, City Engineer

Date: September 15th, 2020

Subject: Engineering staff comments for pc-2051 preliminary plat application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2051:

Note: This application is for a preliminary plat of The Curve located at 11004 SE 28th Street.

Section 38-18 in the Subdivision Regulations requires all existing and proposed utility lines and public improvements be reflected on the preliminary plat or accompanying plan. 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 Improvements

There is a twelve (12) inch public water main running along the north side of SE 28th Street and a twenty four (24) inch public water main runs along the west side of Westminster Road.

The applicant has proposed connecting to the existing waterline running along SE 28th Street and running along the road, Josie Circle, back to SE 28th Street; looping the system. The proposed extension will be a six (6) inch public waterline. The new six (6) inch public water main would then extend to all additional proposed lots as required in Municipal Code 43-32. The lines will be within the proposed right of way of the proposed streets.

Improvement plans for the water line extension shall be prepared by a registered professional engineer and be submitted to the City for review and approval and permitted by the Oklahoma Department of Environmental Quality. The extension will be constructed and accepted by the City prior to any application for final plat.

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 Sewerage Collection and Disposal

The proposed development does not have ready access to any Sanitary Sewer. The closest part of the system is to the northwest along Westminster Road. That line is an eight (8) inch line running north.

The applicant has proposed constructing a public sewer main extension from the nearest manhole and providing service to all of the proposed lots by extension of the eight (8) inch line running along proposed streets and behind the lots in block 2.

Improvement plans for the sanitary sewer extension shall be prepared by a registered professional engineer and be submitted to the City for review and permitted by the Oklahoma Department of Environmental Quality. The extension will be constructed and accepted by the City prior to any application for final plat.

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

SE 28th Street is listed as a local road in the 2008 Comprehensive Plan. A right-of-way of 50 feet is required, 25 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.

SE 28th Street is currently a two (2) lane, 20 foot wide, uncurbed, asphalt roadway. This roadway does not meet current design standards for a local street. Municipal Code Chapter 38-45 required the developer bring SE 28th to current standards which includes appropriate width and surface, sidewalk, and curbing. This office will require that the widening is done with asphalt and a typical curb and gutter is used. It is suggested that the lane is overlaid with a 2" layer of asphalt to seal the longitudinal seam.

Westminster Road is listed as a secondary divided arterial in the 2008 Comprehensive Plan. A right-of-way of 100 feet is required, 50 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.

Westminster Road is currently a two (2) lane, 24 foot wide, uncurbed, asphalt roadway. This roadway does not meet current design standards for a secondary divided arterial but there are no provisions in the subdivision which require improvements.



Looking east on SE 28th Street. No Curb and Gutter or sidewalk. Note the poor condition of roadway surface.



Looking west on SE 28th Street. No Curb and Gutter or sidewalk. Note the poor condition of roadway surface.



Looking south at corner of SE 28th Street and Westminster Road. No Curb and Gutter or sidewalk. Note the poor condition of roadway surface.



Existing east entrance onto SE 28th Street.

The applicant proposes to construct one public street in a horseshoe configuration, Josie Circle. All the lots in the proposed development will front onto Josie Circle with limits of no access to those lots bordering Westminster Road. Additionally, the applicant proposed to make half street improvements along SE 28th Street the length of the proposed development.

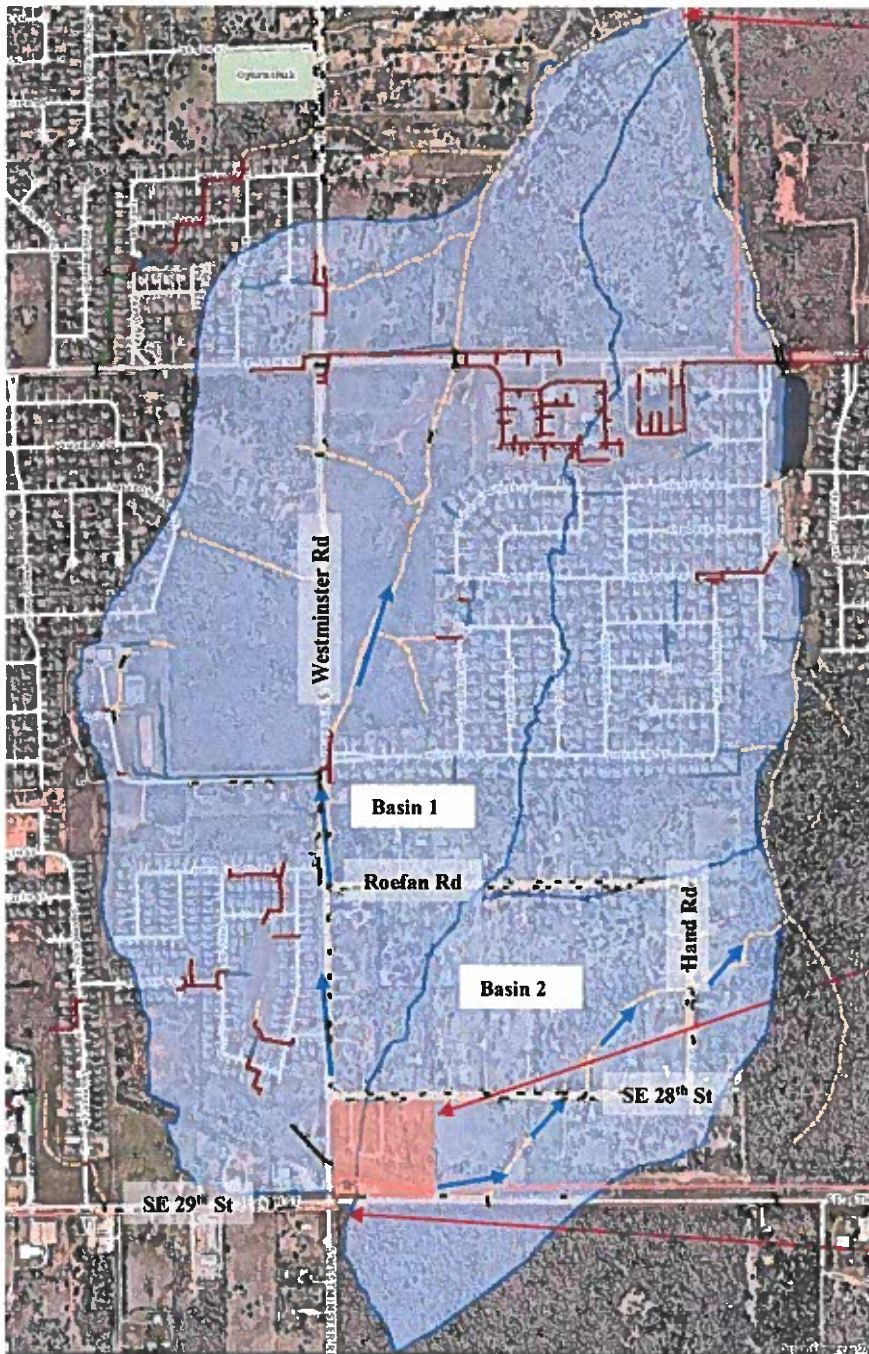
All improvements will include sidewalks. This sidewalk will be required to be built prior to the final plat application as per Section 38-47.2 or bonded to be completed later. Any work to the existing drives or sidewalk will be required to meet current Midwest City standard.

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 this area to contain a future collector road. The applicant proposes to construct Josie Circle so there are two points of access.

Drainage and Flood Control, Wetlands, and Sediment Control

The proposed development is bisected by a ridge running south southwest. Two separate drainage subbasins exist on the property; the west side (BASIN 1) and the east side (BASIN 2). Both subbasins eventually flow into a tributary of Choctaw Creek.



Point where basins join

Proposed Development

Break line separating the basins

Basin 1 flows onto Westminister and thence north along the RIGHT OF WAY to an existing ditch flowing north northeast. It then crosses SE 15th Street and flows approximately 1/2 mile further north to where it intersects with another drainage (from Basin 2) and thence to the tributary.

Basin 2 flows largely through an existing pond on the property and then east via sheet flow across private property for ~500 feet to a natural drainage ditch. The ditch runs north northeast crossing under SE 28th Street and Hand Road before flowing into the drainage system retention ponds of Oakwood East. Those ponds outfall into a crossing at SE 15th Street and flows approximately 1/2 mile further north to where it intersects with the Basin 1 outfall.

Currently, the proposed development is undeveloped with no improvements other than a pond in the southeast corner.



Crossdrain downstream where water flows under SE 28th Street to the north northeast

The applicant has proposed two separate detention ponds to handle each drainage basin and a few areas where drainage would bypass the common system. The applicant has proposed the following improvements:

- A detention pond in the southwest portion serving Basin 1 would accept 1.71 acres (25% of the 6.77 total drainage acreage). The detention pond will outflow via a piped weir to the southwest corner of the property and onto Westminster Road right of way, just upstream of an existing cross drain. In construction plans we would ask that the development consider tying the systems together at a junction box.
- A detention pond in the southeast portion serving Basin 2 would accept 2.98 acres (44% of the 6.77 total drainage acreage). The detention pond will outflow via a piped weir to the southeast corner of the property and onto private property
- Bypass areas (31% of drainage acreage)
 - 0.45 acres are proposed to sheet flow directly onto Westminster Road right of way and into the city's existing ditch.
 - 1.64 acres are proposed to sheet flow directly to the neighboring property to the east.
 - The back yards of 4 Lots will be flowing directly to the east. Sheet flow will be required.
 - The back yards of 4 Lots on the south side are shown as bypass but via flowing across lots. This will not be allowed unless an improved (i.e. concrete) channel is provided for the lots to flow water across the lots. The end of improvement will need to have energy dissipation and allow for water to become distributed into more of a sheet flow.

The area of request has no identified flood zones or floodway as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0340H, dated December 18th, 2009.

The National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html prepared by the United States Department of the Interior Fish and Wildlife Service, access August 11th, 2020 has the pond identified as a Freshwater Pond classified PUBHx. The applicant will be required to obtain the necessary permits or documentation from the Army Corps of Engineers in relation to the disturbance of the pond.

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

100 N. Midwest Boulevard, Midwest City, Oklahoma 73110
Engineering Division (405) 739-1220 X FAX (405)739-1399

An Equal Opportunity Employer

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 Municipal Code Sections 38-43, 38-44, and 38-45.

A future trail corridor is identified in the Trail Master Plan running along SE 28th Street. Municipal Code 38-52.8 addresses future trails by requiring 30 feet of special ROW dedication to preserve the corridor. After discussing this requirement with the design engineer; it was agreed that the development would build a 10 foot concrete trail per current Midwest City standards. By building the trail directly, it will alleviate the need to require all 30 feet for future construction. Instead, the 25 feet presented will be sufficient and satisfy all requirements regarding trails.



Midwest City Fire Marshal's Office

8201 E Reno Avenue, Midwest City, OK 73110
aduncan@midwestcityok.org Office: 405-739-1355
www.midwestcityok.org



Re: PC - 2051

Date: 18 AUGUST 2020

PC-2051 is a request for plat on SE 29th and S. Westminster. Subdividing the already residential zoned area for duplexes.

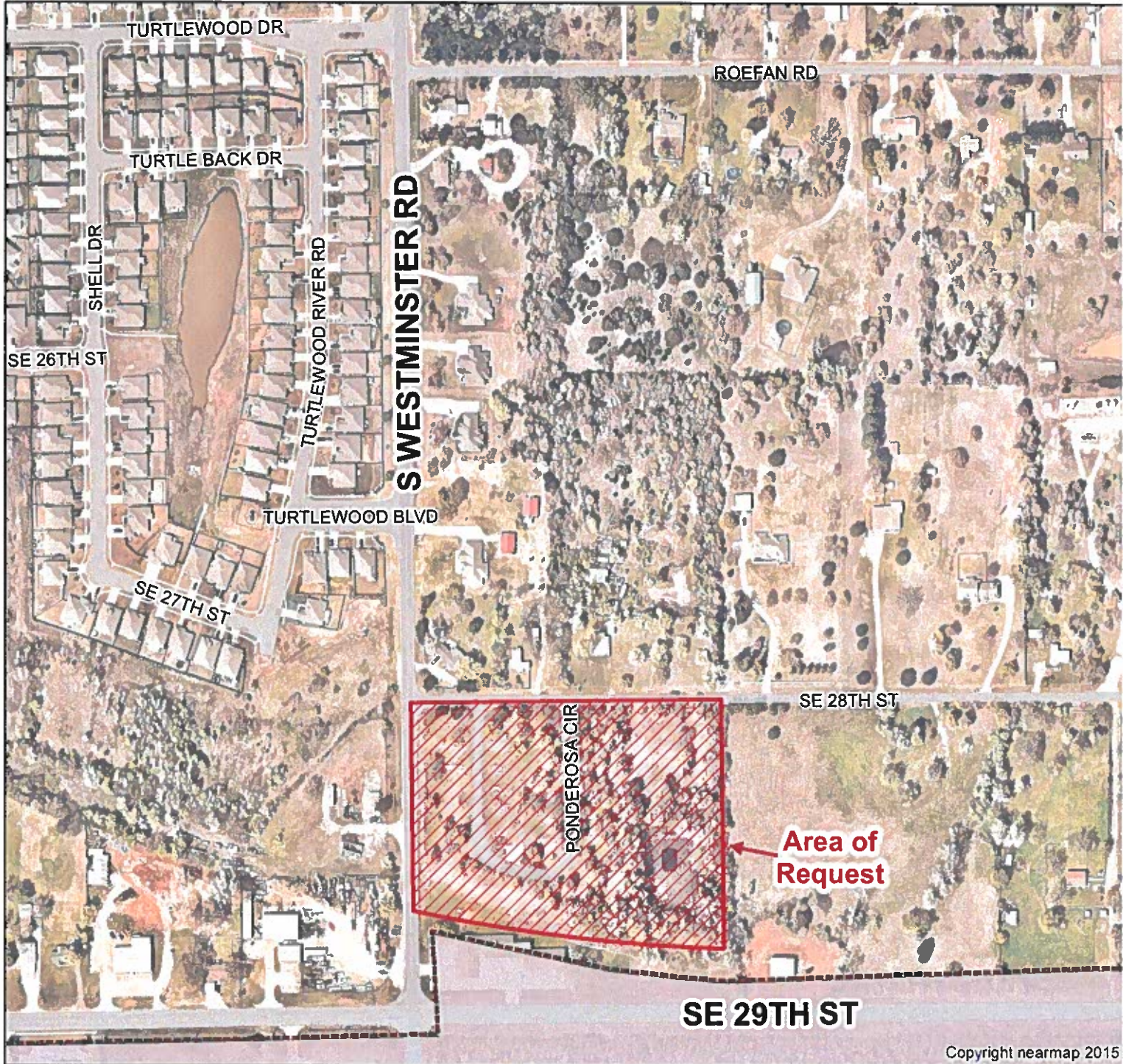
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- Fire flow requirements and hydrant locations will be reviewed at a later date during the design and construction phase.
- All other requirements will be reviewed once design / construction plans have been submitted.

Respectfully,

A handwritten signature in cursive script that reads "Ashley N. Duncan".

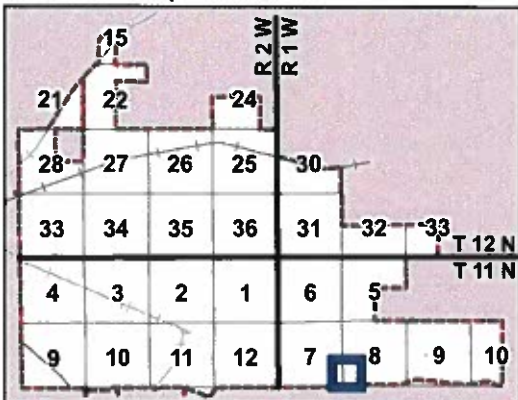
Ashley Duncan
Fire Prevention Officer, FPE
Midwest City Fire Department

The Midwest City Fire Department is committed to providing the highest level of public safety services for our community and citizens. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.

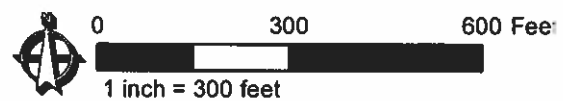


Copyright nearmap 2015

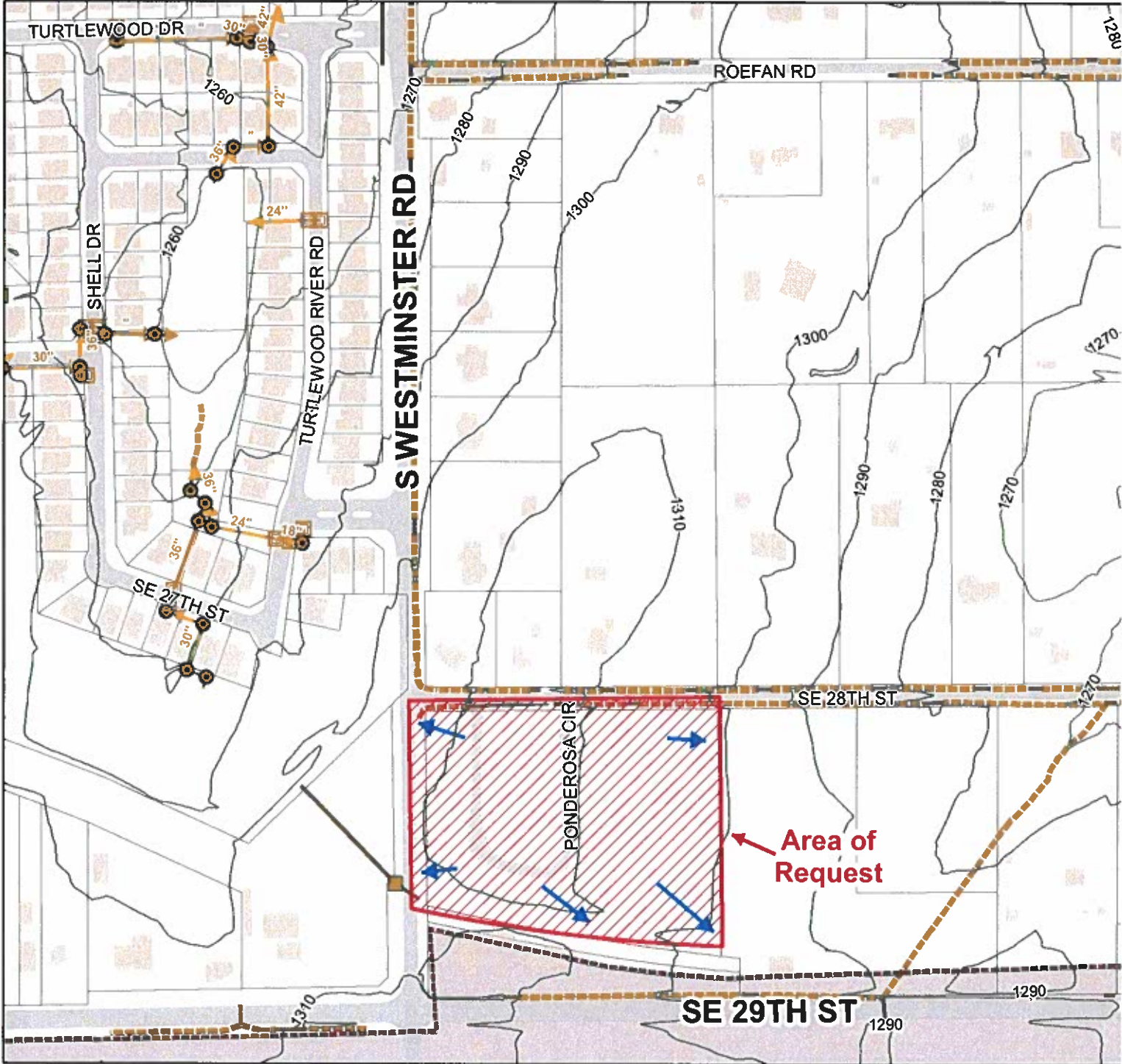
Locator Map



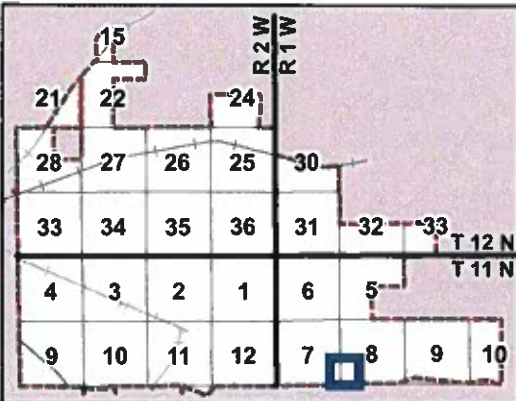
**3/2020 NEARMAP AERIAL VIEW FOR
PC-2051
(SW/4, Sec. 8, T11N, R1W)**



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



Locator Map



- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1168-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

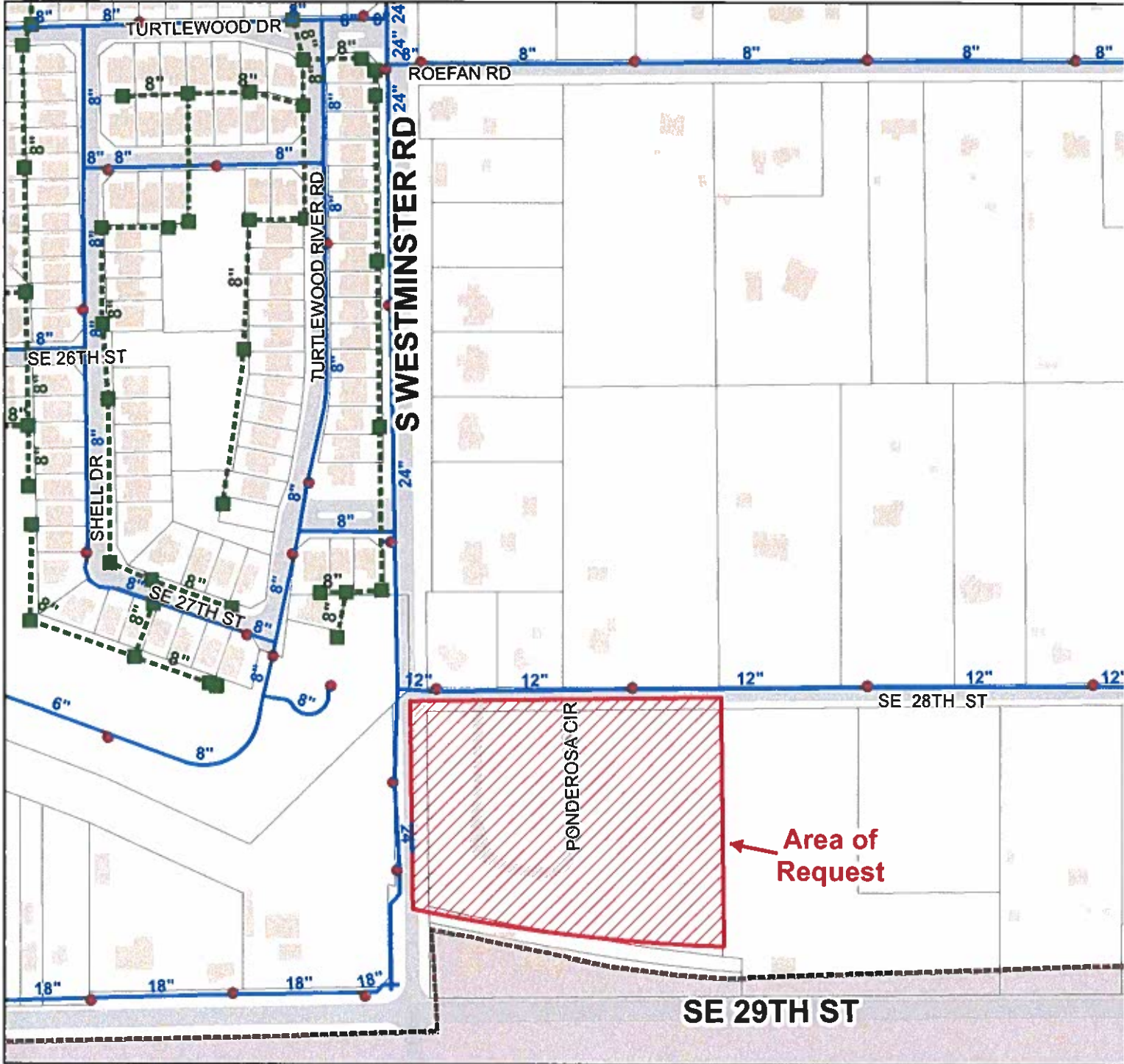
- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway**
- FLOODWAY

DRAINAGE LOCATION MAP FOR PC-2051 (SW/4, Sec. 8, T11N, R1W)

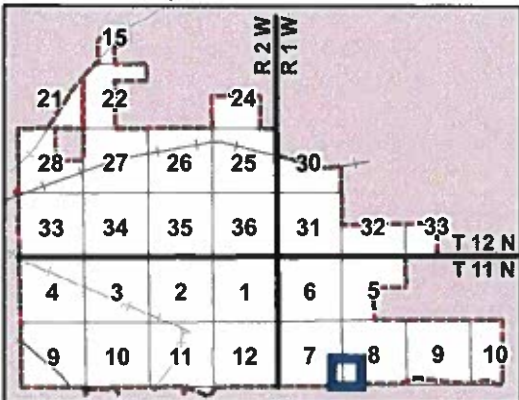
0 300 600 Feet

1 inch = 300 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



Locator Map



Water/Sewer Legend

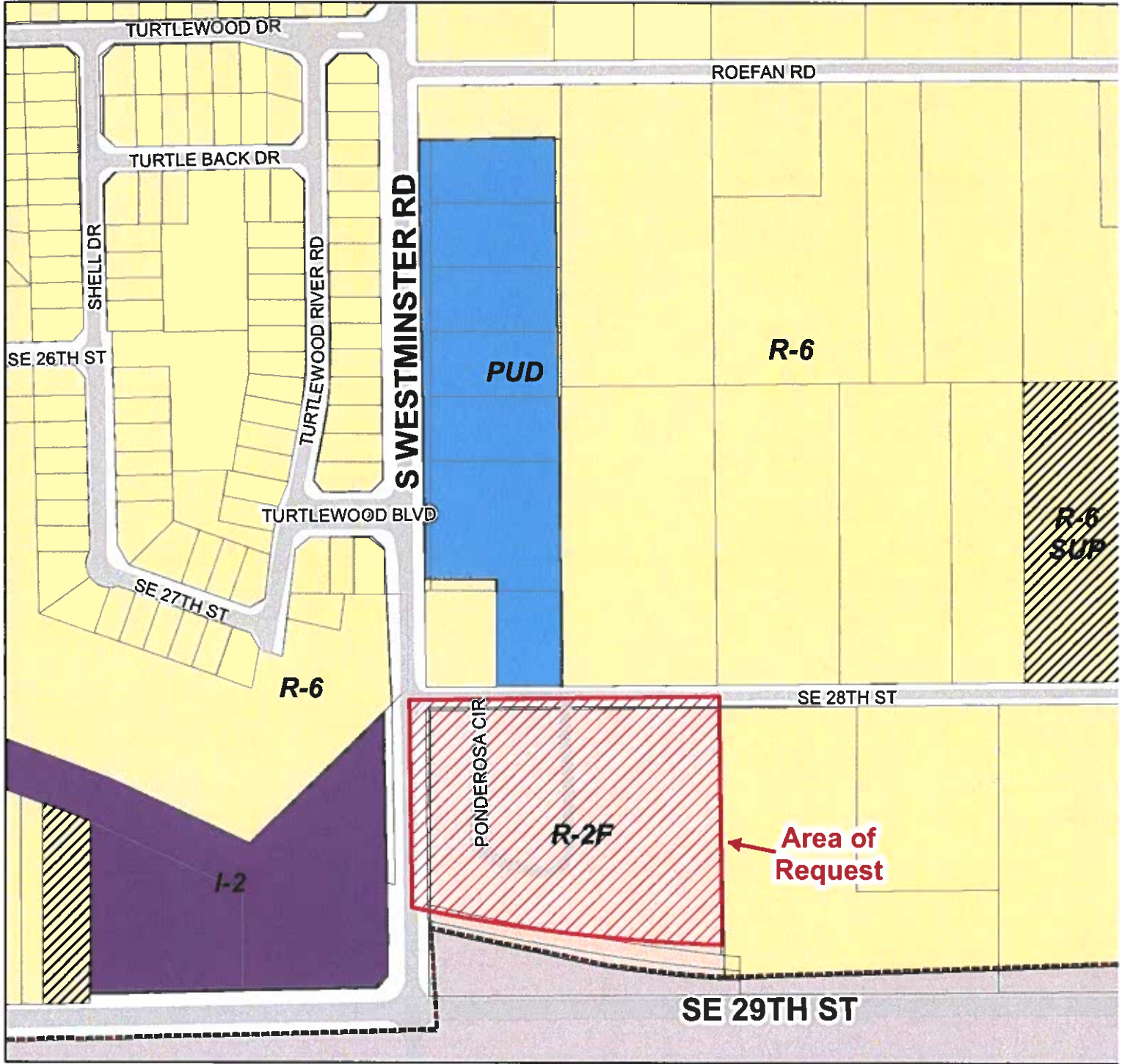
- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - - - OKC Cross Country
 - - - Sooner Utilities
 - - - Thunderbird
 - - - Unknown
- Sewer Manholes
- - - Sewer Lines

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2051**

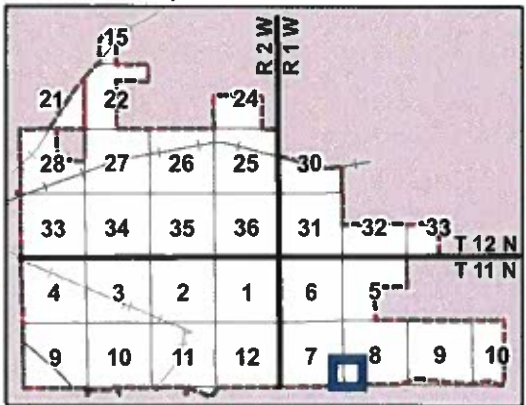
(SW/4, Sec. 8, T11N, R1W)



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



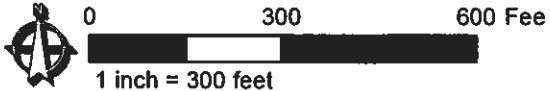
Locator Map



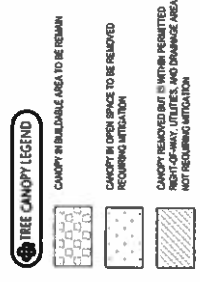
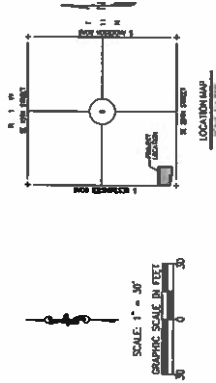
Current Zoning Legend

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-2051
(SW/4, Sec. 8, T11N, R1W)**

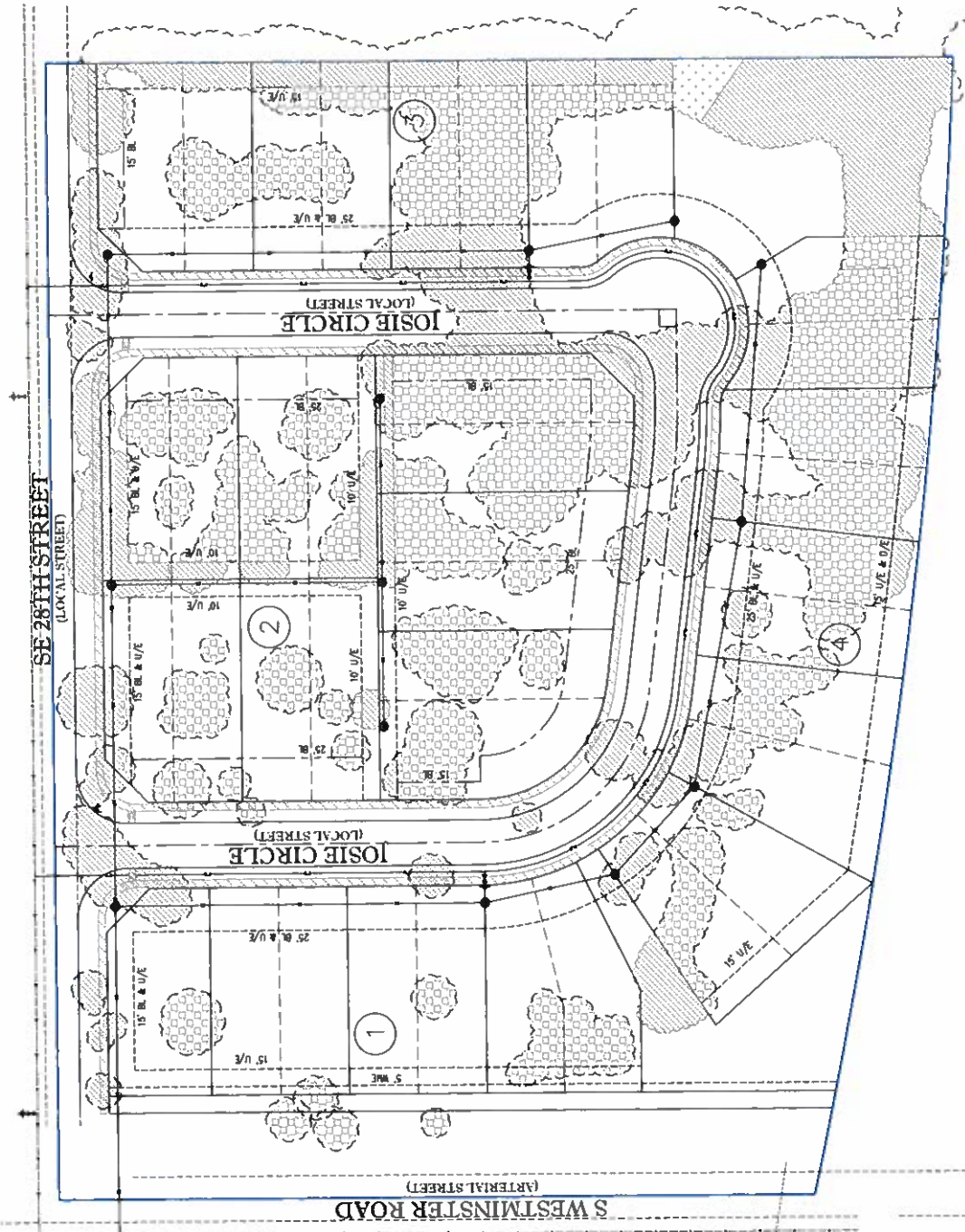


THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



TREE CANOPY CALCULATIONS

EXISTING TREE CANOPY IN BUILDABLE AREA	70,811 SF
EXISTING TREE CANOPY IN OPEN SPACE	1,128 SF
EXISTING TREE CANOPY IN PERMITTED	57,280 SF
ADJUSTED UTILITIES AND DRAINAGE AREAS	
TOTAL PREDEVELOPMENT TREE CANOPY COVERAGE	129,219 SF
TREE CANOPY TO REMAIN	106,611 SF
TREE CANOPY TO BE REMOVED REQUIRING MITIGATION	1,128 SF
TREE CANOPY TO BE REMOVED NOT REQUIRING MITIGATION	19,480 SF

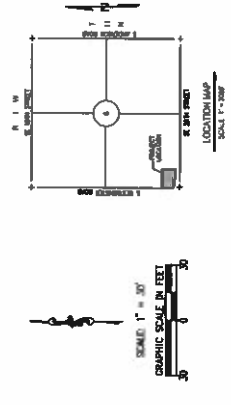
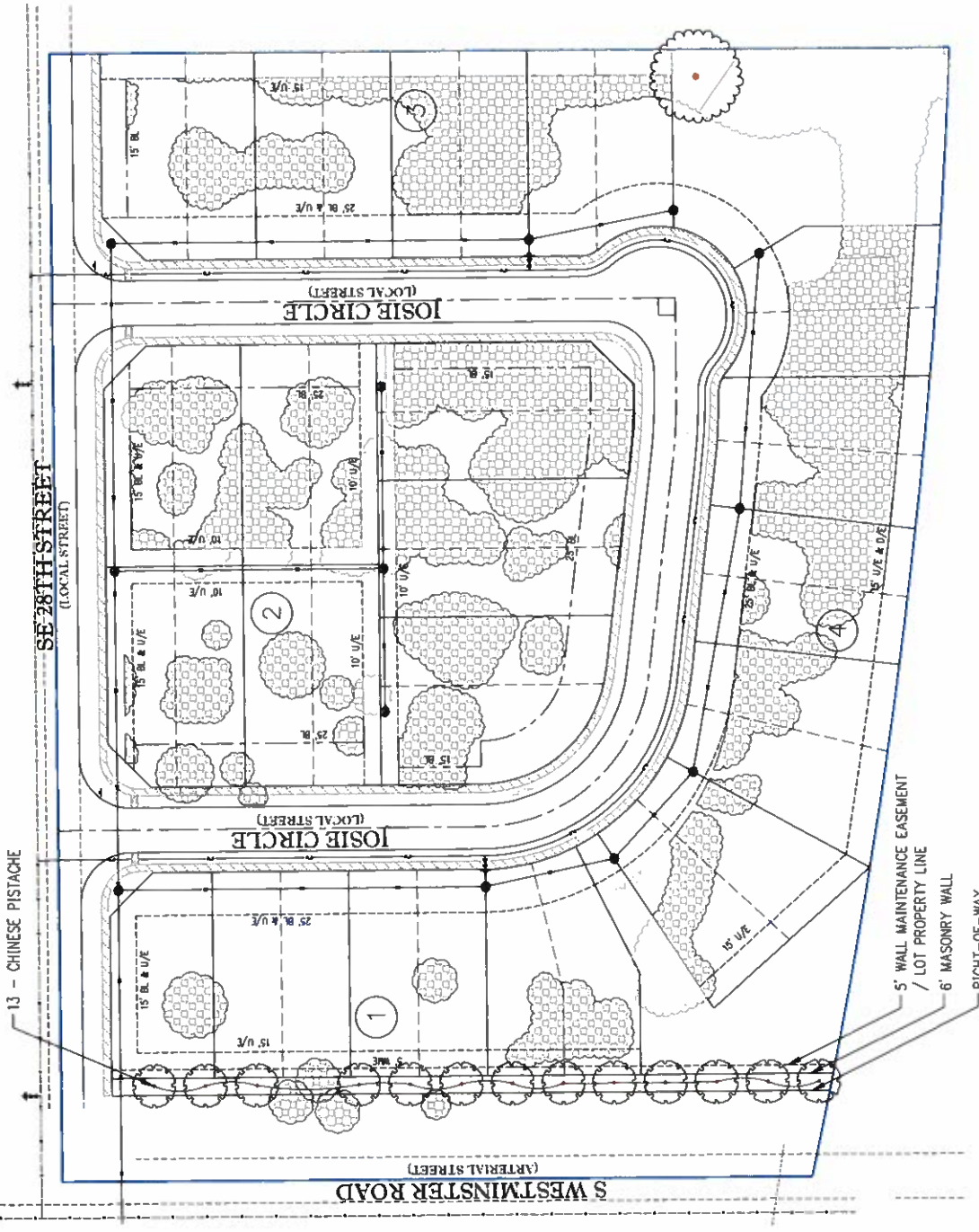


1 EXISTING TREE CANOPY PLAN
SCALE 1" = 30'

PRELIMINARY PLAN
THE CURVE

TREE CANOPY MANAGEMENT PLAN
PRE-DEVELOPMENT
1-101
SHEET NO. 1 OF 3
DATE: 08/21/20
PROJECT NO. 20607900

Crafton Tull
ARCHITECTS & ENGINEERS
10000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80231
TEL: 303.751.1000
WWW.CRAFTONTULL.COM



TREE SCHEDULE

DESCRIPTION	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE
	2	OVERLUSH SHAMARDE / SHAWARD RED OAK	8.8.8	25" CAL.	10-12' HT.
	2	PERFECT CHINESE PISTACHE	8.8.8	25" CAL.	6-10' HT.

TREE CANOPY LEGEND



TREE CANOPY CALCULATIONS

CALCULATED RESTORATION AREA REQUIRED FOR MITIGATION	1,194 SF
CALCULATED RESTORATION AREA PROVIDED FOR MITIGATION	2,387 SF
MATURE SPREAD	58 FT
AREA OF SPREAD	27,342.5 x 796.25 x 1.35 = 2,300.11 SF
TREE CANOPY TO REMAIN	70,871 SF
TREE CANOPY PROVIDED FOR MITIGATION	7,202 SF
TOTAL DEVELOPMENT TREE CANOPY COVERAGE	71,003 SF

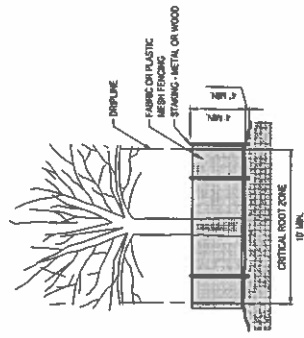
1 PROPOSED TREE CANOPY PLAN / THOROUGHFARE SCREENING
SCALE: 1" = 30'-0"

PRELIMINARY PLAN
 CITY OF WESTMINSTER
 TREE CANOPY MANAGEMENT PLAN
 POST-DEVELOPMENT
 L-102
 SHEET NO. 2 OF 3
 DATE: 06/21/20
 PROJECT NO. 20667900

Craifton Tull
 CONSULTING ENGINEERS & ARCHITECTS
 1400 WEST 14TH AVENUE, SUITE 200
 WESTMINSTER, CO 80057
 TEL: 303.440.1100
 FAX: 303.440.1101
 WWW.CRAIFONTULL.COM

PLANTING NOTES

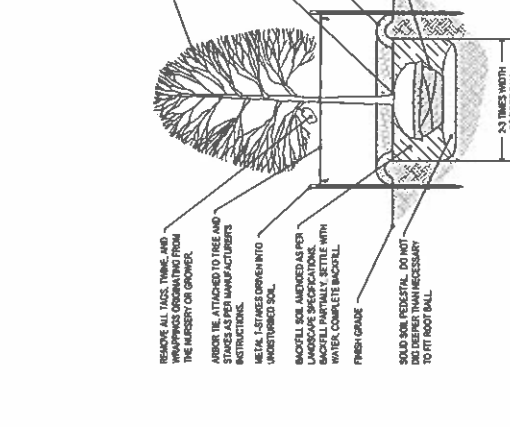
1. THE QUANTITIES ON THE PLANT SCHEDULE ARE FOR CONSIDERATION ONLY AND THE GRAPHIC REPRESENTATIONS ON THE DRAWINGS HAVE PRECEDENT. VARYING INDICATED QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNER'S REPRESENTATIVE AND THE PROJECT LANDSCAPE ARCHITECT. CHANGES IN PLANT MATERIAL MAY CONSTITUTE PLANT RE-APPROVAL.
3. PLANTS SHALL BE SPECIFIED AT THE SIZES SPECIFIED ON THE DRAWINGS. THE MINIMUM REQUIRED FOR EACH CATEGORY HEIGHT, SPREAD, CALIPER, AND WEIGHT SHALL BE AS SPECIFIED. PLANTS SHALL BE SPECIFIED BY THE OWNER'S REPRESENTATIVE AND THE PROJECT LANDSCAPE ARCHITECT. PLANTS SHALL BE SPECIFIED BY THE OWNER AT NO ADDITIONAL COST AND IF SIZE OF CONTAINER OR ROOT BALL, METHOD, AND SPREAD ARE PROPOSED PROPORTIONATELY IN ACCORDANCE WITH ANSI Z-601, 2004 EDITION. ALL OTHER QUALITY REQUIREMENTS OF THE PLANT MATERIAL MUST ALSO BE ADHERED TO.
4. ALL PLANTS MUST BE NURSERY GROWN. ALL TREES SHALL COMPLY WITH ANSI Z-601, 2004 EDITION AND THE URBAN TREE FOUNDATION GUIDELINE FOR NURSERY TREE PRODUCTION. ALL PLANTS SHALL BE HIGHEST QUALITY, FIRST CLASS REPRESENTATIVES OF THEIR SPECIES. SECOND, THIRD, OR FOURTH CLASS MATERIAL WILL BE REJECTED.
5. CALIPER SIZE IS NOT TO BE REDUCED. CALIPER MEASUREMENTS SHALL BE TAKEN IN ACCORDANCE WITH ANSI STANDARDS.
6. ALL TREES MUST BE STRAIGHT TRUNKED, HAVE A STRONG CENTRAL LEADER, FULL HEADED, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH "Y" SHAPE ARE NOT ACCEPTABLE UNLESS THAT SHAPE IS NATURAL TO THE GROWTH HABIT OF THE SPECIES. TREES THAT HAVE BEEN PREVIOUSLY PRUNED TO MEET THESE SPECIFICATIONS SHALL BE REJECTED.
7. THE PLANT'S RECREATIVE CANOPY SHOULD BE MOSTLY SPHERICAL AND FREE OF LARGE Voids OR FLAT SURFACE AREAS.
8. ALL STREET AND SHADE TREES SHALL HAVE A MINIMUM OF 6" CLEAR TRUNK UNLESS OTHERWISE NOTED ON PLANS OR PLANT LISTS.
9. TREES AND SHRUBS PLANTED DURING PERIODS OF HIGH TRANSPARATION SHALL BE SPRAYED WITH AN ANTI-DESICCANT PRIOR TO PLANTING. APPLY AND REMOVE ANTI-DESICCANTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
10. TREES SHALL BE STAKED AND CAPPED AS DETAILLED. STAKE AND CAPPED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE SUBCONTRACTOR SIX (6) MONTHS AFTER FINAL ACCEPTANCE.
11. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE. REJECTED PLANTS SHALL BE REPLACED PRIOR TO COMPLETION OF INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY AND THE GENERAL CONTRACTOR. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER. CALL DULHAM ONE-CALL SYSTEM AT 781-333-3333.
12. ALL PLANT BEDS SHALL BE THOROUGHLY BROADCASTED WITH A MINIMUM OF THREE INCHES (3") PRIOR TO PLANT PLACEMENT. ANOMALIES, IF OBSERVED BASED ON VISUAL INSPECTION, SHALL BE THOROUGHLY TILLED INTO THE SOIL ACCORDING TO THE TEST RESULT RECOMMENDATIONS. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
13. ALL PLANTS MUST BE PLANTED WITH THE BEST FACE FORWARD, TOWARDS THE STREET WHEN NECESSARY TO BE PLANTED IN NEAR TRUNK. ALL UNHEARD AREAS CAUSED BY PLANTING SHALL BE OWNED SMOOTH. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER.
14. ALL PLANTS SHALL BE PLANTED WITH THE BEST FACE FORWARD, TOWARDS THE STREET WHEN NECESSARY. REMOVE NO MORE THAN 1/3 OF THE BRANCHING. DO NOT PLANT IN PRE-EXISTENT HOLES, HOLES, TRENCHES, OR APPROVED EQUAL SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO PLANTING. APPLY AT MANUFACTURER'S RATES AND RECOMMENDATIONS.
15. ALL PLANTS SHALL BE PLANTED WITH THE BEST FACE FORWARD, TOWARDS THE STREET WHEN NECESSARY. REMOVE NO MORE THAN 1/3 OF THE BRANCHING. DO NOT PLANT IN PRE-EXISTENT HOLES, HOLES, TRENCHES, OR APPROVED EQUAL SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO PLANTING. APPLY AT MANUFACTURER'S RATES AND RECOMMENDATIONS.
16. ALL PLANTS SHALL BE PLANTED WITH THE BEST FACE FORWARD, TOWARDS THE STREET WHEN NECESSARY. REMOVE NO MORE THAN 1/3 OF THE BRANCHING. DO NOT PLANT IN PRE-EXISTENT HOLES, HOLES, TRENCHES, OR APPROVED EQUAL SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO PLANTING. APPLY AT MANUFACTURER'S RATES AND RECOMMENDATIONS.
17. PRE-EXISTENT HOLES, HOLES, TRENCHES, OR APPROVED EQUAL SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO PLANTING. APPLY AT MANUFACTURER'S RATES AND RECOMMENDATIONS.
18. ALL PLANTS SHALL BE PLANTED WITH THE BEST FACE FORWARD, TOWARDS THE STREET WHEN NECESSARY. REMOVE NO MORE THAN 1/3 OF THE BRANCHING. DO NOT PLANT IN PRE-EXISTENT HOLES, HOLES, TRENCHES, OR APPROVED EQUAL SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO PLANTING. APPLY AT MANUFACTURER'S RATES AND RECOMMENDATIONS.
19. ALL PLANTS SHALL BE PLANTED WITH THE BEST FACE FORWARD, TOWARDS THE STREET WHEN NECESSARY. REMOVE NO MORE THAN 1/3 OF THE BRANCHING. DO NOT PLANT IN PRE-EXISTENT HOLES, HOLES, TRENCHES, OR APPROVED EQUAL SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO PLANTING. APPLY AT MANUFACTURER'S RATES AND RECOMMENDATIONS.
20. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE IN A HEALTHY AND VIGOROUS CONDITION AT THE TIME OF PLANTING. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR AFTER FINAL ACCEPTANCE. INDIVIDUAL SPECIES AT THE TIME OF THE TURNOVER TO THE OWNER. LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR AFTER FINAL ACCEPTANCE.
21. 300 ANGLES SHALL BE PLANTED WITH U-3 BOMBARD 300 OR EQUIVALENT AS APPROVED BY OWNER'S REPRESENTATIVE.



NOTE:
1. TREE PROTECTION FENCING TO BE PLACED AROUND ALL PRESERVED TREES

FENCING
STAKES @ 4' O.C.
FABRIC OR PLASTIC COVERING

1 TREE PROTECTION FENCING DETAIL
NO SCALE



2 TREE PLANTING DETAIL
NO SCALE

TREE PRESERVATION NOTES

1. ALL TREES AND NATURAL AREAS SHOWN ON THESE PLANS TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. MIDWEST CITY TREE PRESERVATION ORDINANCE AND GUIDELINES SHALL SUPERSEDE WHEN MIDWEST CITY RESTRICTIONS ARE MORE STRINGENT. CITY STANDARDS AND BEST PRACTICES SHALL BE IN EFFECT.
3. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO STANDARDS FOR TREE PROTECTION.
4. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE IMPLICES.
6. PROTECTIVE FENCES SHALL SURROUND THE TRUNK OR GROUP OF TREES AND WILL BE LOCATED AT LEAST 4 FEET FROM THE TRUNK OR GROUP OF TREES. FENCES SHALL FOLLOW THE LINE OF PROTECTIVE CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
 - B. DAMAGE TO ROOTS FROM EXCAVATION OR CHANGES GREATER THAN 4" OF TROUCHING NOT REVIEWED BY CITY ARBORIST.
7. EXCEPTIONS TO INSTALLING FENCES AT TREE IMPLICES MAY BE FURNISHED IN THE FOLLOWING CASES:
 - A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR RECONSTRUCTION OF OTHER SOIL TO BE RECLAIMED.
 - B. WHERE PERMISSIBLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRINKLINE, ERECT PROTECTIVE FENCES AT THE OUTER LIMITS OF THE DRINKLINE. FENCES SHALL BE MAINTAINED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE.
 - C. BUILDINGS, EXISTING OR PROPOSED, TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING. SPECIAL REQUIREMENTS SHALL BE OBTAINED FROM THE CITY ARBORIST.
 - D. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED OR PLANKING TO A HEIGHT OF 8 FEET TO PROTECT THE TRUNK FROM ADDITIONAL TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE IDENTIFIED BY TAGS WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED DOMINANT VIOLATIONS IF THERE IS SUSTAINABLE DAMAGE AS A RESULT.
10. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PROTECTED WITH GOOD QUALITY TOP SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS WELL AS THE EXPOSED ROOT AREAS. COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
11. ANY TREACHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
12. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRINKLINE OF ANY TREE. NO IS PERMITTED ON THE TRUNK FLARE OF ANY TREE.
13. PRUNING TO PROVIDE CLEARANCE FOR CONSTRUCTION SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
14. ALL PRUNING SHALL BE DONE ACCORDING TO THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION. PRUNING SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS. PRUNING SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS. PRUNING SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS. PRUNING SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS.
15. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED DOMINANT VIOLATIONS IF THERE IS SUSTAINABLE DAMAGE AS A RESULT.

PRELIMINARY PLAN
THE CURVE

TREE CANOPY MANAGEMENT PLAN
NOTES AND DETAILS
L-501
SHEET NO. 3 OF 3
DATE: 07/24/20
PROJECT NO. 20607900

Crafton Tull
LANDSCAPE ARCHITECTS
10000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.751.1000
WWW.CRAFTONTULL.COM

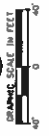


THE CURVE
 WESTMINSTER CDT, OKLAHOMA

NO.	DATE	REVISION

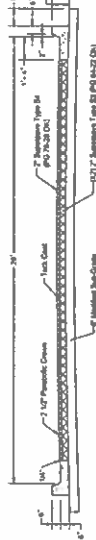
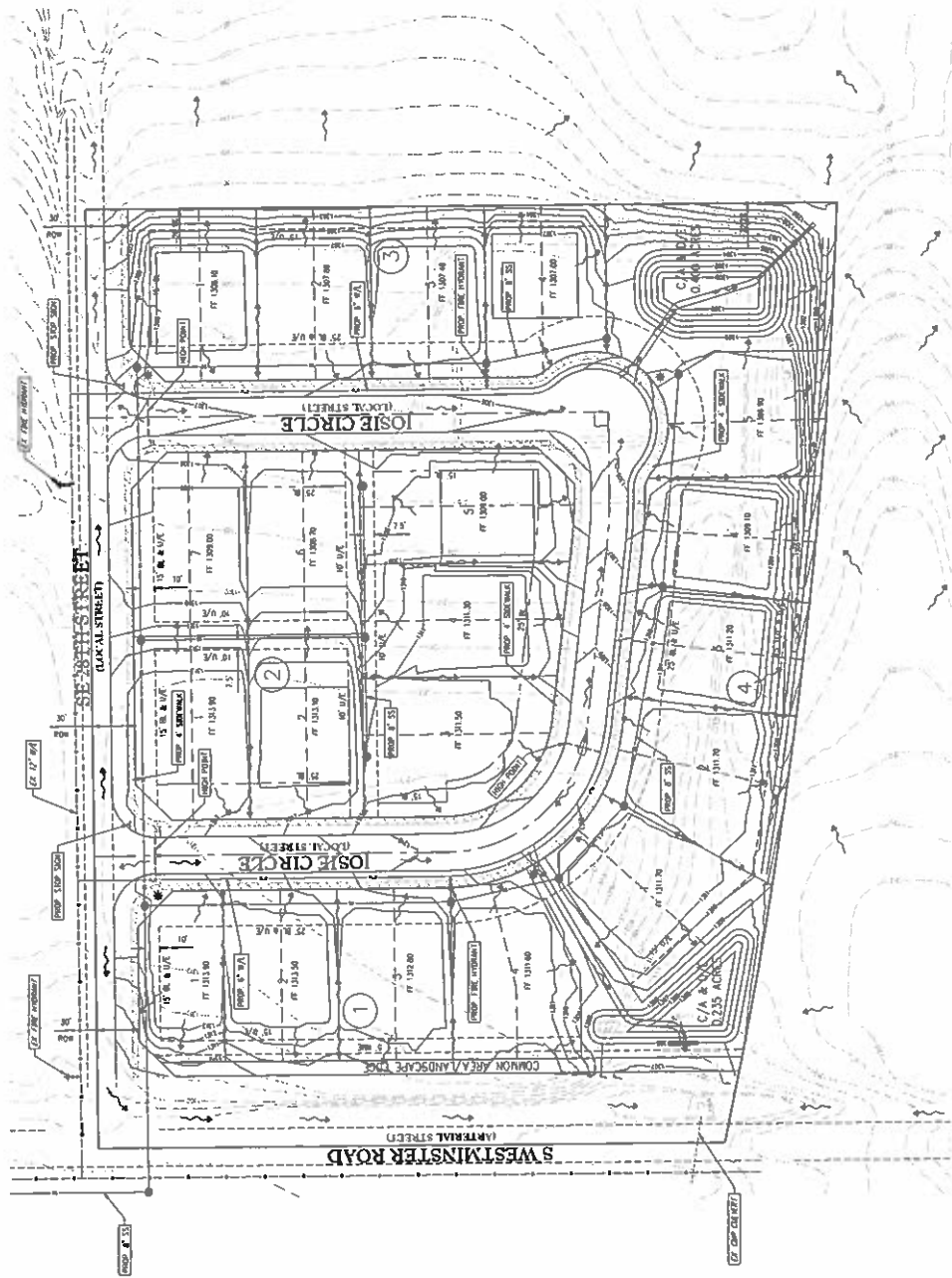
THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL PLANS.
 THE PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY OF OKLAHOMA, OKLAHOMA DEPARTMENT OF PUBLIC SAFETY, DIVISION OF FIRE AND REScue, AND THE OKLAHOMA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
 FOR MORE INFORMATION, CONTACT THE ENGINEER AT THE ADDRESS LISTED ABOVE.
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: 06/15/2010

PRELIMINARY PLANS
 SITE DEVELOPMENT PLAN



LEGEND

- PROPOSED STREET CENTERLINE
- EXISTING STREET CENTERLINE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED WALKWAY
- EXISTING WALKWAY
- PROPOSED BIKEWAY
- EXISTING BIKEWAY
- PROPOSED BIKEWAY ALIGNMENT
- EXISTING BIKEWAY ALIGNMENT
- PROPOSED BIKEWAY STRIKE
- EXISTING BIKEWAY STRIKE
- PROPOSED BIKEWAY MARKING
- EXISTING BIKEWAY MARKING
- PROPOSED BIKEWAY SIGN
- EXISTING BIKEWAY SIGN
- PROPOSED BIKEWAY LIGHT
- EXISTING BIKEWAY LIGHT



TYPICAL STREET SECTIONS (ASPHALT)
 LOCAL RESIDENTIAL AND COMMERCIAL STREET

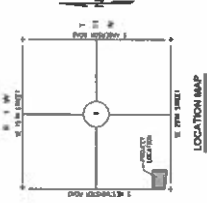
NOTE:
 THE PROPOSED BIKEWAY ALIGNMENT SHALL BE AS SHOWN ON SHEET C-102.



THE CURVE
 1450 WESTMINSTER ROAD
 WESTMINSTER, COLORADO

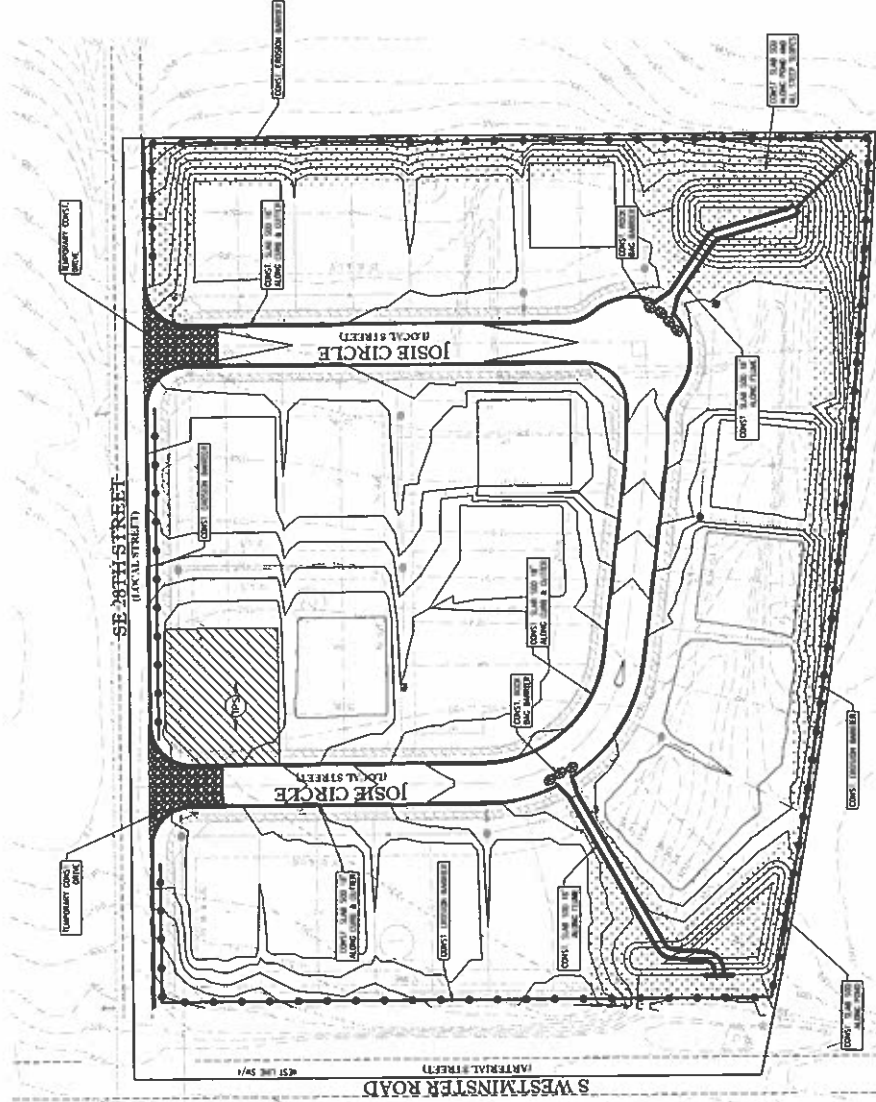
DATE: 10/20/2007
 PROJECT: 1450 WESTMINSTER ROAD
 SHEET: 1450-101
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 APPROVED BY: [Redacted]

PRELIMINARY PLANS
 PRELIMINARY STORMWATER
 MANAGEMENT PLAN



NOTE: EROSION CONTROL STRATEGIES MAY INCLUDE SOIL PLANTING, FENCE BARRIERS, TRAILERS, AND WEED MATS. THESE STRATEGIES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY FOR THE LIFE OF THE PROJECT.

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FROM THE CITY OF WESTMINSTER, COLORADO, AND THE COLORADO DEPARTMENT OF REVENUE AND HERETOFORE AGENCIES AS APPLICABLE TO THE PROJECT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FROM THE CITY OF WESTMINSTER, COLORADO, AND THE COLORADO DEPARTMENT OF REVENUE AND HERETOFORE AGENCIES AS APPLICABLE TO THE PROJECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FROM THE CITY OF WESTMINSTER, COLORADO, AND THE COLORADO DEPARTMENT OF REVENUE AND HERETOFORE AGENCIES AS APPLICABLE TO THE PROJECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FROM THE CITY OF WESTMINSTER, COLORADO, AND THE COLORADO DEPARTMENT OF REVENUE AND HERETOFORE AGENCIES AS APPLICABLE TO THE PROJECT.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FROM THE CITY OF WESTMINSTER, COLORADO, AND THE COLORADO DEPARTMENT OF REVENUE AND HERETOFORE AGENCIES AS APPLICABLE TO THE PROJECT.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FROM THE CITY OF WESTMINSTER, COLORADO, AND THE COLORADO DEPARTMENT OF REVENUE AND HERETOFORE AGENCIES AS APPLICABLE TO THE PROJECT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FROM THE CITY OF WESTMINSTER, COLORADO, AND THE COLORADO DEPARTMENT OF REVENUE AND HERETOFORE AGENCIES AS APPLICABLE TO THE PROJECT.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FROM THE CITY OF WESTMINSTER, COLORADO, AND THE COLORADO DEPARTMENT OF REVENUE AND HERETOFORE AGENCIES AS APPLICABLE TO THE PROJECT.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FROM THE CITY OF WESTMINSTER, COLORADO, AND THE COLORADO DEPARTMENT OF REVENUE AND HERETOFORE AGENCIES AS APPLICABLE TO THE PROJECT.



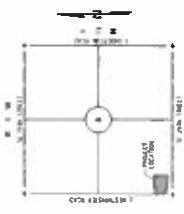


THE CURVE
400 WEST CH. OKLAHOMA

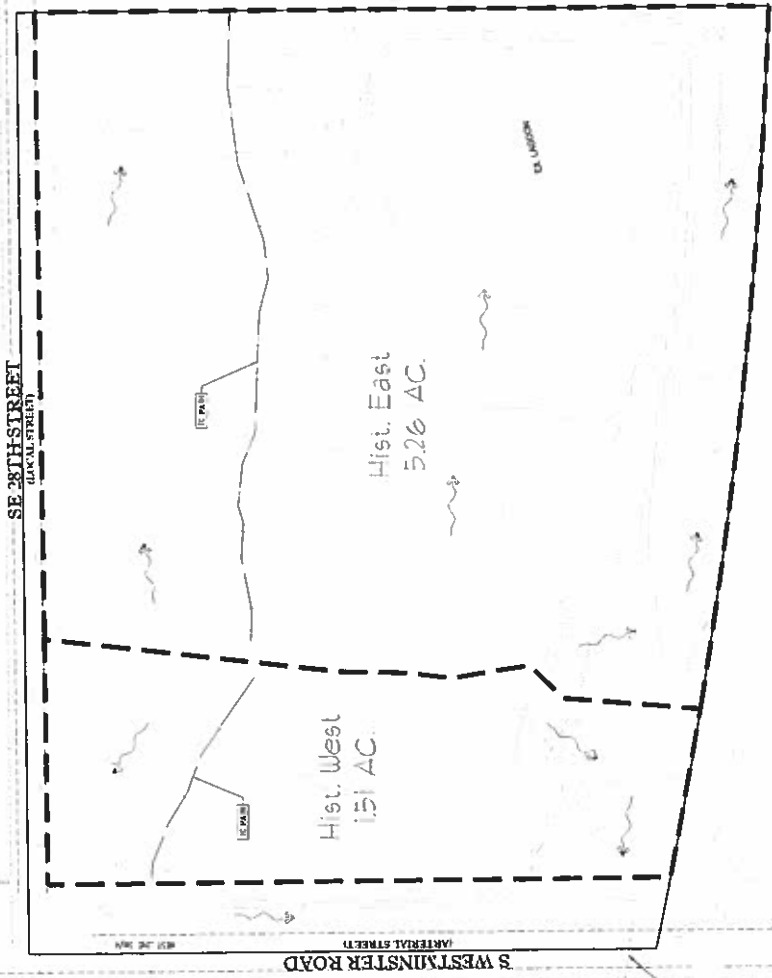
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLANS	11/15/2011
2	REVISED CONTOURS	11/15/2011
3	PROPOSED DRAINAGE	11/15/2011
4	FINAL PLANS	11/15/2011

THE INFORMATION ON THIS MAP WAS OBTAINED FROM THE FOLLOWING SOURCES:
1. AERIAL PHOTOGRAPHS
2. FIELD SURVEY
3. GROUND PHOTOGRAPHS
4. GROUND MEASUREMENTS
5. GROUND PHOTOGRAPHS
6. GROUND MEASUREMENTS
7. GROUND PHOTOGRAPHS
8. GROUND MEASUREMENTS
9. GROUND PHOTOGRAPHS
10. GROUND MEASUREMENTS
11. GROUND PHOTOGRAPHS
12. GROUND MEASUREMENTS
13. GROUND PHOTOGRAPHS
14. GROUND MEASUREMENTS
15. GROUND PHOTOGRAPHS
16. GROUND MEASUREMENTS
17. GROUND PHOTOGRAPHS
18. GROUND MEASUREMENTS
19. GROUND PHOTOGRAPHS
20. GROUND MEASUREMENTS

PRELIMINARY PLANS
PROPOSED DRAINAGE MAP



LOCATION MAP
SCALE 1" = 200'



LEGEND
PROPOSED CONTOURS
PROPOSED DRAINAGE
PROPERTY LINE

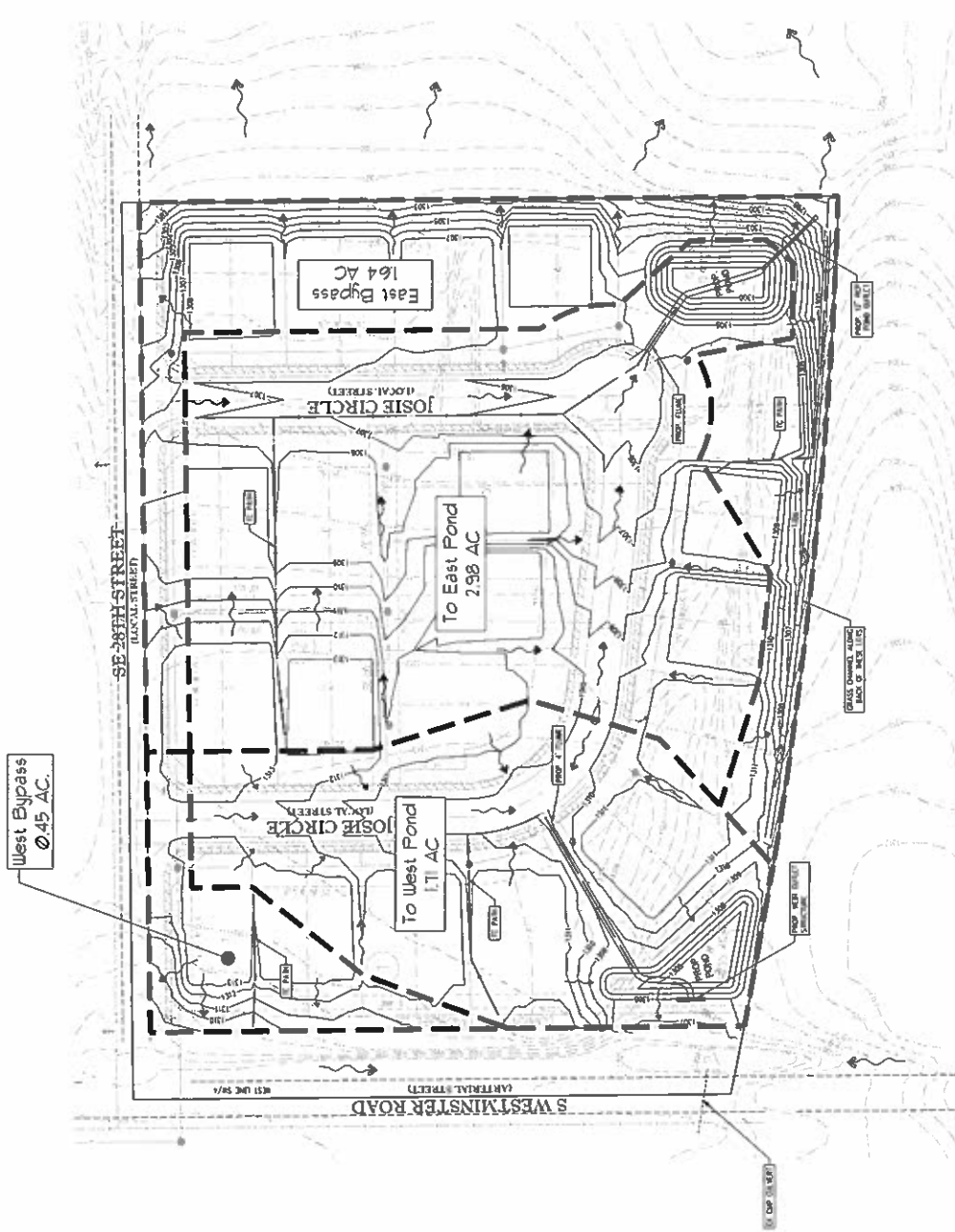
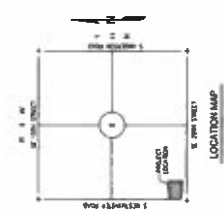


THE CURVE
MEMPHIS, MISSISSIPPI

NO.	DESCRIPTION	DATE

PRELIMINARY PLANS
PRELIMINARY DRAINAGE PLAN

PROJECT: THE CURVE
SHEET NO. C-102
DATE: 08/24/2011
DRAWN BY: JAY
CHECKED BY: JAY



LEGEND

EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED DRAINAGE PATHS
HYDRAULIC PATH





The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, 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: October 6, 2020

Subject: (PC – 2053) Public hearing with discussion and consideration of approval of an ordinance to rezone from R-6, Single Family Detached Residential to R-2F, Two Family Attached Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to MDR, Medium Density Residential for the property addressed as 2200 Saint Luke.

Executive Summary

This is a request to rezone a single parcel to R-2F, two-family residential, for use of an existing structure as a duplex. In August of 2020, Utility Services staff became aware that this structure was being used as a duplex and notified Planning staff to see if the zoning was appropriate for a duplex. The property is zoned R-6, Single Family Detached Residential. This zoning district does not allow for the use of a duplex. Staff met with the current owner who explained that he purchased the property in May 2020 and the second floor of the 2 story home had already been converted to an individual dwelling unit at the time of purchase and that structure was advertised as a duplex when he purchased it. The applicant would like to use the structure as a duplex and has made this application to rezone the property to R-2F. The lot does meet the minimum size requirements for R-2F zoning. Included in this memo is a report from the Chief Building Official. As the conversion from a single family residence to a duplex was done without permits, inspections will be necessary to ensure that the structure is safe and meets minimum building standards if this request is approved. If this request is denied, permits and inspections will be necessary to convert the structure from a duplex back into one single family residence.

Dates of Hearing: Planning Commission – October 6, 2020
City Council – October 27, 2020

Owner/Applicant: Roshan Kalra, Ad Infinitum LLC

Proposed Use: Duplex – One structure, two dwelling units

Size:

The area of request has a frontage along Saint Luke Ave. of 80' and a depth of approximately 279', containing an area of approximately 22, 320 square feet, or .51 acres more or less.



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 – R-6, Single Family Detached Residential
North, South, East and West – R-6, Single Family Detached Residential

Land Use:

Area of Request – one residential structure
North, South, East and West – single family residences

Comprehensive Plan Citation:

Medium Density Residential Land Use

This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide areas for “empty nesters” who may not want the maintenance of a large-lot single-family home and for young families who may find a townhome or duplex more affordable than a single-family home. It is anticipated that new areas for medium density land use will be developed in the future.

Municipal Code Citation:

2.8. R-2F, Two Family Attached Residential District

2.8.1 General Description

This district allows two family attached dwellings. The principal use of land is for two family attached dwellings with provisions for accommodating the sale of individual attached units.

Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship and arrangement of each element.

History:

1. The Kanaly's Second NE 23rd Street Addition was created in 1951.
2. This area was zoned single family residential with the adoption of the 1985 and the 2010 Zoning Ordinances.

Staff Comments:

Fire Comments:

PC-2053 is a request to rezone a parcel at 2200 N. Saint Luke. This parcel is zoned R-6, Single Family Residential and sometime in the past was converted to a duplex. The current owner bought the parcel in May under the assumption that it was allowed to be a duplex. He is applying to rezone to R-2F, Two Family Attached Residential to be allowed to continue to use the structure as a duplex.

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

Engineering Comments:

Note: This application is for rezoning the property at 2200 N Saint Luke Avenue. No engineering improvements are required with this application.

Water Supply and Distribution

An eight (8) inch public water main is located along the west side of Saint Luke Avenue. Public water mains extend along the full frontage of this property and the existing facility is connected to the city water main, therefore water line improvements are not required as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

An eight (8) inch public sewer main is located along the east side of Saint Luke Avenue and accessible to the property. Sewer line improvements are not required as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request is available off Saint Luke Avenue which is classified as a local street in the 2008 Comprehensive Plan.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is has a grade break approximately 50 feet from the back of the lot. Overall all the drainage runs to the north into Silver Creek. Water falling on the back portion of the lot runs to the east via sheet flow. Water falling to the west of the grade break falls to the west and north into existing ditching running along Saint Luke Avenue. There is no existing detention.

The area of request is entirely within flood zone AE as shown on Flood Insurance Rate map (FIRM) number 40109C0330H, dated December 18th, 2009. None of the proposed development is affected by flood zone AE.

Easements and Right-of-Way

As outlined in Municipal Code 38-45, a collector road shall have a total right-of-way of fifty (50) feet, twenty-five (25) feet each side of center line. The area of request currently is platted for (50) feet therefore no additional right of way will be required with this application.

Chief Building Official Comments:

If the request to rezone from R-6, Single Family Residential to R-2F, Residential Two-Family is **denied** the home must be brought back into compliance with the requirements for a single-family structure. To achieve this the minimum requirement would be to reestablish access from inside the ground floor main unit to the upstairs unit. All work done as part of the initial non-conforming conversion and the modifications to return it to a single family home will require permits and inspections and must meet current codes as amended and adopted by the State of Oklahoma and the City of Midwest City.

If request to rezone from R-6, Single Family Residential to R-2F, Residential Two-Family is **approved** all work done as part of the conversion must be properly permitted and inspected. Any work or violations found to be below the minimum code requirements will be brought into full compliance with current codes as amended and adopted by the State of Oklahoma and the City of Midwest City.

Planning Comments:

As mentioned in the executive summary, Utility Services staff was alerted to the fact that this structure was being used as a two-family attached residential (duplex) structure in August of 2020. For duplex structures, the Utility Services department bills for water and sanitation services separately for each dwelling unit. Utility Services staff contacted Community Development staff to see if this property was zoned properly for use as a duplex. Community Development staff determined that the property is zoned R-6, Single Family Detached Residential and according to the 2010 Zoning Ordinance, the use of a duplex is not allowed in the R-6 district. Staff contacted the owner of the property and set up a meeting to discuss his options.

Planning, building and legal staff met with the owner and his property manager on August 6, 2020. The owner stated that when he purchased the property in May of 2020, the upstairs had already been converted into an individual dwelling unit and he believed the property was zoned properly for use as a duplex. Staff explained that the property is zoned only for single family use and that if he wanted to use it as a duplex, he must apply to rezone the property to R-2F and a decision would be made by the City Council to approve or deny the request.

Planning and building staff visited the site on August 7 and verified that the second floor unit is completely separated from the first-floor unit. The conversion work was done

without permits. Pending the City Council's decision on this application permits and inspections will be required per the Chief Building Official's comments above.

Action is at the discretion of the Planning Commission and City Council.

Action Required: Approve or reject the ordinance to rezone to R2-F, Two Family Residential and the resolution to amend the Comprehensive Plan to MDR, Medium Density Residential for the property as noted herein, subject to the staff comments and recommendations as found in the October 6, 2020, agenda packet, and as noted in PC – 2053.



Billy Harless, AICP
Community Development Director

KG



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Christine Brakefield, Chief Building Official

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

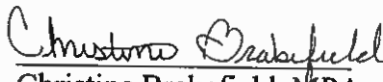
Date: September 08, 2020

RE: 2200 N Saint Luke Ave
Non-Conforming Duplex

If the request to rezone from R-6, Single Family Residential to R-2F, Residential Two-Family is **denied** the home must be brought back into compliance with the requirements for a single-family structure. To achieve this the minimum requirement would be to reestablish access from inside the ground floor main unit to the upstairs unit. All work done as part of the initial non-conforming conversion and the modifications to return it to a single family home will require permits and inspections and must meet current codes as amended and adopted by the State of Oklahoma and the City of Midwest City.

If request to rezone from R-6, Single Family Residential to R-2F, Residential Two-Family is **approved** all work done as part of the conversion must be properly permitted and inspected. Any work or violations found to be below the minimum code requirements will be brought into full compliance with current codes as amended and adopted by the State of Oklahoma and the City of Midwest City.

Sincerely,


Christine Brakefield, MPA
Chief Building Official
Community Development

The City of

MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: September 15th, 2020

Subject: Engineering staff comments for pc-2053 application to rezone 2200 N Saint Luke Avenue.

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2053:

Note: This application is for rezoning the property at 2200 N Saint Luke Avenue. No engineering improvements are required with this application.

Water Supply and Distribution

An eight (8) inch public water main is located along the west side of Saint Luke Avenue. Public water mains extend along the full frontage of this property and the existing facility is connected to the city water main, therefore water line improvements are not required as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

An eight (8) inch public sewer main is located along the east side of Saint Luke Avenue and accessible to the property. Sewer line improvements are not required as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request is available off Saint Luke Avenue which is classified as a local street in the 2008 Comprehensive Plan.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is has a grade break approximately 50 feet from the back of the lot. Overall all the drainage runs to the north into Silver Creek. Water falling on the back portion of the lot runs to the east via sheet flow. Water falling to the west of the grade break falls to the west and north into existing ditching running along Saint Luke Avenue. There is no existing detention.

The area of request is entirely within flood zone AE as shown on Flood Insurance Rate map (FIRM) number 40109C0330H, dated December 18th, 2009. None of the proposed development is affected by flood zone AE.

Easements and Right-of-Way

As outlined in Municipal Code 38-45, a collector road shall have a total right-of-way of fifty (50) feet, twenty five (25) feet each side of center line. The area of request currently is platted for (50) feet therefore no additional right of way will be required with this application.



Midwest City Fire Marshal's Office
8201 E Reno Avenue, Midwest City, OK 73110
dhelmberger@midwestcityok.org Office: 405-739-1355
www.midwestcityok.org



Re: PC - 2053

Date: 18 September 2020

PC-2053 is a request to rezone a parcel at 2200 N. Saint Luke. This parcel is zoned R-6, Single Family Residential and sometime in the past was converted to a duplex. The current owner bought the parcel in May under the assumption that it was allowed to be a duplex. He is applying to rezone to R-2F, Two Family Attached Residential to be allowed to continue to use the structure as a duplex.

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

Respectfully,

A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger
Fire Marshal
Midwest City Fire Department

The Midwest City Fire Department is committed to providing the highest level of public safety services for our community and citizens. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.

1 **PC-2053**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**
4 **DESCRIBED IN THIS ORDINANCE TO R-2F, TWO FAMILY ATTACHED**
5 **RESIDENTIAL, AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING**
6 **DISTRICT MAP TO REFLECT THE RECLASSIFICATION OF THE PROPERTY'S**
7 **ZONING DISTRICT; AND PROVIDING FOR REPEALER AND SEVERABILITY**

8 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:**

9 **ORDINANCE**

10 **SECTION 1.** That the zoning district of the following described property is hereby reclassified
11 to R-2F, Two Family Attached Residential, subject to the conditions contained in the PC-2053
file, and that the official Zoning District Map shall be amended to reflect the reclassification of
the property's zoning district as specified in this ordinance:

12 All of Lot 8 and the South 5 ft. of Lot 7, Block 1 of the Kanalys 2nd NE 23rd St Addition,
13 located in the NW/4 of Section 25, T-12-N, R-2-W, Oklahoma County, Oklahoma and
addressed as 2200 N Saint Luke Ave.

14 **SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict herewith are
15 hereby repealed.

16 **SECTION 3. SEVERABILITY.** If any section, sentence, clause or portion of this ordinance is
17 for any reason held to be invalid, such decision shall not affect the validity of the remaining
portions of the ordinance.

18 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City, Oklahoma,
19 on the _____ day of _____, 2020.

20 **THE CITY OF MIDWEST CITY,**
21 **OKLAHOMA**

22 _____
23 **MATTHEW D. DUKES II, Mayor**

24 **ATTEST:**

25 _____
26 **SARA HANCOCK, City Clerk**

27
28
29

1 APPROVED as to form and legality this _____ day of _____, 2020.

2
3 _____
4 HEATHER POOLE, City Attorney
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

PC-2053

RESOLUTION NO. 2020-_____

A RESOLUTION AMENDING THE 2008 COMPREHENSIVE PLAN MAP CLASSIFICATION FROM LDR, LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, FOR THE PROPERTY DESCRIBED IN THIS RESOLUTION WITHIN THE CITY OF MIDWEST CITY, OKLAHOMA.

WHEREAS, the 2008 Comprehensive Plan Map of Midwest City, Oklahoma shows the following described property identified as LDR:

All of Lot 8 and the South 5 ft. of Lot 7, Block 1 of the Kanalys 2nd NE 23rd St Addition, located in the NW/4 of Section 25, T-12-N, R-2-W, Oklahoma County, Oklahoma and addressed as 2200 N Saint Luke Ave.

WHEREAS, it is the desire of the Midwest City Council to amend the classification of the referenced property to Medium Density Residential;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

That the classification of above described property located in Midwest City, Oklahoma is hereby changed to Medium Density Residential on the 2008 Comprehensive Plan Map.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, this _____ day of _____, 2020.

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

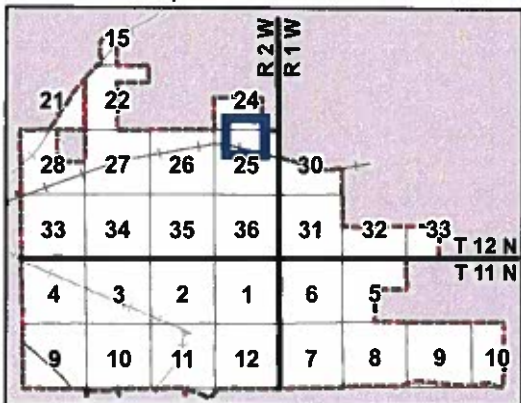
SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2020.

HEATHER POOLE, City Attorney



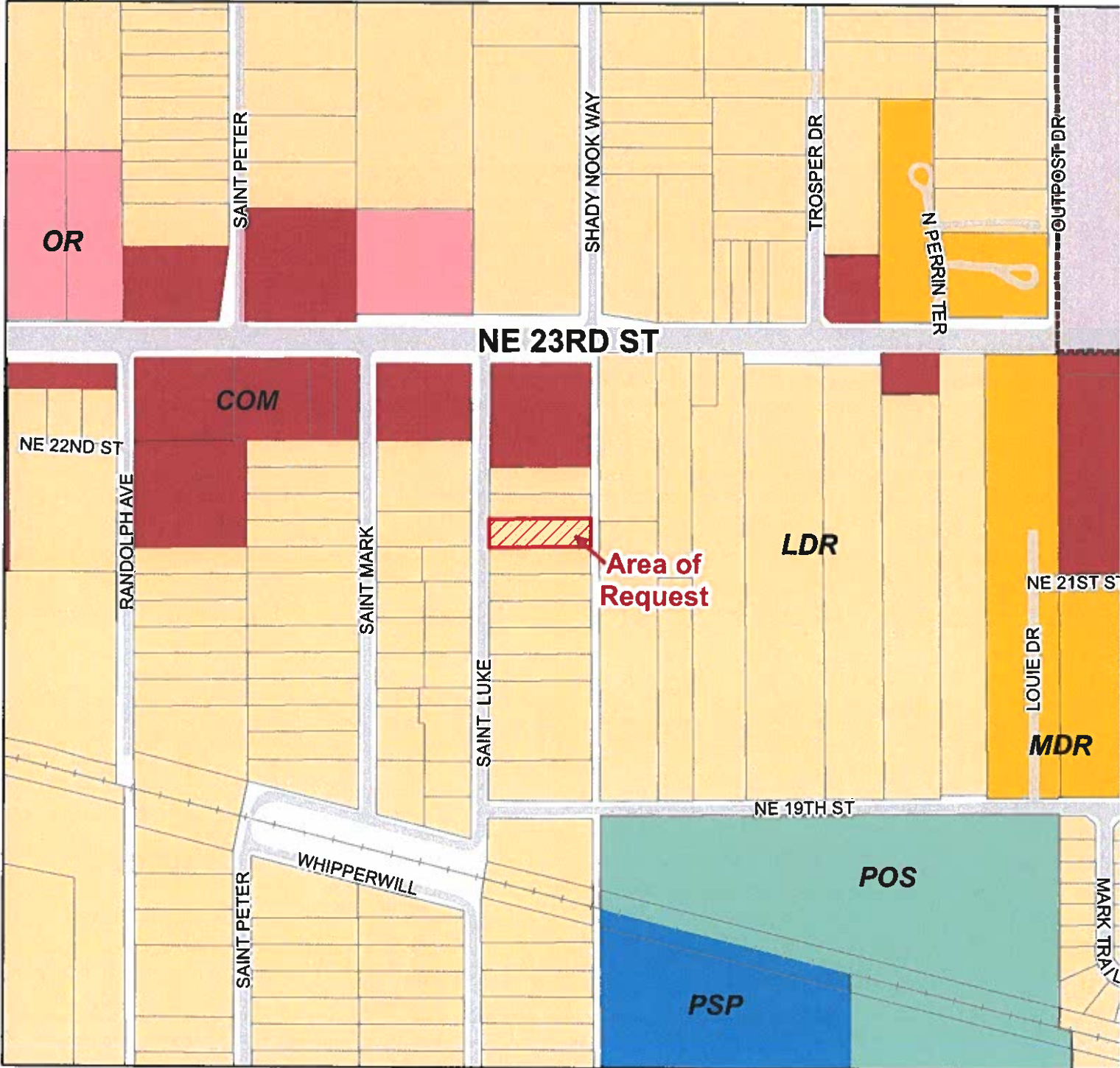
Locator Map



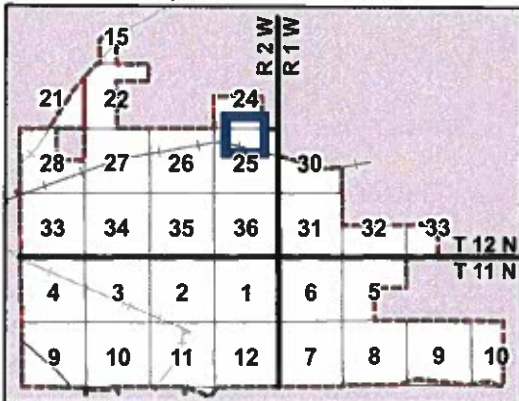
**3/2020 NEARMAP AERIAL VIEW FOR
PC-2053
(NW/4, Sec. 25, T12N, R2W)**



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



Locator Map

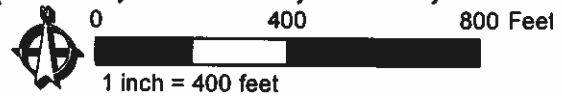


Future Land Use Legend

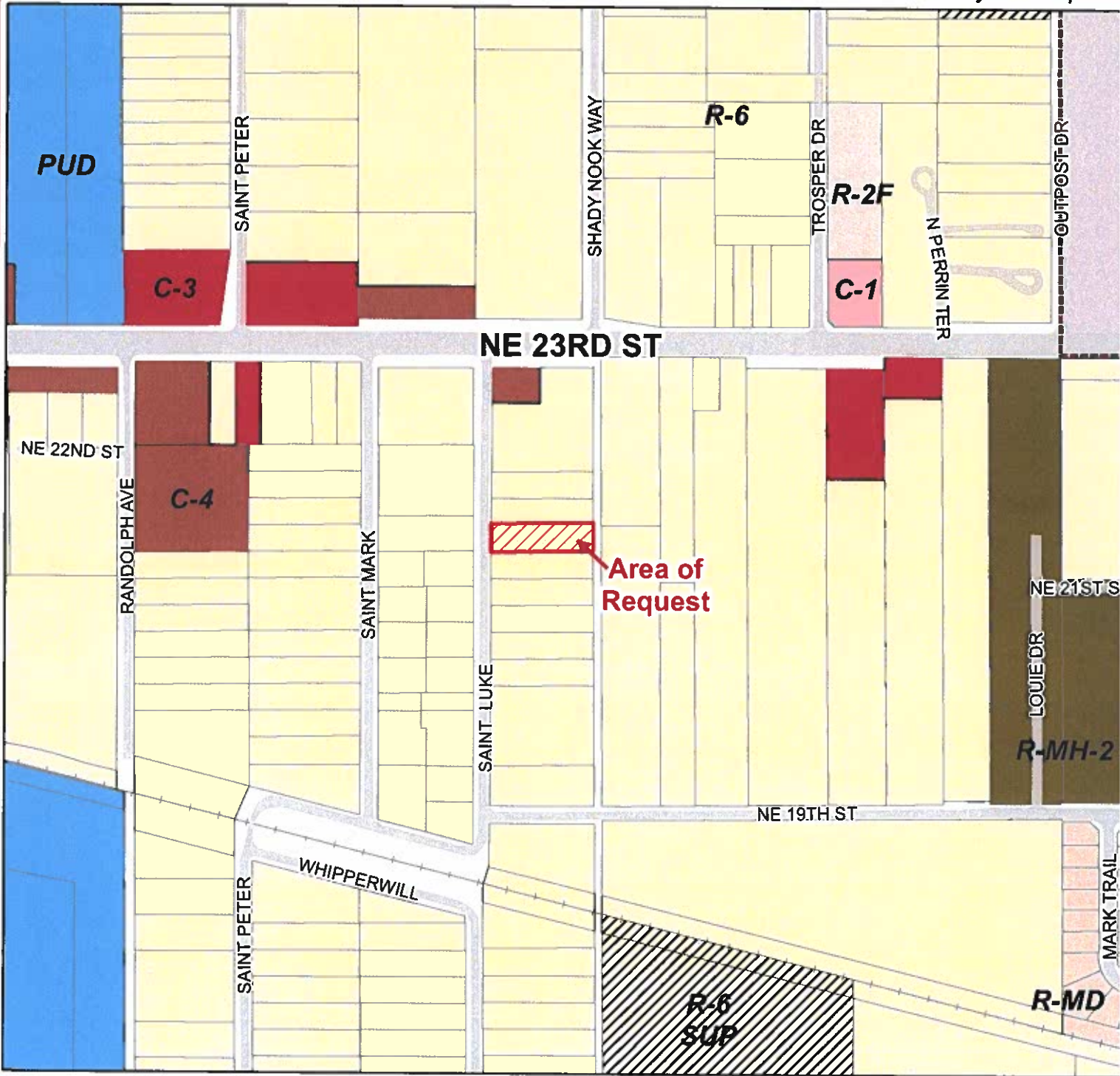
- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

**FUTURE LAND USE
MAP FOR
PC-2053**

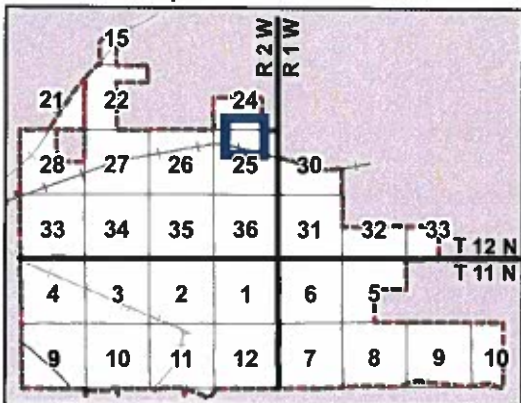
(NW/4, Sec. 25, T12N, R2W)



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



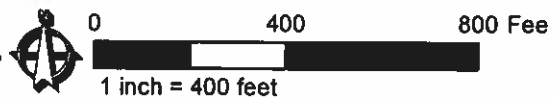
Locator Map



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-2053
(NW/4, Sec. 25, T12N, R2W)**



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

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

To: Chairman and Planning Commission
From: Billy Harless, Community Development Director
Date: October 6, 2020

Subject: AN ORDINANCE AMENDING APPENDIX A, ZONING REGULATIONS, OF THE MIDWEST CITY CODE, SECTION 5, SUPPLEMENTAL REGULATIONS, BY AMENDING SUBSECTION 5.7.2., TRASH DUMPSTER(S) AND ENCLOSURE; AND PROVIDING FOR REPEALER AND SEVERABILITY

This ordinance is being requested by Public Works and Community Development staff. Currently, the Zoning Ordinance requires a minimum 10' wide clear space when the enclosure gates are open for servicing the dumpsters. Due to the size of our sanitation trucks, they are unable to safely service enclosures with a 10' wide opening. Public Works staff members have asked that the Zoning Ordinance be updated to reflect a minimum 12' wide width and have submitted dimension details that they wish to be included in the ordinance. These details can be provided to developers to ensure compliance.

Engineering staff has also asked that language be added to the ordinance to ensure that dumpster enclosures are not located over dedicated utility easements.

The Ordinance Oversight Committee recommended approval of this amendment on July 23, 2020.

Billy Harless, AICP
Community Development Director

KG

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A, ZONING REGULATIONS, OF THE
MIDWEST CITY CODE, SECTION 5, SUPPLEMENTAL REGULATIONS, BY
AMENDING SUBSECTION 5.7.2., TRASH DUMPSTER(S) AND ENCLOSURE; AND
PROVIDING FOR REPEALER AND SEVERABILITY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

ORDINANCE

SECTION 1. That Appendix A, Zoning Regulations, of the Midwest City Code, Section 5, Supplemental Regulations, by amending Subsection 5.7.2., Trash Dumpster(s) Enclosure, to read as follows:

5.7.2. **Trash Dumpster(s) and Enclosure**

(A) ***Dumpster Requirements***

- (1) All new commercial buildings shall be served by a minimum of one (1) eight-yard capacity dumpster provided by the City, unless other arrangements are approved by the City's Environmental Services Director in compliance with code.
- (2) All dumpsters shall be screened/enclosed on three (3) sides by a minimum of eight (8) foot tall ~~brick masonry~~ walls.
- (3) Such enclosures shall have inside dimensions of no less than ~~ten (10)~~ twelve (12) feet in width and fourteen (14) feet in length.
- (4) Gates shall be incorporated into the design of the enclosure and shall provide a twelve (12) ~~ten~~-foot wide clear space when open.
- (5) A locking device shall be installed on the gates.
- (6) Keeper latches shall be installed to allow gates to remain open during the servicing of the refuse container.

(B) ***Dumpster Site Location.***

- (1) At the time of preparing plans for new commercial buildings, land area on the site shall be designated as a location for the required dumpster(s) and enclosure, which shall be indicated on those plans.
 - a. Such location shall not occupy any designated parking space, dedicated right-of-way, easement and/or create any traffic sight hazard.
- (2) An unobstructed approach shall be provided to allow refuse collection trucks to maneuver on the property without the backing onto a public street.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

1 SECTION 3. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is
2 for any reason held to be invalid, such decision shall not affect the validity of the remaining
3 portions of the ordinance.

4 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
5 on the _____ day of _____, 2020.

6 THE CITY OF MIDWEST CITY, OKLAHOMA

7 _____
8 MATTHEW D. DUKES II, Mayor

9 ATTEST:

10 _____
11 SARA HANCOCK, City Clerk

12 APPROVED as to form and legality this _____ day of _____, 2020.

13
14 _____
15 HEATHER POOLE, City Attorney
16
17
18
19
20
21
22
23
24
25
26
27
28
29

1 SECTION 3. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is
2 for any reason held to be invalid, such decision shall not affect the validity of the remaining
3 portions of the ordinance.

4 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
5 on the _____ day of _____, 2020.

6 THE CITY OF MIDWEST CITY, OKLAHOMA

7 _____
8 MATTHEW D. DUKES II, Mayor

9 ATTEST:

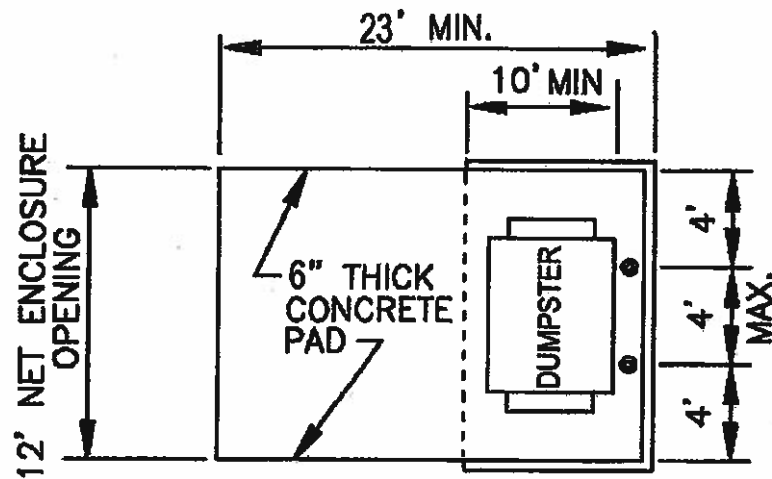
10 _____
11 SARA HANCOCK, City Clerk

12 APPROVED as to form and legality this _____ day of _____, 2020.

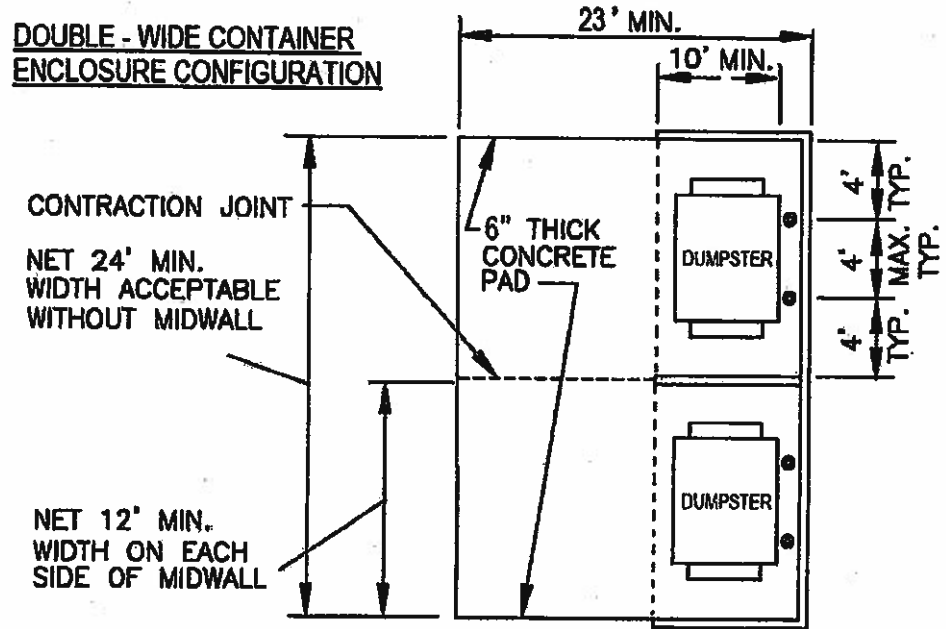
13
14 _____
15 HEATHER POOLE, City Attorney
16
17
18
19
20
21
22
23
24
25
26
27
28
29

1. Interior clearance (inside the screen) dimensions for a:
 - a. Single 4, 6, or 8-yard dumpster enclosure shall be 10 feet deep x 12 feet wide. The minimum width of the gate or doors shall be no less than the enclosure opening, and they shall open 180°.

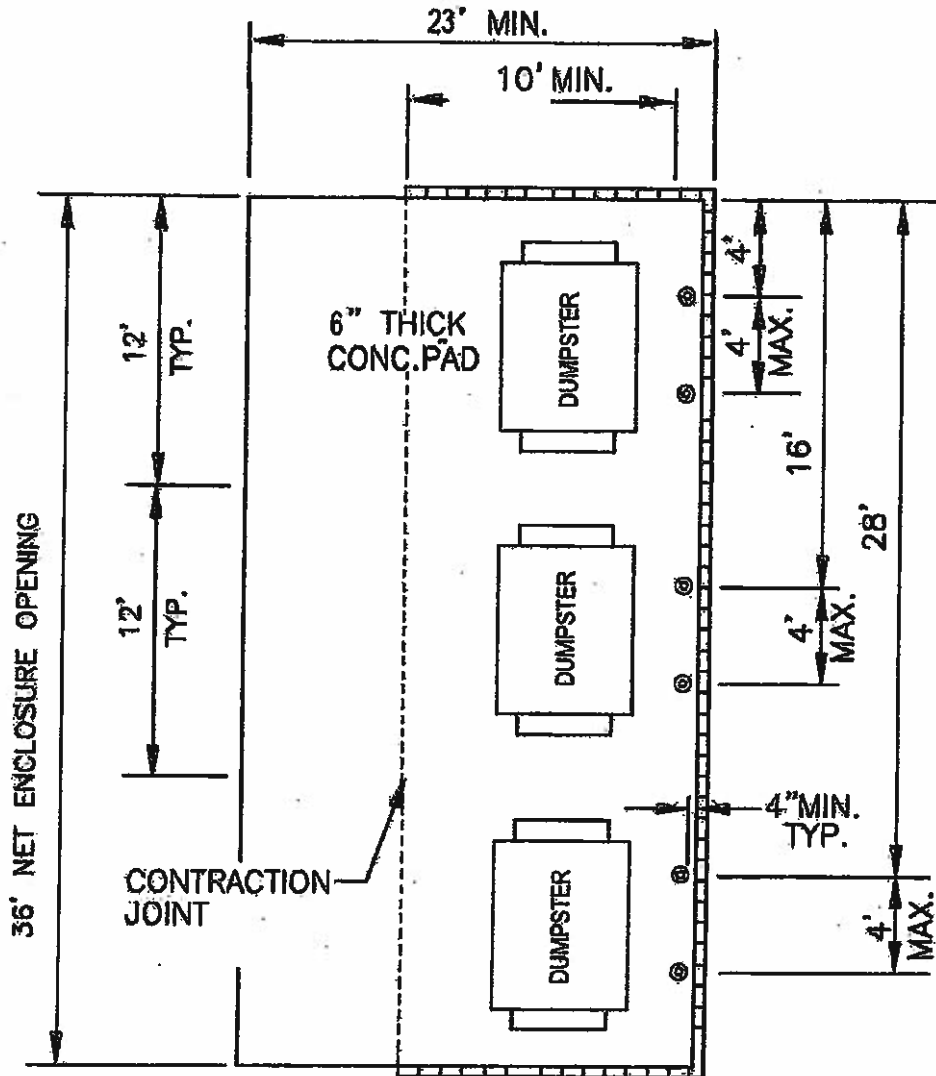
SINGLE - WIDE CONTAINER
ENCLOSURE CONFIGURATION



b. Double (4, 6, or 8-yard) dumpster enclosure shall be no less than 10 feet deep x 24 feet wide. The minimum width of the gate or doors shall be no less than the enclosure opening, and they shall open 180°.



c. Triple (4, 6, or 8-yard) dumpster enclosure shall be 10 feet deep x 36 feet wide. The minimum width of the gate or doors shall be no less than the enclosure opening, and they shall open 180°.



TRIPLE - WIDE CONTAINER ENCLOSURE CONFIGURATION



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Planning Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, 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: October 6, 2020

Subject: (PC – 2055) Discussion and consideration of approval of the Final Plat of the Soldier Creek Industrial Park (SCIP), described as a part of the NE/4 of Section 27, T-12-N, R-2-W, located at 7900 NE 23RD Street.

Executive Summary

A final plat for the Soldier Creek Industrial Park (SCIP) was approved in June of 2018. Since that time, the Economic Development Director has had many inquiries about potential businesses wanting to locate within the park. However, due to the zoning regulations governing the site and the lot configuration the park was not “move-in ready” for many potential interests. Community Development staff and the Economic Development Director have worked on a revised plan that will allow more flexibility with regard to zoning and available lots in an effort to spur development within SCIP. The amended PUD was approved in October of 2019, expanding the allowable uses and creating additional lots for development. The revised preliminary plat was approved in January 2020. All of the required infrastructure and public improvement have been installed and accepted. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – October 6, 2020
City Council – October 27, 2020

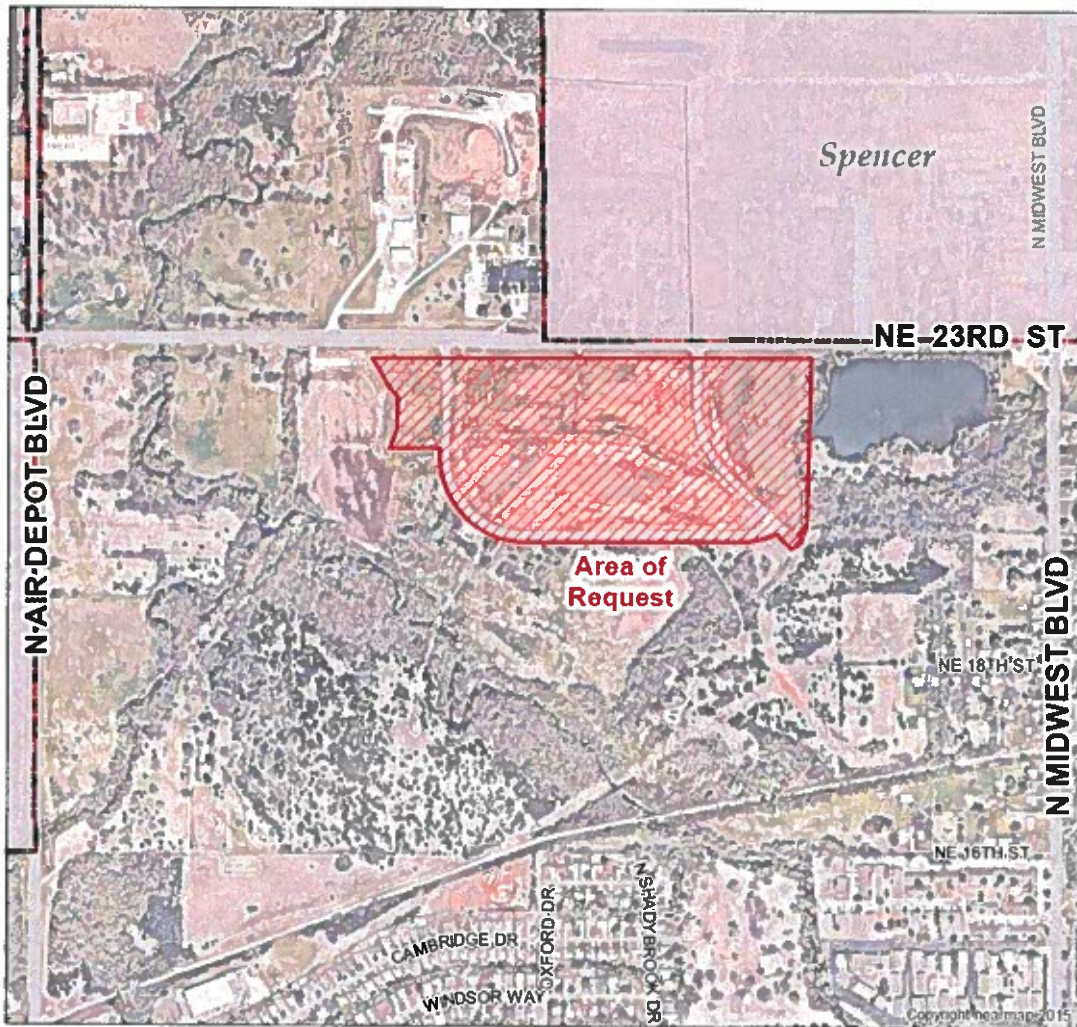
Council Ward:
Ward 5 – Christine C. Price Allen

Owner/Applicant: Midwest City Utilities Authority Public Trust

Proposed Use: Commercial and Industrial Park

Date of Application: August 27, 2020
60 Day Planning Commission Action Date: October 25, 2020

Size:
The area of request has a frontage along NE 23rd Street of approximately 2274.30 feet, containing an area of 37.07 acres, more or less.



Zoning Districts:

Area of Request – PUD

North and East – A-1, Agriculture

South – A-1, Agriculture, and R-6, Single-Family Detached Residential

West – I-1, Light Industrial

Land Use:

Area of Request – Vacant

North – Oklahoma County Training Facility

South, East and West – Vacant

Municipal Code Citation:

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 was rezoned on May 22, 2012 to a PUD governed by the I-2, Moderate Industrial and C-4, General Commercial Districts (PC-1766).
2. Council approved a preliminary plat for this area on November 22, 2016 (PC-1888).
3. Council approved a final plat for this area on June 26, 2018 (PC-1954).
4. The Amended PUD (PC-2022) was approved on October 22, 2019.
5. The revised preliminary plat was approved in January 2020 (PC-2055).

Staff Comments:

Engineering Comments:

Note: This application is for a final plat of Soldier Creek Industrial Park located between Air Depot Boulevard and Midwest Boulevard on the south side of N.E. 23rd Street.

Public Improvements

The requirements of the public improvements can be found in the subdivision regulations under:

Sec. 38-30.1. Completion prior to final plat approval and recordation.

(a) Construction required prior to final plat approval and recordation. Completion of all required public improvements, in accordance with the approved preliminary plat and the approved construction plans, shall occur prior to final plat approval and recordation.

(b) Final plat shall not be accepted. A final plat shall not be accepted for filing, nor shall it be considered for approval, prior to completion of all required public improvements.

Upon application of final plat, this office reviewed all the public improvements for compliance with the subdivision regulations.

Water

An eight (8) inch public water main is located along the proposed street right of ways of the preliminary plat which was built in 2017. Additionally, a twelve (12) inch public water main runs along the south right of way of N.E. 23rd Street extending across the entire frontage of the proposed development.

Water line improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). The water line along N.E. 23rd was constructed, inspected by the Construction Inspector, and completed end of June 2013. A separate water line project to run water to all the internal lots was constructed, inspected by the Construction Inspector, and completed April 2017. All platted lots have access to public water.

The applicant has already extended the required public water mains to all of the proposed lots as required in Municipal Code 43-32. This requirement is satisfied.

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

An eight (8) inch public sewer main was constructed in 2017 so that it bisects and services all the proposed lots. This sewer main is located in a dedicated utility easement bisecting the proposed preliminary plat

Sanitary Sewer improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). A sanitary sewer line running into the proposed development was constructed, inspected by the Construction Inspector, and completed August 2013. A separate project to run sanitary sewer to all the internal lots was constructed, inspected by the Construction Inspector, and completed June 2017. The applicant has already extended the required public water mains to all of the proposed lots as required in Municipal Code 43-109. This requirement is satisfied. Connection to the public sanitary sewer system for domestic service is a building permit requirement per Municipal Code Chapter 43-109 for all lots.

Stormwater

All drainage in this development was designed by a licensed engineer and reviewed by the City prior to construction. Construction of the improvements were done in two phases all inspected by the Construction Inspector. The first phase was completed during rough grading of the lots and roadway and completed August of 2014. The second phase of storm was completed during the paving of the streets and completed May 2016. The storm system is now complete.

Storm sewer has already been designed to city standard and was constructed with inspection in 2014. The proposed development is largely at the top of a hill with only the easternmost section subject to off-site drainage. The entire development drains directly to Soldier Creek designated floodplain via multiple developed storm pipes which then overland flow to Soldier Creek. All the water is then contained within the property boundaries of the proposed development.

The area of request does have an area designated as flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. This area is contained within Lots 5A and 5B and the small SW corner of Lot 1. Any development in these lots will be subject to floodplain permits subject to the proposed building structures.

No identified wetlands are located on the proposed development as shown on the National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html prepared by the United States Department of the Interior Fish and Wildlife Service, accessed September 16th, 2020. There is a wetland identified as PF01A, 24.38 acres, which lies on the same property but not within the subject plat. This wetland borders Soldier Creek and is wholly within the floodway.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control."

Street

The proposed development is served off N.E. 23rd Street with three proposed roadways which form a loop. Soldier Street runs north south on the west edge and curves to become S.E. 20th Street. America Avenue intersects in the SE corner with S.E. 20th Street and runs north south to intersect with N.E. 23rd Street. There is a short stub out of America Avenue on the southeast which could be used for future phases. Streets were built according to current city standard in 2016. The area is identified in the 2008 Comprehensive Plan as proposed collectors with future connections to Air Depot Boulevard and Midwest Boulevard. N.E. 23rd Street is identified as a Primary Arterial in the 2008 Comprehensive Plan and is identified as US-62 by Oklahoma Department of Transportation (ODOT). Frontage of lots 2B-3F are satisfied off N.E. 23rd Street but any access will be subject to zoning and the jurisdiction of ODOT.

The proposed final plat shows all the proposed streets with over 50 foot right of way meeting the subdivision requirements.

The two streets at the entrance, Soldier Street and America Avenue, both currently have gates blocking access. This was done to prevent illegal dumping. Once this plat is approved, all the streets within the development are public roads and cannot be blocked. Therefore, the existing gates must be removed prior to the final plat being signed.

Sidewalk

The initial preliminary plat was approved with a waiver for sidewalks and were not constructed.

Easements

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.

Lighting

Lighting has been installed at the intersections of Soldier Street / S.E. 20th Street and America Avenue / S.E. 20th Street. Lighting at the intersections of N.E. 23rd Street and both Soldier Street and America Avenue were already lighted by the lighting along N.E. 23rd Street.

Signage

Public street signage has been installed per MUTCD and City standards.

Record Drawings, Lien Release and Bonding

Record drawings have been submitted to the city and filed appropriately. Bonds were provided for the water, sanitary sewer, and streets with a lien release has been received.



Intersection of N.E. 23rd Street and America Avenue. Note gate which will need to be removed prior to plat being filed.



Intersection of N.E. 23rd Street and America Avenue.



Looking south on America Avenue



Looking south on America Avenue near the intersection of S.E. 20th Street. Barricades set for future extension (not on this phase).



Looking southwest on America Avenue at the intersection with S.E. 20th Street



Looking southeast from S.E. 20th Street at the intersection with America Avenue.



Looking north where S.E. 20th Street turns into Soldier Street



Intersection of N.E. 23rd Street and Soldier Street. Note gate which will need to be removed prior to plat being filed.



Looking south on Soldier Street.

Fire Marshal's Comments:

PC-2055 is the final plat for SCIP - Soldier Creek Industrial Park. The PUD was approved 10/22/19 (PC-2022) and the preliminary plat was approved 1/14/2020 (PC-2036). All required infrastructure has been installed and accepted.

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

Plan Comments:

The area was zoned to a PUD for the Soldier Creek Industrial Park (SCIP) in 2012. A preliminary plat for the area was approved in 2016 and a final plat was approved in 2018.

The PUD was amended in October of 2019 to create additional lots for better marketability of the land. Creating several, smaller lots within the park will allow for greater flexibility in that prospects can decide how much land they will need to satisfy their needs. This will prevent the need for replats in the future. Staff recommends that cross access between all lots be required. A preliminary plat reflecting the design in the approved PUD was approved in January 2020.

All required public improvements have been installed and will service all structures.

Access into the site will be provided by two curb cuts from NE 23rd Street, a 5 lane arterial, for a new looped public street. Individual curb cuts into the properties may be permitted but a minimum separation of 150 ft. is required.

Action is at the discretion of the Planning Commission and City Council.

Action Required: Approve or reject the SCIP Final Plat for the property noted in this report and subject to staff's comments as found in the October 6, 2020, agenda packet, and as noted in PC – 2055 file.



Billy Harless, AICP
Community Development Director

KG

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: September 18th, 2020

Subject: Engineering staff comments for pc-2055 final plat application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2055:

Note: This application is for a final plat of Soldier Creek Industrial Park located between Air Depot Boulevard and Midwest Boulevard on the south side of N.E. 23rd Street.

Public Improvements

The requirements of the public improvements can be found in the subdivision regulations under: Sec. 38-30.1. Completion prior to final plat approval and recordation.

(a) Construction required prior to final plat approval and recordation. Completion of all required public improvements, in accordance with the approved preliminary plat and the approved construction plans, shall occur prior to final plat approval and recordation.

(b) Final plat shall not be accepted. A final plat shall not be accepted for filing, nor shall it be considered for approval, prior to completion of all required public improvements.

Upon application of final plat, this office reviewed all the public improvements for compliance with the subdivision regulations.

Water

An eight (8) inch public water main is located along the proposed street right of ways of the preliminary plat which was built in 2017. Additionally, a twelve (12) inch public water main runs along the south right of way of N.E. 23rd Street extending across the entire frontage of the proposed development.

Water line improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). The water line along N.E. 23rd was constructed, inspected by the Construction Inspector, and completed end of June 2013. A separate water line project to run water to all the internal lots was constructed, inspected by the Construction Inspector, and completed April 2017. All platted lots have access to public water.

The applicant has already extended the required public water mains to all of the proposed lots as required in Municipal Code 43-32. This requirement is satisfied.

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

An eight (8) inch public sewer main was constructed in 2017 so that it bisects and services all the proposed lots. This sewer main is located in a dedicated utility easement bisecting the proposed preliminary plat

Sanitary Sewer improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). A sanitary sewer line running into the proposed development was constructed, inspected by the Construction Inspector, and completed August 2013. A separate project to run sanitary sewer to all the internal lots was constructed, inspected by the Construction Inspector, and completed June 2017.

The applicant has already extended the required public water mains to all of the proposed lots as required in Municipal Code 43-109. This requirement is satisfied.

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

Stormwater

All drainage in this development was designed by a licensed engineer and reviewed by the City prior to construction. Construction of the improvements were done in two phases all inspected by the Construction Inspector. The first phase was completed during rough grading of the lots and roadway and completed August of 2014. The second phase of storm was completed during the paving of the streets and completed May 2016. The storm system is now complete.

Storm sewer has already been designed to city standard and was constructed with inspection in 2014. The proposed development is largely at the top of a hill with only the easternmost section subject to off-site drainage. The entire development drains directly to Soldier Creek designated floodplain via multiple developed storm pipes which then overland flow to Soldier Creek. All the water is then contained within the property boundaries of the proposed development.

The area of request does have an area designated as flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. This area is contained within Lots 5A and 5B and the small SW corner of Lot 1. Any development in these lots will be subject to floodplain permits subject to the proposed building structures.

No identified wetlands are located on the proposed development as shown on the National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html prepared by the United States Department of the Interior Fish and Wildlife Service, accessed September 16th, 2020. There is a wetland identified as PF01A, 24.38 acres, which lies on the same property but not within the subject plat. This wetland borders Soldier Creek and is wholly within the floodway.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control."

Street

The proposed development is served off N.E. 23rd Street with three proposed roadways which form a loop. Soldier Street runs north south on the west edge and curves to become S.E. 20th Street. America Avenue intersects in the SE corner with S.E. 20th Street and runs north south to intersect with N.E. 23rd Street. There is a short stub out of America Avenue on the southeast which could be used for future phases. Streets were built according to current city standard in 2016. The area is identified in the 2008 Comprehensive Plan as proposed collectors with future connections to Air Depot Boulevard and Midwest Boulevard. N.E. 23rd Street is identified as a Primary Arterial in the 2008 Comprehensive Plan and is identified as US-62 by Oklahoma Department of Transportation (ODOT). Frontage of lots 2B-3F are satisfied off N.E. 23rd Street but any access will be subject to zoning and the jurisdiction of ODOT.

The proposed final plat shows all the proposed streets with over 50 foot right of way meeting the subdivision requirements.

The two streets at the entrance, Soldier Street and America Avenue, both currently have gates blocking access. This was done to prevent illegal dumping. Once this plat is approved, all the streets within the development are public roads and cannot be blocked. Therefore, the existing gates must be removed prior to the final plat being signed.

Sidewalk

The initial preliminary plat was approved with a waiver for sidewalks and were not constructed.

Easements

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.

Lighting

Lighting has been installed at the intersections of Soldier Street / S.E. 20th Street and America Avenue / S.E. 20th Street. Lighting at the intersections of N.E. 23rd Street and both Soldier Street and America Avenue were already lighted by the lighting along N.E. 23rd Street.

Signage

Public street signage has been installed per MUTCD and City standards.

Record Drawings, Lien Release, and Bonding

Record drawings have been submitted to the city and filed appropriately. Bonds were provided for the water, sanitary sewer, and streets with a lien release has been received.



Intersection of N.E. 23rd Street and America Avenue. Note gate which will need to be removed prior to plat being filed.



Intersection of N.E. 23rd Street and America Avenue.



Looking south on America Avenue



Looking south on America Avenue near the intersection of S.E. 20th Street. Barricades set for future extension (not on this phase).



Looking southwest on America Avenue at the intersection with S.E. 20th Street



Looking southeast from S.E. 20th Street at the intersection with America Avenue.



Looking north where S.E. 20th Street turns into Soldier Street



Intersection of N.E. 23rd Street and Soldier Street. Note gate which will need to be removed prior to plat being filed.



Looking south on Soldier Street.



Midwest City Fire Marshal's Office
8201 E Reno Avenue, Midwest City, OK 73110
dhelmberger@midwestcityok.org Office: 405-739-1355
www.midwestcityok.org



Re: PC - 2055

Date: 18 September 2020

PC-2055 is the final plat for SCIP - Soldier Creek Industrial Park. The PUD was approved 10/22/19 (PC-2022) and the preliminary plat was approved 1/14/2020 (PC-2036). All required infrastructure has been installed and accepted.

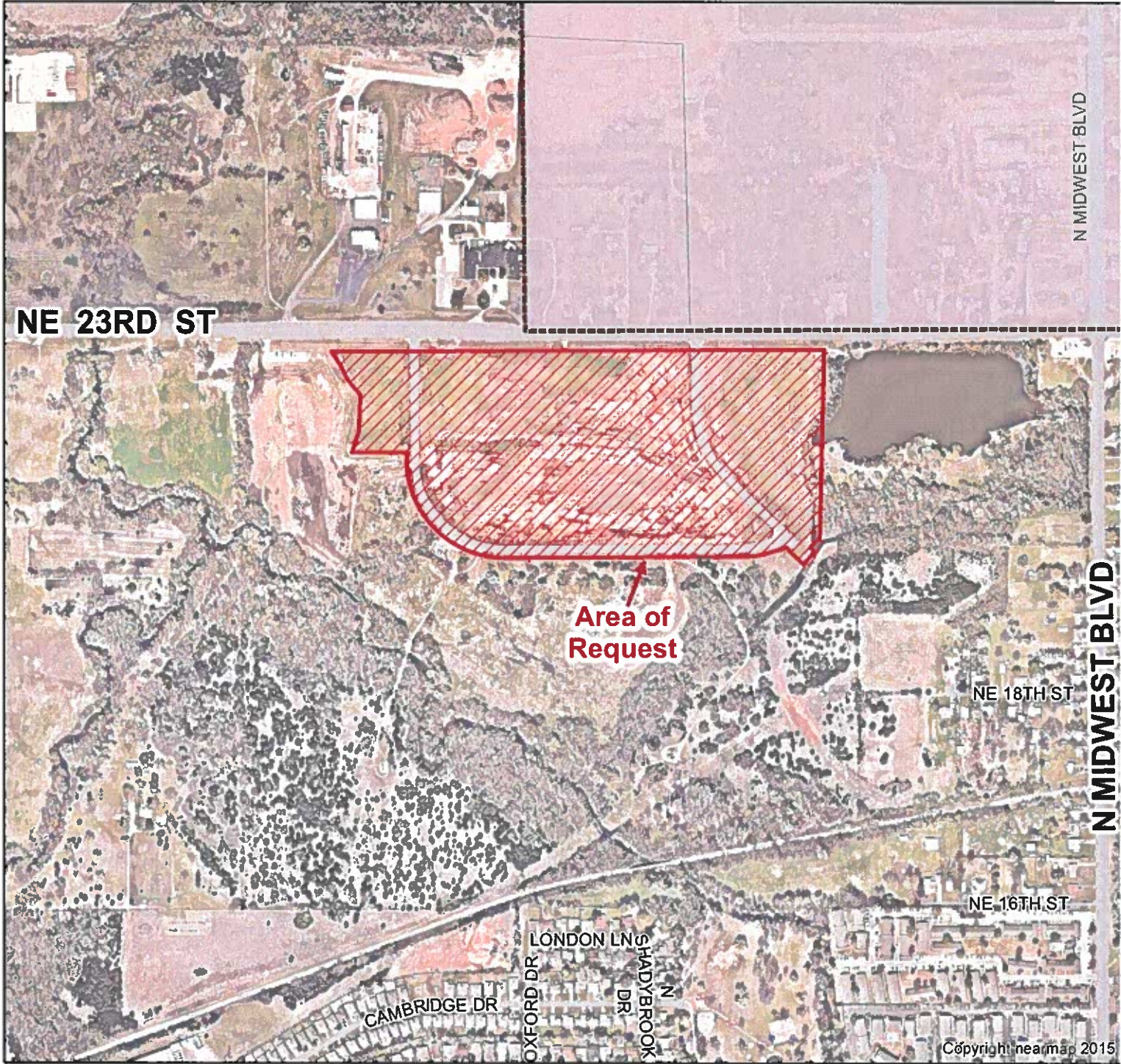
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Respectfully,

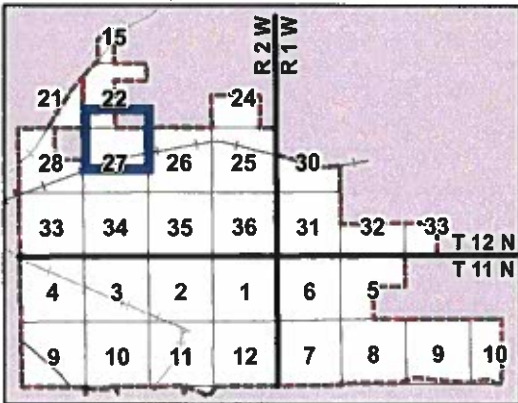
A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger
Fire Marshal
Midwest City Fire Department

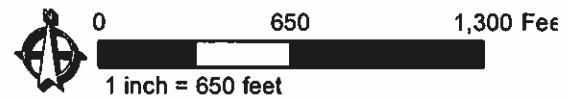
The Midwest City Fire Department is committed to providing the highest level of public safety services for our community and citizens. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.



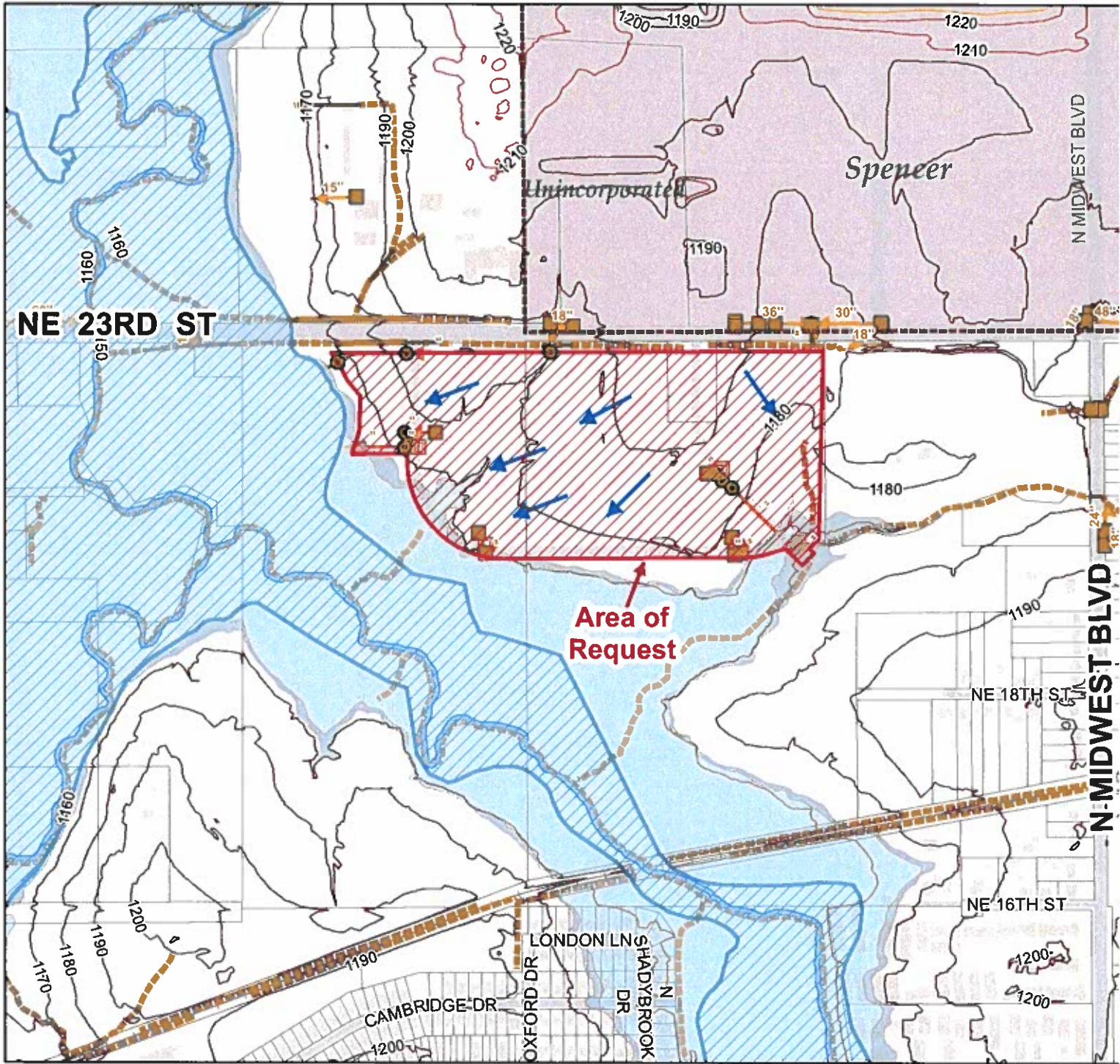
Locator Map



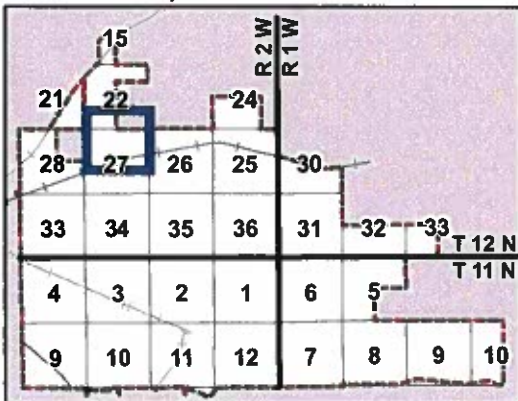
**3/2020 NEARMAP AERIAL VIEW FOR
PC-2055
(N/2, Sec. 27, T12N, R2W)**



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



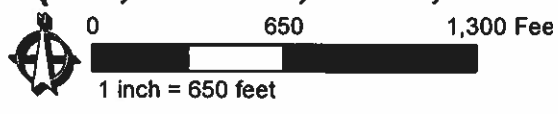
Locator Map



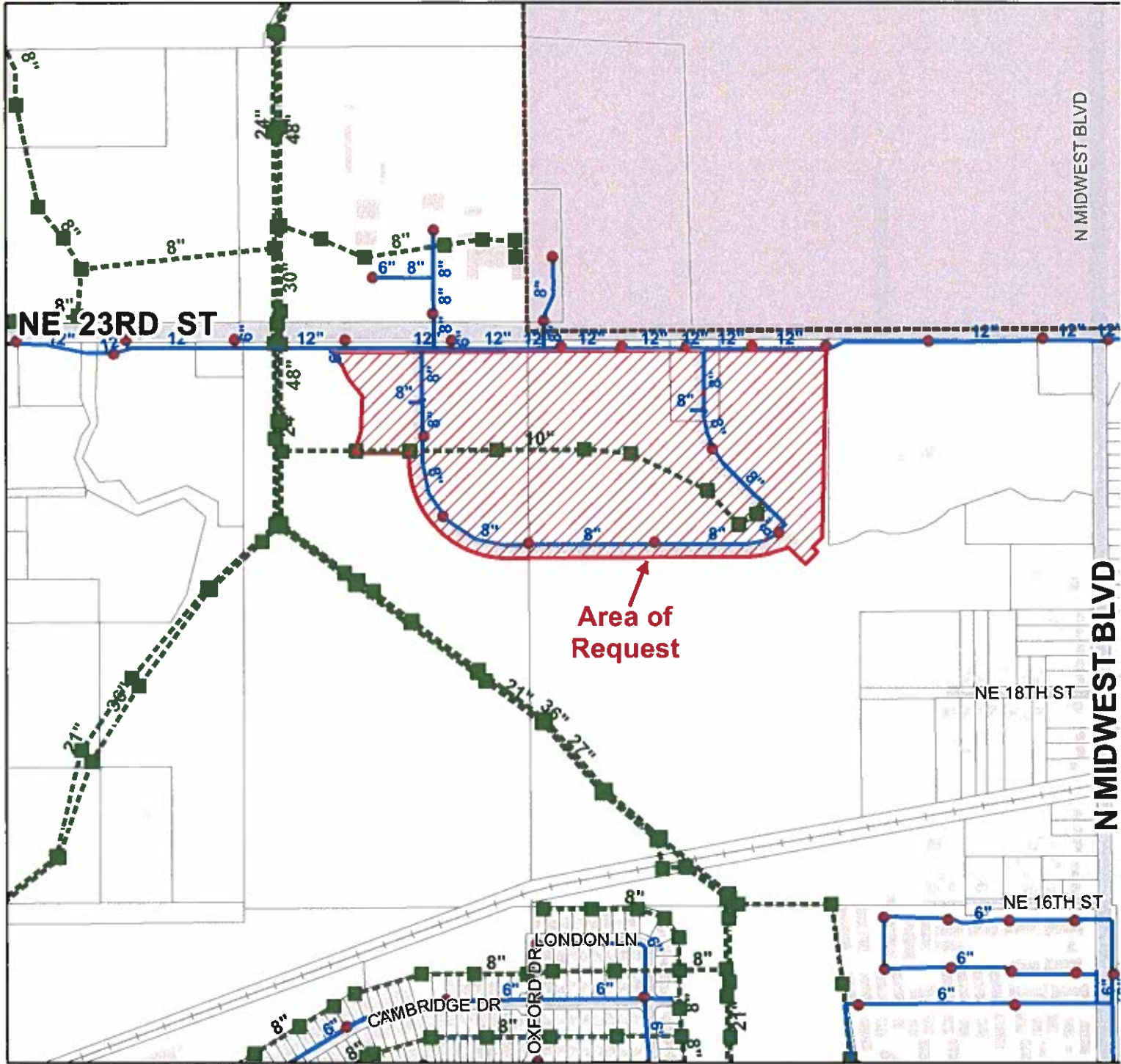
- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

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

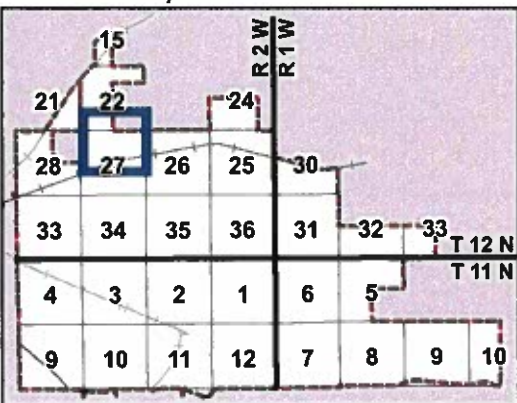
DRAINAGE LOCATION MAP FOR PC-2055 (N/2, Sec. 27, T12N, R2W)



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



Locator Map

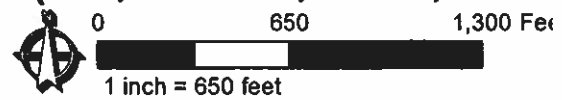


Water/Sewer Legend

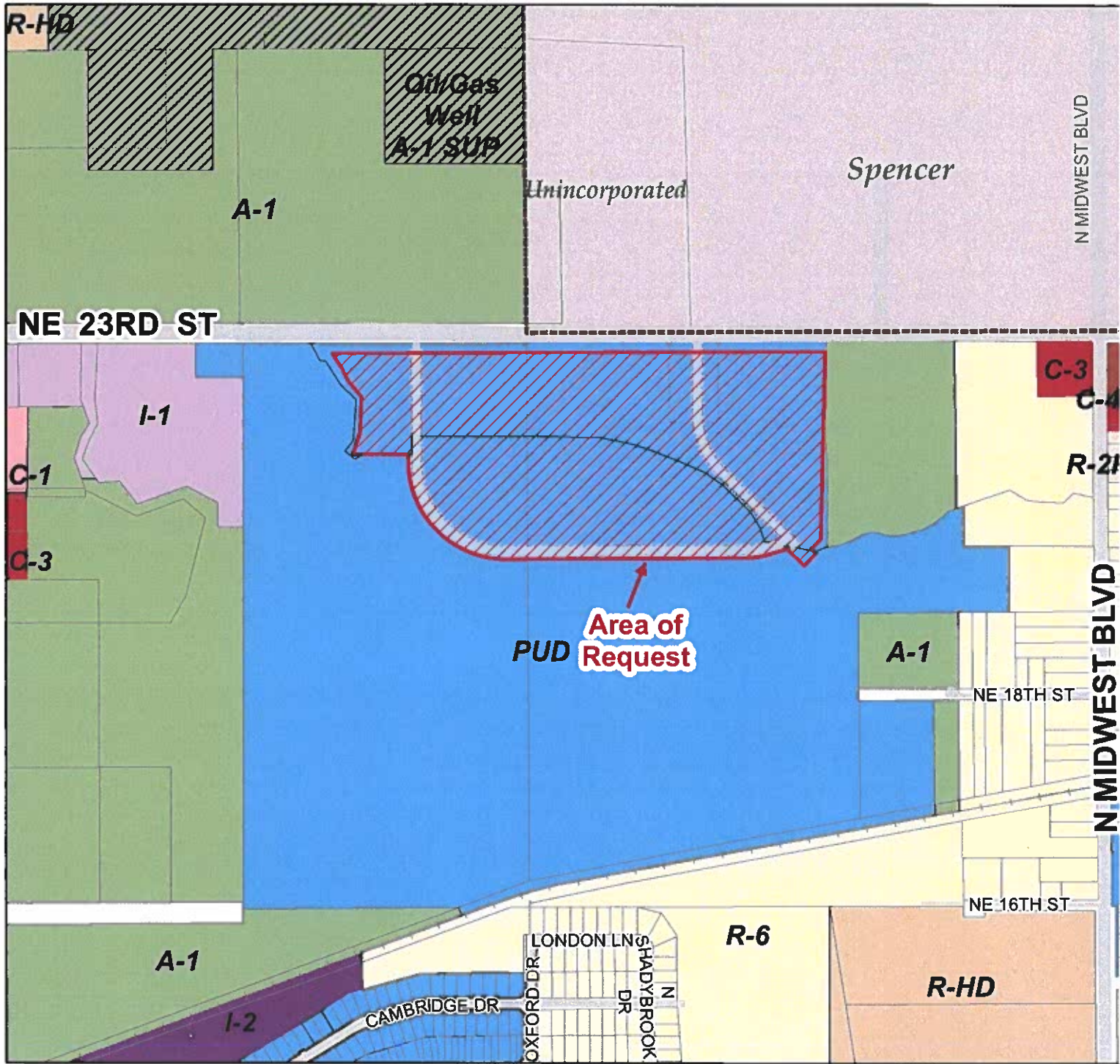
- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - - - OKC Cross Country
 - - - Sooner Utilities
 - - - Thunderbird
 - - - Unknown
- Sewer Manholes
- - - Sewer Lines

WATER/SEWER LINE LOCATION MAP FOR PC-2055

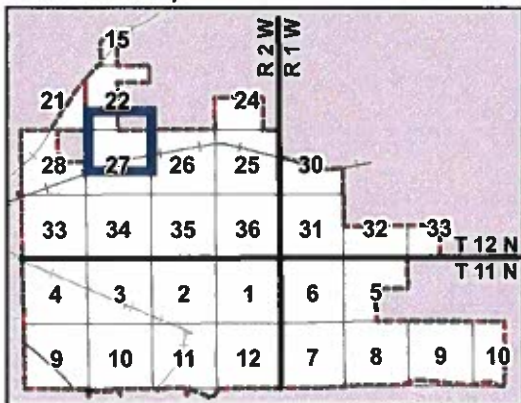
(N/2, Sec. 27, T12N, R2W)



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



Locator Map

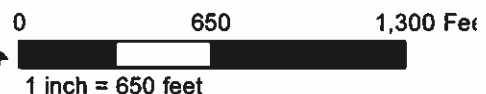


Current Zoning Legend

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

**ZONING MAP FOR
PC-2055**

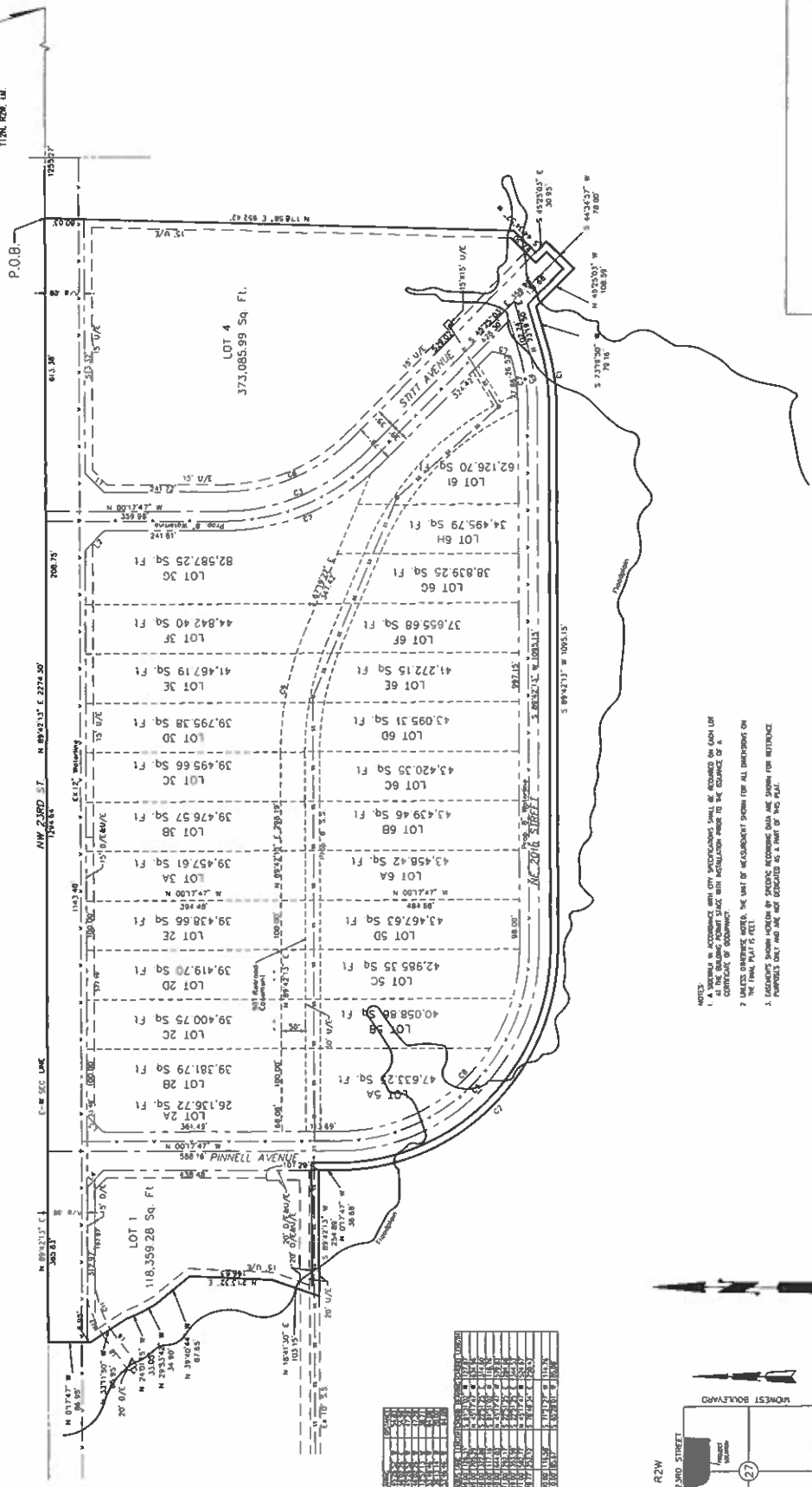
(N/2, Sec. 27, T12N, R2W)



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

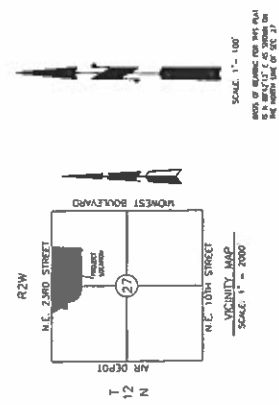
FINAL PLAT
SOLDIER CREEK INDUSTRIAL PARK
 A PART OF THE NORTH HALF, SECTION 27, T12N, R2W, I.M. AND
 CITY OF MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA

P.O.C.
 HE COR. NE 1/4, SEC. 27
 112N. R2W. I.M.



- NOTES:**
1. THIS PLAT IS PREPARED FROM THE SURVEY DATA AND RECORDS ON FILE IN THE PUBLIC RECORDS OFFICE, MIDWEST CITY, OKLAHOMA.
 2. UNLESS OTHERWISE NOTED, THE VERT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THIS PLAT IS FEET.
 3. DIMENSIONS SHOWN FOR THE PURPOSES OF THIS PLAT ARE SHOWN FOR REFERENCE PURPOSES ONLY, AND ARE NOT TO BE USED AS A PART OF THIS PLAT.

LOT NO.	ACREAGE	BEARING	DISTANCE
1	118,359.28	N 87° 14' 30" E	130.00
2	26,136.72	N 87° 14' 30" E	130.00
3	39,381.79	N 87° 14' 30" E	130.00
4	39,400.75	N 87° 14' 30" E	130.00
5	39,419.70	N 87° 14' 30" E	130.00
6	39,438.66	N 87° 14' 30" E	130.00
7	39,457.61	N 87° 14' 30" E	130.00
8	39,476.57	N 87° 14' 30" E	130.00
9	39,495.66	N 87° 14' 30" E	130.00
10	39,795.38	N 87° 14' 30" E	130.00
11	41,467.19	N 87° 14' 30" E	130.00
12	44,842.40	N 87° 14' 30" E	130.00
13	82,587.25	N 87° 14' 30" E	130.00
14	373,085.99	N 87° 14' 30" E	130.00



SCALE: 1" = 100'
 NORTH IS SHOWN BY THIS ARROW
 THIS PLAT IS PREPARED FROM THE SURVEY DATA AND RECORDS ON FILE IN THE PUBLIC RECORDS OFFICE, MIDWEST CITY, OKLAHOMA.

Golden Land Surveying
 920 N.W. 13th St. Paw, Oklahoma City, Oklahoma 73013
 Telephone: (405) 802-7803
 Fax: (405) 802-7021
 C.A. Troy | 4589pmad.com



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Planning Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, 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: October 6, 2020

Subject: (PC – 2056) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit (SUP) to allow the use of communication services in the R-6, Single Family Detached Residential District for the property described as a part of the NW/4 of section 36 T-12-N, R-2-W, located at 600 N. Douglas Boulevard.

Executive Summary: This is a request for a Special Use Permit to allow for the placement of a 110' monopole cell tower with 10' lightning rod for Verizon Wireless. Included within the agenda packet is a "Determination of No Hazard to Air Navigation" from the FAA. Staff received an email from Tinker Planning Staff on August 25, 2020 stating that this location is outside the APZ zone and does not violate the imaginary surfaces. If approved, the base of the tower should be locked to the public. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – October 6, 2020
City Council – October 27, 2020

Owner: Highland Park Baptist Church, Inc.

Applicant: Verizon Wireless

Representative: Faulk & Foster by Ralph Wyngarden

Proposed Use: site for the placement of a 110' cell tower and associated equipment buildings

Size:

The pad site for the proposed cell tower is 49' X 49' with an easement from E. Cardinal Pl. to the pad site.

Development Proposed by Comprehensive Plan:

Area of Request – PSP, Public/Semi-Public
North and East – LDR, Low Density Residential
South and West – LDR, Low Density Residential

Zoning Districts:

Area of Request – R-6, Single Family Detached Residential with SUP, Special Use Permit for a Church

North – R-6, Single Family Detached Residential

East – R-6, Single Family Detached Residential

South – R-HD, Residential High Density

West – R-6, Single Family Detached Residential



Land Use:

Area of Request – Highland Park Missionary Baptist

North – Single Family Residence

East – Single Family Residences

South – Multifamily Residences

West – 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.

7.6 Special Use Permit

7.6.1 General Description and Authorization

The uses listed under the various districts as special use permits are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district.

A. Consideration for compatibility

With consideration given to setting, physical features, compatibility with surrounding land uses, traffic and aesthetics, certain uses may locate in an area where they will be compatible with existing or planned land uses.

B. Review and approval

The Planning Commission shall review each case on its own merit, apply the criteria established herein and recommended either approval or denial of the special use permit to the City Council. Following the Planning Commission's recommendation, the City Council shall review each case on its own merit, apply the criteria established herein, and, if appropriate, authorize said use by granting a special use permit.

C. Use identified by individual zoning district

If a special use permit is granted it shall be for all the uses permitted in the specified districted plus the special use permit requested.

History:

1. A Special Use Permit was approved prior to the adoption of the 2010 Zoning Map
2. This area has been zoned R-6, Single Family Residential since the adoption of the 2010 Zoning Ordinance.

Staff Comments:

Engineering Division Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

A twelve (12) inch public water main is located along the west of N Douglas Boulevard bordering the western edge of the parcel. Municipal Code 43-32 does not apply to since the proposed improvement does not have facilities which use water or wastewater.

Sanitary Sewerage Collection and Disposal

A twelve (12) inch public sanitary sewer is located on the south side of Cardinal Place from approximately the midpoint of the parcel to the west and then running along the east end of N Douglas Boulevard. Municipal Code 43-109 does not apply to since the proposed improvement does not have facilities which use water or wastewater.

Streets and Sidewalks

Access to the area of request is available off Cardinal Place which is classified as a collector street in the 2008 Comprehensive Plan.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is developed with commercial businesses bordering residential to the southwest.

The area of request is shown to be in an "Area of Minimal Flood Hazard" meaning no floodplain on Flood Insurance Rate map (FIRM) number 40109C0330H, dated December 18th, 2009.

Drainage and detention improvements are not required with this application.

Easements and Right-of-Way

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

Fire Marshal's Comments:

PC-2056 is a request for a 110' cell tower with a 10' lightning rod at 600 N. Douglas.

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

Planning Division Comments:

The criteria for special use permit approval is outlined in Section 7.6.3. of the Midwest City Zoning Ordinance and listed below.

7.6.3 Criteria for Special Use Permit Approval

A. Special use permit criteria

The Planning Commission and City Council shall use the following criteria to evaluate a special use permit:

- (1) Whether the proposed use shall be in harmony with the policies of the Comprehensive Plan.
- (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- (3) Whether the proposed use shall not adversely affect the use of neighboring properties.
- (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.

B. Specific conditions

The City Council may impose specific conditions regarding location, design, operation and screening to assure safety, to prevent a nuisance and to control the noxious effects of excessive sound, light, odor, dust or similar conditions.

Regarding the Comprehensive Plan, the only reference to telecommunications and broadcasting towers is in Chapter 1, Baseline Analysis. This section indicates that telecommunications and broadcasting towers are commercial uses.

With regard to the Zoning Ordinance, the use of Communication Services:
Tower/Antennas require a Special Use Permit in all zoning districts within Midwest City.

There are currently cell towers in a variety of zoning districts within Midwest City including commercial and residential.

Action is at the discretion of the Planning Commission and City Council.

Action Required: Approve or reject the resolution for a Special Use Permit to allow the use of a cell tower for the property noted in this report and subject to staff's comments as found in the October 6, 2020, agenda packet, and as noted in PC – 2056 file.



Billy Harless, AICP
Community Development Director
KG



Midwest City Fire Marshal's Office
8201 E Reno Avenue, Midwest City, OK 73110
dhelmberger@midwestcityok.org Office: 405-739-1355
www.midwestcityok.org



Re: PC - 2056

Date: 18 September 2020

PC-2056 is a request for a 110' cell tower with a 10' lightning rod at 600 N. Douglas.

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

Respectfully,

A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger
Fire Marshal
Midwest City Fire Department

The Midwest City Fire Department is committed to providing the highest level of public safety services for our community and citizens. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Current Planning Manager

From: Brandon Bundy, City Engineer

Date: September 15th, 2020

Subject: Engineering staff comments for pc-2056 application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2056:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

A twelve (12) inch public water main is located along the west of N Douglas Boulevard bordering the western edge of the parcel. Municipal Code 43-32 does not apply to since the proposed improvement does not have facilities which use water or wastewater.

Sanitary Sewerage Collection and Disposal

A twelve (12) inch public sanitary sewer is located on the south side of Cardinal Place from approximately the midpoint of the parcel to the west and then running along the east end of N Douglas Boulevard. Municipal Code 43-109 does not apply to since the proposed improvement does not have facilities which use water or wastewater.

Streets and Sidewalks

Access to the area of request is available off Cardinal Place which is classified as a collector street in the 2008 Comprehensive Plan.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is developed with commercial businesses bordering residential to the southwest.

The area of request is shown to be in an "Area of Minimal Flood Hazard" meaning no floodplain on Flood Insurance Rate map (FIRM) number 40109C0330H, dated December 18th, 2009.

Drainage and detention improvements are not required with this application.

Easements and Right-of-Way

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

1 **PC-2056**

2 **RESOLUTION NO. _____**

3 **A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW THE USE OF**
4 **COMMUNICATION SERVICES: TOWERS/ANTENNAS IN THE R-6 SINGLE**
5 **FAMILY DETACHED RESIDENTIAL DISTRICT AND DIRECTING AMENDMENT**
6 **OF THE OFFICIAL ZONING DISTRICT MAP TO REFLECT THE**
7 **RECLASSIFICATION OF THE PROPERTY'S ZONING DISTRICT; AND PROVIDING**
8 **FOR REPEALER AND SEVERABILITY**

9 **WHEREAS**, the Zoning Map of Midwest City, Oklahoma, 2010, shows the following described
10 property with a classification of **R-6, Single Family Detached Residential with a Special Use**
11 **Permit for a church:**

12 A tract of land lying in and being a part of the SE/4 of Section 31, Township 12 North,
13 Range 1 West, Indian Base and Meridian and being further described in Book 9387, Page
14 505, Deed Records of Oklahoma County, Oklahoma; Said tract of land being more
15 particularly described as follows:

16 Commencing at a PK Nail found for the Southwest corner of said SE/4; Thence N
17 89°32'56" E on the South line of said SE/4, a distance of 749.83 feet to a point; Thence N
18 00°27'04" W perpendicular to said South line, a distance of 141.00 feet to a ½" Iron Rod
19 with cap set for the Southwest corner, said corner being the point of beginning; Thence
20 continuing N 00°27'04" W a distance of 50.00 feet to a ½" Iron Rod with cap set for the
21 Northwest corner; Thence N 89°32'56" E parallel to said South line, a distance of 50.00
22 feet to a ½" Iron Rod with cap set for the Northeast corner; Thence S 00°27'04" E
23 perpendicular to said South line, a distance of 50.00 feet to a 1/2" Iron Rod with cap set
24 for the Southeast corner; Thence S 89°32'56" W parallel to said South line, a distance of
25 50.00 feet to the Point of Beginning, containing 2,500.00 square feet or 0.057 acres, more
26 or less.

27 **WHEREAS**, it is the desire of the Midwest City Council to grant a Special Use
28 Permit for said property.

29 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF**
MIDWEST CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA:

That the above described property located in Midwest City, Oklahoma be and is
hereby granted a Special Use Permit to allow the use of **Communication Services:**
Towers/Antennas.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City,
Oklahoma, on the _____ day of _____, 2020.

THE CITY OF MIDWEST CITY,
OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

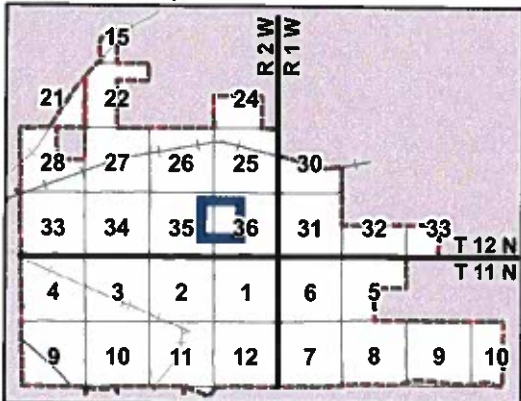
APPROVED as to form and legality this _____ day of _____, 2020.

HEATHER POOLE, City Attorney

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



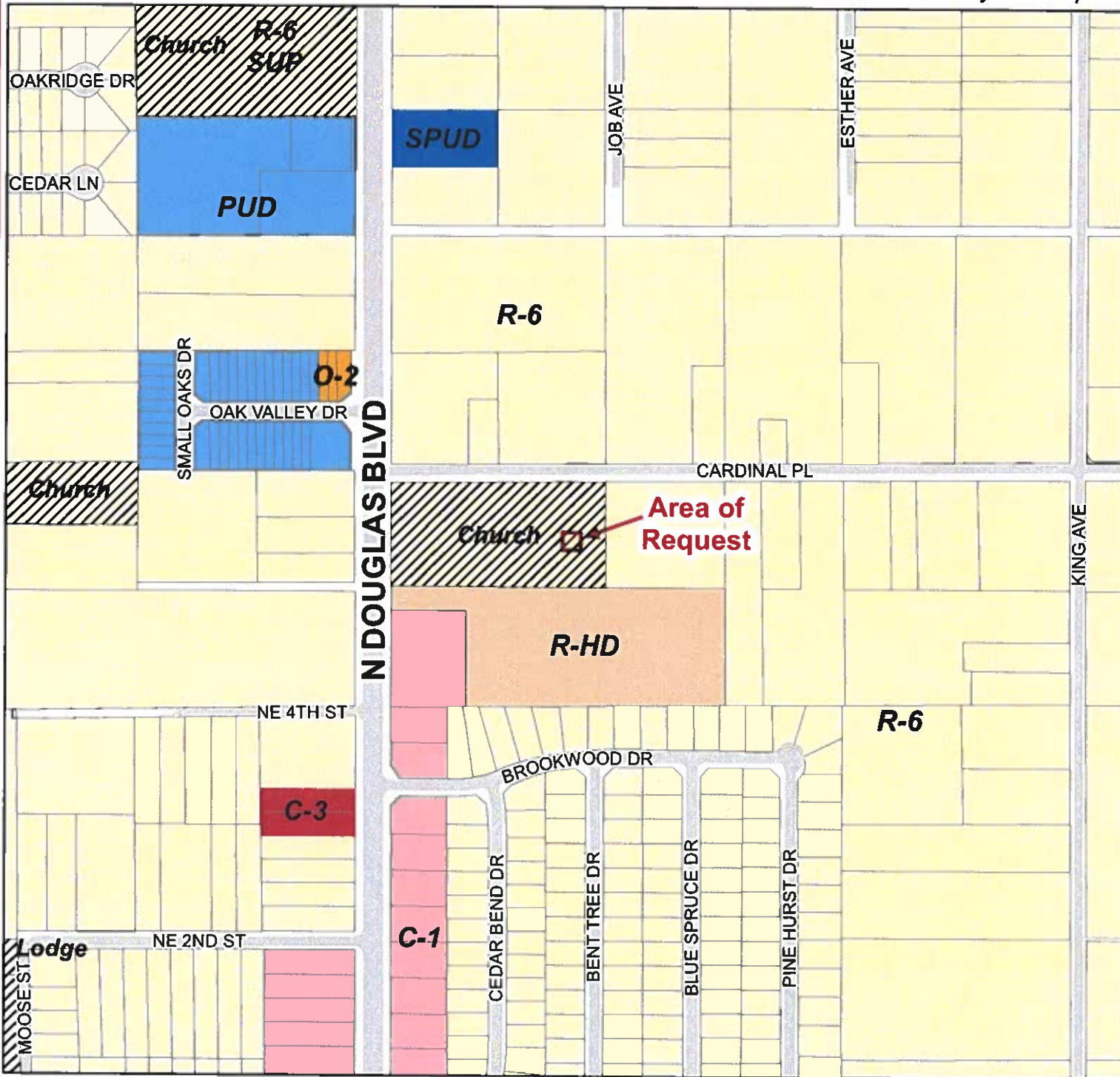
Locator Map



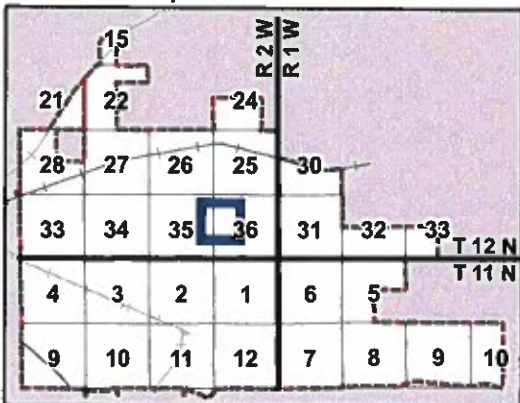
**3/2020 NEARMAP AERIAL VIEW FOR
PC-2056
(NW/4, Sec. 36, T12N, R2W)**



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



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-2056**

(NW/4, Sec. 36 T12N, R2W)



0 400 800 Feet

1 inch = 400 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

From: [TURNBULL, HEARTSONG GS-11 USAF AFMC 72 ABW/CENPD](#)
To: [Kellie Gilles](#)
Cc: [Ralph Wyngarden](#); [RHODES, STEVEN B NH-03 USAF AFMC 72 ABW/CENPD](#)
Subject: FW: Tinker AFB Clearance for Proposed Verizon Wireless Tower at 600 N. Douglas, Midwest City, OK
Date: Tuesday, August 25, 2020 4:16:57 PM

Good afternoon,

I have shared the below information with our Flight Operations group as well as Flight Safety. The location indicated is outside of our APZ zones and the height does not violate the imaginary surfaces. However, it is our recommendation that a notice be filed with the FAA.

Let me know if you have further questions.

Very respectfully,

Heartsong Turnbull
Community Planner, 72 ABW/CENPL
Tinker Air Force Base
405-734-2074

From: Ralph Wyngarden <ralph.wyngarden@faulkandfoster.com>
Sent: Tuesday, August 11, 2020 12:40 PM
To: TURNBULL, HEARTSONG GS-11 USAF AFMC 72 ABW/CENPD <heartsong.turnbull@us.af.mil>
Subject: [Non-DoD Source] Tinker AFB Clearance for Proposed Verizon Wireless Tower at 600 N. Douglas, Midwest City, OK

Good afternoon,

I had a pre-application meeting with Midwest City Planner Kellie Gilles about a Conditional Use Permit for a proposed Verizon Wireless monopole tower at 600 N. Douglas. She indicated one of the application requirements was to present documentation from Tinker Air Force Base indicating the proposed height and location would not interfere with base operations and she gave me your name as a contact point.

The proposed height and location information is as follows:

Latitude: 35-28-21.184 N

Longitude: 97-22-8.181 W

Monopole Tower Height: 110' AGL + 10' Lightning Rod = Total Tip Height of 120' AGL

Ground Elevation: 1218.7' AMSL

Tip Elevation (including lightning rod): 1338.7 AMSL

Please let me know if you have questions or need any additional information to address this request. Thanks very much for your assistance.

Best Regards,

Ralph

Ralph Wyngarden | Sr. Zoning Specialist

678 Front Avenue NW, Suite 215 | Grand Rapids, MI 49504

Cell 616.490.9804 | Desk 616.647.3720 x115

Faulk & Foster | www.faulkandfoster.com

Our mission is "MAKING A DIFFERENCE" for our customers, employees and communities.

Disclaimer:

Faulk & Foster

www.faulkandfoster.com

This communication is Private and Confidential as detailed [here](#).

Please reply to sender if you cannot access the hyperlink.



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2020-ASW-11992-OE

Issued Date: 09/08/2020

Network Regulatory
 Alltel Corporation
 5055 North Point Pkwy
 NP2NE Network Engineering
 Alpharetta, GA 30022

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole Reno and Douglas OK - B-15965725
 Location: Midwest City, OK
 Latitude: 35-28-21.18N NAD 83
 Longitude: 97-22-08.18W
 Heights: 1219 feet site elevation (SE)
 120 feet above ground level (AGL)
 1339 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 03/08/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-4848, or Brian.Oliver@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-ASW-11992-OE.

Signature Control No: 449355575-450292688

Brian Oliver
Specialist

(DNE)

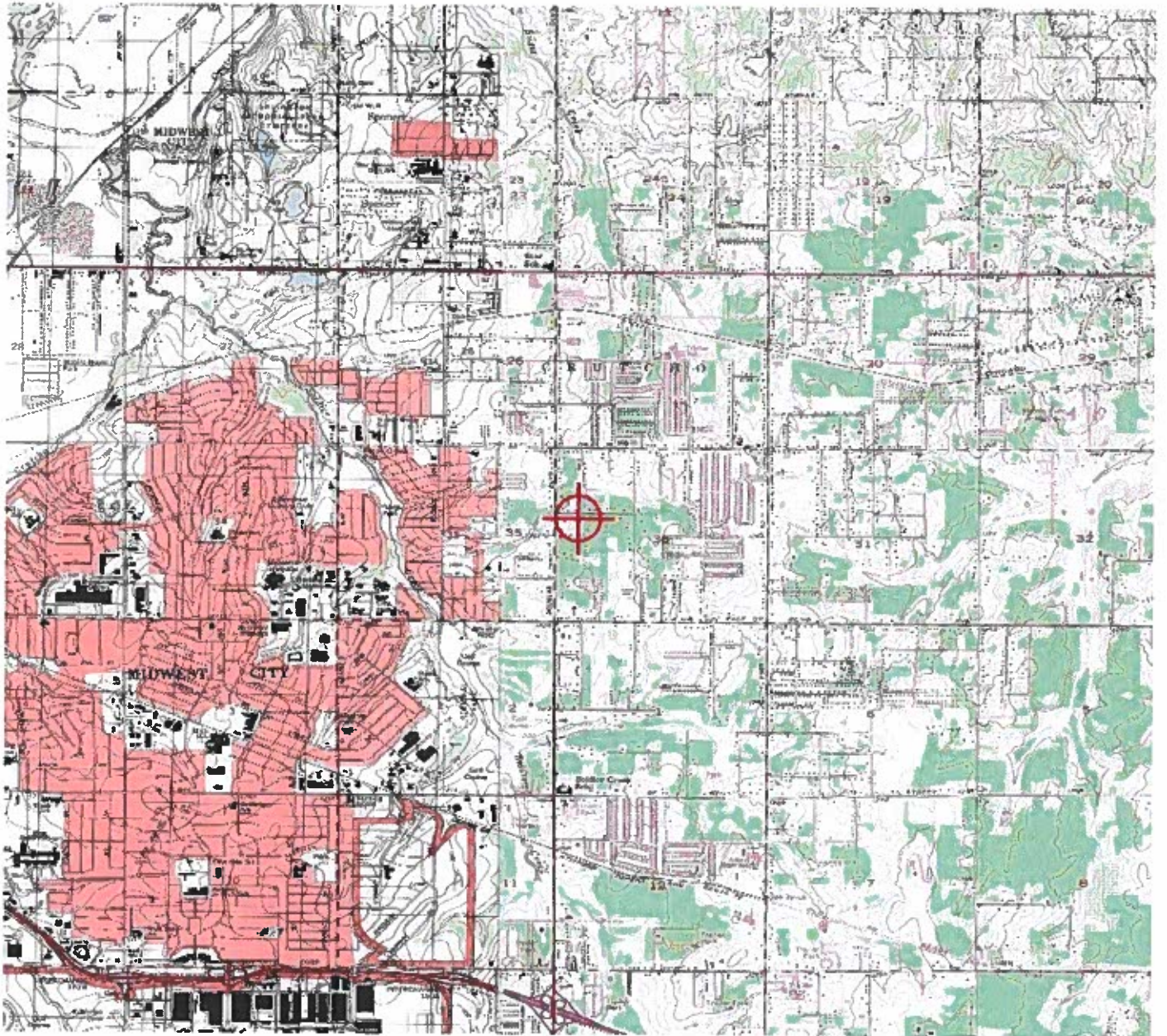
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2020-ASW-11992-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1990	MHz	1640	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
27500	28350	MHz	75	dBm
29100	29250	MHz	75	dBm
31000	31225	MHz	75	dBm
31225	31300	MHz	75	dBm
38600	40000	MHz	75	dBm

TOPO Map for ASN 2020-ASW-11992-OE



Sectional Map for ASN 2020-ASW-11992-OE





The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, 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: October 6, 2020

Subject: (PC-2057) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential to PUD, Planned Unit Development, governed by the R-HD, High Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential and PSP, Public/Semi-Public, to HDR, High Density Residential, for the property described as Lots 9-13, 17 and 18, Block 5 of the Pine Addition.

Executive Summary: This requested Planned Unit Development, PUD, is located in the Original Mile and encompasses seven (7) lots along E. Kittyhawk and E. Jacobs. This proposed PUD consists of five (5) two-story multi-family buildings. The dwelling units are 1-bedroom. The PUD includes special development regulations for intensity, lot width, rear yard setback and width of drive aisle. The PUD meets the requirements of the Zoning Ordinance with regard to front and side setbacks, building height, exterior building materials, parking and landscaping/open space. If this PUD is approved, the applicant will proceed with an Amending Plat to combine the lots. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – October 6, 2020
City Council – October 27, 2020

Council Ward: Ward 1

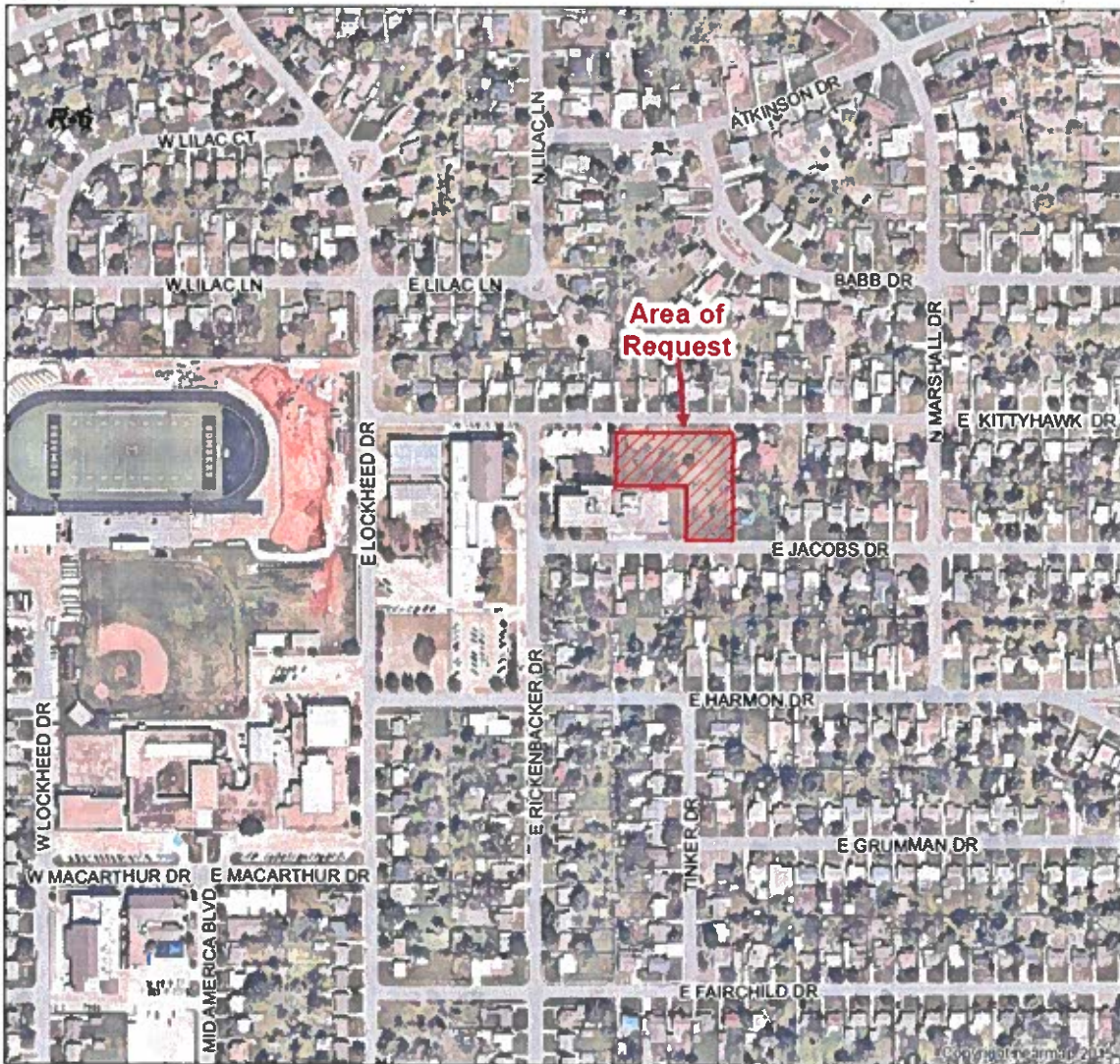
Owner/Applicant: Jeff Johnson, J Lou Properties LLC

Representation: David Box

Proposed Use: Five (5) Two-story multi-family buildings

Size:

The area of request contains approximately 250' of frontage along E. Kittyhawk and 100' of frontage along E. Jacobs and contains an area of approximately 39,227 square feet.



Development Proposed by Comprehensive Plan:

Area of Request – PSP, Public/Semi-Public and LDR, Low Density Residential

North, South and East – LDR, Low Density Residential

West – PSP, Public/Semi-Public

Zoning Districts:

Area of Request – R-6, Single Family Residential

North, South, East and West – R-6, Single Family Residential

Land Use:

Area of Request – vacant lots

North, South and East – single family homes

South – church

West – Parking lot for church, one single family residence and Southwestern Bell building

2008 Comprehensive Plan Citation:

Chapter 4: Future Land Use Plan

HDR – High Density Residential Land Use

Traditional apartment-type units in attached living complexes characterize high density residential land use. There are currently several high-density residential areas within Midwest City. It should be noted that medium density uses should also be permitted in any area designated for high-density use.

Chapter 6: Housing & Neighborhoods Plan

Model Neighborhood Elements

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.

Housing and Neighborhood Strategies – Infill/Redevelopment Policies for Individual Parcels

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, and 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 project.

2011 Original Mile Revitalization Plan

- **Introduction: 1.2 Community Perceptions of the Original Mile – Housing Perceptions**
 - a) Neighborhood lacks enough multifamily housing
 - b) Homes are obsolete and lack modern amenities
- **Introduction: 1.2 Community Perceptions of the Original Mile – Commercial Development Perceptions**
 - a) Area lacks locally owned establishments
 - b) Must serve older population and work-force with appropriate housing
 - c) City nearly built out – must consider density, multifamily and mixed use
- **Introduction: 1.4 Vision and Goals - Original Mile Goals**
 - a) Create quality neighborhood that fits the 21st Century lifestyle
 - b) 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
 - c) Continue to grow economically through introduction of commercial mixed use areas along the arterials and improvement of existing commercial areas
 - d) Introduce sought-after quality of life elements such as walkability that equals or exceeds suburban neighborhoods

- e) Support the vitality of Town Center Plaza by creating a neighborhood that is an asset to “downtown” Midwest City
- f) Accomplish neighborhood revitalization in a manner that enhances the traditional neighborhood concept
- g) Upgrade current housing and introduce infill housing that meets modern design standards, provides energy efficient features and is competitive with housing in newer areas
- h) 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

Municipal Code Citation:

2.25 PUD, Planned Unit Development

2.25.1 General Provisions

The planned unit development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls to produce unique, creative, progressive, or quality land developments.

The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master development plan.

The PUD is subject to special review procedures within the PUD application and review and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.25.2 Intent and Purpose

The intent and purpose of the PUD provisions are as follows:

(A) Innovative land development

Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

(B) Flexibility within developments

Permit flexibility within the development to maximize the unique physical features of the particular site.

(C) Efficient use of land

Encourage efficient use of land, facilitate economic arrangements of buildings and circulation systems, and encourage diversified living environments and land uses.

(D) Function, design and diversity

Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.

(E) Modifications to development requirements

Provide a vehicle for negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

History:

1. The area of request has been zoned Single Family Detached Residential since the adoption of the 1985 zoning code.
2. A request to rezone this parcel to a Simplified Planned Unit Development, SPUD, was denied in February 2020. (PC-2012)

Staff Comments:

Engineer's report:

Note: This application is for rezoning lots 9-13 and 17-18 of Block 5, Pine Addition in Section 10, Township 11 North, Range 2 West. No engineering improvements are required with this application.

Water Supply and Distribution

The subject property is bordered on both sides by public water lines.

- A six (6) inch public water main is located on the south side of East Jacobs Drive.
- A six (6) inch public water main is located on the south side of East Kittyhawk Drive.

Public water mains extend across the full frontages of the development. Water line improvements are not required as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

The subject property is bisected by an eight (8) inch public sewer main in a dedicated fifteen (15) foot utility easement which runs from the east to the west. Sewer line improvements are not required as outlined in Municipal Code 43-109.

Streets and Sidewalks

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

Sidewalk will not be required as part of this zoning but will be required as condition of a building permit per Muncipal Code 37-67.

Drainage and Flood Control, Wetlands, and Sediment Control

The subject property is currently vacant. There is a shallow slope to the northwest and southwest onto the public roadways. Once on public roadways, the drainage runs in the gutter to an existing underground system at the intersection of East Kittyhawk Drive and East Rickenbacker Drive. Detention will be required as a condition of any buiding permit.

None of the area of request is affected by flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate map (FIRM) number 40109C0310H, dated December 18th, 2009.

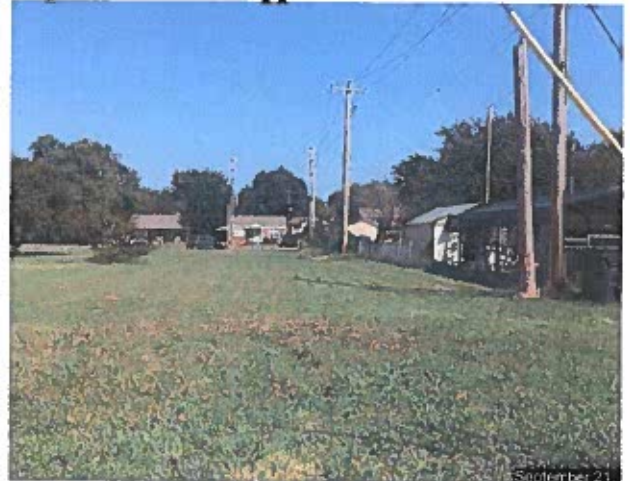
Easements and Right-of-Way

No additional rights-of-way and/or easements are required with this application.

No additional rights-of-way and/or easements are required with this application.



At SE corner looking NW



At SE corner looking north along east property line



At NE corner looking SW



At NE corner looking west along East Kittyhawk Drive



At NW corner looking SE. The slope suggest the drainage will flow towards this corner



At the west property line looking east along the existing Sanitary Sewer which bisects the site



At SW corner looking east along East Jacobs Drive.



The corner of East Kittyhawk Drive and East Rickenbacker Drive. This is the upper reach of the existing drainage system. There is more infrastructure on East Kittyhawk Drive just downstream (to the west) of this intersection.

Fire Marshal's report:

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

Plan Review Comments:

This PUD application proposes five (5) new, two-story, multi-family residential buildings. There are 32 one (1) bedroom dwelling units.

Parking required: 1.5 spaces per dwelling unit - 32 dwelling units X 1.5 = 48 spaces required

Parking proposed: 49 spaces

Minimum parking dimensions proposed: 8'-6" X 18' 6"

Minimum parking dimensions required: 8'-6" X 18' 6"

Height regulation for the R-HD zoning district: 45'

Maximum height proposed: 45'

Front setback required: 25'

Front setback proposed: 25' for the apartment structures. The dumpster enclosure is in front of the setback on Jacobs. The Zoning Ordinance only requires that dumpster enclosures not be located in required parking spaces or right-of-way

Side setback required: 7'

Side setback proposed: 7'

Landscaping required: Base of 6 trees and 12 shrubs per building plus 2 trees and 2 shrubs for every 10 parking spaces installed. 5 buildings = 30 trees and 60 shrubs. 49 parking spaces = 10 trees and 10 shrubs. Total required: 40 trees and 70 shrubs

Landscaping proposed: 47 trees and 170 shrubs

Open space required: 10% lot area

Open space proposed: Approximately 25% lot area
Exterior materials required: 85% masonry materials, 100% facing the street
Exterior materials proposed: 85% masonry materials – no variance is requested to the requirement for 100% masonry materials facing the street.

Site-proof screening will be required where this development abuts single family residential property. If screening is already present, the owner of this development would be responsible for the maintenance and replacement, if necessary, of the screening.

Special development regulations are requested for intensity, lot width, rear yard setback where building B backs to the Southwestern Bell parking lot and drive aisle width.

Regarding intensity for multi-family use, the code requires 1,500 square feet of land area per dwelling unit. This PUD requests an intensity of use of 1,000 square feet of land area for a maximum of 32 dwelling units.

Regarding width for multi-family developments, code requires a width of 60' plus 10' per dwelling unit up to 150'. This PUD requests a maximum width of 99'. This special development regulation pertains to the lot width along Jacobs Dr. as the width along Kittyhawk is 250' and therefore meets code.

The PUD requests a rear yard setback of 7' where building B backs to the Southwestern Bell parking lot. Code requires a 10' setback.

The PUD also requests minimum drive aisle widths of 24'. Code requires a minimum drive aisle width of 26' however, several other PUD's in Midwest City have been approved with 24' drive aisles.

If this PUD is approved, the applicant has stated in the PUD that an Amending Plat will be submitted to combine all seven (7) of the lots into one (1) lot.

Action is at the discretion of the Planning Commission and City Council.

Action Required:

Approve or deny and ordinance to redistrict to PUD for the property as noted herein, and approve or deny the resolution to amend the Comprehensive Plan from LDR and PSP to HDR for the property as noted herein, subject to staff's comments as found in the October 6, 2020 agenda packet and made a part of PC-2057 file.



Billy Harless,
Community Development Director

KG

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: September 21st, 2020

Subject: Engineering staff comments for pc-2057 application to rezone from R-6 zoning to a PUD.

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2057:

Note: This application is for rezoning lots 9-13 and 17-18 of Block 5, Pine Addition in Section 10, Township 11 North, Range 2 West. No engineering improvements are required with this application.

Water Supply and Distribution

The subject property is bordered on both sides by public water lines.

- A six (6) inch public water main is located on the south side of East Jacobs Drive.
- A six (6) inch public water main is located on the south side of East Kittyhawk Drive.

Public water mains extend across the full frontages of the development. Water line improvements are not required as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

The subject property is bisected by an eight (8) inch public sewer main in a dedicated fifteen (15) foot utility easement which runs from the east to the west. Sewer line improvements are not required as outlined in Municipal Code 43-109.

Streets and Sidewalks

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

Sidewalk will not be required as part of this zoning but will be required as condition of a building permit per Muncpal Code 37-67.

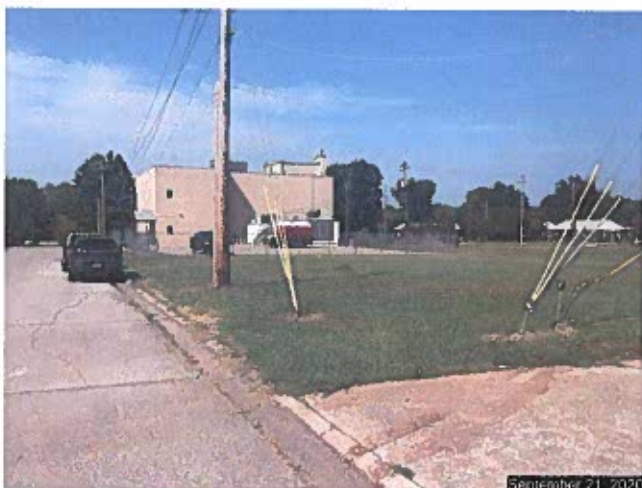
Drainage and Flood Control, Wetlands, and Sediment Control

The subject property is currently vacant. There is a shallow slope to the northwest and southwest onto the public roadways. Once on public roadways, the drainage runs in the gutter to an existing underground system at the intersection of East Kittyhawk Drive and East Rickenbacker Drive. Detention will be required as a condition of any buiding permit.

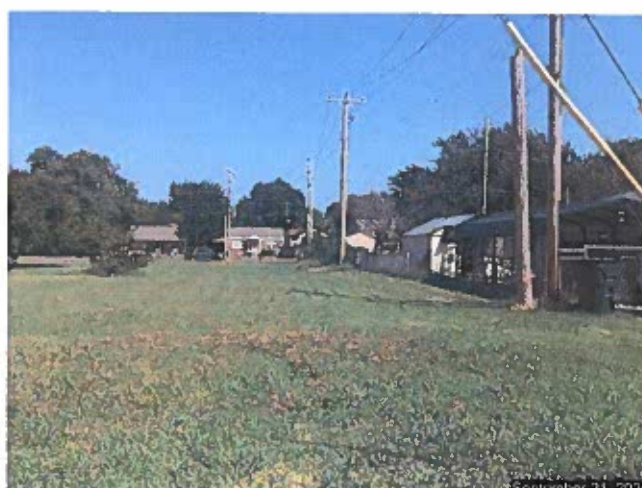
None of the area of request is affected by flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate map (FIRM) number 40109C0310H, dated December 18th, 2009.

Easements and Right-of-Way

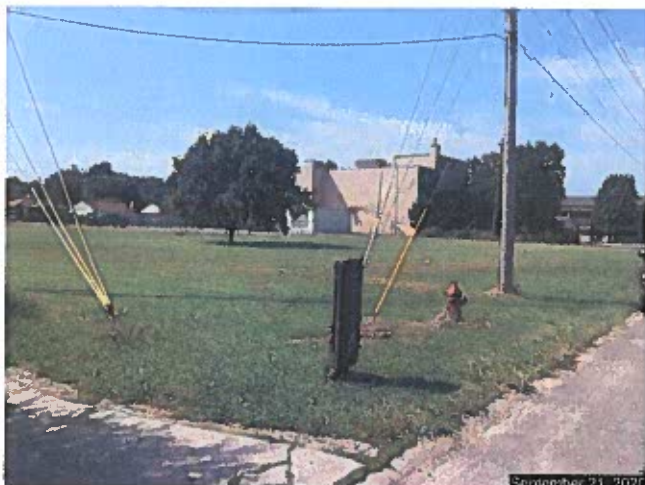
No additional rights-of-way and/or easements are required with this application.



At SE corner looking NW



At SE corner looking north along east property line



At NE corner looking SW



At NE corner looking west along East Kittyhawk Drive



At NW corner looking SE. The slope suggest the drainage will flow towards this corner



At the west property line looking east along the existing Sanitary Sewer which bisects the site



At SW corner looking east along East Jacobs Drive.



The corner of East Kittyhawk Drive and East Rickenbacker Drive. This is the upper reach of the existing drainage system. There is more infrastructure on East Kittyhawk Drive just downstream (to the west) of this intersection.



Midwest City Fire Marshal's Office

8201 E Reno Avenue, Midwest City, OK 73110
dhelmberger@midwestcityok.org Office: 405-739-1355
www.midwestcityok.org



Re: PC - 2057

Date: 18 September 2020

PC-2057 is a request to rezone 7 parcels (5 on Kittyhawk and 2 on Jacobs) from R-6, Single Family Residential to a PUD, Planned Unit Development, governed by the R-HD, High Density Residential District. The name of the PUD is "The Stack." The owner/developer is proposing five 2-story multi-family buildings.

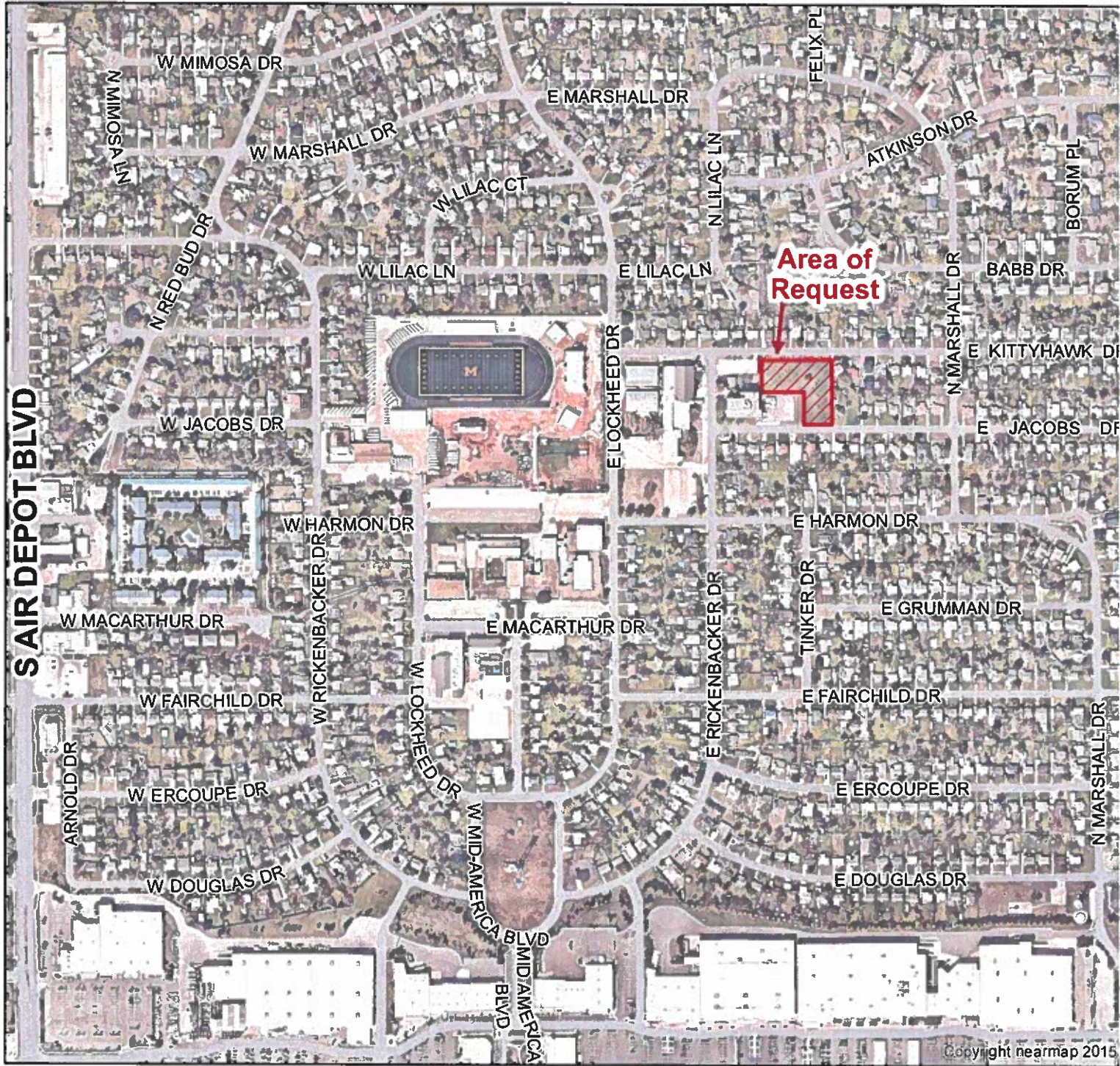
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Respectfully,

A handwritten signature in black ink, appearing to read "D. Helmberger".

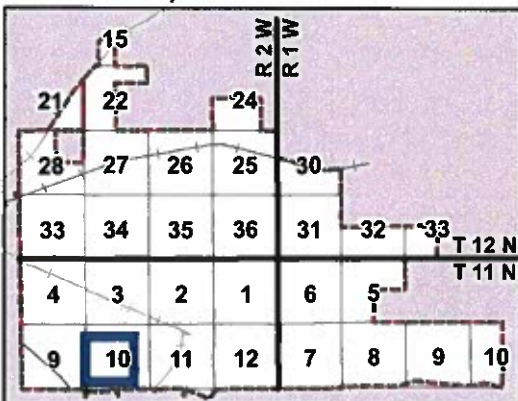
Duane Helmberger
Fire Marshal
Midwest City Fire Department

The Midwest City Fire Department is committed to providing the highest level of public safety services for our community and citizens. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.

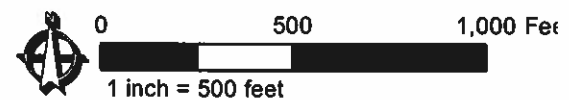


Copyright nearmap 2015

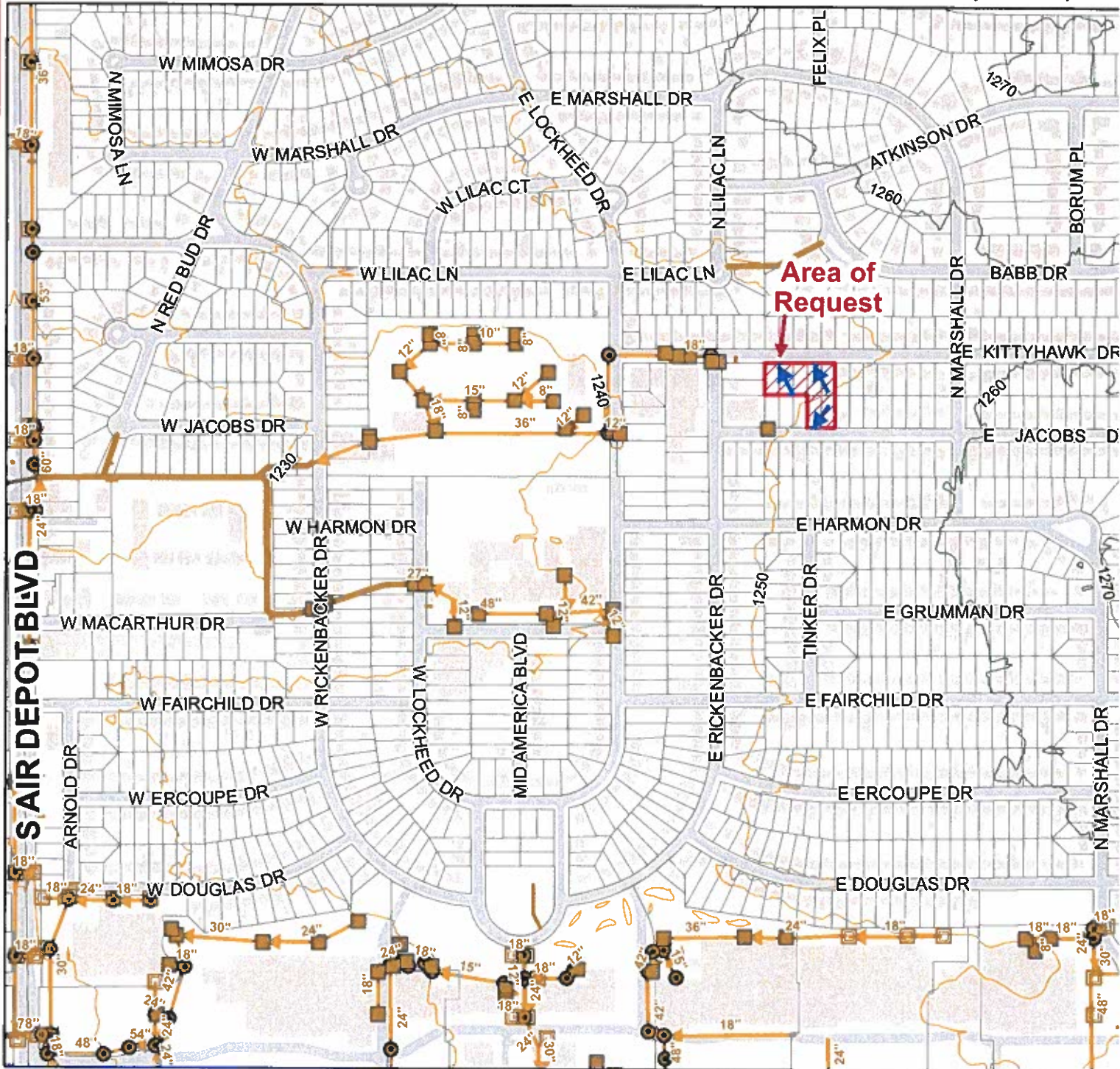
Locator Map



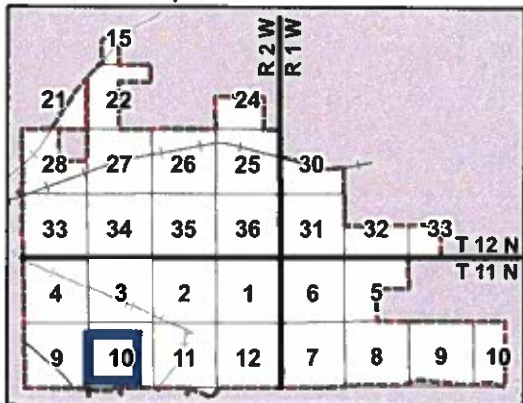
3/2020 NEARMAP AERIAL VIEW FOI
PC-2057
(N/2, Sec. 10, T11N, R2W)



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



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
- FLOODWAY

DRAINAGE LOCATION MAP FOR PC-2057

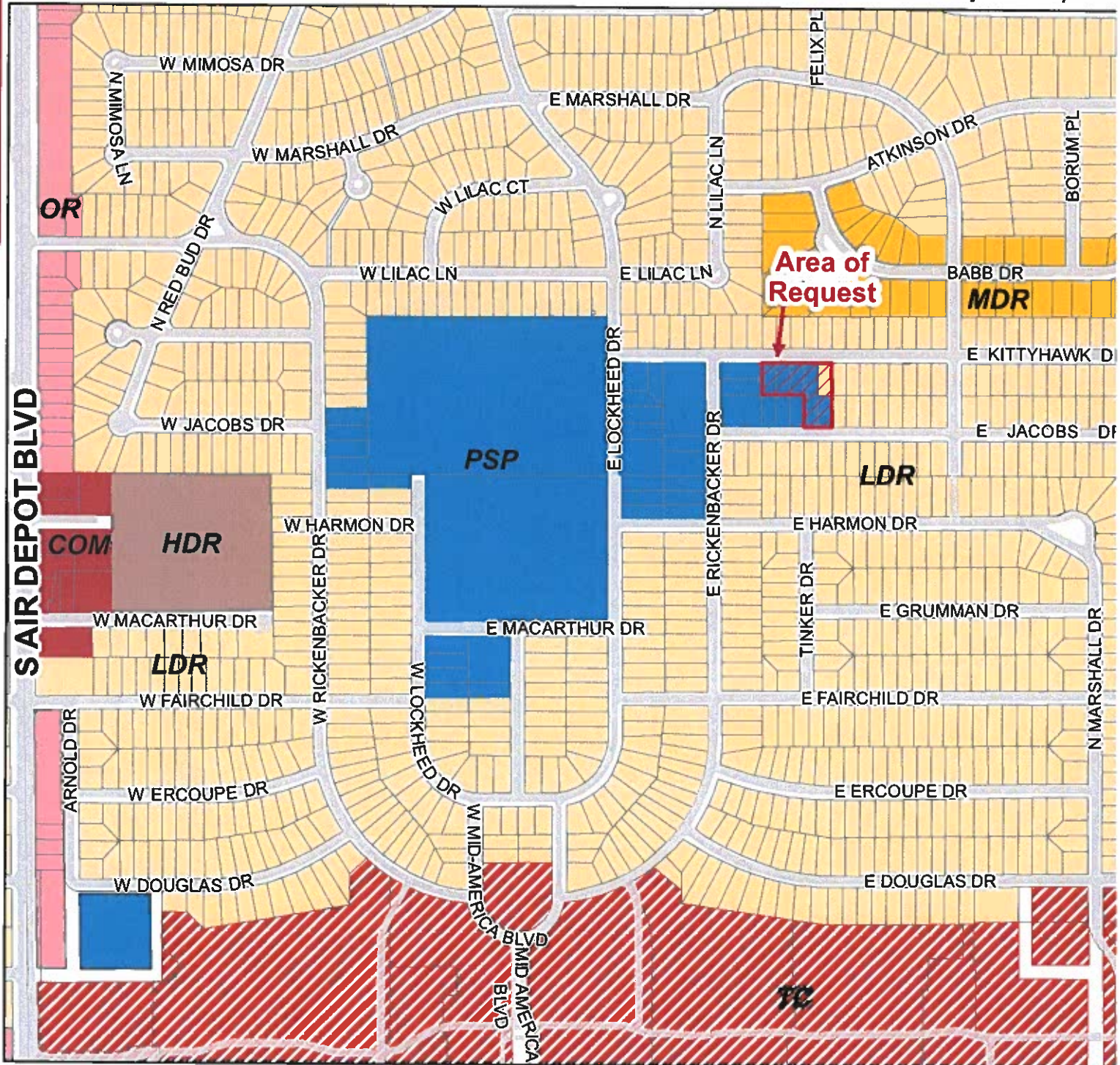
(N/2, Sec. 10, T11N, R2W)



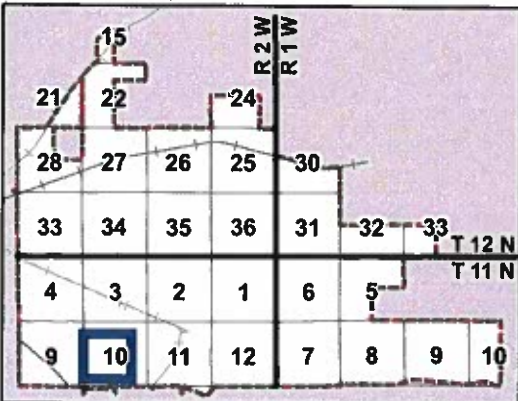
0 500 1,000 Feet

1 inch = 500 feet

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



Locator Map

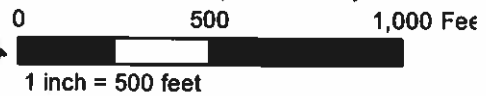


Future Land Use Legend

- 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-2057**

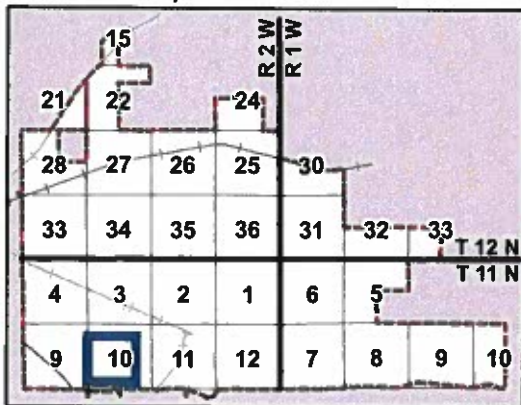
(N/2, Sec. 10, T11N, R2W)



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



Locator Map



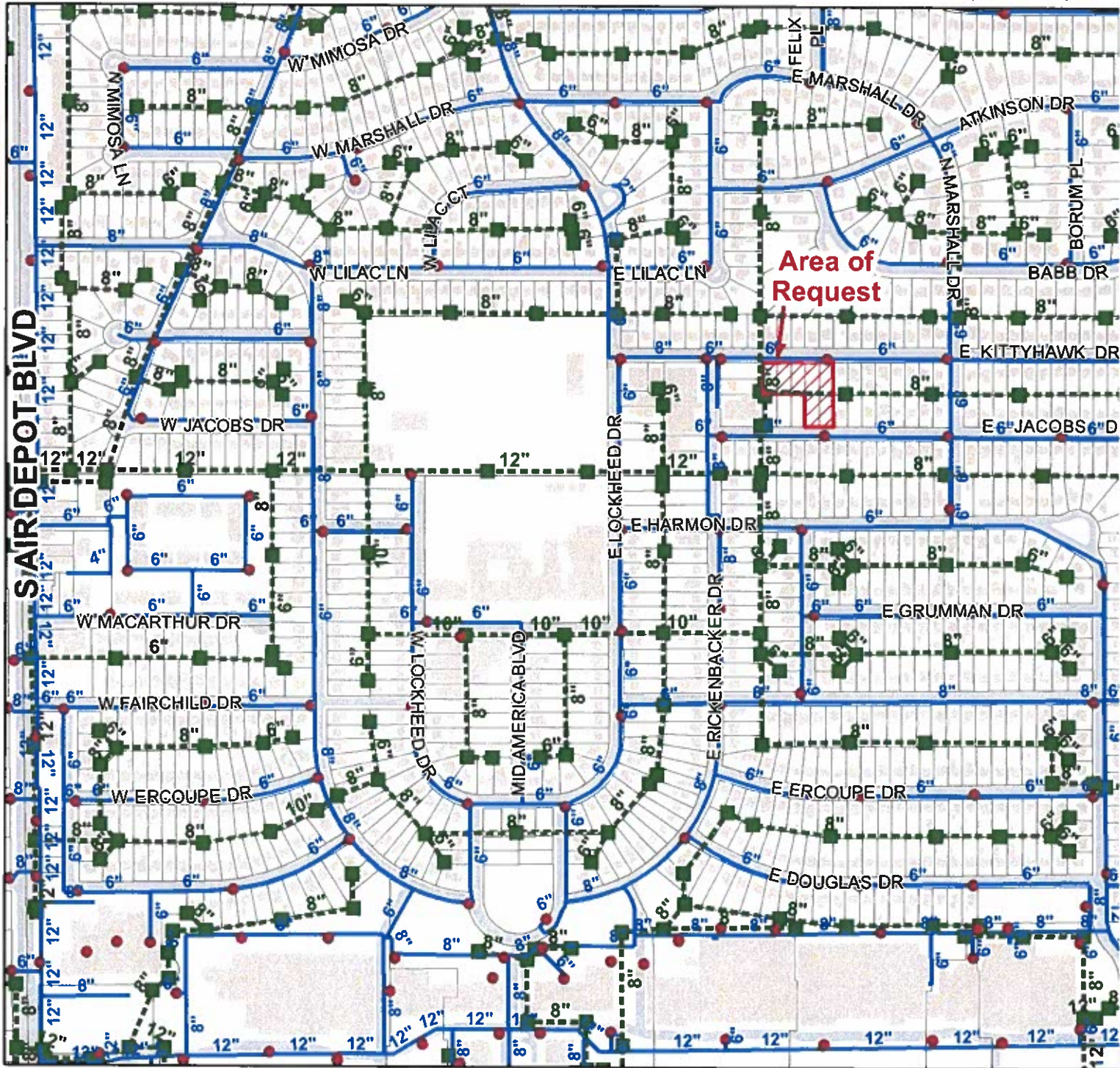
Current Zoning Legend

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

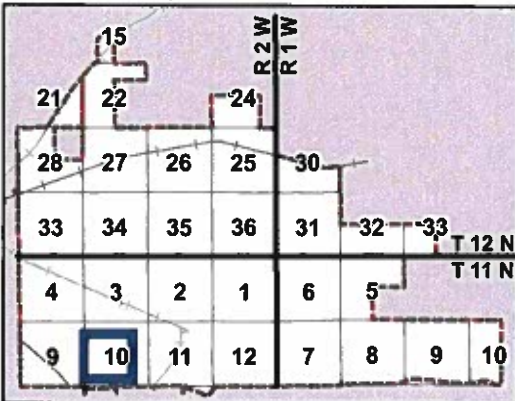
**ZONING MAP FOR
PC-2057
(N/2, Sec. 10, T11N, R2W)**



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



Locator Map

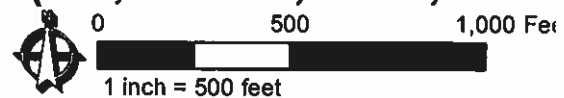


Water/Sewer Legend

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

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2057**

(N/2, Sec. 10, T11N, R2W)



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

1 **PC-2057**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**
4 **DESCRIBED IN THIS ORDINANCE TO PLANNED UNIT DEVELOPMENT (PUD),**
5 **AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO**
6 **REFLECT THE RECLASSIFICATION OF THE PROPERTY'S ZONING DISTRICT;**
7 **AND PROVIDING FOR REPEALER AND SEVERABILITY**

8 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

9 **ORDINANCE**

10 **SECTION 1.** That the zoning district of the following described property is hereby reclassified
11 to Planned Unit Development, PUD, subject to the conditions contained in the PC-2057 file, and
12 that the official Zoning District Map shall be amended to reflect the reclassification of the
13 property's zoning district as specified in this ordinance:

14 Lots 9-13 and Lot 17-18 of Block 5 of the Pine Addition, Midwest City, Oklahoma

15 **SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict herewith are
16 hereby repealed.

17 **SECTION 3. SEVERABILITY.** If any section, sentence, clause or portion of this ordinance is
18 for any reason held to be invalid, such decision shall not affect the validity of the remaining
19 portions of the ordinance.

20 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City, Oklahoma,
21 on the _____ day of _____, 2020.

22 THE CITY OF MIDWEST CITY,
23 OKLAHOMA

24 _____
25 MATTHEW D. DUKES II, Mayor

26 ATTEST:

27 _____
28 SARA HANCOCK, City Clerk

29 APPROVED as to form and legality this _____ day of _____, 2020.

HEATHER POOLE, City Attorney

PC-2057

RESOLUTION NO. 2020-_____

A RESOLUTION AMENDING THE 2008 COMPREHENSIVE PLAN MAP CLASSIFICATION FROM LDR, LOW DENSITY RESIDENTIAL and PSP, PUBLIC SEMI PUBLIC TO HDR, HIGH DENSITY RESIDENTIAL, FOR THE PROPERTY DESCRIBED IN THIS RESOLUTION WITHIN THE CITY OF MIDWEST CITY, OKLAHOMA.

WHEREAS, the 2008 Comprehensive Plan Map of Midwest City, Oklahoma shows the following described property identified as LDR, Low Density Residential and PSP, Public Semi Public:

Lots 9-13 and Lot 17-18 of Block 5 of the Pine Addition, Midwest City, Oklahoma.

WHEREAS, it is the desire of the Midwest City Council to amend the classification of the referenced property to High Density Residential;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

That the classification of above described property located in Midwest City, Oklahoma is hereby changed to Commercial on the 2008 Comprehensive Plan Map.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, this _____ day of _____, 2020.

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2020.

HEATHER POOLE, City Attorney

PLANNED UNIT DEVELOPMENT

PUD - 2057

DESIGN STATEMENT

FOR

THE STACK

10/1/2020

PREPARED FOR:

**J. Lou Properties, LLC
1613 N. Broadway Avenue
Oklahoma City, OK 73103**

PREPARED BY:

**Grubbs Consulting LLC
1800 South Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
mark.grubbs@gc-okc.com**

TABLE OF CONTENTS

SECTION.....	PAGE
1.0 INTRODUCTION	3
2.0 LEGAL DESCRIPTION.....	3
3.0 OWNER/DEVELOPER.....	3
4.0 SITE AND SURROUNDING AREA	3
5.0 PHYSICAL CHARACTERISTICS.....	3
6.0 CONCEPT	3
7.0 SERVICE AVAILABILITY	3
8.0 SPECIAL DEVELOPMENT REGULATIONS	4
9.0 ADDITIONAL REGULATIONS.....	5
10.0 DEVELOPMENT SEQUENCE	8
11.0 EXHIBITS	ATTACHED

SECTION 1.0 INTRODUCTION

The Planned Unit Development of The Stack consists of 39,157 square feet (0.89 acre) and is located within the Northeast Quarter of Section 10, Township 11 North, Range 2 West, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is located in the Original Mile of Midwest City, more specifically along Kittyhawk Drive and Jacobs Drive, east of Rickenbacker Drive.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property is Lots 9 thru 13 and Lots 17 and 18 in Block 5 of the Pine Addition.

SECTION 3.0 OWNER/DEVELOPER

The owner/developer of this property is J Lou Properties, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is zoned R-6 Single Family Detached Residential. The property is currently vacant. Surrounding properties are zoned and used for:

North: R-6/developed with single family homes across Kittyhawk

East: R-6/developed with single family homes

South: R-6/developed Commercial, Telephone Company parking lot and building, and with single family homes across Jacobs

West: R-6/developed Commercial with a parking lot for a church, a residence and a telephone company building

SECTION 5.0 PHYSICAL CHARACTERISTICS

The subject property drains to the northwest from an elevation of 1252 feet in the southeast corner to an elevation of 1248 feet in the northwest corner.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide for multi-family development, consisting of five apartment buildings and a total of 32 units. Buildings are limited to two stories. Three buildings would obtain access from Kittyhawk Drive and two would access Jacobs Drive. Density on the property would be 36 units per acre.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

Access to the property will be from the existing adjacent streets, East Kittyhawk Drive and East Jacobs Drive, paved local streets consisting of curb and gutter. Additional rights-of-way and paving improvements will not be provided.

7.2 SANITARY SEWER

Sanitary sewer facilities will be provided to the site from the eight-inch gravity sanitary sewer main running east/west through the property.

7.3 WATER

Public water will be provided for the development from the existing six-inch water mains along both adjacent streets.

7.4 FIRE PROTECTION

Development of the property will comply with Chapter 15, Fire Protection and Prevention of the Midwest City Code and with the 2015 International Fire Code, except that a fire lane shall be reduced to 24 feet in width.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.7 DRAINAGE

No portion of the property within this Planned Unit Development is located within the FEMA 100 year floodplain.

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Midwest City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Midwest City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

- 8.1.1 The use regulations of the R-HD, High Density Residential District shall apply to the subject property, unless otherwise modified within this PUD document.

- 8.2.1 The development regulations of the R-HD, High Density Residential District shall apply to development within this PUD except as modified below:
- a) Intensity of use for multi-family development shall not be more than one unit per 1,000 square feet of property with a maximum of 32 units.
 - b) Maximum building height shall be two stories and 45 feet.
 - c) Minimum lot width shall be 99 feet.
 - d) Rear yard building setback shall not be less than seven feet.
 - e) Drive lanes/drive aisles leading to parking stalls shall be permitted to be 24 feet in width.

SECTION 9.0 ADDITIONAL REGULATIONS

The following additional regulations shall be made a part of this PUD:

9.1 FAÇADE REGULATIONS

- 9.1.1 Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 85% brick veneer, masonry (including pre-cast concrete and tilt slab construction), hardy board, rock, stone, stucco, or other similar type finish approved by the Planning Director of the City of Midwest City. Exposed metal buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

- 9.2.1 Landscaping shall be in accordance with Appendix A, Section 5-5.2 of the Midwest City Municipal Code.

9.3 PLATTING REGULATIONS

- 9.3.1 An Amending Plat shall be provided to combine the existing platted lots into one lot and one block.

9.4 ACCESS REGULATIONS

- 9.4.1 Drive lanes/drive aisles leading to parking stalls shall be permitted to be 24 feet in width.
- 9.4.2 Access to East Kittyhawk Drive shall be limited to two driveways.
- 9.4.3 Access to East Jacobs Drive shall be limited to one driveway, except that a curb cut shall be permitted for access to the dumpster enclosure.
- 9.4.4 A sidewalk shall be provided along East Kittyhawk Drive and along East Jacobs Drive.

9.4.5 Shared pedestrian access between the properties shall be permitted.

9.5 OTHER REGULATIONS

9.5.1 The trash receptacle/dumpster area shall comply with Section 5.7.2 of the Midwest City Code except for the following:

- a. Location and access shall be as shown on the Master Development Plan. Backing into public right of way shall be permitted.
- b. The enclosure area shall have inside dimensions of no less than twelve feet in width and fourteen feet in length.
- c. The enclosure area shall be screened from view of adjoining properties.
- d. A clear space of not less than twelve feet shall be provided for the enclosure opening.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: MASTER DEVELOPMENT PLAN MAP

EXHIBIT B: TOPOGRAPHIC MAP

EXHIBIT A MASTER DEVELOPMENT PLAN MAP

CHOICE/LANDSCAPE							
COUNT	SYMBOL	COMMON NAME SCIENTIFIC NAME	ABREVI	SIZE	POINT VALUE	POINTS EARNED	
TREE 3		CEPE MYRTLE LADYBERRYBERRY HORCA	OM	9 GAL	4	12	
TREE 4		BURFORD RED OAK BURFORD BURFORD	BRD	12" CAL	9	36	
TREE 18		DEWY FLAXION HELL ACER PALMARI EVERGREEN	DTA	1 GAL	1	30 (EVERGREEN)	
TREE 34		DEWY FLAXION HELL ACER PALMARI EVERGREEN	DM	1 GAL	1	34 (EVERGREEN)	
TREE 19		LACINIAE BLM LACINIAE BLM	LB	2 1/2" CAL	3	20	
TREE 15		JASPER NORONDA	J	1 GAL	5	30	
NOTE: ALL LANDSCAPING TO BE MAINTAINED BY AN AUTOMATIC SPRINKLER/IRRIGATION SYSTEM						POINT TOTAL	661

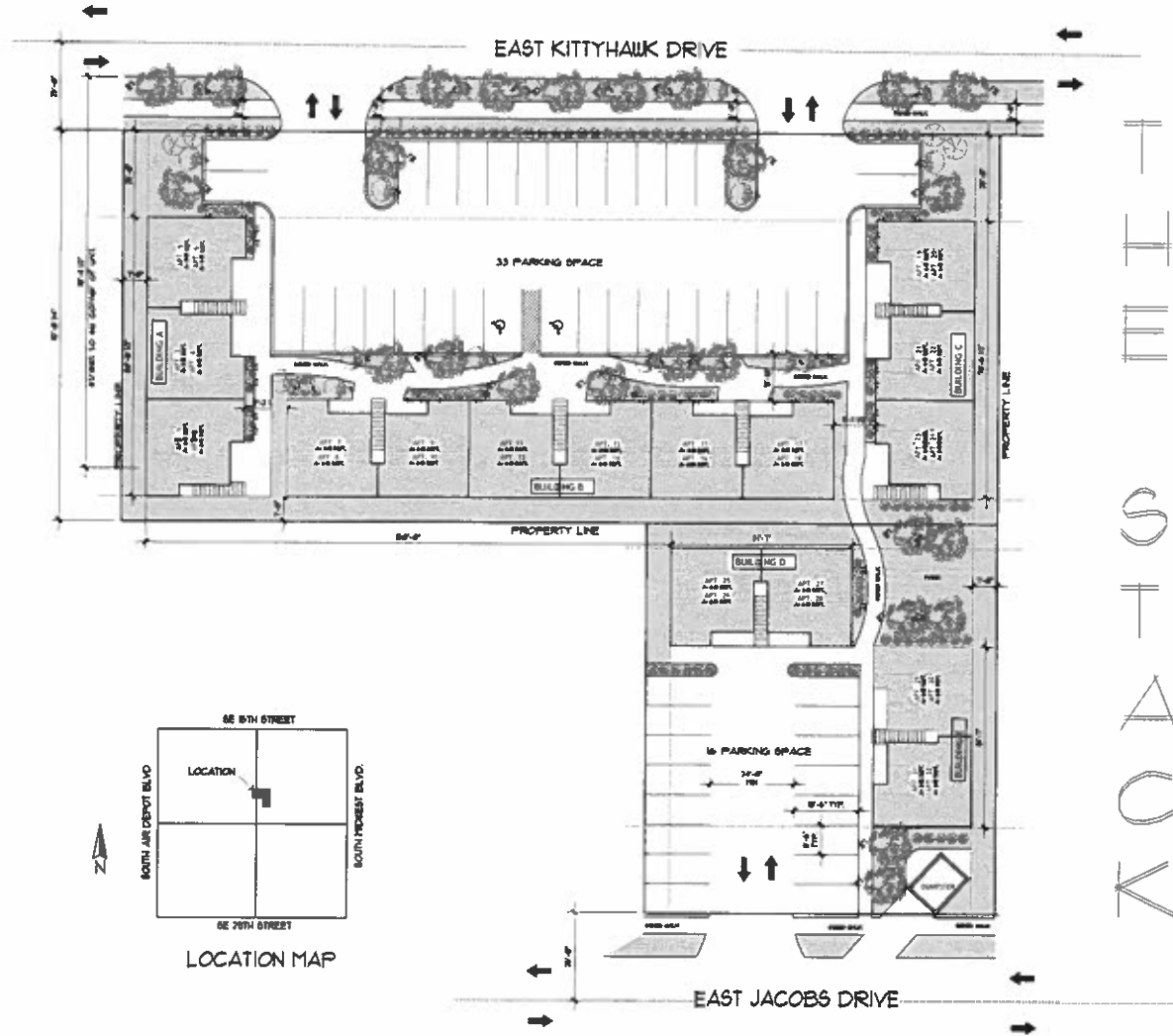
35271 SQ FT
 REQUIRED LANDSCAPE OR OPEN LAND = 10 % / 3527 SQ FT
 PROVIDED LANDSCAPE OR OPEN LAND = 1871 SQ FT
 POINTS TOTAL = 487
 32 UNITS / 16 PARKING SPOTS PER UNIT = 48 PARKING SPOTS

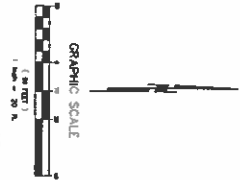
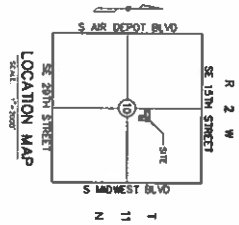
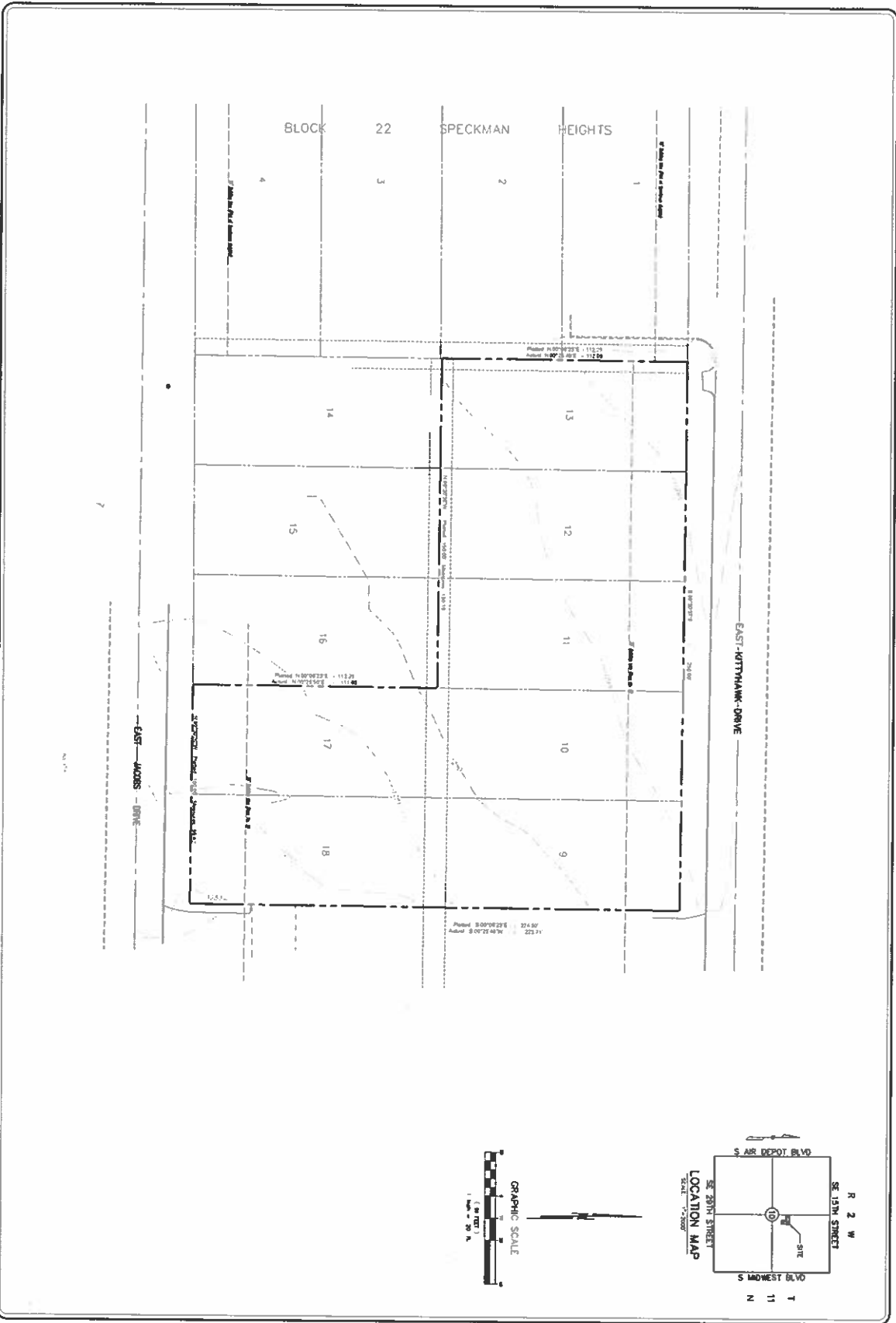
REQUIREMENTS PER BUILDING
 REQUIRED: 4 TREES, 3 SHRUBS PER BUILDING (3 BUILDINGS)
 TOTAL REQUIRED: 12 TREES, 9 SHRUBS
 REQUIREMENTS PER 16 PARKING SPOTS (2 TREES, 3 SHRUBS)
 TOTAL REQUIRED: 48 PARKING SPOTS/ TREES, 18 SHRUBS

OVERALL REQUIRED:
 48 TREES, 27 SHRUBS
 OVERALL PROVIDED =
 41 TREES, 17 SHRUBS

NOTES
 1. PROVIDE TOP SOIL & MULCH AT AND AROUND
 ALL PROVIDED LANDSCAPING TYPE
 2. THE OWNER IS RESPONSIBLE FOR THE SURVIVAL
 OF ALL PLANT MATERIAL AND SHALL
 REPLACE ANY DEAD PLANT MATERIAL
 3. ALL TREES SHALL BE INSTALLED AT LEAST
 FIVE (5) FEET FROM ANY WATER OR SANITARY GROUND LINE

ALLOWABLE BUILDING COVERAGE 60% (21,164 SQ FT)
 PROVIDED APPROX 20% (7,048 SQ FT)
 ALLOWABLE PAVEMENT 90% (31,844 SQ FT)
 PROVIDED APPROX 78% (25,182 SQ FT)





EXH-B

REVISIONS		
NO.	DESCRIPTION	DATE
1	Issue	08/27/2007
2	Revised	08/27/2007
3	Revised	08/27/2007
4	Revised	08/27/2007
5	Revised	08/27/2007
6	Revised	08/27/2007
7	Revised	08/27/2007
8	Revised	08/27/2007
9	Revised	08/27/2007
10	Revised	08/27/2007
11	Revised	08/27/2007
12	Revised	08/27/2007
13	Revised	08/27/2007
14	Revised	08/27/2007
15	Revised	08/27/2007
16	Revised	08/27/2007
17	Revised	08/27/2007
18	Revised	08/27/2007
19	Revised	08/27/2007
20	Revised	08/27/2007

THE STACK
 200-214 E. KITTAHAWK DRIVE
 MIDWEST CITY, OKLAHOMA 73110
EXHIBIT B
TOPOGRAPHIC MAP



RUBBS CONSULTING, LLC
 CIVIL, ENGINEERING & LAND PLANNING
 1600 S. Star Road
 Tulsa, Ok. 74106
 Phone: (918) 288-0641
 Fax: (918) 288-0648
 www.rubbseng.com