



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](mailto: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**

**April 6, 2021 – 6:00 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 March 2, 2021 Planning Commission meeting.

**C. DISCUSSION**

1. (PC-2075) Public hearing with discussion and consideration of approval of the Replat of Lots 1-5 of Block 2 of the Radford Addition, described as a part of the NW/4 of Section 35, T12N, R2W and addressed as 8708 NE 5<sup>th</sup> St.

**D. COMMISSION DISCUSSION**

**E. PUBLIC DISCUSSION**

**F. FURTHER INFORMATION**

**G. ADJOURN**

Notice of regular Midwest City Planning Commission meetings in 2021 was filed for the calendar year with the Midwest City Clerk prior to December 15, 2020 and copies of the agenda for this meeting were posted at City Hall at least 24 hours in advance of the meeting.

## **MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING**

**March 2, 2021 - 7:00 p.m.**

This regular meeting of the Midwest City Planning Commission was held in the Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on March 2, 2021 at 6:00 p.m., with the following members present:

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

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

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

The meeting was called to order by Chairperson R. Smith at 6:00 p.m.

### **B. MINUTES**

1. A motion was made by Dawkins, seconded by Huskey, to approve the minutes of the February 2, 2021 Planning Commission meeting as presented. Voting aye: Huskey, R. Smith, Dawkins, Campbell, Hinton, Collins and J. Smith. Nay: none. Motion carried.

### **C. NEW MATTERS**

1. (MP-14) Discussion and consideration of approval of the Estates of Midwest City No. 1 Minor Plat located in the NW/4 of Section 36, T-12-N, R-2-W of the Indian Meridian, Oklahoma County, Oklahoma.

Staff presented a brief overview of the request. The applicant, Dave Rhodes of 512 N. Douglas, Midwest City, was present. There was general discussion. A motion was made by Collins, seconded by Huskey to recommend approval of this item subject to staff comments. Voting aye: Huskey, Dawkins, Campbell, R. Smith, Hinton, Collins and J. Smith. Nay: none. Motion carried.

Notice of regular Midwest City Planning Commission meetings in 2021 was filed for the calendar year with the Midwest City Clerk prior to December 15, 2020 and copies of the agenda for this meeting were posted at City Hall at least 24 hours in advance of the meeting.

2. (PC-2073) Public hearing with discussion and consideration of an ordinance to redistrict from C-1, Restricted Commercial to R-6, Single Family Detached Residential, for the property described as Block 7, Lot 4 of the Country Estates Third Addition, addressed as 419 Russell Drive.

Staff presented a brief overview of this item. The applicant, Krista Borrego of 5113 SE 15<sup>th</sup> St, Ste D, Del City, was present. A motion was made by Huskey, seconded by Hinton, to recommend approval of this item subject to staff comments. Voting aye: Dawkins, R. Smith, Huskey, J. Smith, Collins, Hinton and Campbell. Voting nay: none. Motion carried.

3. (PC-2074) Public hearing with discussion and consideration of an ordinance to redistrict from C-3, Community Commercial, to SPUD, Simplified Planned Unit Development governed by the C-4, General Commercial district, and a resolution to amend the Comprehensive Plan from OR, Office/Retail to COMM, Commercial, for the property described as a part the SW/4 of Section 34, T12N, R2W, and addressed as 422 N. Air Depot Blvd.

Staff presented a brief overview of this item. The applicant, Abdul Karem Alsalfi of 3128 Del View, Del City, was present. There was general discussion. A motion was made by Campbell, seconded by J. Smith to recommend approval of this item subject to staff comments. Voting aye: Dawkins, R. Smith, Huskey, J. Smith, Collins, Hinton and Campbell. Voting nay: none. Motion carried.

**D. COMMISSION DISCUSSION:** General Discussion.

**E. PUBLIC DISCUSSION:** None.

**F. FURTHER INFORMATION:** None.

**G. ADJOURNMENT**

Chairperson R. Smith adjourned the meeting at 6:17 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:** April 6, 2021

**Subject:** (PC – 2075) Discussion and consideration of approval of the Replat of Lots 1-5 of Block 2 of the Radford Addition, described as a part of the NW/4 of Section 35, T12N, R2W and addressed as 8708 NE 5<sup>th</sup> Street.

**Executive Summary**

This is a request to divide five (5) existing lots into ten (10) lots for residential development. The pre-application meeting for this replat was held on December 1, 2020. The lots are currently vacant and undeveloped. The area of request is platted as Lots 1 through 5, Block 2 of the Radford Addition. All proposed lots meet the minimum standards regarding lot size. If approved, the home built on each lot must meet the minimum house size, exterior construction materials and setbacks listed in the Zoning Ordinance. The applicant has requested a waiver to half street improvement requirements along the frontage of all proposed properties. Extensions of city sewer and water will be required for all proposed lots. The area of request is located in the 70-75 dB DNL Zone as identified in the Airport Zoning Ordinance. All new construction must meet the sound attenuation standards as required in the Airport Zoning Ordinance with each building permit. Approval of this replat is at the discretion of the Planning Commission and City Council.

**Dates of Hearing:** Planning Commission – April 6, 2021  
City Council – April 27, 2021

**Council Ward:** Ward 3, Councilmember Española Bowen

**Owner/Applicant:** Ann Felton Gilliland, Central Oklahoma Habitat for Humanity

**Proposed Use:** ten (10) lots for single family homes

**Size:**

The area of request has a frontage along NE 5<sup>th</sup> Street of approximately 525 ft. and a depth of approximately 125 ft. along Oakview Drive, containing an area of approximately 1.51 acres.

**Development Proposed by Comprehensive Plan:**

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



**Zoning Districts:**

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

**Land Use:**

Area of Request – vacant lots  
North, South, East and West – single family residences

**Comprehensive Plan Citation:**

Single-Family Detached Land Use

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

**Municipal Code Citation:**

**38-21.1. Purpose**

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

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

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

**History:**

1. The Plat of the Radford Addition was approved in 1954.

**Staff Comments:**

Engineer's Comments:

Note: This application is for a re-plat of Lots 1-5, Block 2 of the Radford Addition located near the intersection of N.E. 5<sup>th</sup> Street and Oakview Drive.

Public Improvements

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

Sec. 38-21.3. Construction management (Replat).

(a)

Requires construction. If the subdivision as replatted requires construction of additional improvements, the provisions of article IV, Construction Plans and Procedures shall apply.

(b)

Does not require construction. If the subdivision as replatted does not require any appreciable alteration or improvement of utility installations, streets, alleys, building setback lines, etc., then no construction plans shall be required.

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

Water

There is a six (6) inch water line both to the west along the north side of NE 5<sup>th</sup> Street and to the immediate east of the subject plat at the northeast corner of NE 5<sup>th</sup> Street and Oakview Drive. A public water line will be required to be extended across all the lots to close this gap in the public water system. Plans shall be designed by a licensed engineer; reviewed and approved by City Engineer; reviewed and approved by Oklahoma Department of Environmental Quality; construction bonded; and inspected by City prior to acceptance.

Sanitary Sewer

An existing eight (8) inch sanitary sewer line lies just to the west of the subject plat. Public sanitary sewer will be required to be extended to access all lots. Plans shall be designed by a licensed engineer; reviewed and approved by City Engineer; reviewed and approved by Oklahoma Department of Environmental Quality; construction bonded; and inspected by City prior to acceptance.



#### Stormwater

Lots are relatively flat with a gentle slope to the south. Upon application of building permit, additional grading of the building pad will be required to flow as much water to the north as possible. No further improvements required. The rest of the lots will maintain the existing drainage pattern.

#### Street

NE 5<sup>th</sup> Street is a publicly maintained asphalt roadway without curb and gutter approximately 20 feet wide. Just to the west of the subject plat the road transitions to a concrete roadway with curb and gutter. There is curbing along the east side of Oakview Drive. This section of roadway is uncommon for the neighborhood which has curb and gutter along most streets.

The applicant has requested a waiver to this requirement.

If the waiver is denied; the applicant would need to tie the improvements to the standard section of roadway for a continuous run of curbing between existing and new. The City standard is for a street to be 26 feet wide, 13 feet on each side. The maximum gutter width is 1 foot so the remaining ~2 feet of widening will require asphalt to match the same material of the road. The widening and curb and gutter will have to be added prior to filing of the plat. Plans shall be designed by a licensed engineer; reviewed and approved by City Engineer; construction bonded; and inspected by City prior to acceptance.

#### Sidewalk

A four (4) foot sidewalk shall be constructed along the frontage of NE 5<sup>th</sup> Street. Sidewalk will have to comply with current American with Disabilities Act (ADA) regulations. Per current policy; the sidewalk can be deferred to building permit with an approved set of plans and notes clearly dictated on the plat showing responsibility of the sidewalk construction.

#### Easements

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

#### Lighting

Public street lighting is not required of this development since there are no areas within the extents of the development where street lighting is warranted by City policy.

#### Signage

Public street signage is not required of this development since there are no intersecting roadways within the extents of the development and NE 5<sup>th</sup> Street is already a publicly maintained roadway.

#### Record Drawings, Lien Release, and Bonding

All the public improvements are required to have record drawings or bonding prior to release. The required improvements will be inspected upon completion.



Replat is just west of NE 5<sup>th</sup> Street and Oakview Drive



Looking west from intersection of NE 5<sup>th</sup> Street and Oakview Drive along NE 5<sup>th</sup> Street showing substandard street. Subject plat is on the south side (left in picture)



Looking north from intersection of NE 5<sup>th</sup> Street and Oakview Drive along Oakview Drive showing substandard street but curb and gutter existing along east side



Looking south from intersection of NE 5<sup>th</sup> Street and Oakview Drive along Oakview Drive showing substandard street. Subject plat is on the west side (right of picture)





Looking west from western edge of subject plat. Shows NE 5<sup>th</sup> Street in a city standard configuration. Concrete with curb and gutter on both sides and sidewalk



Looking east from western edge of subject plat. Subject plat is on the south side (right of picture) Shows NE 5<sup>th</sup> Street in a city standard leading into substandard configuration along subject plat.



Looking east across subject plat. Drainage sheet flows from north to south away for NE 5<sup>th</sup> Street (left to right in picture).

**Fire Marshal's Comments:**

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

**Planning Comments:**

The Replat of Lots 1-5, Block 2 of the Radford Addition will allow the owner to divide the five (5) existing lot into ten (10) lots. Each lot is intended for one single family residence.

The proposed lots meet the minimum standard of 6,000 square feet. If this application is approved, the homes built on the lots must meet the requirements of the Zoning Ordinance including a minimum of 1,200 square feet, 85% masonry exterior materials (100% facing the street), maximum lot coverage of 40%, 7' side setbacks, 25' front building line, and a minimum 20' rear yard.

The applicant has requested a waiver to all required half street improvements including curb and gutter long the frontage of all ten proposed lots. The proposed lots do not have access to city sewer and city water and an extension of these services will be required before submission of building permit applications.

Approval of the Replat of Lots 1-5, Block 2 of the Radford Addition is at the discretion of the Planning Commission.

**Action Required:** Approve or reject the Replat of a part of Lots 1-5, Block 2 of the Radford Addition located on the property as noted herein, subject to the staff comments and found in the April 6, 2021 agenda packet and made a part of PC-2075 file.

**Action Required:** Approve or reject the waivers requested to all half street improvements including curb and gutter and sidewalks along all frontages.



---

Billy Harless, AICP  
Community Development Director  
SS:kg



**Midwest City Fire Marshal's Office**  
8201 E Reno Avenue, Midwest City, OK 73110  
[dhelmberger@midwestcityok.org](mailto:dhelmberger@midwestcityok.org) Office: 405-739-1355  
[www.midwestcityok.org](http://www.midwestcityok.org)



Re: PC - 2075

Date: 22 March 2021

PC-2075 is a request to replat 6 existing lots into 10 lots.

- 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, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: March 15<sup>th</sup>, 2021

Subject: Engineering staff comments for pc-2075 re-plat application

**ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2075:**

Note: This application is for a re-plat of Lots 1-5, Block 2 of the Radford Addition located near the intersection of N.E. 5<sup>th</sup> Street and Oakview Drive.

**Public Improvements**

The requirements of the public improvements can be found in the subdivision regulations under:  
Sec. 38-21.3. Construction management (Replat).

(a)

Requires construction. If the subdivision as replatted requires construction of additional improvements, the provisions of article IV, Construction Plans and Procedures shall apply.

(b)

Does not require construction. If the subdivision as replatted does not require any appreciable alteration or improvement of utility installations, streets, alleys, building setback lines, etc., then no construction plans shall be required.

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

**Water**

There is a six (6) inch water line both to the west along the north side of NE 5<sup>th</sup> Street and to the immediate east of the subject plat at the northeast corner of NE 5<sup>th</sup> Street and Oakview Drive. A public water line will be required to be extended across all the lots to close this gap in the public water system. Plans shall be designed by a licensed engineer; reviewed and approved by City Engineer; reviewed and approved by Oklahoma Department of Environmental Quality; construction bonded; and inspected by City prior to acceptance.

### **Sanitary Sewer**

An existing eight (8) inch sanitary sewer line lies just to the west of the subject plat. Public sanitary sewer will be required to be extended to access all lots. Plans shall be designed by a licensed engineer; reviewed and approved by City Engineer; reviewed and approved by Oklahoma Department of Environmental Quality; construction bonded; and inspected by City prior to acceptance.

### **Stormwater**

Lots are relatively flat with a gentle slope to the south. Upon application of building permit, additional grading of the building pad will be required to flow as much water to the north as possible. No further improvements required. The rest of the lots will maintain the existing drainage pattern.

### **Street**

NE 5<sup>th</sup> Street is a publicly maintained asphalt roadway without curb and gutter approximately 20 feet wide. Just to the west of the subject plat the road transitions to a concrete roadway with curb and gutter. There is curbing along the east side of Oakview Drive. This section of roadway is uncommon for the neighborhood which has curb and gutter along most streets.

The applicant has requested a waiver to this requirement.

If the waiver is denied; the applicant would need to tie the improvements to the standard section of roadway for a continuous run of curbing between existing and new. The City standard is for a street to be 26 feet wide, 13 feet on each side. The maximum gutter width is 1 foot so the remaining ~2 feet of widening will require asphalt to match the same material of the road. The widening and curb and gutter will have to be added prior to filing of the plat. Plans shall be designed by a licensed engineer; reviewed and approved by City Engineer; construction bonded; and inspected by City prior to acceptance.

### **Sidewalk**

A four (4) foot sidewalk shall be constructed along the frontage of NE 5<sup>th</sup> Street. Sidewalk will have to comply with current American with Disabilities Act (ADA) regulations. Per current policy; the sidewalk can be deferred to building permit with an approved set of plans and notes clearly dictated on the plat showing responsibility of the sidewalk construction.

### **Easements**

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

### **Lighting**

Public street lighting is not required of this development since there are no areas within the extents of the development where street lighting is warranted by City policy.

### **Signage**

Public street signage is not required of this development since there are no intersecting roadways within the extents of the development and NE 5<sup>th</sup> Street is already a publicly maintained roadway.



**Record Drawings, Lien Release, and Bonding**

All the public improvements are required to have record drawings or bonding prior to release. The required improvements will be inspected upon completion.



Replat is just west of NE 5<sup>th</sup> Street and Oakview Drive



Looking west from intersection of NE 5<sup>th</sup> Street and Oakview Drive along NE 5<sup>th</sup> Street showing substandard street. Subject plat is on the south side (left in picture)



Looking north from intersection of NE 5<sup>th</sup> Street and Oakview Drive along Oakview Drive showing substandard street but curb and gutter existing along east side



Looking south from intersection of NE 5<sup>th</sup> Street and Oakview Drive along Oakview Drive showing substandard street. Subject plat is on the west side (right of picture)



Looking west from western edge of subject plat. Shows NE 5<sup>th</sup> Street in a city standard configuration. Concrete with curb and gutter on both sides and sidewalk



Looking east from western edge of subject plat. Subject plat is on the south side (right of picture) Shows NE 5<sup>th</sup> Street in a city standard leading into substandard configuration along subject plat.

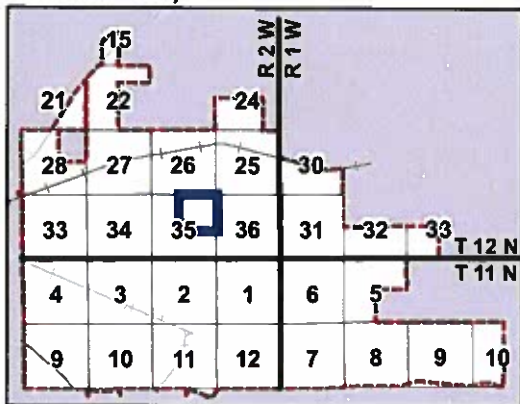


Looking east across subject plat. Drainage sheet flows from north to south away for NE 5<sup>th</sup> Street (left to right in picture).

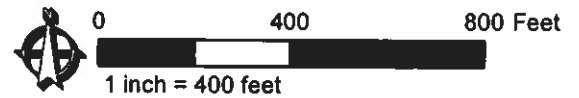




Locator Map

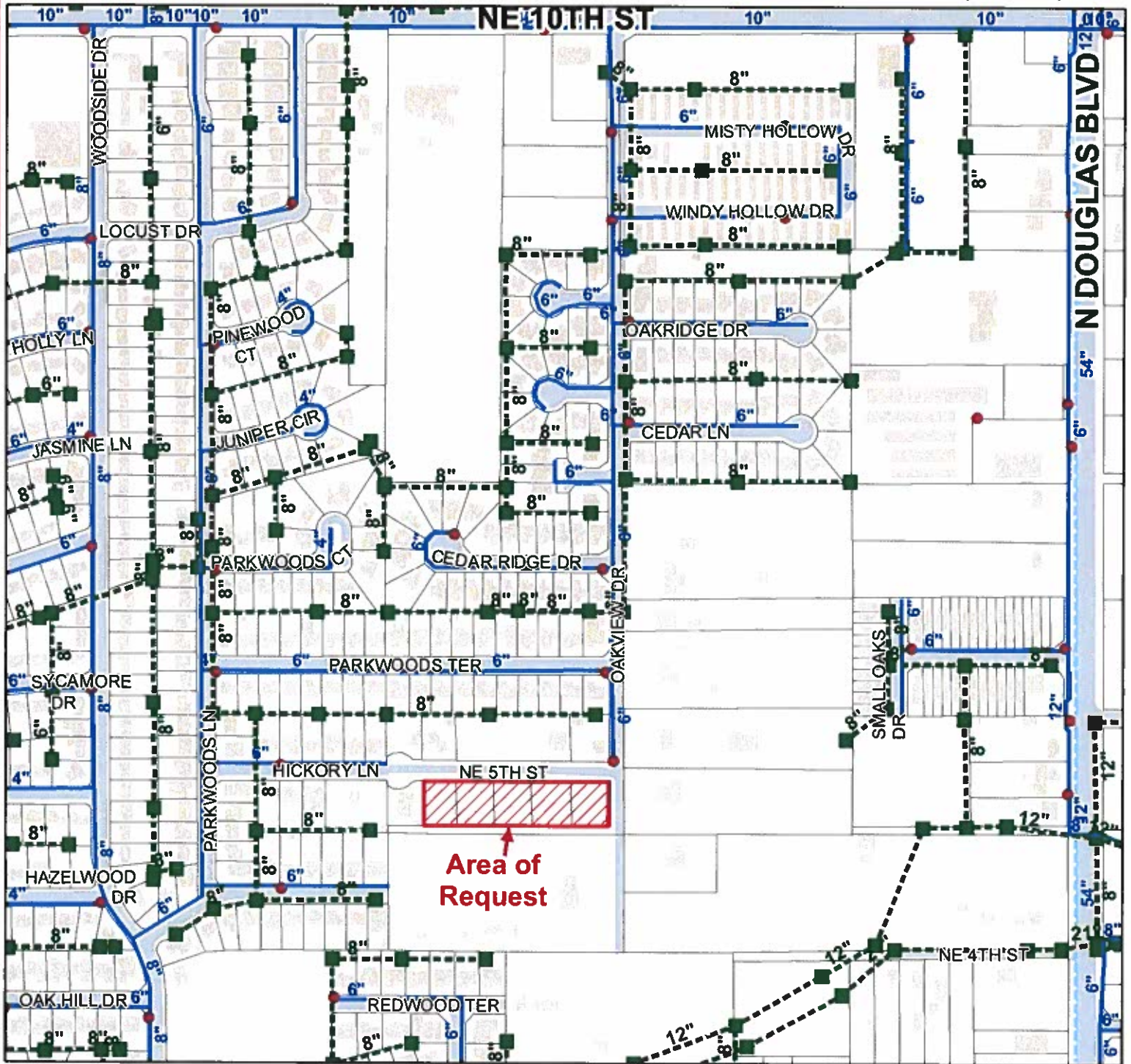


**12/2020 NEARMAP AERIAL VIEW FOR  
PC-2075  
(NE/4, Sec. 35, T12N, R2W)**

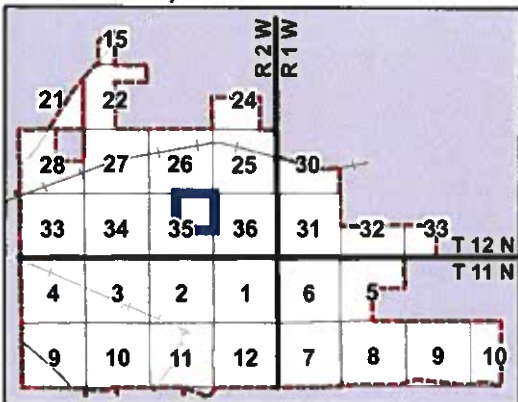


THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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

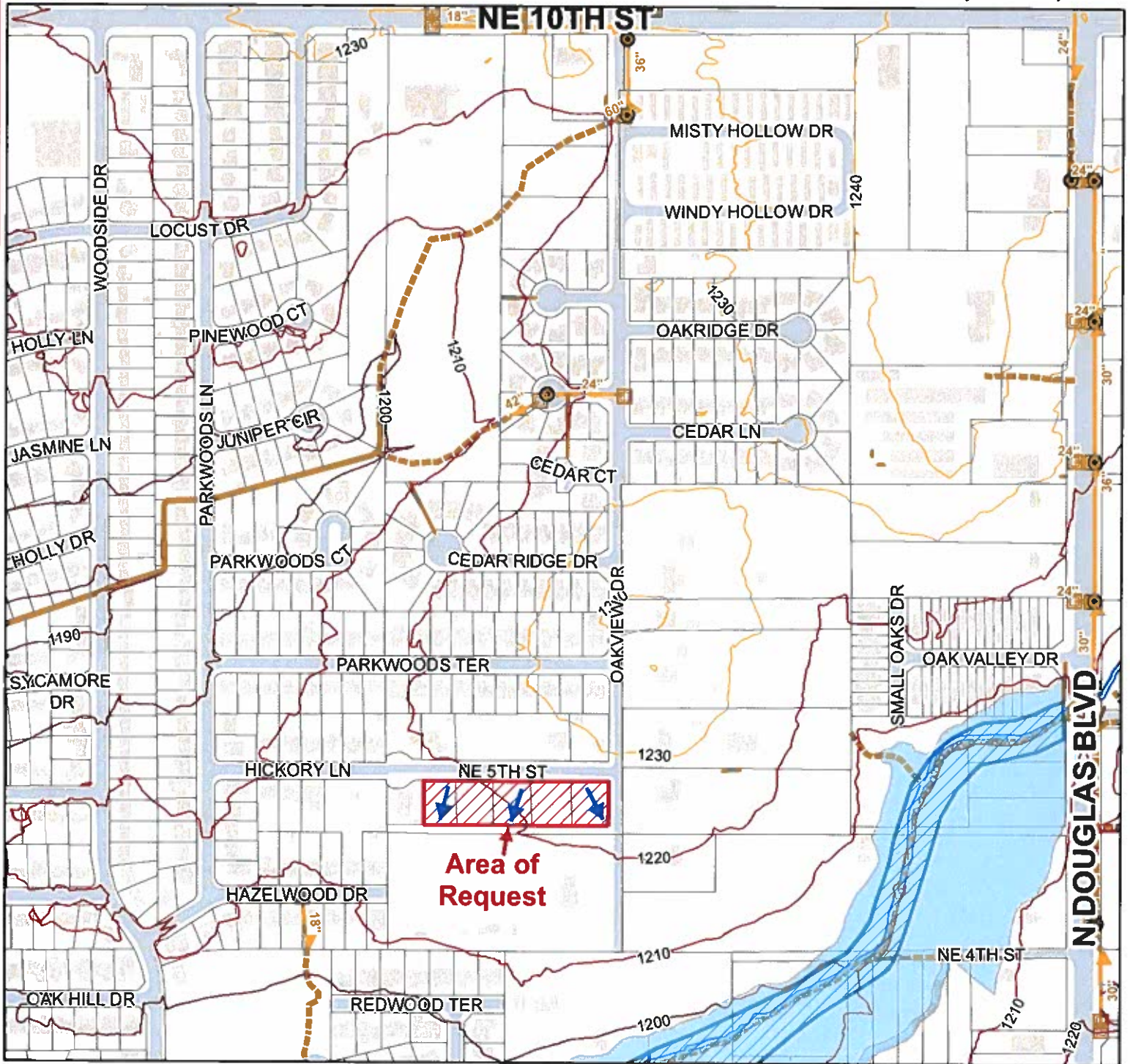
**WATER/SEWER LINE  
LOCATION MAP FOR  
PC-2075**

**(NE/4, Sec. 35, T12N, R2W)**

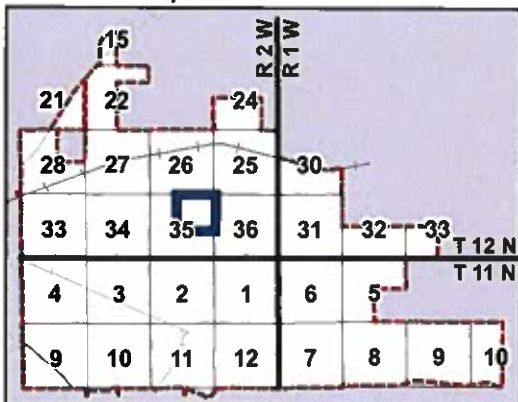


THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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



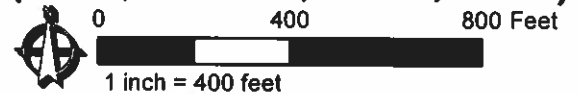
- Drainage Legend**
- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
- ELEVATION**
- 1166-1204 ft
  - 1204-1228 ft
  - 1228-1250 ft
  - 1250-1278 ft
  - 1278-1324 ft

**2009 FEMA Floodplains**

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

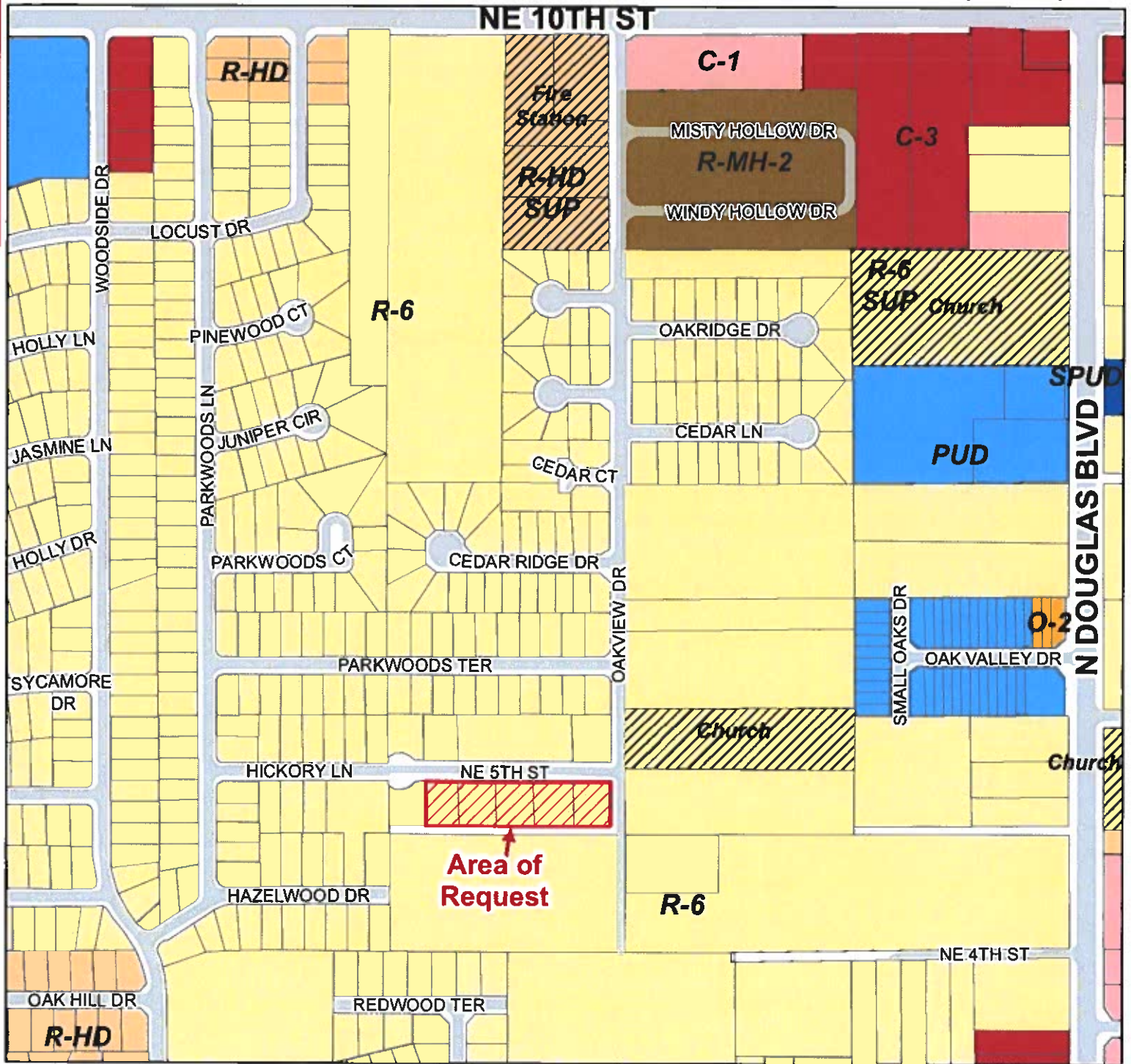
**DRAINAGE LOCATION MAP FOR PC-2075**

**(NE/4, Sec. 35, T12N, R2W)**

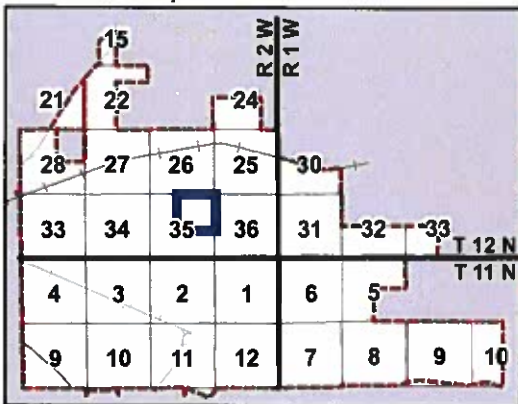


THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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.





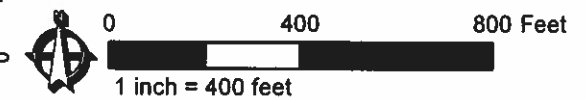
Locator Map



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-4	R-8	PUD
C-4 SUP	R-10	SPUD
I-1	R-22	HOS
I-2		HOS SUP

**ZONING MAP FOR  
PC-2075  
(NE/4, Sec. 35, 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.



March 5, 2021

To whom it may concern:

Central Oklahoma Habitat for Humanity is requesting a waiver of street improvements for our property located in Block 2 of the Radford Addition along the south side of N.E. 5<sup>th</sup> Street, west of Oakview Drive. The property is currently plotted at 5-100' wide residential lots and we are asking for a re-plat with 10-50' wide lots. We feel that it would be economically unfeasible for us to build affordable housing having to install water, sewer, and added street improvements. We would greatly appreciate your consideration.

Sincerely,

Ann Felton Gilliland  
Chairman and CEO  
Central Oklahoma Habitat for Humanity

# REPLAT OF LOTS 1-5, BLOCK 2 RADFORD ADDITION

AN ADDITION TO THE CITY OF HENNEPEE COUNTY, OREGON

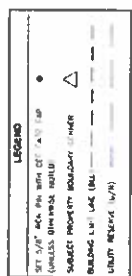
NE 1/4 SEC 35, T12N R24 E1M

LEGAL DESCRIPTION  
A TRACT OF LAND, MORE OR LESS, TO BE BOUNDARIED AS THE 1/2 OF SECTION TWENTY-FIVE (25), TOWNSHIP TWENTY (20) NORTH, RANGE TWO (2) WEST OF THE SEVEN MERIDIAN, OREGON COUNTY, OREGON.

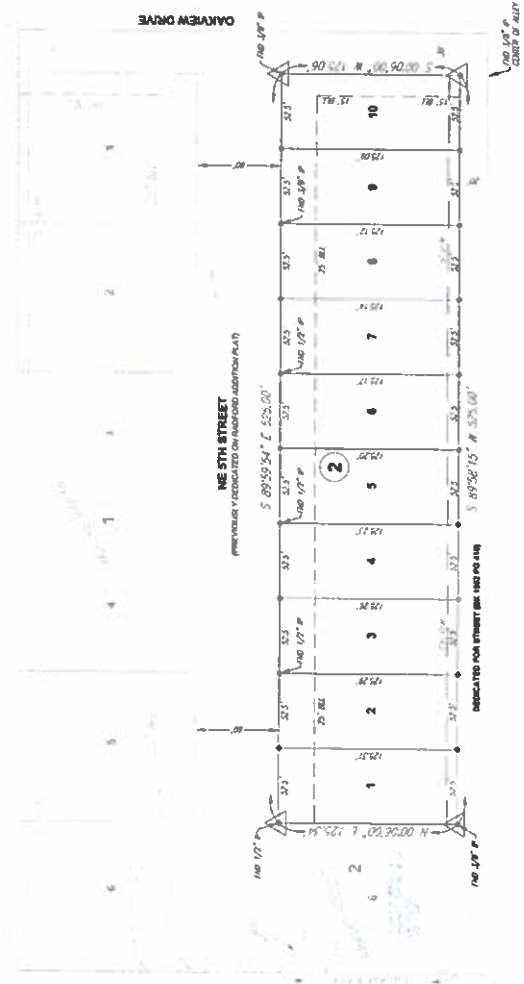
SUB TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOTS ONE (1), TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN BLOCK TWO (2) OF RADFORD ADDITION TO OREGON COUNTY.

SUB TRACT CONTAINS 1.9 ACRES AS DESCRIBED

THE LOTS 1-5 BEING THE SUBJECT OF THIS ADDITION IS THE SOUTH HALF OF BLOCK 2 INCLUDING ADDITION BEARING S 89°52'10" W 325.00' ON LOCAL MERIDIAN AND ADJACENT ON S 89°52'10" W 325.00' BY OR UNDER THE DIRECT SUPERVISION OF JOHN C. BISH AND FRANK W. GEDDIS.



NOT TO SCALE



OWNER'S NOTARY	CITY CLERK	ABSTRACTOR	ASSISTANT'S NOTARY	COUNTY TREASURER	SURVEYOR	SURVEYOR'S NOTARY
----------------	------------	------------	--------------------	------------------	----------	-------------------

**COUNTY CLERK'S AND RECORDS**  
I, \_\_\_\_\_, County Clerk of Hennepee County, Oregon, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office, and that the same has been duly recorded in my office, and that the same is a true and correct copy of the original plat on file in my office.

**STATE OF OREGON**  
I, \_\_\_\_\_, County Clerk of Hennepee County, Oregon, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office, and that the same has been duly recorded in my office, and that the same is a true and correct copy of the original plat on file in my office.

**CITY OF HENNEPEE**  
I, \_\_\_\_\_, Mayor of the City of Hennepee, Oregon, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office, and that the same has been duly recorded in my office, and that the same is a true and correct copy of the original plat on file in my office.

**ACCEPTANCE OF RECORDATION BY CITY CLERK**  
I, \_\_\_\_\_, City Clerk of the City of Hennepee, Oregon, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office, and that the same has been duly recorded in my office, and that the same is a true and correct copy of the original plat on file in my office.

**OWNER'S NOTARY CERTIFICATE**  
I, \_\_\_\_\_, do hereby certify that I am the owner of the above described property, and that the foregoing plat is a true and correct copy of the original plat on file in my office, and that the same has been duly recorded in my office, and that the same is a true and correct copy of the original plat on file in my office.

**COUNTY TREASURER'S CERTIFICATE**  
I, \_\_\_\_\_, County Treasurer of Hennepee County, Oregon, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office, and that the same has been duly recorded in my office, and that the same is a true and correct copy of the original plat on file in my office.

**STATE OF OREGON**  
I, \_\_\_\_\_, County Clerk of Hennepee County, Oregon, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office, and that the same has been duly recorded in my office, and that the same is a true and correct copy of the original plat on file in my office.