



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

CURRENT PLANNING DIVISION  
Michael Pugh, Associate Planner  
COMPREHENSIVE PLANNING  
Petya Stefanoff, Comprehensive Planner

Billy Harless, Community Development Director

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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 5th, 2022 – 6:00 p.m.  
City Council Chambers  
City Hall  
100 North Midwest Boulevard**

A. **CALL TO ORDER**

B. **MINUTES**

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

C. **DISCUSSION**

1. (PC – 2107) Public hearing with discussion and consideration for adoption, including any possible amendment of a resolution for a Special Use Permit to allow the use of Administrative and Professional Offices, Retail Sales and Services: General, and Medical Services: General in the Hospitality District, for the property described as a part of the NW/4 of Section 9, T-11-N, R-2-W, located at 1732 South Sooner Road.
2. (PC – 2108) 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 I-2, Moderate Industrial District for the property described as a part of the NE 1/4 of section 11 T-11-N, R-2-W, located at 8730 SE 15<sup>th</sup> Street.

D. **COMMISSION DISCUSSION**

E. **PUBLIC DISCUSSION**

F. **FURTHER INFORMATION**

G. **ADJOURN**

**MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING**

**March 1st, 2022 - 6:00 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 1st, 2022 at 6:00 p.m., with the following members present:

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

Commissioner absent: None

Staff present: Billy Harless, Community Development Director  
Robert Coleman, Economic Development Director  
Petya Stefanoff, Comprehensive Planner  
Brandon Bundy, City Engineer  
Michael Pugh, 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 Huskey, seconded by Dawkins, to approve the minutes of the December 7th, 2021 Planning Commission meeting as presented. Voting aye: Huskey, R. Smith, Dawkins, Collins, J. Smith and Campbell. Nay: none. Motion carried.

**C. NEW MATTERS**

1. (PC – 2105) Discussion and consideration of adoption, including any possible amendment of an application to rename Alicia Drive located within the Frolich Addition to Viewins Drive.

The applicant, Ms. Brittney Arrey of 3845 NW 122<sup>nd</sup>, was present and addressed the council. There was general discussion amongst the Commission. The following people addressed the commission:

- Bill Tomlinson, 10328 Alicia Dr.
- Tana Wax, 2300 Alicia Dr.
- Eleanor Tillman, 2301 Alicia Dr.
- Holly Stokes, 10216 Alicia Dr.

Alternatives to renaming the street included: a commemorative sign in a different color on top of the existing Alicia Drive street sign, renaming Frolich Park adjacent to Alicia Drive, and naming a street in a new development

A motion was made by Dawkins, seconded by Huskey to recommend denial of this item. Voting aye: Huskey, R. Smith, Dawkins, Collins, J. Smith, Hinton, and Campbell. Nay: none. Motion carried.

2. (PC – 2104) Discussion and consideration of adoption, including any possible amendment of the proposed replat of the eastern 225 feet of Lot 6, plus the eastern 225 feet of the Friendly Acres Subdivision, described as a part of the NW/4 of Section 5, T11N, R1W and addressed as 11113 Friendly Lane.

The applicant, Mike Williams with Crafton & Tull, 300 Point Park Blvd, Yukon, was present. There was general discussion. A motion was made by Huskey, seconded by Collins to recommend approval of this

item. Voting aye: R. Smith, Huskey, Collins, J. Smith, Campbell, Hinton, and Dawkins. Voting nay: none. Motion carried.

3. (PC – 2103) Discussion and consideration of adoption, including any possible amendment to redistrict from C-3, Community Commercial to SPUD, simplified planned unit development, with the added uses of Sit-Down Eating Establishment: Alcohol Permitted and Brewpub for the property described as McCorkle Park ADD E35ft of Lot 27 & all of Lots 28 & 29 addressed as 227 & 231 W. MacArthur.

The applicant, Jeff Johnson, 1 NE 7th St, was present. There was general discussion. A motion was made by Dawkins, seconded by Collins, to approve recommendation of this item. Voting aye: Collins, Dawkins, Smith, Hinton, Campbell, Huskey, and Smith. Voting nay: none. Motion carried.

4. (PC – 2106) Discussion and consideration for Acceptance, including any possible amendment of The Parkland Dr. and National Ave. Revitalization Plan & Design Code.

Robert Coleman addressed the council. General discussion occurred. Katy O'Meilea addressed the council. A motion was made by Jess Huskey to approve recommendation to the Council, seconded by Dawkins. Voting aye: R. Smith, Huskey, Collins, J. Smith, Campbell, Hinton, and Dawkins.

**D. COMMISSION DISCUSSION:** None.

**E. PUBLIC DISCUSSION:** None.

**F. FURTHER INFORMATION:** None.

**G. ADJOURNMENT**

A motion to adjourn was made by Collins, Seconded by Huskey. Voting aye: Huskey, Dawkins, Collins, J. Smith, R. Smith, Hinton, and Campbell. Voting nay: none. Motion carried. The meeting adjourned at 7:12 p.m.

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(MP)



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COMMUNITY DEVELOPMENT DEPARTMENT

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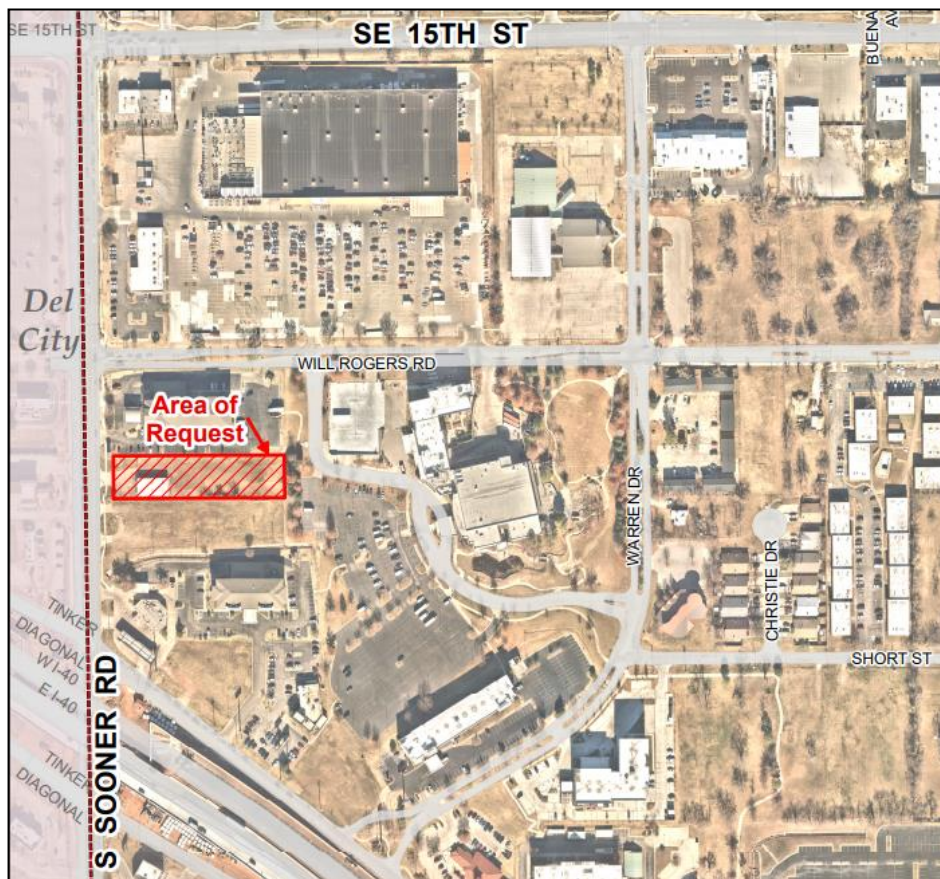
**To:** Chairman and Planning Commission

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

**Date:** April 5<sup>th</sup>, 2022

**Subject:** (PC – 2107) Public hearing with discussion and consideration for adoption, including any possible amendment of a resolution for a Special Use Permit to allow the use of Administrative and Professional Offices, Retail Sales and Services: General, and Medical Services: General in the Hospitality District, for the property described as a part of the NW/4 of Section 9, T-11-N, R-2-W, located at 1732 South Sooner Road.

**Executive Summary:** The area of request is located within the Hospitality (HOS) district that was established with the adoption of the 2010 Zoning Ordinance and Map. The applicant would like to build one building on this lot for a doctor's office and the sale of associated medical services. The applicant has requested the additional uses of Administrative and Professional Offices, Retail Sales and Services: General, but does not have plans at this time to utilize them. These uses are allowed in the Hospitality District with a Special Use Permit. A site plan has been provided and is included with the agenda item. If approved, all construction must meet the requirements of the Zoning Ordinance for the HOS district.



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

**Dates of Hearings:** Planning Commission – April 5<sup>th</sup>, 2022  
City Council – April 26<sup>th</sup>, 2022

**Council Ward:** 1<sup>st</sup>, Susan Eads

**Owner:** Kiran Patel, Gopuram Taste of India

**Applicant:** Mark Zelnik

**Proposed Use:** Medical office  
**Size**

The area of the request has a frontage of approximately 100' along South Sooner Road and a depth of approximately 398' containing an area of .91 acres,

more or less.

**Development Proposed by the Comprehensive Plan:**

Area of Request – Special Planning Area/Commercial  
North, East, and South – Special Planning Area/Commercial  
West – Del City

**Zoning Districts:**

Area of Request – Hospitality District  
North and East – Hospitality District  
South — Hospitality District with an SUP for office, medical, and retail  
West – Del City

**Land Use:**

Area of Request – Industrial Warehouse building not in use  
North - Office  
East – Sheraton and Reed Center  
South – Vacant, La Quinta, and Casey’s  
West – Del City

**Comprehensive Plan Citation:**

Special Planning Areas

Special Planning Areas (SPAs) indicated areas where special planning considerations should be given due to an area’s unique characteristics or circumstances. The primary reason for establishing SPAs is to promote quality redevelopment and support existing development. These areas have a substantial change or experiencing redevelopment or have experienced redevelopment in recent years. As a general guide, future land uses have been indicated within the SPAs on the *Future Land Use Plan Map*. SPAs are shown on the *Future Land Use Plan Map* as an overlay, which has underlying land uses.

The City should consider incentives to encourage quality redevelopment within these areas. SPAs are focal points of the community. The image they portray is important to the overall image of the City. If redevelopment occurs, it should be compatible with the surrounding areas. Issues to consider would be how redevelopment influences existing single family housing. Also, how can redevelopment be designed to improve these areas.

Commercial Land Uses

Areas designated for commercial land use are intended for a variety of commercial uses and establishments with outside storage, display and sales. Examples of such uses include automobile-related services, manufactured home sales, self-storage units, welding shops and pawn shops. Commercial uses often locate along major thoroughfares not because they need the visibility, as retail uses generally do, but because they need the accessibility. The challenge lies in the fact that commercial uses often have a greater need for the outside storage areas and these areas tend to lessen the visual quality of major thoroughfares.

**Municipal Code Citation:**

The HOS, Hospitality District, is intended to provide a dynamic environment centered on tourist activities such as conferences, events and meetings. The district will provide uses compatible with the tourism industry, such as hotels and restaurants.

7.6.3 Criteria for Special Use Permit Approval

## (A) Special use permit criteria

The 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.

### **History**

1. 1976 — Current building on the lot was built
2. The property was zoned HOS with the adoption of the 2010 Zoning Map.

### **Staff Comments**

#### **Engineering Division:**

Note: No engineering improvements are required with this application.

#### **Section 1. Water Supply and Distribution**

A twelve (12) inch public water main is located along the east side of S Sooner Rd. Any future building will have to connect to City water which exists across the frontage of subject lot, therefore water line improvements are not required as outlined in Municipal Code 43-32.

#### **Section 2. Sanitary Sewerage Collection and Disposal**

An eight (8) inch public sewer main is located on the east side of the subject lot. The public sewer main is accessible and any future building will have to connect to the City sewer main, sewer line improvements are not required as outlined in Municipal Code 43-109.

#### **Section 3. Streets and Sidewalks**

Access to the area of request exists off S Sooner Rd. S Sooner Rd is classified as a Primary Arterial in the 2008 Comprehensive Plan. Sidewalks currently exist along the frontage and will need to remain ADA compliant with any modifications to site.

#### **Section 4. Drainage and Flood Control, Wetlands, and Sediment Control**

The area of request is developed with houses already established. 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 40109C0310H, dated December 18th, 2009. Drainage and detention improvements are not required with this application but detention will be required with any building permit.

#### **Section 5. Easements and Right-of-Way**

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

#### **Fire Marshal's Comments**

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

#### **Planning Division**

The applicant met with staff in February of 2022 to request the additional uses of Administrative and Professional Office, Retail Sales and Services: General, and Medical Services: General within the Hospitality District.

The proposed building will be required to meet the zoning requirements for the HOS District in place at the time of building permit with regards to exterior materials, setbacks, parking, landscaping, dumpster enclosure, and building coverage.

The property currently has sidewalk across the entire frontage. Proposed sidewalk alterations must meet Midwest City and ADA standards No half street improvements are required with this application.

If approved, the Special Use Permit will expire in twelve (12) months is the uses are not established with a Certificate of Occupancy,

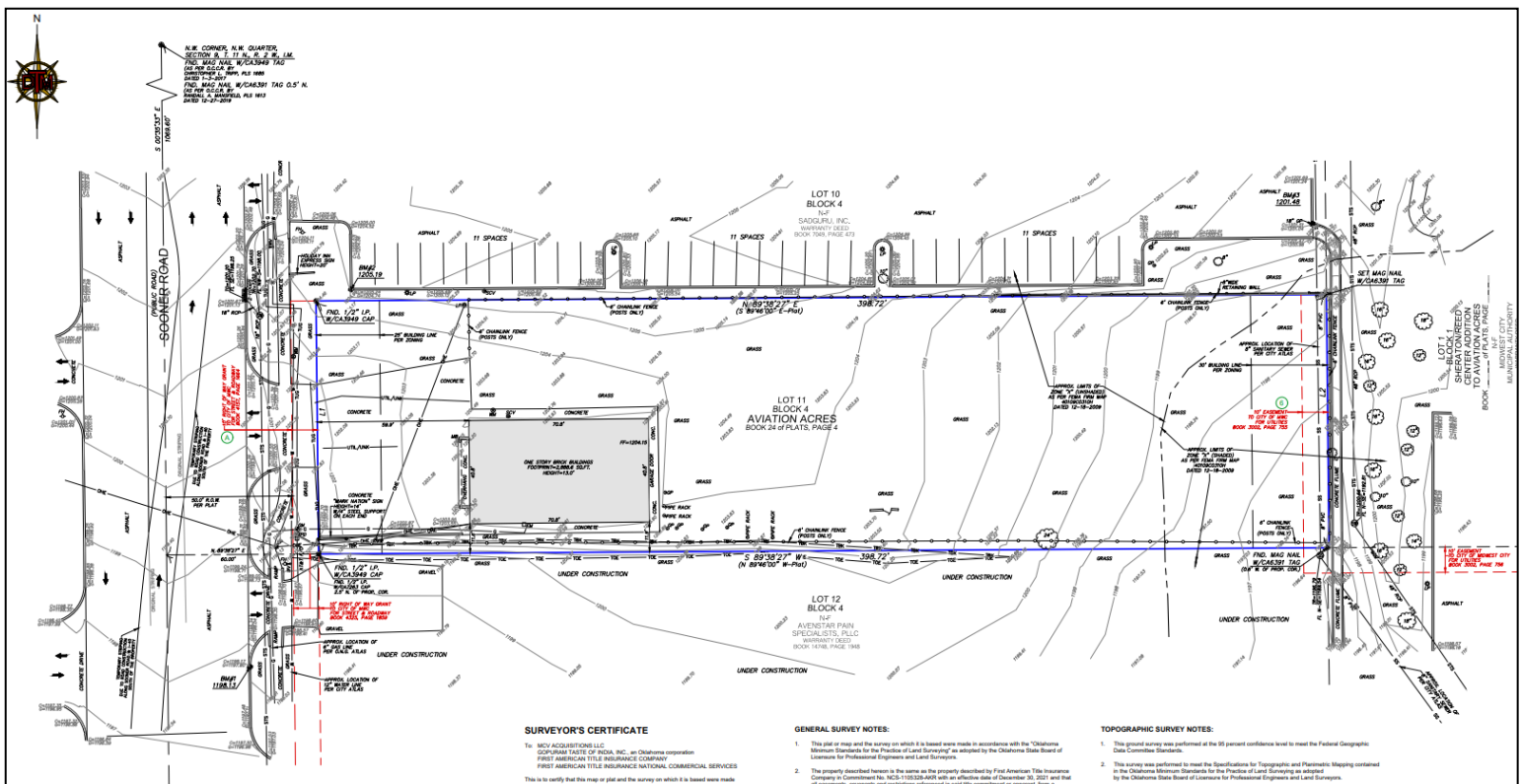
Action is at the discretion of the Planning Commission and City Council.

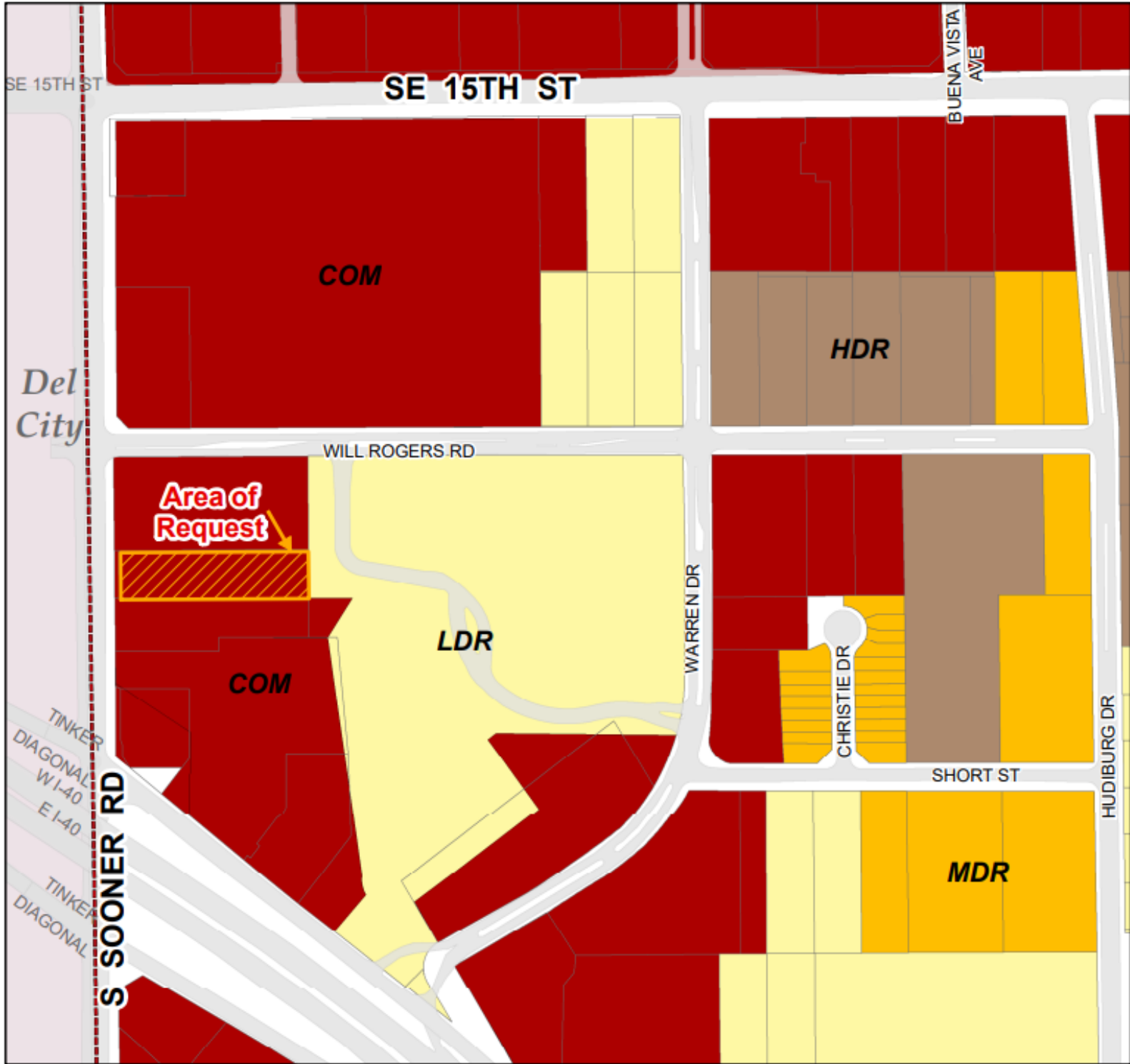
**Action Required:** Approve or reject the resolution for a Special Use Permit for the property as noted herein, subject to the staff comments and recommendations as found in the April 5<sup>th</sup>, 2022 agenda packet and made a part of PC-2107 file.

Billy Harless  
Community Development Director

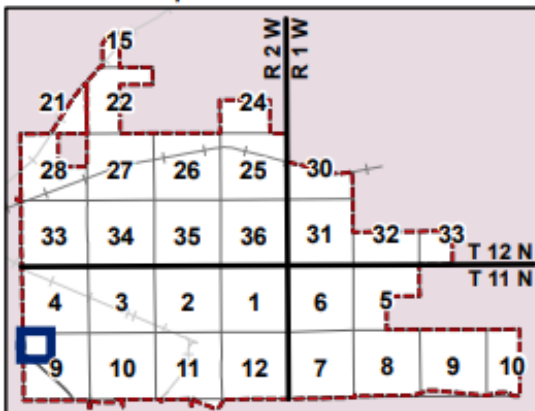
MP

Site Plan submitted by applicant:














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-2107

(NW/4, Sec. 9, T11N, R2W)

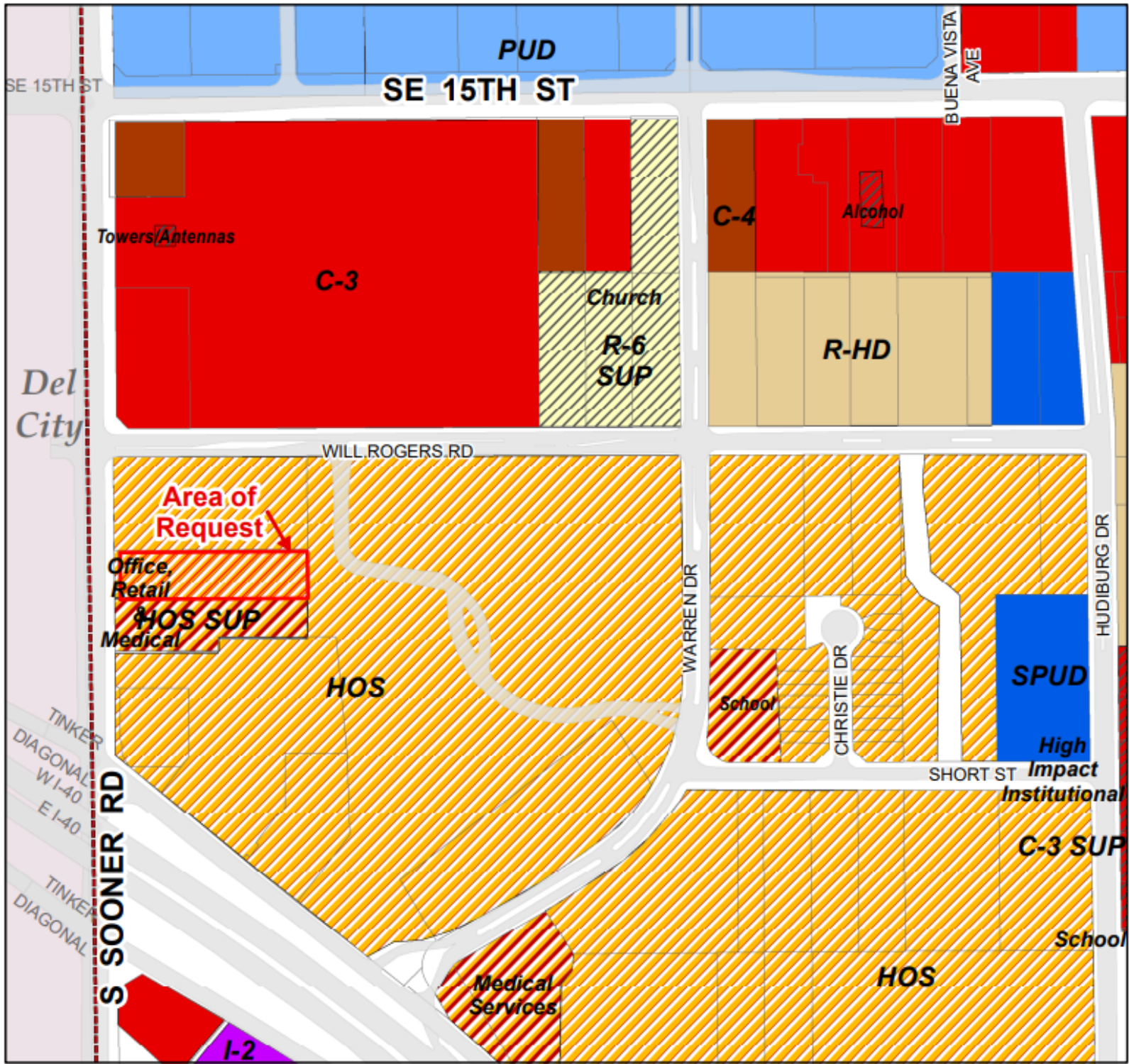


0 300 600 Feet

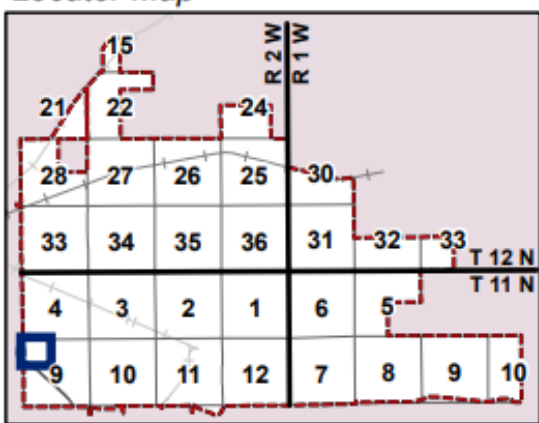
1 inch = 300 feet

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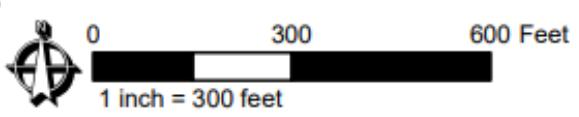
Locator Map



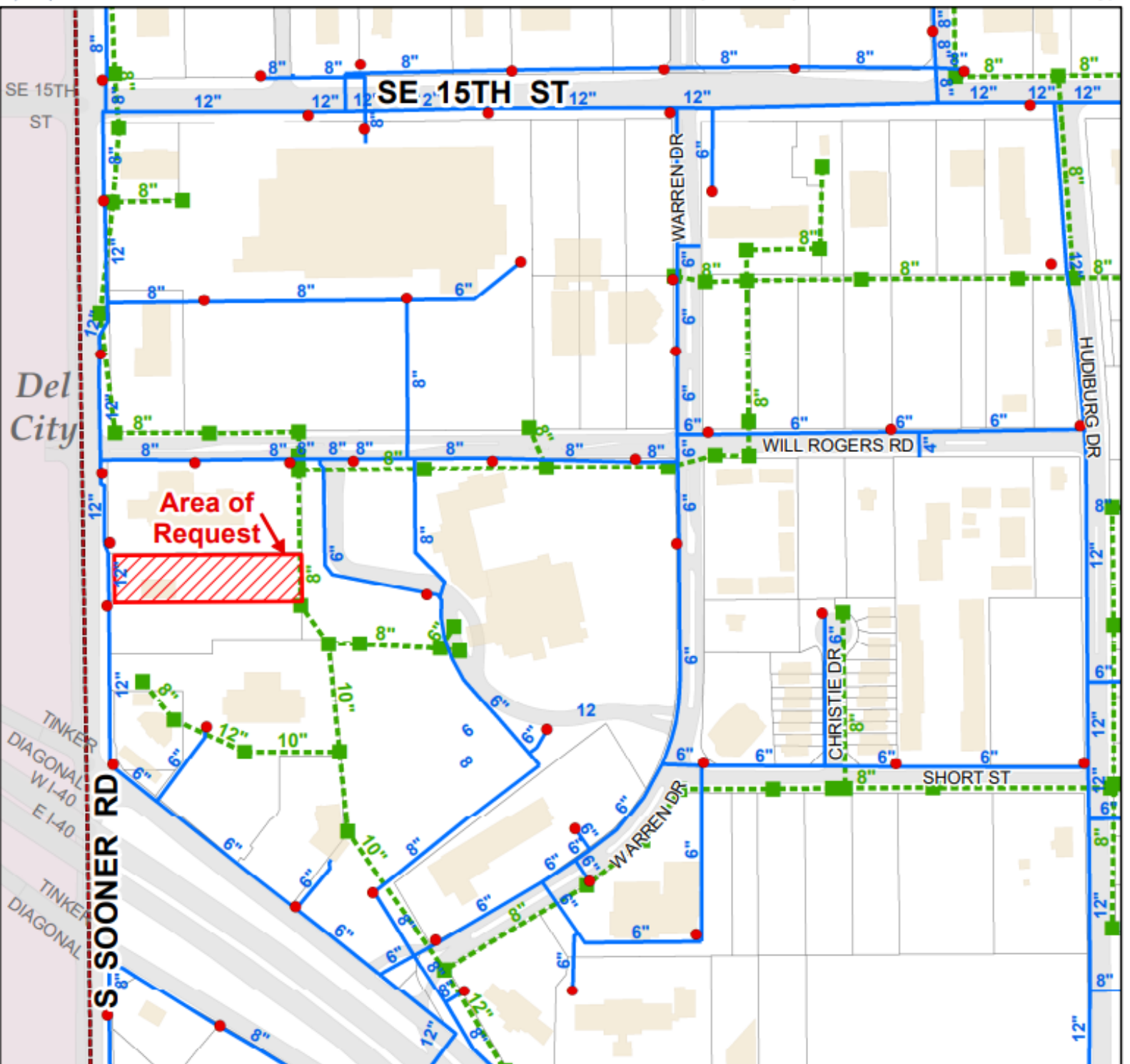
Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-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

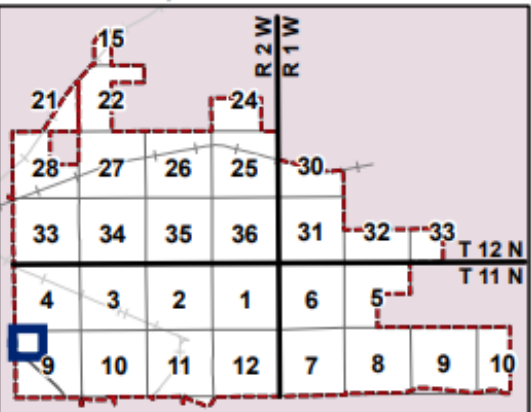
**ZONING MAP FOR  
PC-2107  
(NW/4, Sec. 9, T11N, R2W)**



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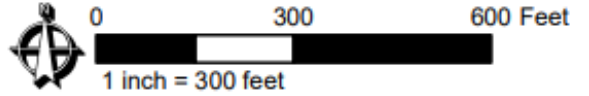
Locator Map



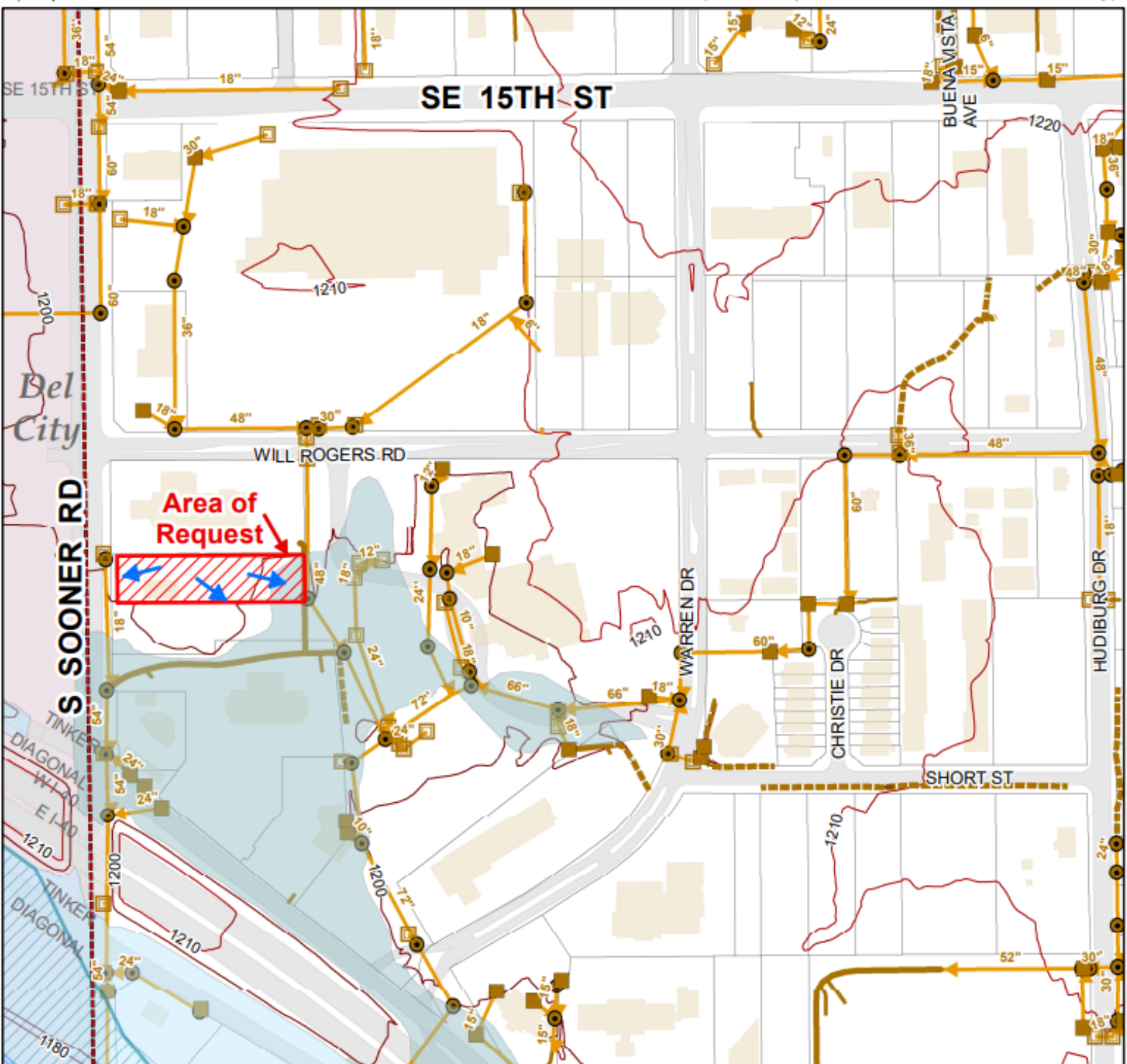
**Water/Sewer Legend**

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

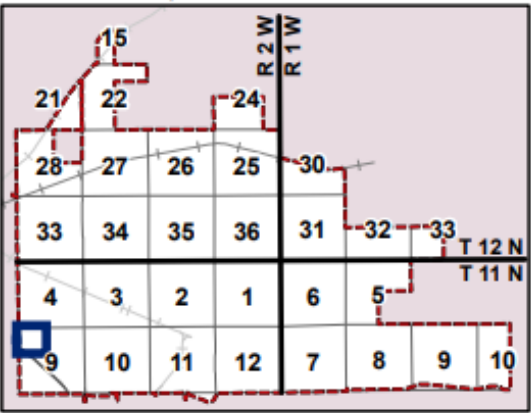
**WATER/SEWER LINE  
LOCATION MAP FOR  
PC-2107  
(NW/4, Sec. 9, T11N, R2W)**



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Locator Map



**Drainage Legend**

- Curb Inlets
- Inlets
- Junction Box
- Culverts
- Flumes
- Developed Channels
- Trickle Channels
- Undeveloped Channels
- Storm Lines
- Creeks

**ELEVATION**

- 1166-1204 ft
- 1204-1228 ft
- 1228-1250 ft
- 1250-1278 ft
- 1278-1324 ft

**2009 FEMA Floodplains**

- 500-yr floodplain
- 100-yr floodplain

**2009 FEMA Floodway**

- FLOODWAY

**DRAINAGE LOCATION MAP FOR PC-2107**  
**(NW/4, Sec. 9, T11N, R2W)**

1 inch = 300 feet

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Petya Stefanoff, Comprehensive Planner

Billy Harless, Community Development Director

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**To:** Chairman and Planning Commission

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

**Date:** April 5<sup>th</sup>, 2022

**Subject:** (PC – 2108) 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 I-2, Moderate Industrial District for the property described as a part of the NE 1/4 of section 11 T-11-N, R-2-W, located at 8730 SE 15<sup>th</sup> Street.

**Executive Summary:** This is a request for a Special Use Permit to allow for the placement of a 100' monopole cell tower for AT&T. Staff received an email from Tinker Planning Staff on March 30<sup>th</sup>, 2022 stating that this location is not in approach departure paths and would not interfere with their operations. Tinker Planning Staff did request that the pole be lighted so that will be incorporated into staff comments. If approved, the base of the tower would be locked to the public. Staff has received no phone calls or letters regarding this application.

**Dates of Hearing:** Planning Commission – April 5<sup>th</sup>, 2022  
City Council – April 26<sup>th</sup>, 2022

**Council Ward:** 2<sup>nd</sup>, Pat Byrne

**Owner:** City of Midwest City

**Applicant:** AT&T

**Representative:** Steve Ward

**Proposed Use:** site for the placement of a 100' cell tower and associated equipment buildings

**Size:**  
The pad site for the proposed cell tower is 50 X 50 with a 12' wide access drive from Jim White Drive to the pad site.

**Development Proposed by Comprehensive Plan:**  
Area of Request – Public/Semi-Public  
East — OR, Office/Retail  
South — Industrial, Public/Semi-Public, and Commercial  
West — Commercial  
North — Parks/Open Space

**Zoning Districts:**

Area of Request – I-2, Moderate Industrial

North – R-6, Single Family Detached Residential

East – PUD, Planned Unit Development

South – PUD, Planned Unit Development and I-2, Moderate Industrial District

West – C-3, Community Commercial District



**Land Use:**

Area of Request – Vacant

North –Community Park

East – Vacant, Commercial businesses

South – Vacant

West – Public Works Administration

**Municipal Code Citation:**

2.23. - I-2, Moderate Industrial District

2.23.1. General Description. This industrial district is intended primarily for the conduct of light

manufacturing, assembling, and fabrication, and for warehousing, wholesale, and service uses which may generate relatively low levels of noise, odor, smoke, dust, or intense light.

Industrial uses permitted may require proper accessibility to air, rail, or street transportation routes, but do not depend heavily on frequent personal visits of customers or clients. Provision is also made for outdoor operations and storage.

## *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 district plus the special use permit requested.

### **History:**

1. Public Works has been at this location since 1970.
2. This area has been zoned I-2, Moderate Industrial since the adoption of the 2010 Zoning Ordinance.

### **Staff Comments:**

### **Engineering Comments:**

Note: No engineering improvements are required with this application.

### **Section 6. Water Supply and Distribution**

A twelve (12) inch public water main is located on the north side of SE 15<sup>th</sup> Street, therefore water line improvements are not required as outlined in Municipal Code 43-32.

### **Section 7. Sanitary Sewerage Collection and Disposal**

An eight (8) inch public sanitary sewer is located south of SE 15<sup>th</sup> Street, therefore sewer line improvements are not required as outlined in Municipal Code 43-109.

### **Section 8. Streets and Sidewalks**

Access to the area of request is available off Jim White Drive.

### **Section 9. Drainage and Flood Control, Wetlands, and Sediment Control**

The area of request is located in the 100 year flood plain.

A floodplain permit application has already been submitted, has been approved, and is on file. The applicant must follow the current floodplain permit elevation requirements. No further floodplain permitting is required as part of this application. Drainage and detention improvements are not required with this application.

## Section 10. Easements and Right-of-Way

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

### Plan 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.

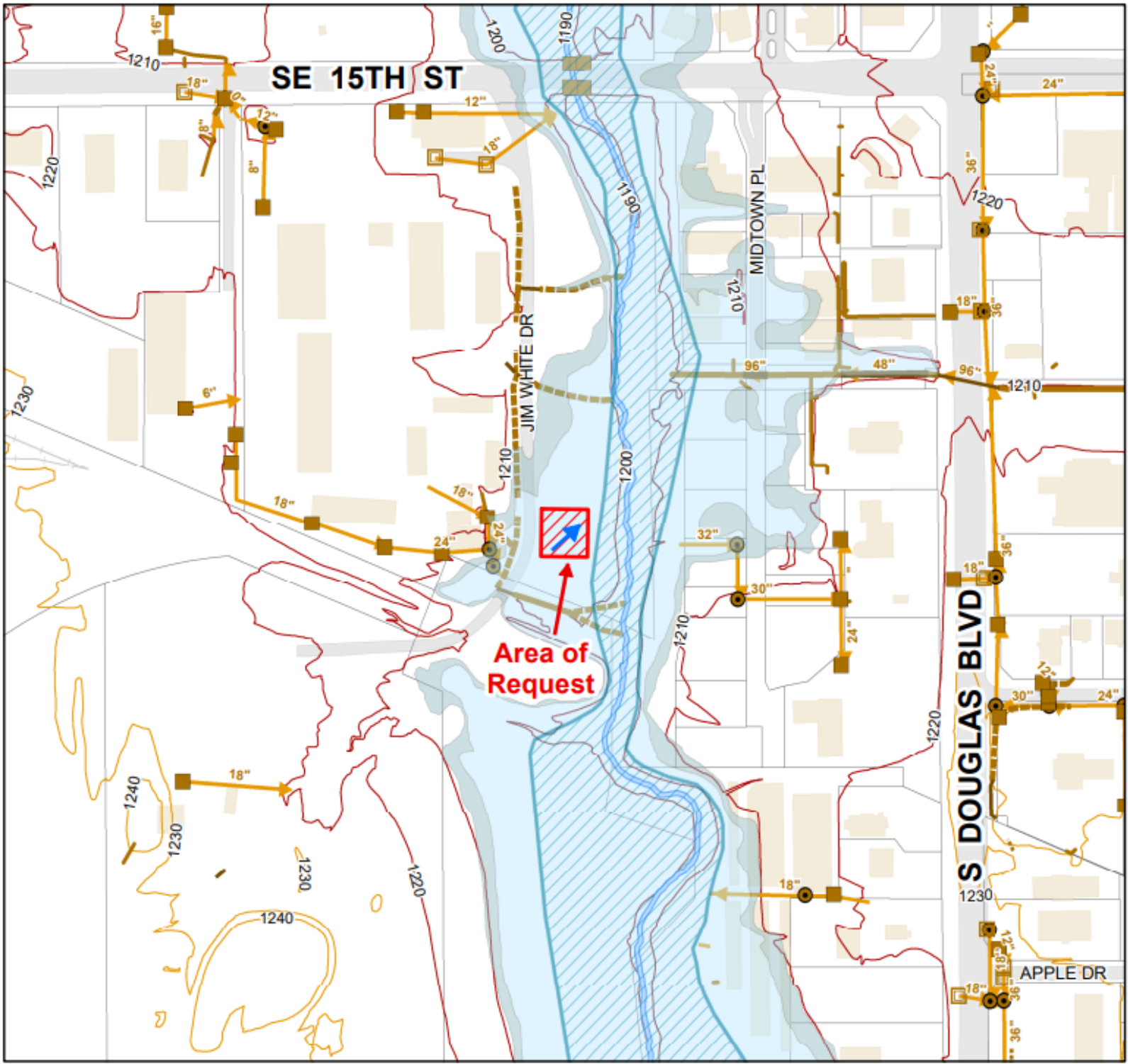
With regard to the Zoning Ordinance, the use of Communication Services: Tower/Antennas require a Special Use Permit in all zoning districts within Midwest City.

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

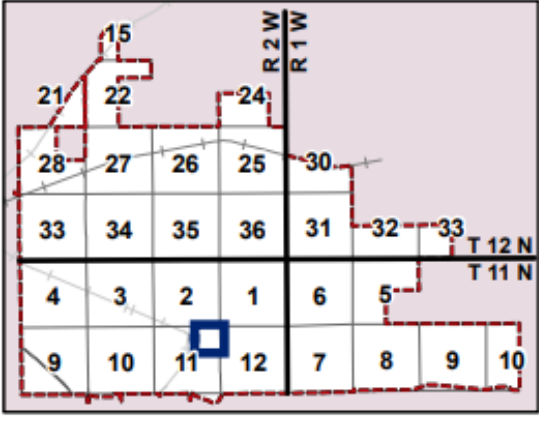
As of writing this, staff has received no calls or letters indicating disapproval of the proposed SUP.

**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 April 5th, 2022 agenda packet, and as noted in PC – 2108 file.

Billy Harless, AICP  
Community Development Director  
MP



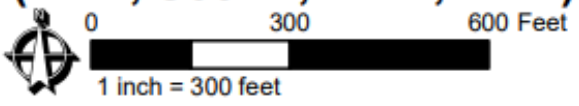
Locator Map



- 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

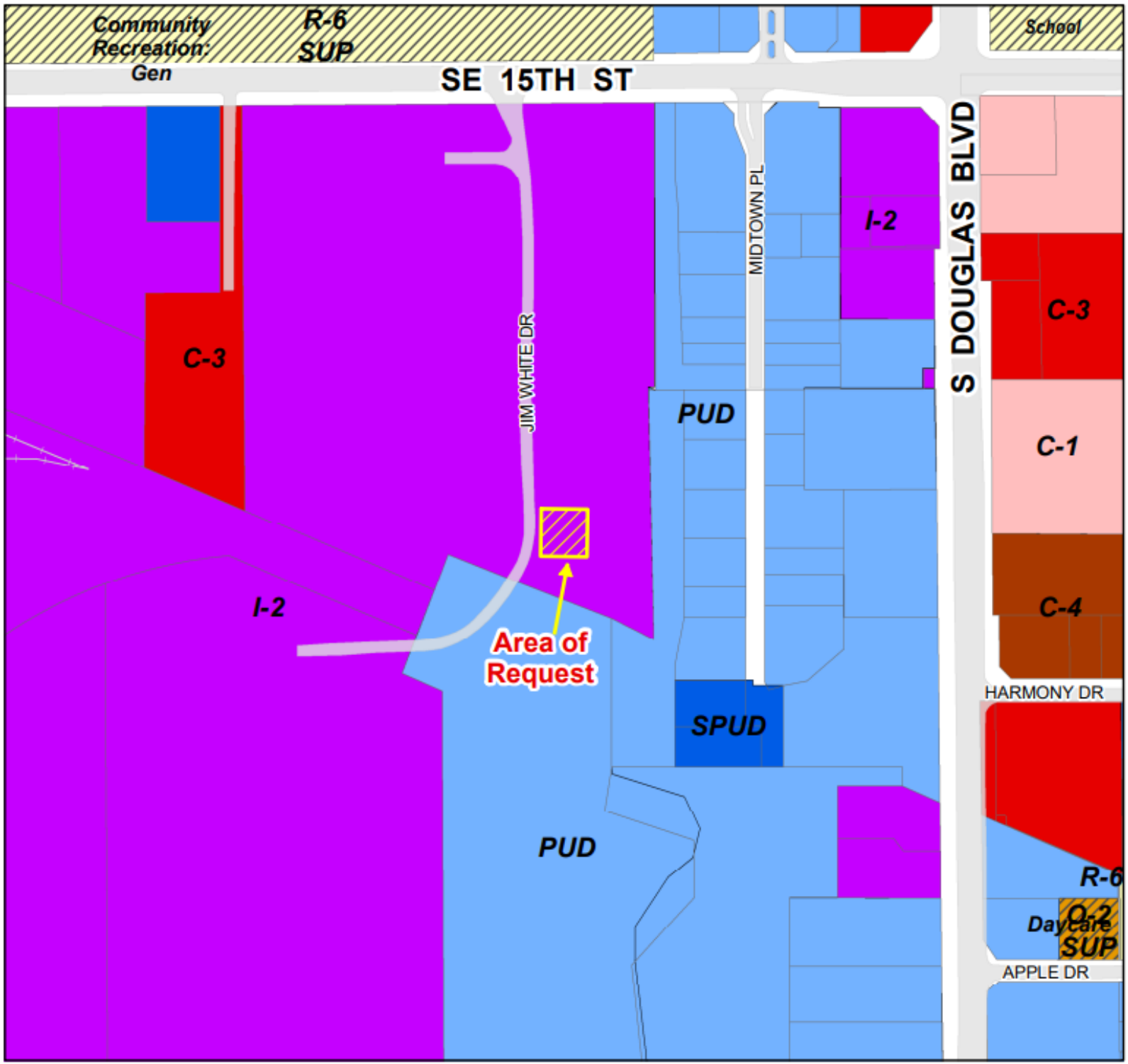
- 2009 FEMA Floodplains**
- 500-yr floodplain
  - 100-yr floodplain
- 2009 FEMA Floodway**
- FLOODWAY

## DRAINAGE LOCATION MAP FOR PC-2108 (NE/4, Sec.11, T11N, R2W)

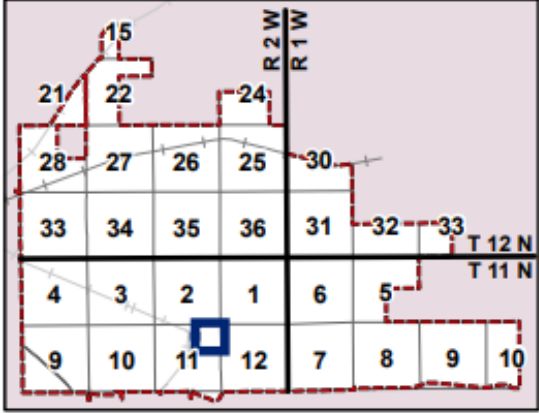


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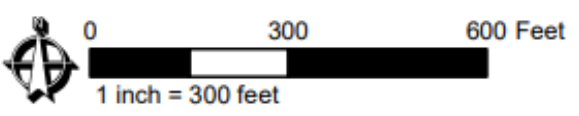
Locator Map



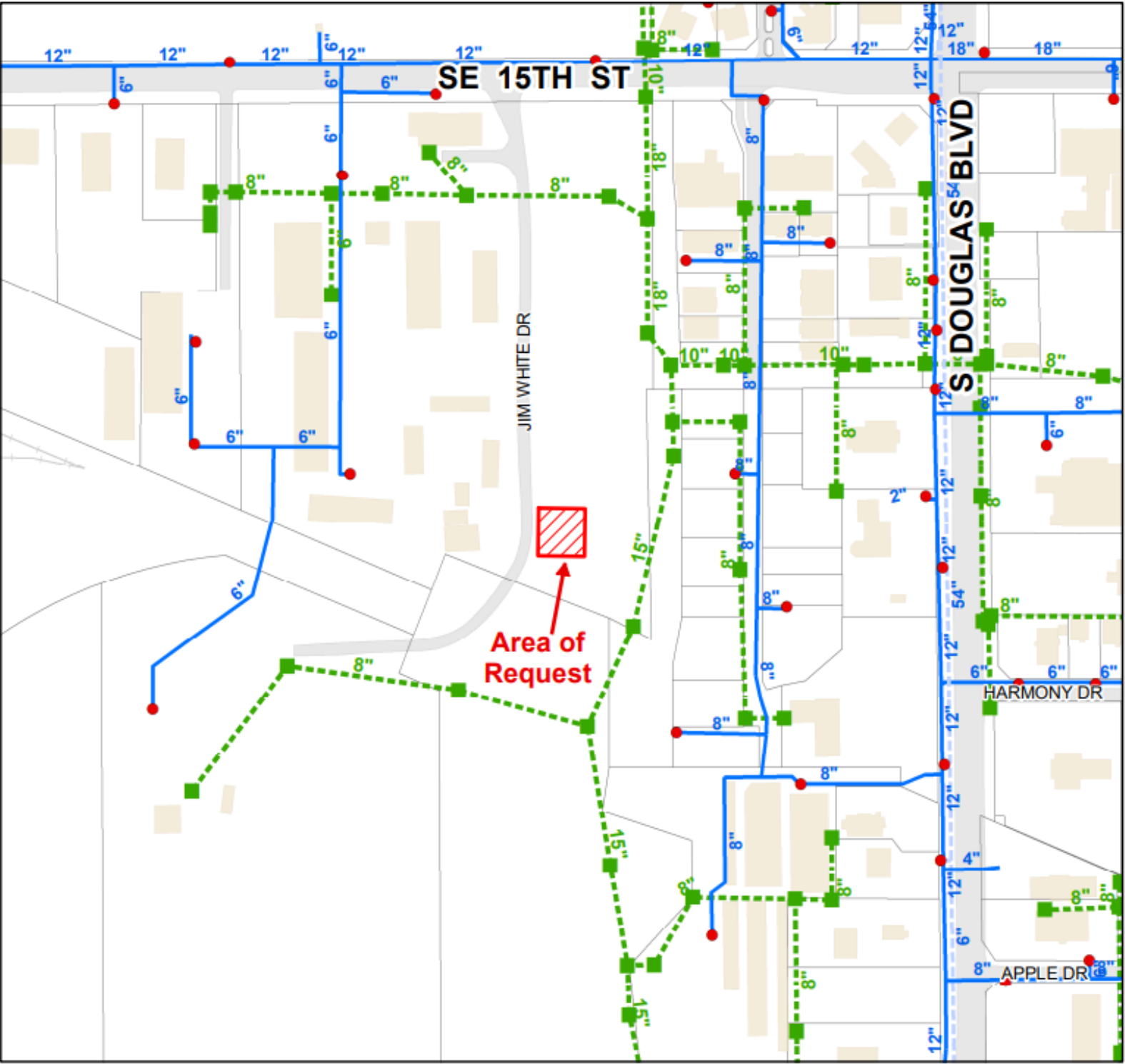
Current Zoning Legend

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

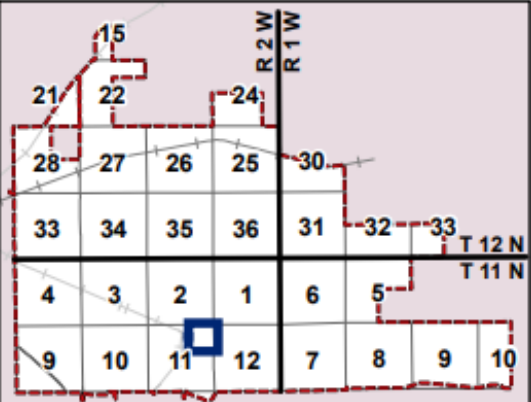
**ZONING MAP FOR  
PC-2108  
(NE/4, Sec.11, T11N, R2W)**



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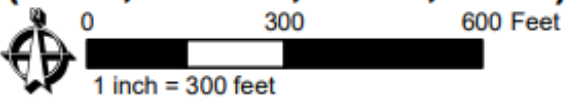
Locator Map



**Water/Sewer Legend**

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

**WATER/SEWER LINE LOCATION MAP FOR PC-2108 (NE/4, Sec.11, T11N, R2W)**

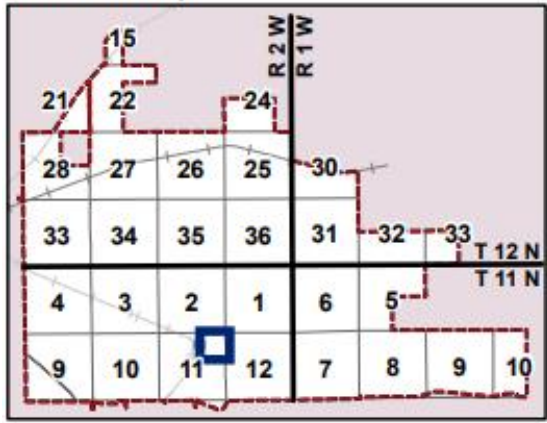


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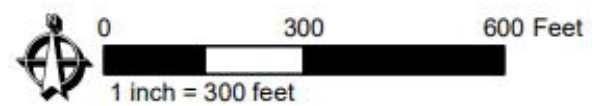


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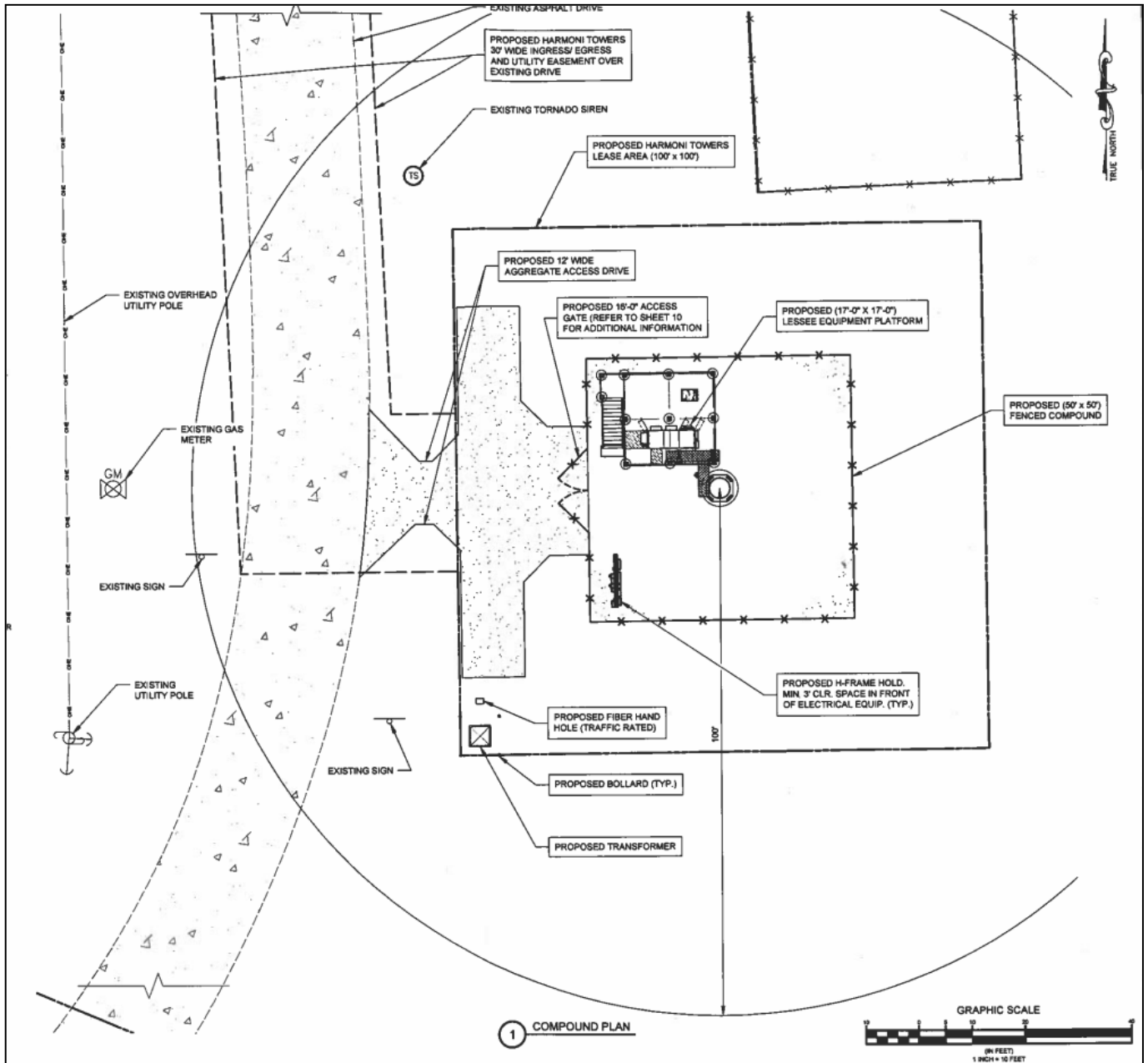
Locator Map



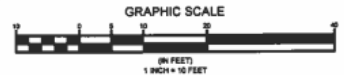
**12/2021 NEARMAP AERIAL VIEW FOR  
PC-2108  
(NE/4, Sec.11, T11N, R2W)**

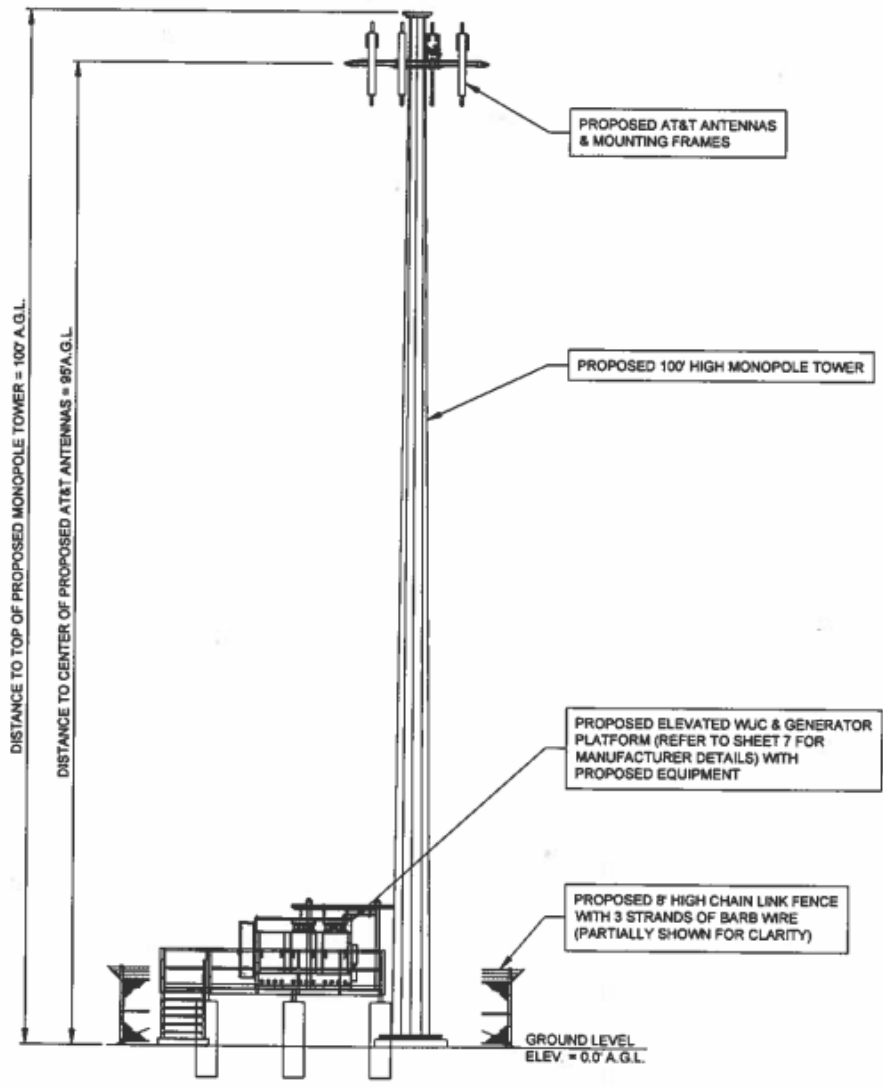


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1 COMPOUND PLAN





1 TOWER ELEVATION  
SCALE: 1/8" = 1'-0"