

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

**AGENDA FOR THE REGULAR MEETING OF THE
MIDWEST CITY PLANNING COMMISSION**

April 5, 2023 – 6:00 p.m.

City Council Chambers

City Hall

100 North Midwest Boulevard

For purposes of all meetings of the Midwest City elected and/or appointed officials, the term “possible action” shall mean possible adoption, rejection, amendments, and/or postponements.

A. CALL TO ORDER

B. MINUTES

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the March 7, 2023 Planning Commission Meeting.

C. DISCUSSION

1. (PC-2138) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from R-6, Single-Family Detached Residential District to SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District, and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to OR, Office Retail for the property described as part of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Block 001, Lot 009, also addressed as 401 N. Douglas Blvd., Midwest City, OK 73130.
2. (PC-2139) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from PUD, Planned Unit Development to an Amended PUD, Planned Unit Development governed by C-4, General Commercial District and I-2, Moderate Industrial District for the property described as ± 11.73 acres located in the North Half (N/2) of Section Twenty-Seven (27), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, more accurately described as Lots 2A, 2B, 2C, 2D, 2E, 3A, 3B, 3C, 3D, 3E, 3F, and 3G of Soldier Creek Industrial Park also addressed as 7500 NE 23rd St., Midwest City, OK 73141.
3. (PC-2140) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from R-6, Single-Family Detached Residential District to R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to MDR, Medium Density Resolution, for the property described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, also addressed as 8610 – 8620- 8700 E. Main St., Midwest City, OK 73130.

D. COMMISSION DISCUSSION

E. PUBLIC DISCUSSION

F. FURTHER INFORMATION

G. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

March 7, 2023 - 6:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the City Council Chambers, City Hall, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on March 7th, 2023 at 6:00 p.m., with the following members present:

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

Commissioner absent: Jim Smith
 Dean Hinton

Staff present: Billy Harless, Community Development Director
 Emily Richey, Current Planning Manager
 Tami Anderson, Administrative Assistance
 Patrick Menefee, City Engineer

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 Rick Dawkins, seconded by Dee Collins, to approve the minutes of the March 7th, 2023 Planning Commission meeting as presented. Voting aye: J. Huskey, R. Smith, R. Dawkins, D. Collins, and J. Campbell. Nay: none. Motion carried.

C. NEW MATTERS

(PC – 2137) Discussion, consideration, and possible action of an ordinance to redistrict from SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District to C-3, Community Commercial District and to amend the Comprehensive Plan from LDR, Low Density Residential to COM, Commercial, for the property described as part of the Northeast Quarter (NE/4) of Section Nine (9), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Block 003, Lots 001 and 002, also addressed as 1226 and 1224 Jet Drive, Midwest City, OK 73130.

There was general discussion amongst the Commission. The following people addressed the commission:

The applicant, Andrew Richards of 4423 Cole, # 212 Dallas, TX. – representing Take 5, - was present and addressed the council. There was general discussion amongst the Commission.

The following people addressed the commission:

Shelly Kelly of 902 Sandra Dr. Midwest City,
Requested to see the street view of the property in question.

A motion was made by Chairperson R. Smith, seconded by R. Dawkins to recommend Approval of this item.
Voting aye: Huskey, R. Smith, Dawkins, Collins, and Campbell. Nay: None. Motion - Carried.

D. COMMISSION DISCUSSION:

E. PUBLIC DISCUSSION:

F. FURTHER INFORMATION:

G. ADJOURNMENT:

A motion to adjourn was made by Chairman R. Smith, Seconded by J. Huskey.
Voting aye: J. Huskey, R. Smith, R. Dawkins, D. Collins, and J. Campbell.
Voting nay. Motion carried. The meeting adjourned at 6:07 p.m.

Chairman Russel Smith

(TA)

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: April 5, 2023

Subject: (PC-2138) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from R-6, Single-Family Detached Residential District to SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District and a resolution to amend the Comprehensive Plan from LDR, Low-Density Residential to OR, Office/Retail for the property described as the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Lot 009, Block 001, also addressed as 401 N. Douglas Blvd., Midwest City, OK 73130.

Executive Summary: Applicant is requesting to rezone the subject property from R-6, Single-Family Detached Residential to SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District and a resolution to amend the Comprehensive Plan from LDR, Low-Density Residential to OR, Office/Retail. The subject property is currently occupied by a home that the applicant, Cliff Merrell, is proposing to bring into commercial use compliance to operate his counseling office. Staff voiced their concerns of the proposal fulfilling all zoning requirements, specifically parking, so it was recommended the applicant submit a site plan reflecting all proposed parking spaces and setbacks. Several site plans had been submitted to the City that did not adequately represent the site to scale, so applicant was



advised again to provide a more accurate site plan to ensure all the district regulations for his proposed zoning change fit within his proposal. The most recently submitted site plan was drafted by an architect and seems to better represent an adequate layout, but will not be officially approved until it is required with building permits or Certificate of Occupancy. Staff from Engineering and Construction Services, Fire Marshal's Office, and Community Development met with the applicant on site for a General Walk-Through Inspection on 2/20/23 to give applicant a preliminary overview of requirements of each represented department's codes/ordinances. During the walk-through, unpermitted work was found and the Chief Building Official has put a stop work order on the property until zoning has been approved. Both state and local public notification requirements were met. At the time of this writing, staff has not received any comments regarding this case. Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- April 5, 2023

City Council- April 25, 2023

Date of Pre-Development Meeting:

November 18, 2022

Council Ward: Ward 3, Megan Bain

Owner: Cliff Merrell

Applicant: David Box; Williams, Box, Forshee & Bullard, P.C.

Proposed Use: Administrative and Professional Office (Counseling Office)

Size: The subject property has a frontage of 70 feet along N. Douglas Boulevard, and a depth of 250 feet, and contains an area of 0.40 acres, more or less.

Development Proposed by Comprehensive Plan:

North- Single Family Detached Residential

South- Office/Retail

East- Office/Retail

West- Single Family Detached Residential

Zoning Districts:

North- R-6, Single-Family Detached Residential District

South- C-1, Restricted Commercial District

East- C-, Restricted Commercial District

West- R-6, Single-Family Detached Residential District

Land Use:

North- Vacant

South- Residential

East- Vacant

West- Residential

Comprehensive Plan Citation:

The future zoning land use for the subject lots are SFD, Single-Family Detached Land Use.

4-15 Single-Family Detached (SFD) Land Use

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

The proposed use is not supported by the Comprehensive Plan, therefore an amendment to the Comprehensive Plan is needed if approved by Council.

Municipal Code Citation:

2.26. – SPUD, Simplified Planned Unit Development

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

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

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

2.26.2. *Intent and Purpose.* The intent and purpose of the simplified planned unit development provisions are to ensure:

(A) *Innovative development.* Encourage innovative development and protect the health, safety and welfare of the community;

(B) *Efficient use of land.* Encourage efficient use of land, facilitate economic arrangement and circulation systems;

(C) *Appropriate limitations and compatibility.* Maintain appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

2.16. – O-1, Restricted Office District

2.16.1. *General Description.* This commercial district is intended to provide a location for administrative and professional offices which can occupy low rise structures in a low density landscaped setting.

This district places a great emphasis on open spaces and aesthetic considerations in building construction and landscaping.

Development in this district can serve as a buffer between residential areas and other land uses.

History:

1. This property had been zoned residentially since it was platted in February of 1951.

Next Steps:

If Council approves this rezone, the applicant will then apply for the appropriate building permits for remodel as well as a Certificate of Occupancy.

Staff Comments-

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are public water mains bordering the proposed parcel, a six (6) inch line running along the east side of North Douglas Boulevard and a six (6) inch line running along the south side of NE 2nd Street. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There's a public sewer main servicing the proposed parcel, an eight (8) inch line running to the south west corner of the property. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from North Douglas Boulevard via an existing driveway. North Douglas Boulevard is classified as a Primary Arterial (Divided) in the 2008 Comprehensive Plan. NE 2nd Street parallels the south side of the property and is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

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

Easements and Right-of-Way

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

Engineering Photos



West along N.E. 2nd Place



North along North Douglas



Drive into property



South along North Douglas

Fire Marshal's Comments:

Must meet requirements of Midwest City Ordinance Section 15.

Planning Division:

Staff met with the applicant September 13, 2022 for a Pre-Development meeting, and then a Zoom meeting was held with the applicant's attorney December 5, 2022.

During the initial meeting, the applicant did not project a clear vision as to what his proposed use would entail. A general walk-through inspection was recommended before applying for rezone so the applicant would be aware of what it would take to get his proposed business into compliance. Applicant chose to schedule after applying for rezone. During the walk-through, the applicant added to the use he had initially told staff it would be used for. He mentioned a child's play room that had not been mentioned previously. The Building Inspector and Representative from the Fire Marshal's Office requested the applicant submit a floor plan to include what each room will be used for. Unpermitted work was found by the Building Inspector, so the Chief Building Official put a stop work order on the property until it passes rezone. Remodeling something to a different zoning use cannot be inspected until rezone is approved.

The City's Solid Waste Manager granted a variance to allow for this property to use a polycart instead of dumpster, due to there not being adequate space for the sanitation truck to access a dumpster.

If this application is approved, the applicant can proceed with the submission of the appropriate building permits and then for a Certificate of Occupancy through the Engineering and Construction Services office.

Action is at the discretion of the Planning Commission

Action Required:

Approve or reject the ordinance to redistrict to SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District and a resolution to amend the Comprehensive Plan to OR, Office/Retail for the property noted herein, subject to staff comments as found in the April 5, 2023 agenda packet and made part of PC-2138 file.

A handwritten signature in blue ink that reads "Emily Richey". The signature is written in a cursive style with a large initial 'E' and a stylized 'R'.

Emily Richey

Current Planning Manager

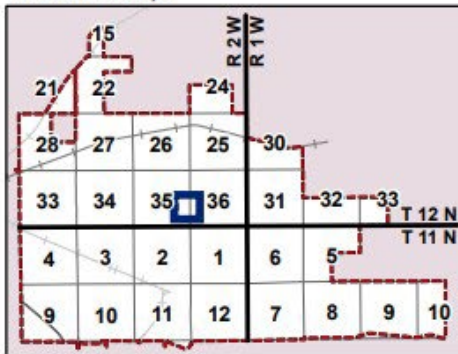


Community Development / Information Technology

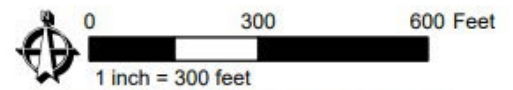


Copyright nearmap 2016

Locator Map



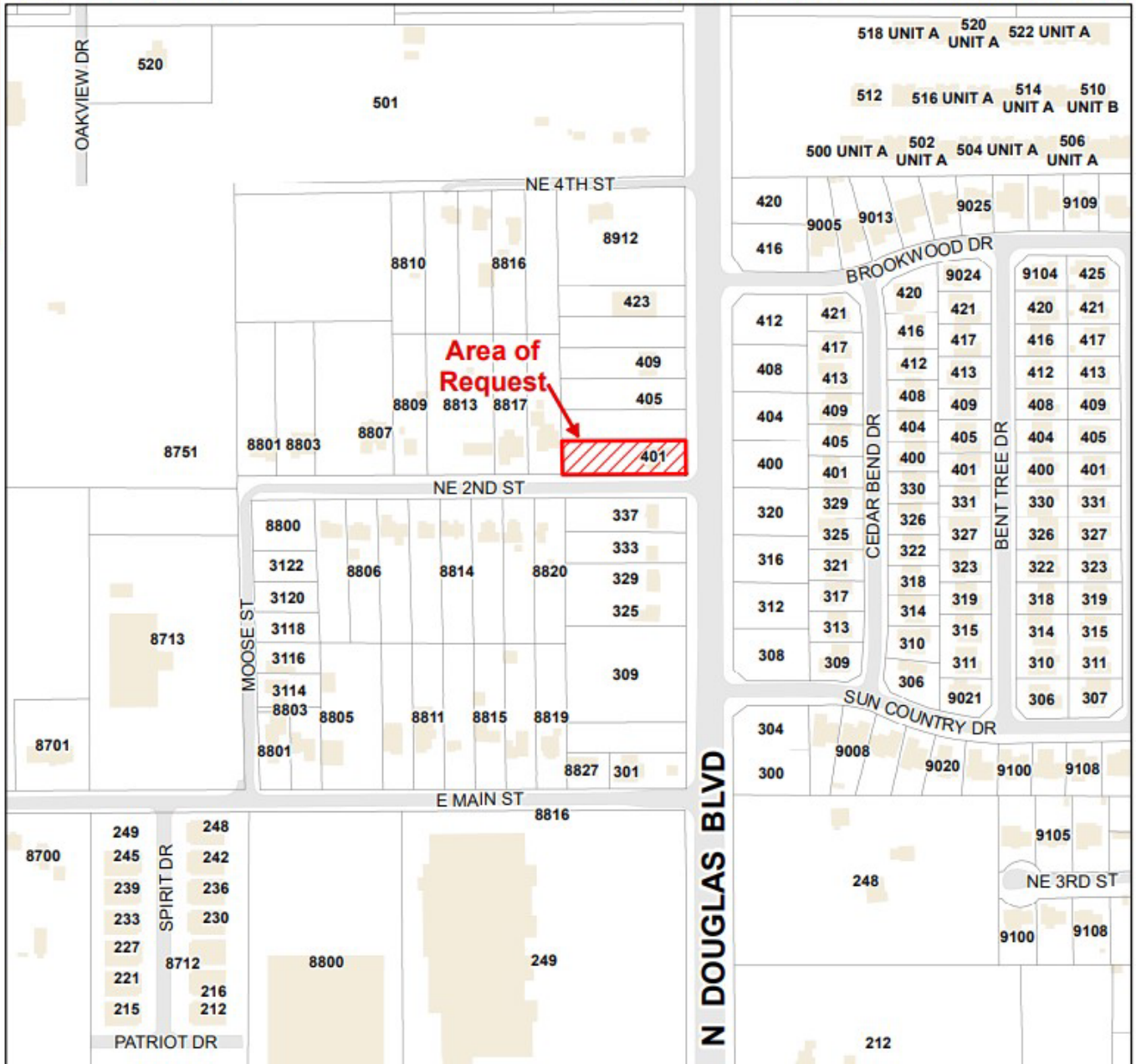
12/2022 NEARMAP AERIAL VIEW FOR PC-2138 (SE/4, Sec. 35, T12N, R2W)



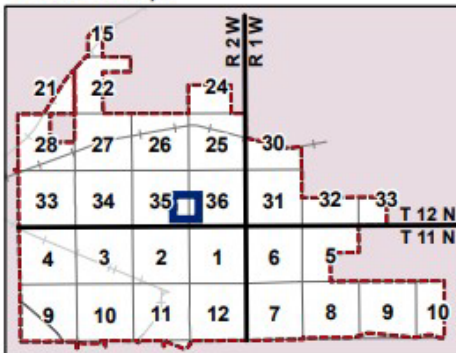
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



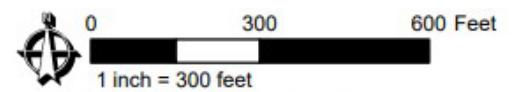
Locator Map



General Map Legend

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

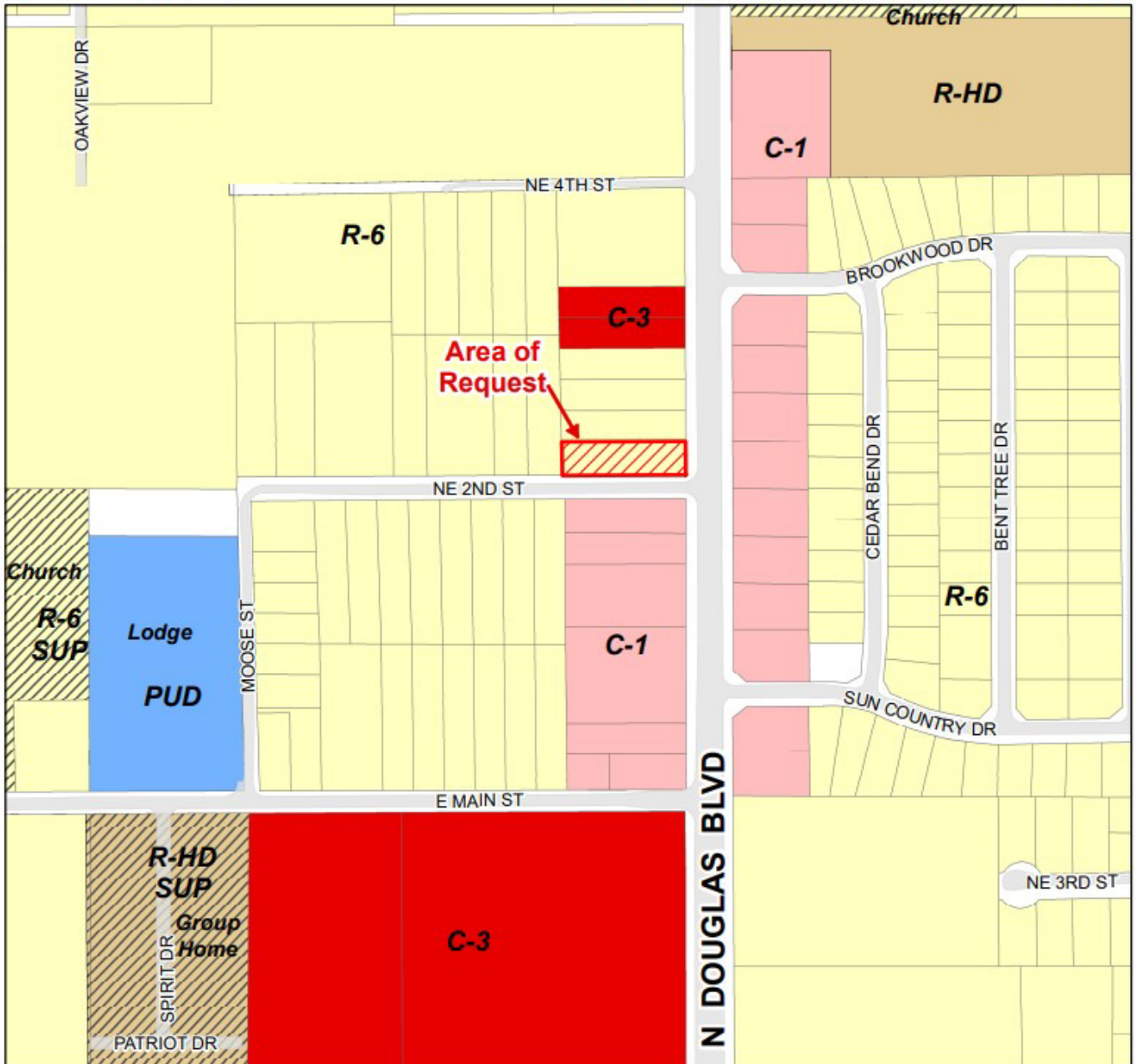
**GENERAL MAP FOR
PC-2138
(SE/4, Sec. 35, T12N, R2W)**



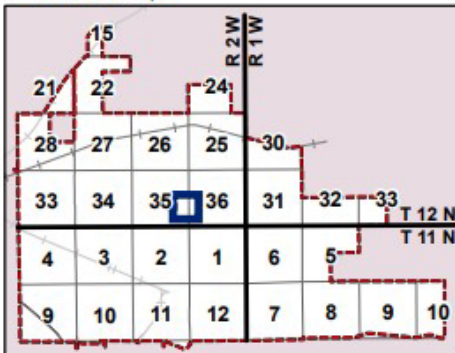
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



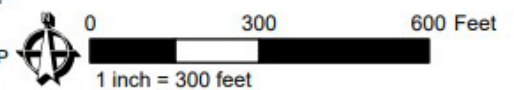
Locator Map



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

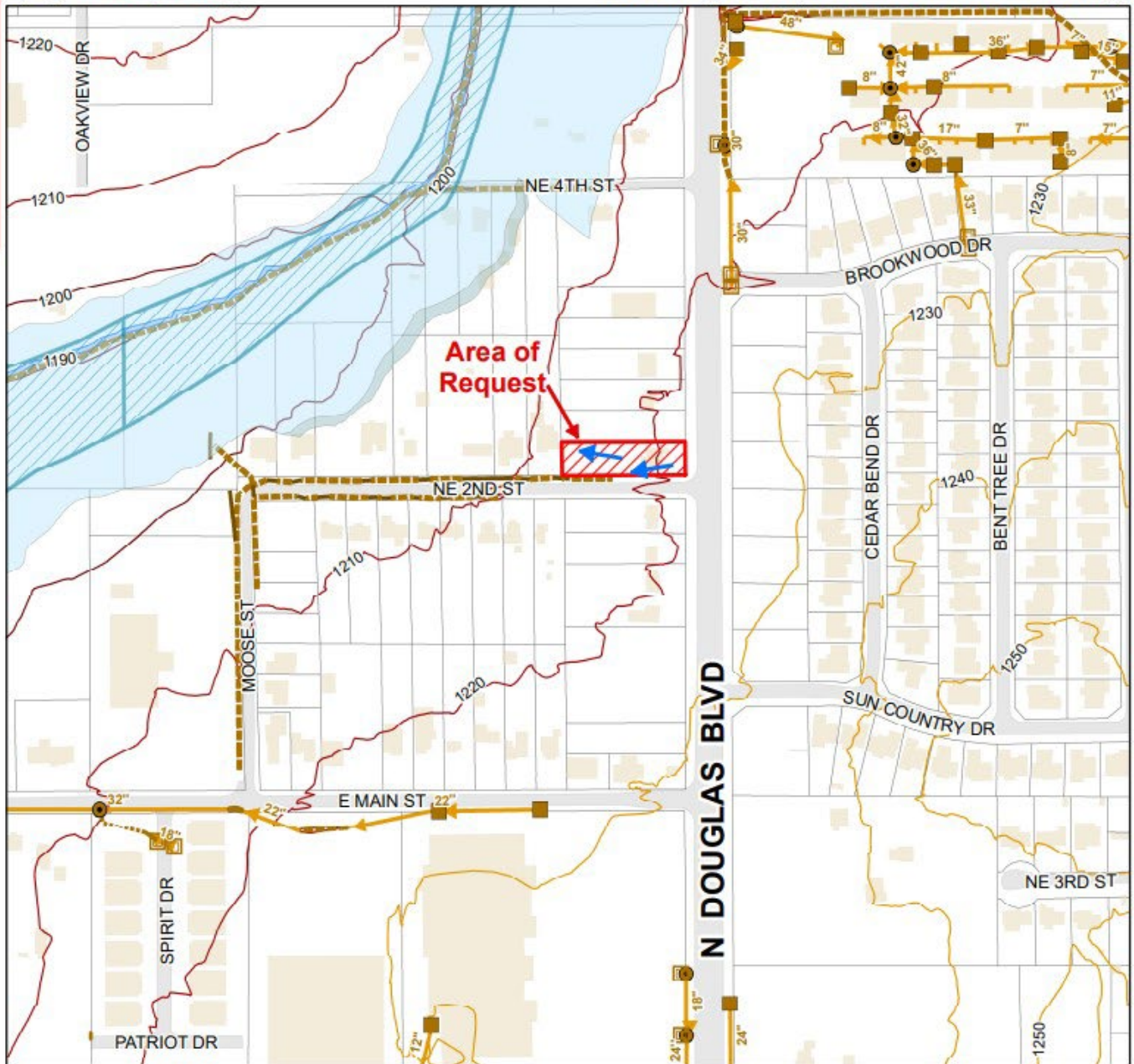
**ZONING MAP FOR
PC-2138
(SE/4, Sec. 35, T12N, R2W)**



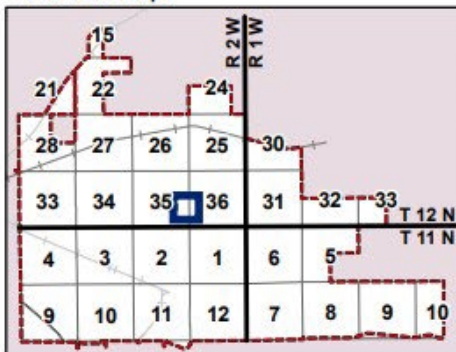
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



Locator Map

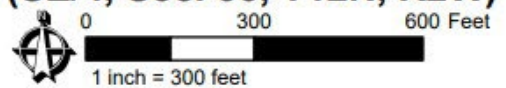


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

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

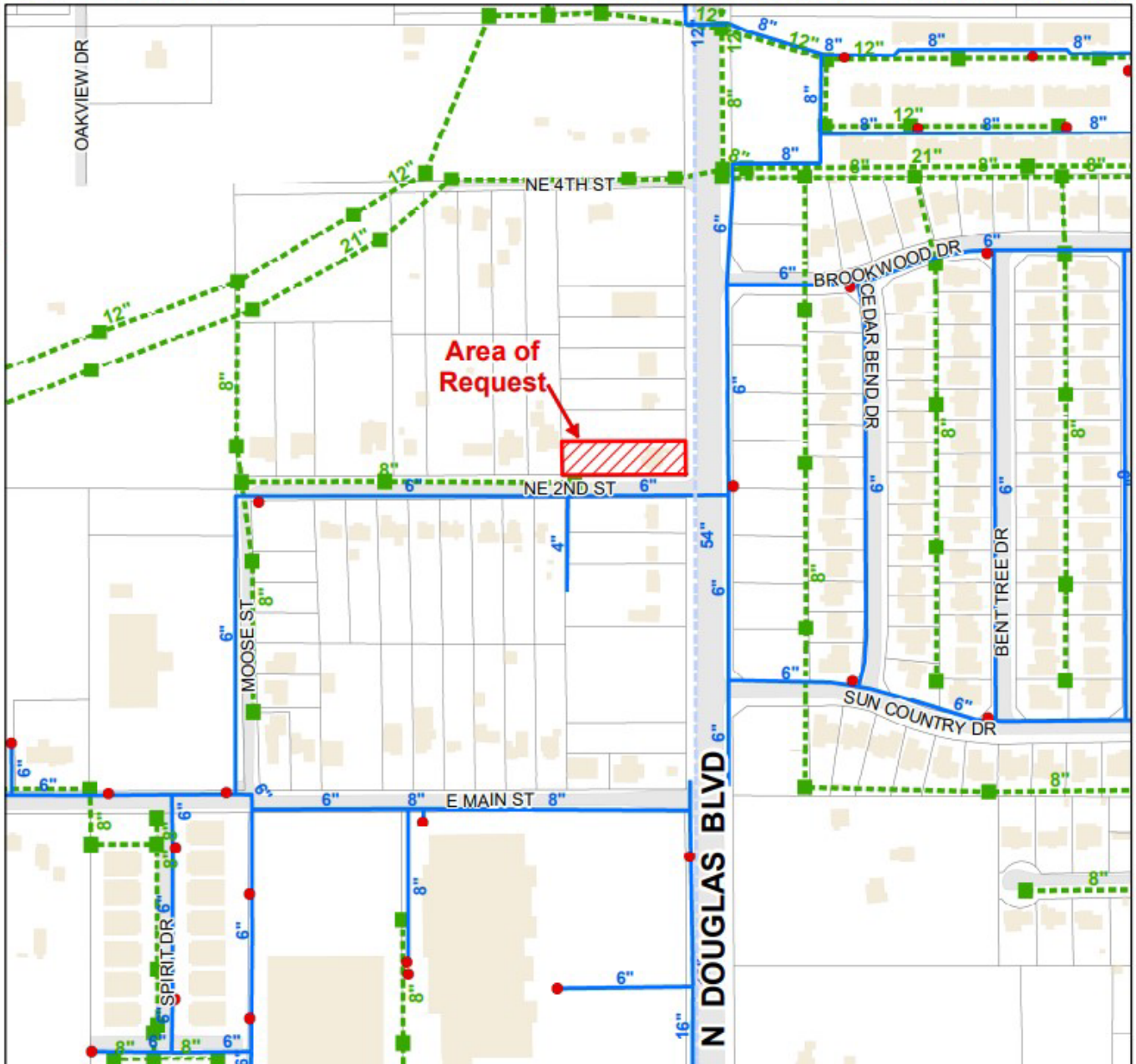
DRAINAGE LOCATION MAP FOR PC-2138 (SE/4, Sec. 35, T12N, R2W)



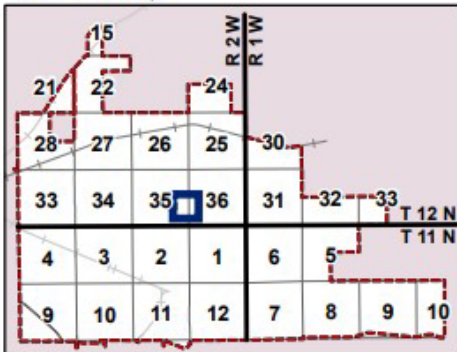
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



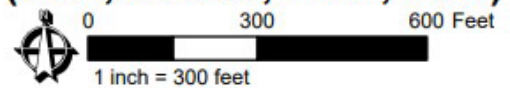
Locator Map



Water/Sewer Legend

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

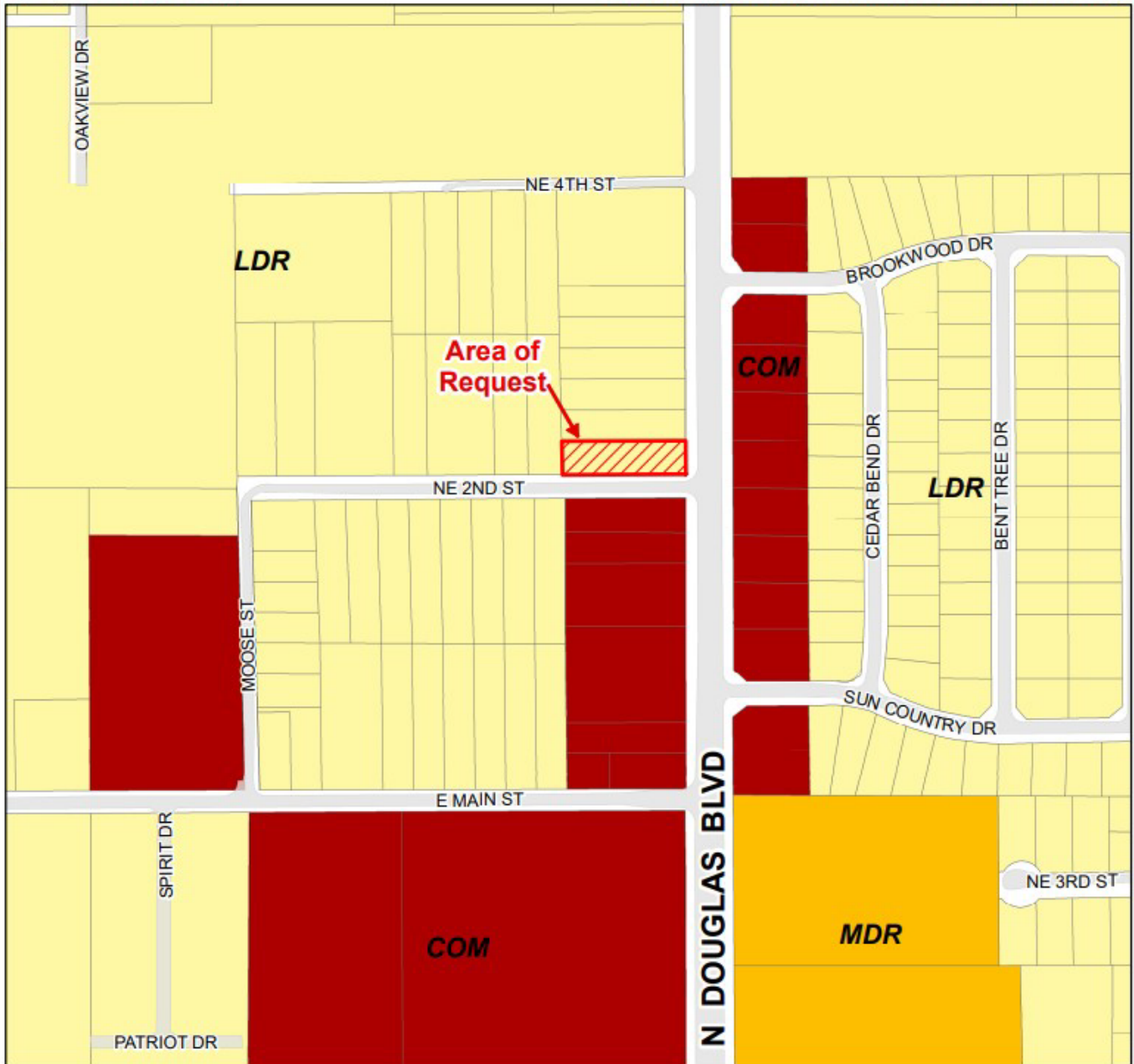
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2138
(SE/4, Sec. 35, T12N, R2W)**



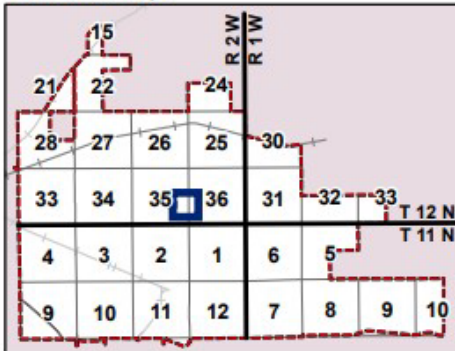
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



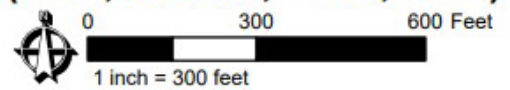
Locator Map



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-2138 (SE/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.

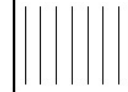
MERRELL BUILDING
401 N. DOUGLAS BLVD.
MIDWEST CITY, OKLAHOMA

SAM GRESHAM
ARCHITECTURE
400 NW 23rd St., Suite B
Oklahoma City, OK 73103
405.842.2998

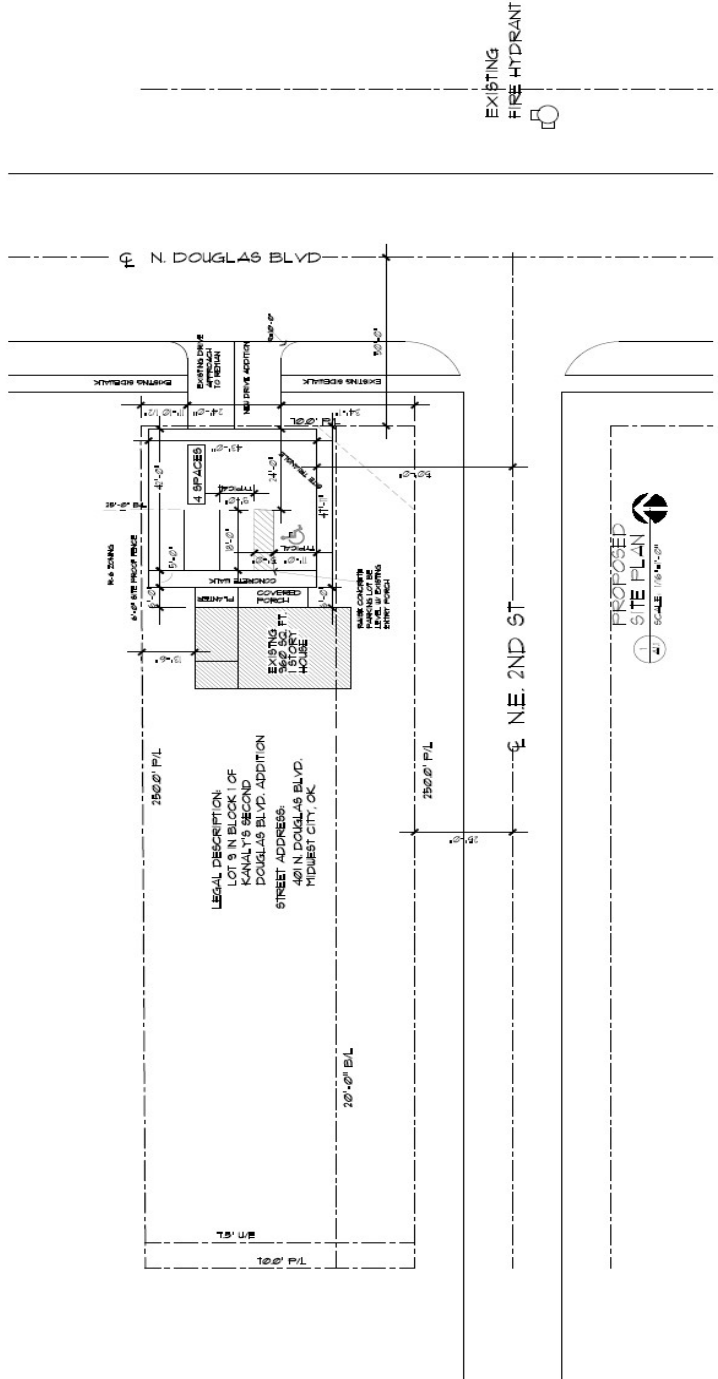
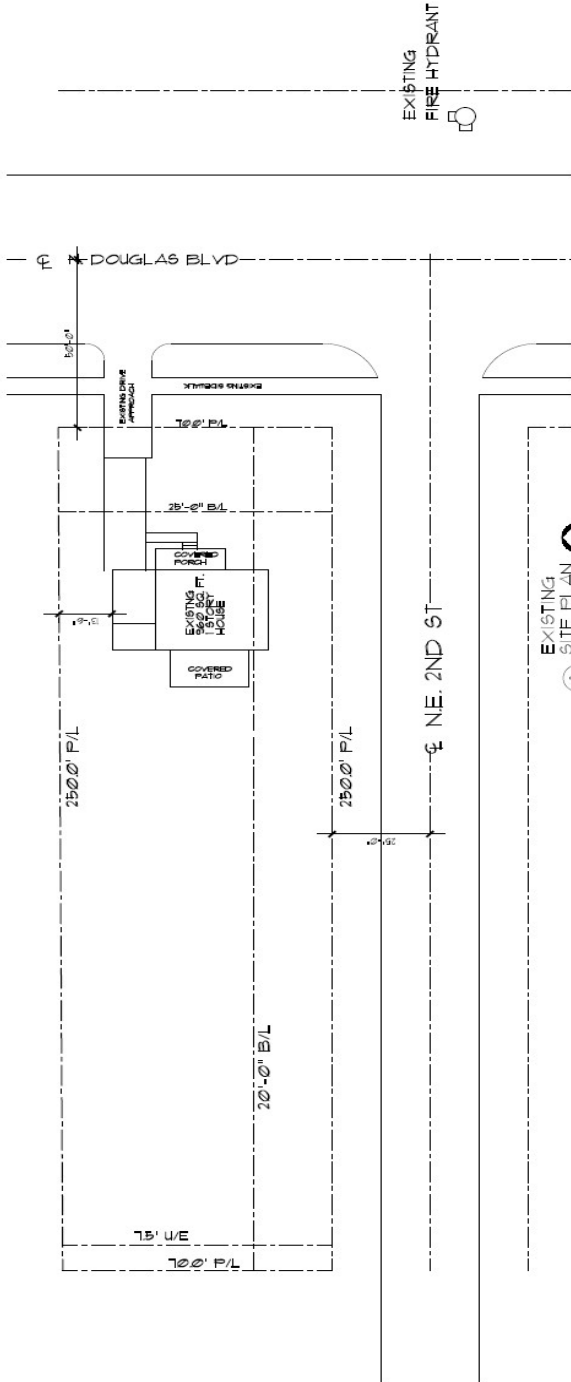


02.02.23

SITE PLAN



PROJECT # 230011
DATE 04/05/23
DRAWN BY: JLL



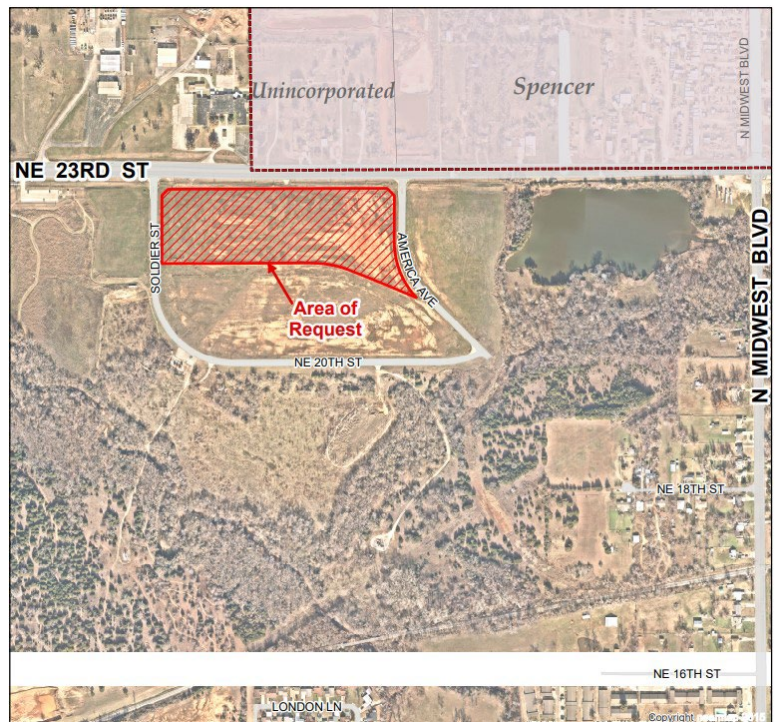
To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: April 5, 2023

Subject: (PC-2139) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from PUD, Planned Unit Development to Amended PUD, Planned Unit Development governed by C-4, General Commercial District and I-2, Moderate Industrial District for the property described as ± 11.73 acres located in the North Half (N/2) of Section Twenty-Seven (27), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, more accurately described as Lots 2A, 2B, 2C, 2D, 2E, 3A, 3B, 3C, 3D, 3E, 3F, and 3G of Soldier Creek Industrial Park also addressed as 7500 NE 23rd St., Midwest City, OK 73141.

Executive Summary: Applicant is requesting an amendment to its property's governing PUD to allow for a modification of exterior building materials. The applicant, American Glass, Inc., is requesting the following proposed veneer:

- North Elevation (front): Approximately 65% aluminum metal panel wall (brushed stainless appearance); approximately 35% glass.
- East Elevation (side): Stucco with a 3 ft. articulation every 25 ft. of surface length.
- South Elevation (back): Stucco.
- West Elevation (exterior side): Approximately 0% aluminum metal panel wall (brushed stainless appearance); approximately 100% glass.

Applicant has provided elevations and they are attached to this application.



Both state and local public notification requirements were met. At the time of this writing, staff has not received any comments regarding this case. Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- April 5, 2023
City Council- April 25, 2023

Date of Pre-Development Meeting:

February 16, 2023

Council Ward: Ward 5, Sara Bana

Owner: Tim Lyon, Midwest City Utilities Authority

Applicant: Sam Godair, American Glass Inc.

Proposed Use: American Glass, Inc.

Size: The subject property has a frontage of 1220 feet along NE 23rd Street, and a depth of 395 feet, and contains an area of 11.73 acres, more or less.

Development Proposed by Comprehensive Plan:

North- PSP, Public/Semi-Public

South- LDR, Low Density Residential

East- IND, Industrial; POS, Parks/Open Space

West- IND, Industrial

Zoning Districts:

North- A-1, Agricultural District

South- A-1, Agricultural District; R-6, Single Family Residential District

East- A-1, Agricultural District; R-6, Single Family Residential District

West- I-1, Light Industrial District; A-1, Agricultural District

Land Use:

North- Oklahoma County Training Facility; Spencer

South- Vacant

East- Vacant

West- Vacant

Comprehensive Plan Citation:

The future zoning land use for the subject lots are IND, Industrial.

The industrial land use designation is applied to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Given the beneficial relations that Midwest City and Tinker AFB have shared, industries and businesses that support and supply Tinker AFB are highly appropriate within this land use category.

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 control 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 7.3 PUD Application and Review (Page 174), 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 planned unit development provisions are as follows:

- (A) *Innovative development.* Encourage innovative 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 arrangement 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 negotiation modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

2.21. –C-4, General Commercial District

2.21.1 *General Description.* This commercial district is designed for the conduct of personal and business services and the general retail trade of the community and the surrounding area.

Because the permitted uses may serve and employ large numbers of people, the activities conducted and traffic generated make this district very incompatible with residential development.

Therefore, this district should be utilized at points of direct access from freeways, expressways, and arterial intersections, or in areas identified for heavy commercial activity that will be well separated from nearby residential areas. Outdoor storage and display is permitted.

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.

History:

1. This area was rezoned on May 22, 2012 to a PUD, Planned Unit Development governed by the I-2, Moderate Industrial District and C-4, General Commercial District (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 areas on June 26, 2018 (PC-1954).
4. Council approved the Amended PUD for this area on October 22, 2019 (PC-2022).
5. Council approved the revised Preliminary Plat for the Soldier Creek Industrial Park on January 14, 2020 (PC-2036).
6. The Soldier Creek Industrial Park Final Plat was approved October 6, 2020 (PC-2055).
7. Council approved the Amended PUD for this area May 25, 2021 (PC-2076).

Next Steps:

If Council approves this rezone, the applicant will then apply for the appropriate building permits for new construction, then a Certificate of Occupancy.

Staff Comments-

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are public water mains bordering the proposed parcel, a twelve (12) inch line running along the south side of NE 23rd Street, an eight (8) inch line running along the east side of Soldier Street, and an eight (8) inch line running along the east side of America Avenue. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

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

Streets and Sidewalks

Access to the parcel is from NE 23rd Street, Soldier Street, and America Avenue. NE 23rd Street parallels the north side of the property and is classified as a primary collector in the 2008 Comprehensive Plan. Soldier Street is classified as a Proposed Collector and America Avenue is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

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

Fire Marshal's Comments:

Applicant required to meet all Midwest City Ordinance Section 15.

Planning Division:

Staff met with the applicant December 30, 2022 for a Pre-Development meeting and again on February 16, 2023.

The request for amendment of the existing governing PUD is due to the applicant's proposed exterior materials for building.

The proposed veneer is as follows:

- North Elevation (front): Approximately 65% aluminum metal panel wall (brushed stainless appearance); approximately 35% glass.
- East Elevation (side): Stucco with a 3 ft. articulation every 25 ft. of surface length.
- South Elevation (back): Stucco

- West Elevation (exterior side): Approximately 0% aluminum metal panel wall (brushed stainless appearance); approximately 100% glass.

The applicant provided preliminary elevations (attached).

Hours of Operations: Typically Monday – Friday 7:00AM – 5:30 PM, but working hours may be changed temporarily or permanently as needed to meet production demands.

If this application is approved, the applicant can proceed with the submission of the appropriate building permits and then for a Certificate of Occupancy through the Engineering and Construction Services office.

Action is at the discretion of the Planning Commission

Action Required:

Approve or reject the ordinance to redistrict to amended PUD, Planned Unit Development governed by C-4, General Commercial District and I-2, Moderate Industrial District for the property noted herein, subject to staff comments as found in the April 5, 2023 agenda packet and made part of PC-2139 file.

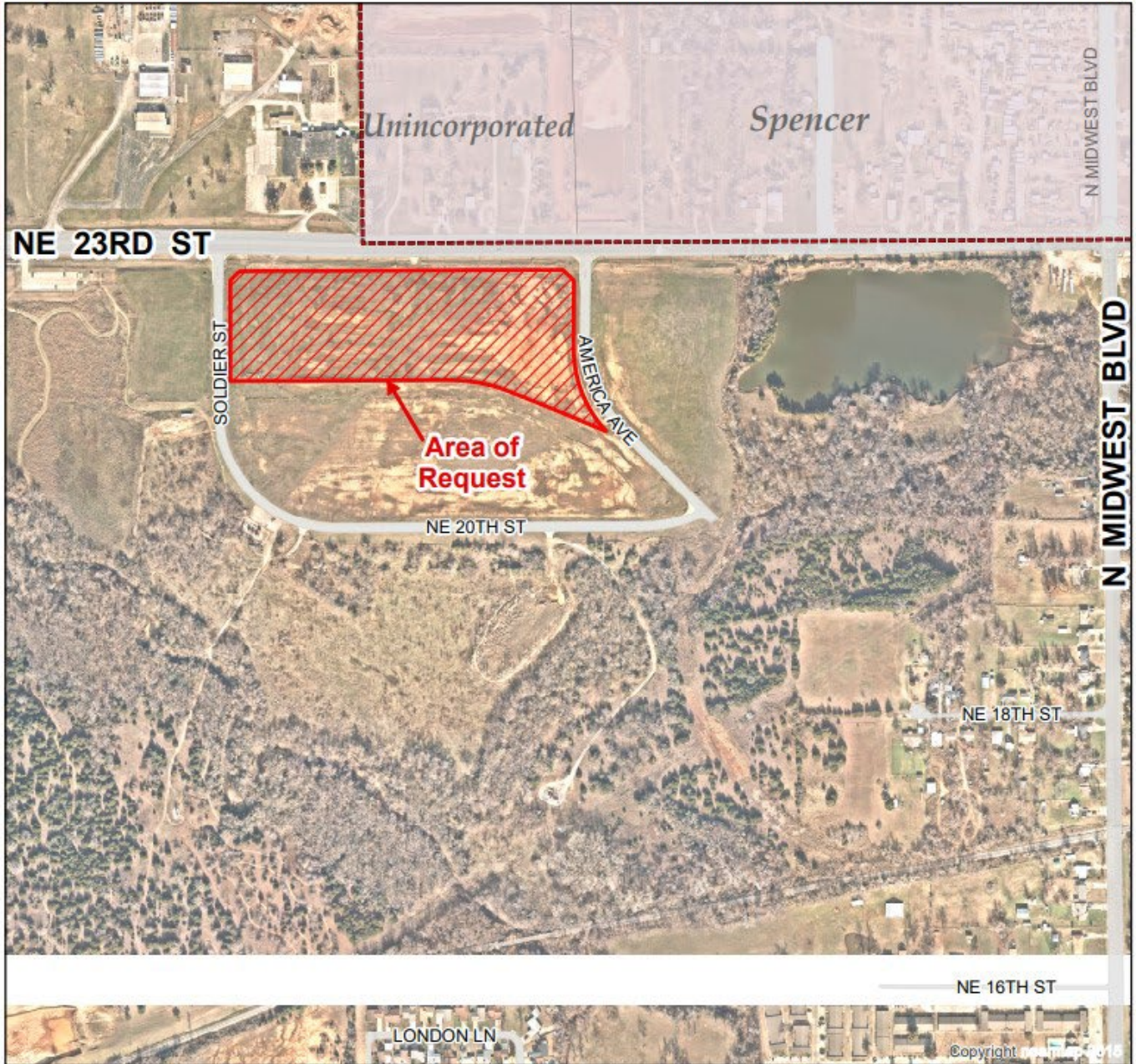


Emily Richey

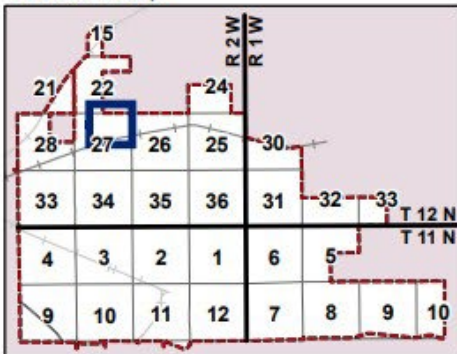
Current Planning Manager



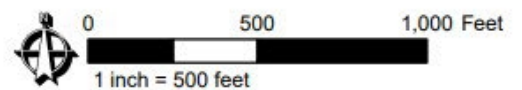
Community Development / Information Technology



Locator Map



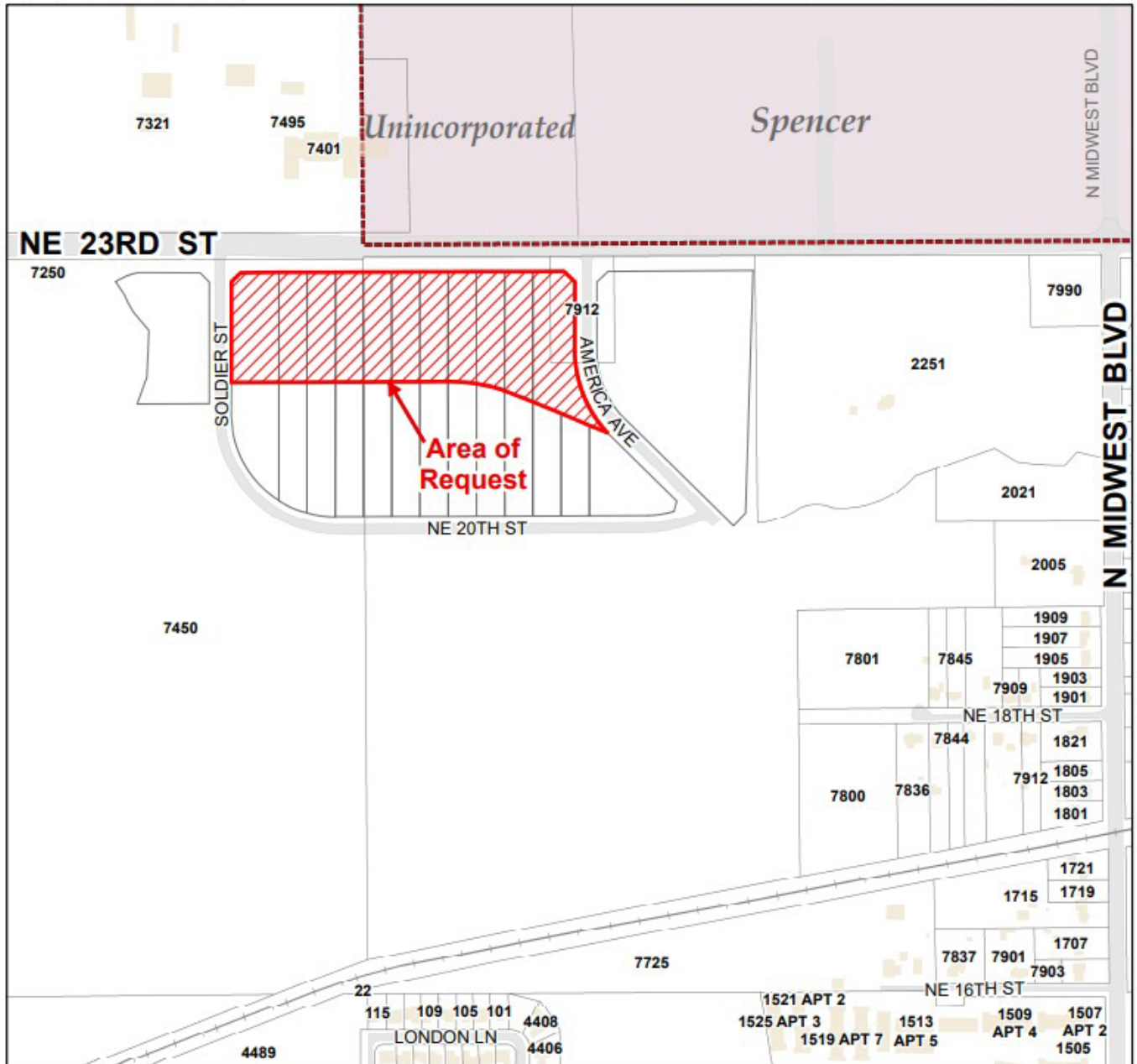
12/2022 NEARMAP AERIAL VIEW FOR PC-2139 (N/2, Sec. 27, T12N, R2W)



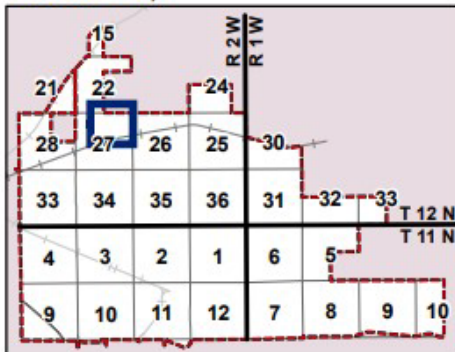
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



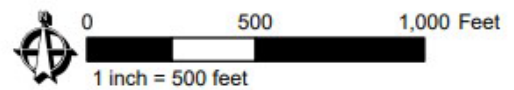
Locator Map



General Map Legend

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

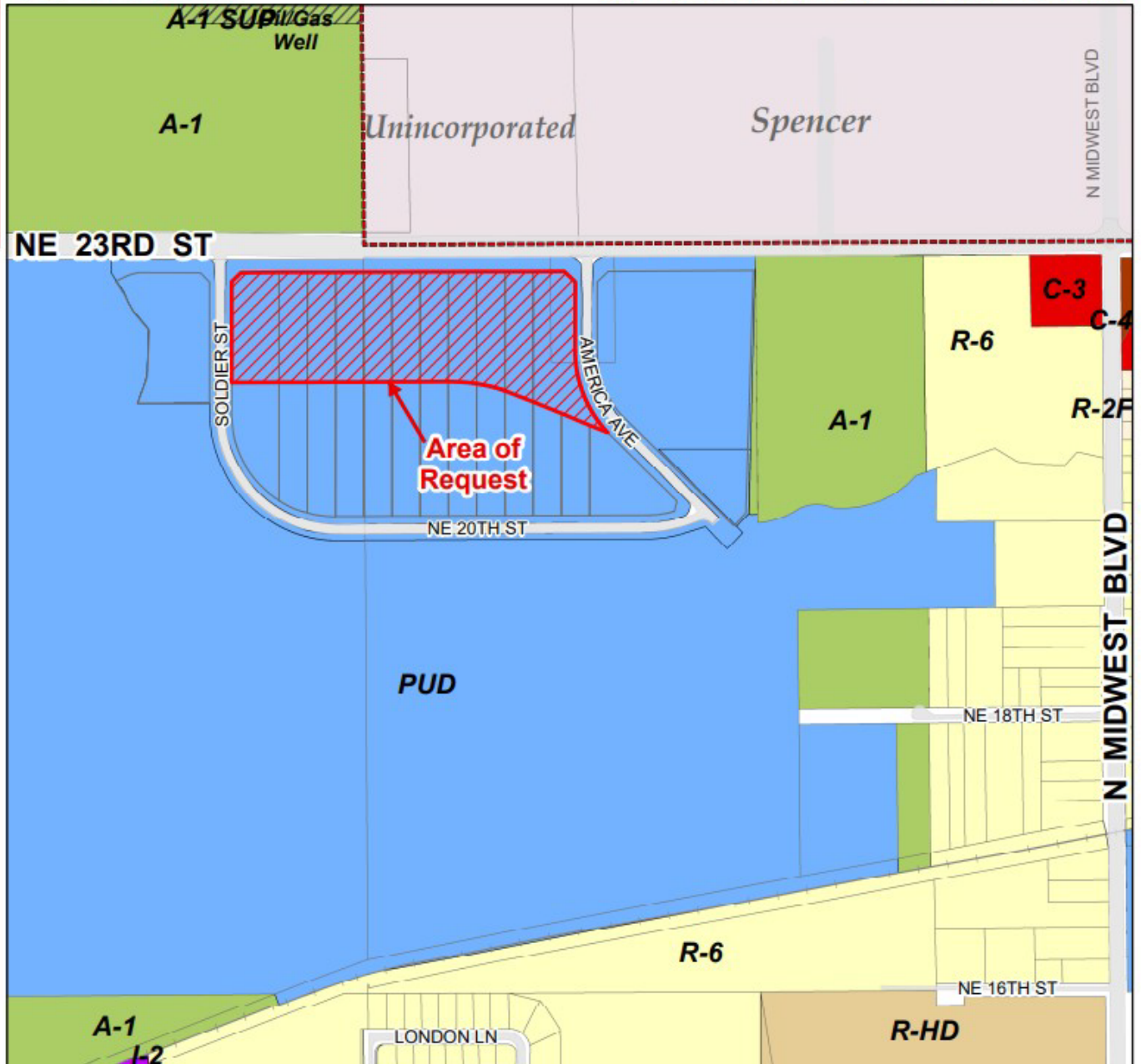
**GENERAL MAP FOR
PC-2139
(N/2, Sec. 27, T12N, R2W)**



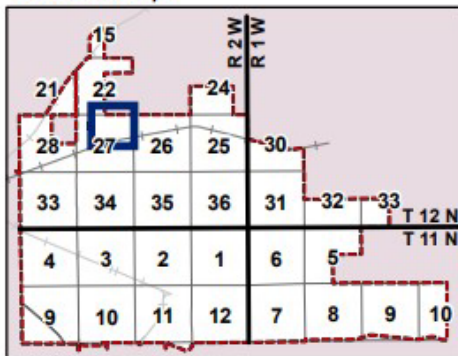
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



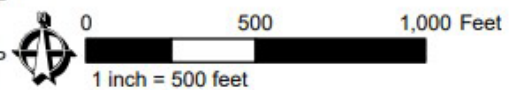
Locator Map



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

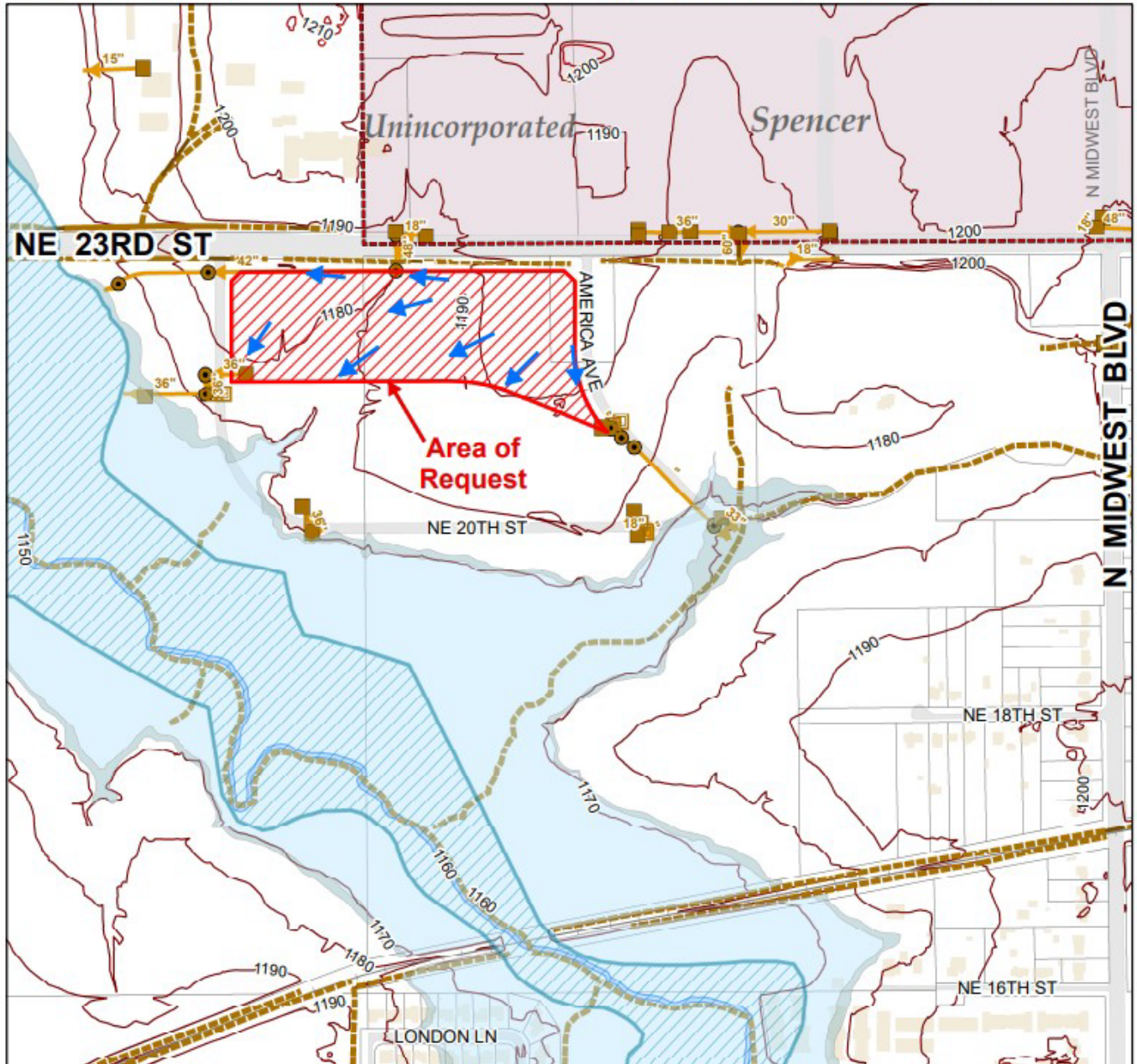
ZONING MAP FOR PC-2139 (N/2, Sec. 27, T12N, R2W)



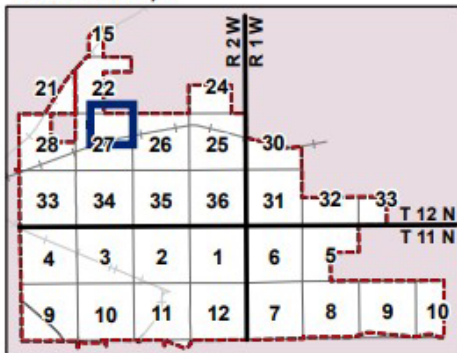
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



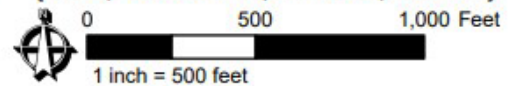
Locator Map



- 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

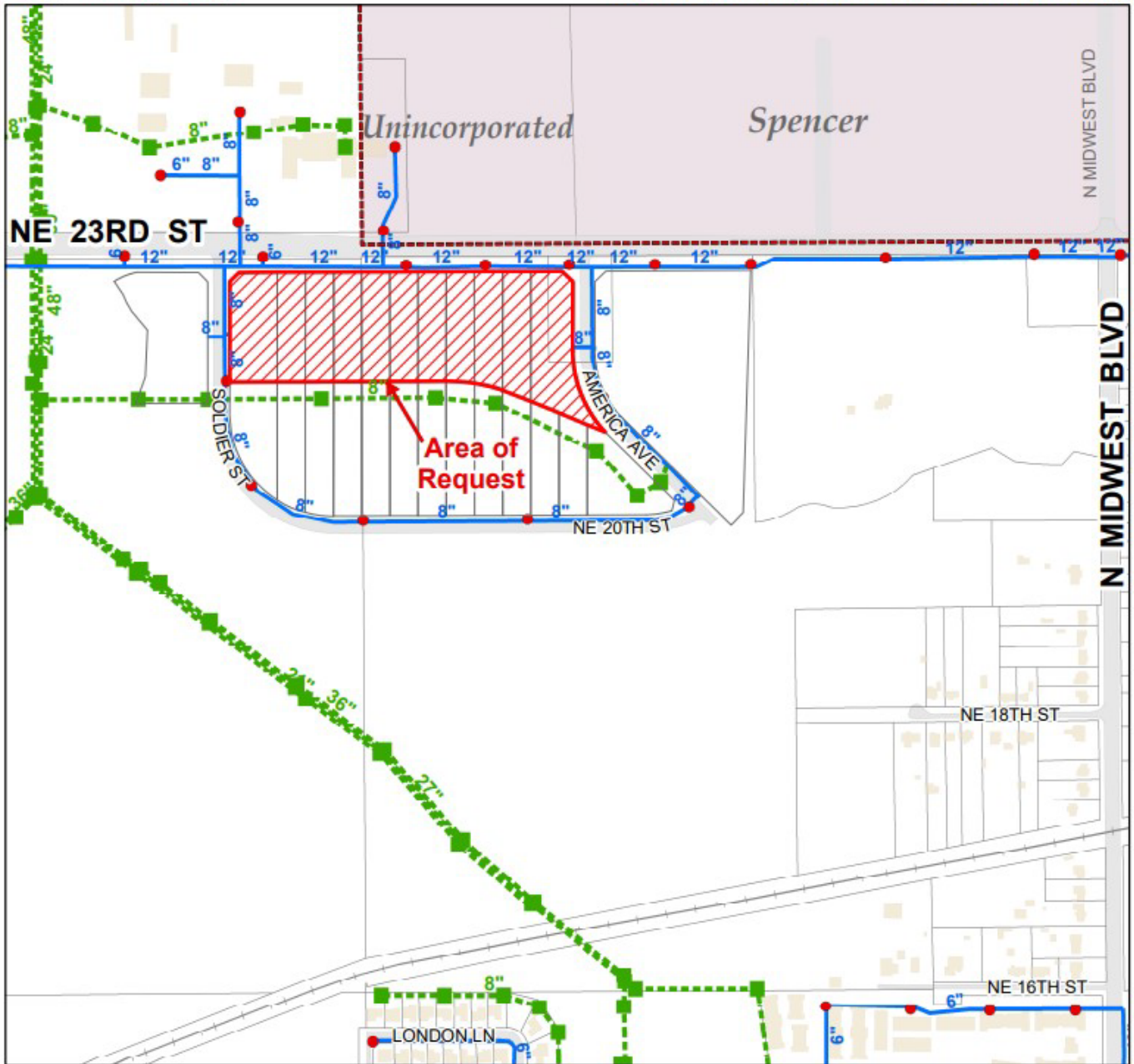
DRAINAGE LOCATION MAP FOR PC-2139 (N/2, Sec. 27, T12N, R2W)



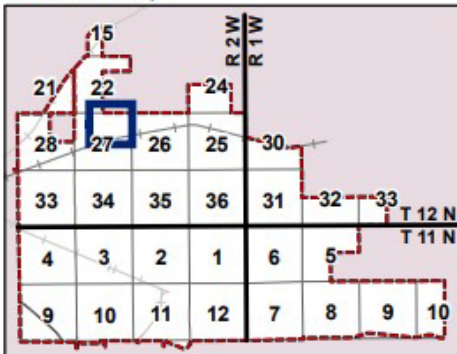
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



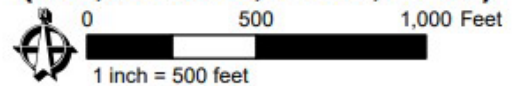
Locator Map



Water/Sewer Legend

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

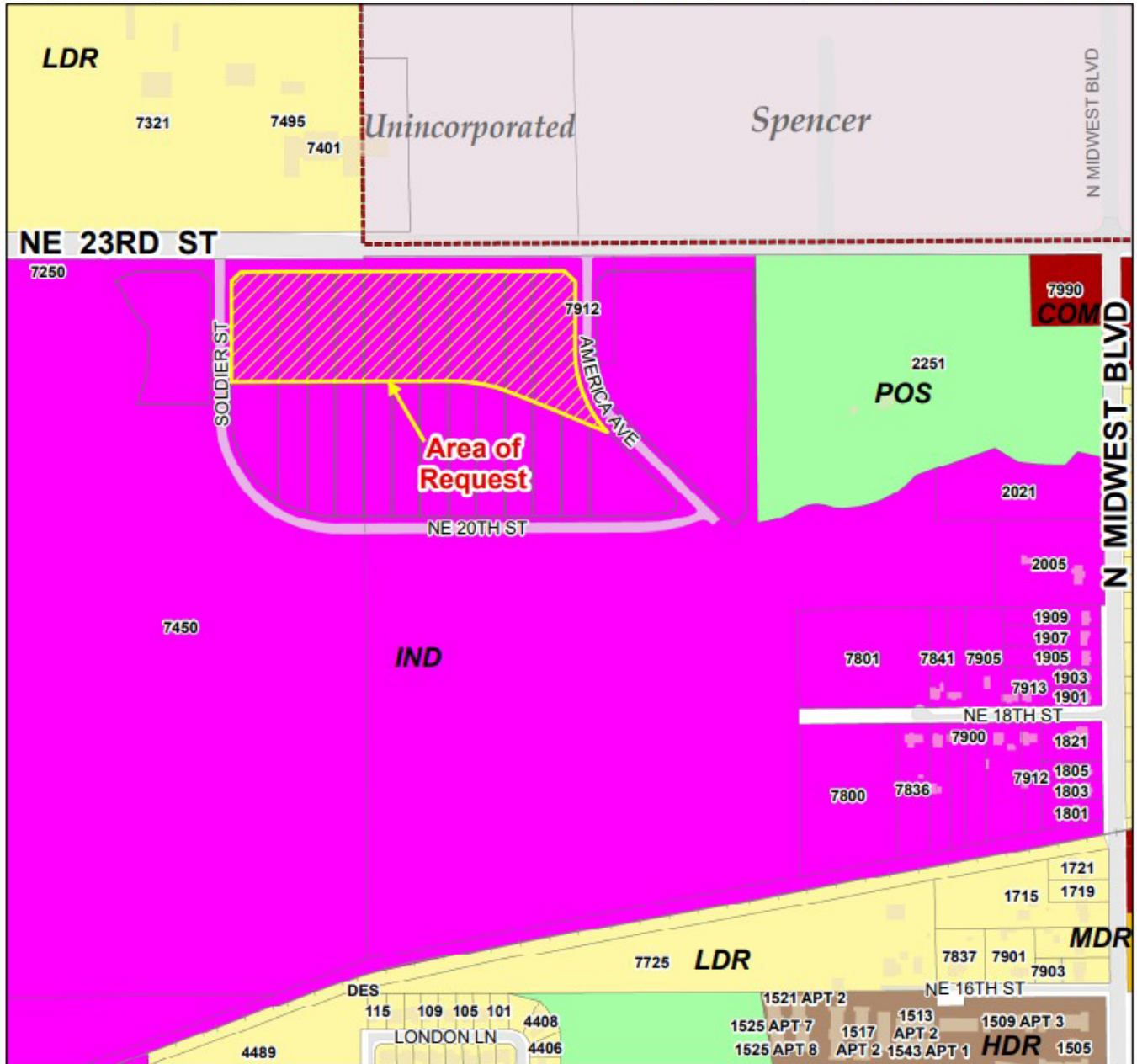
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2139
(N/2, Sec. 27, T12N, R2W)**



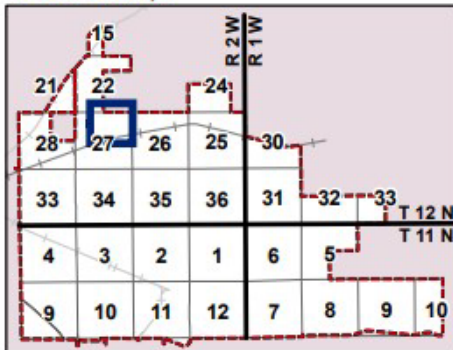
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



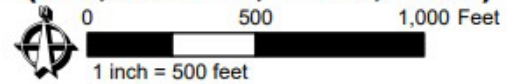
Locator Map



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-2139 (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.

EXHIBIT B - 1

NORTH ELEVATION

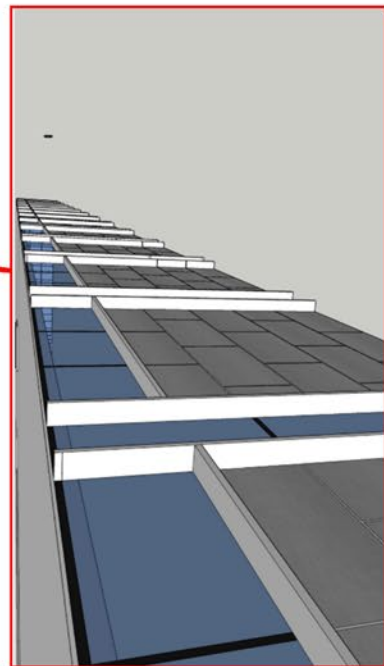
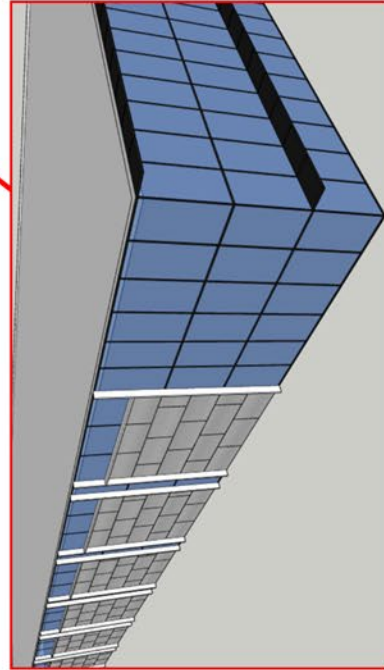


EXHIBIT B - 2

WEST ELEVATION

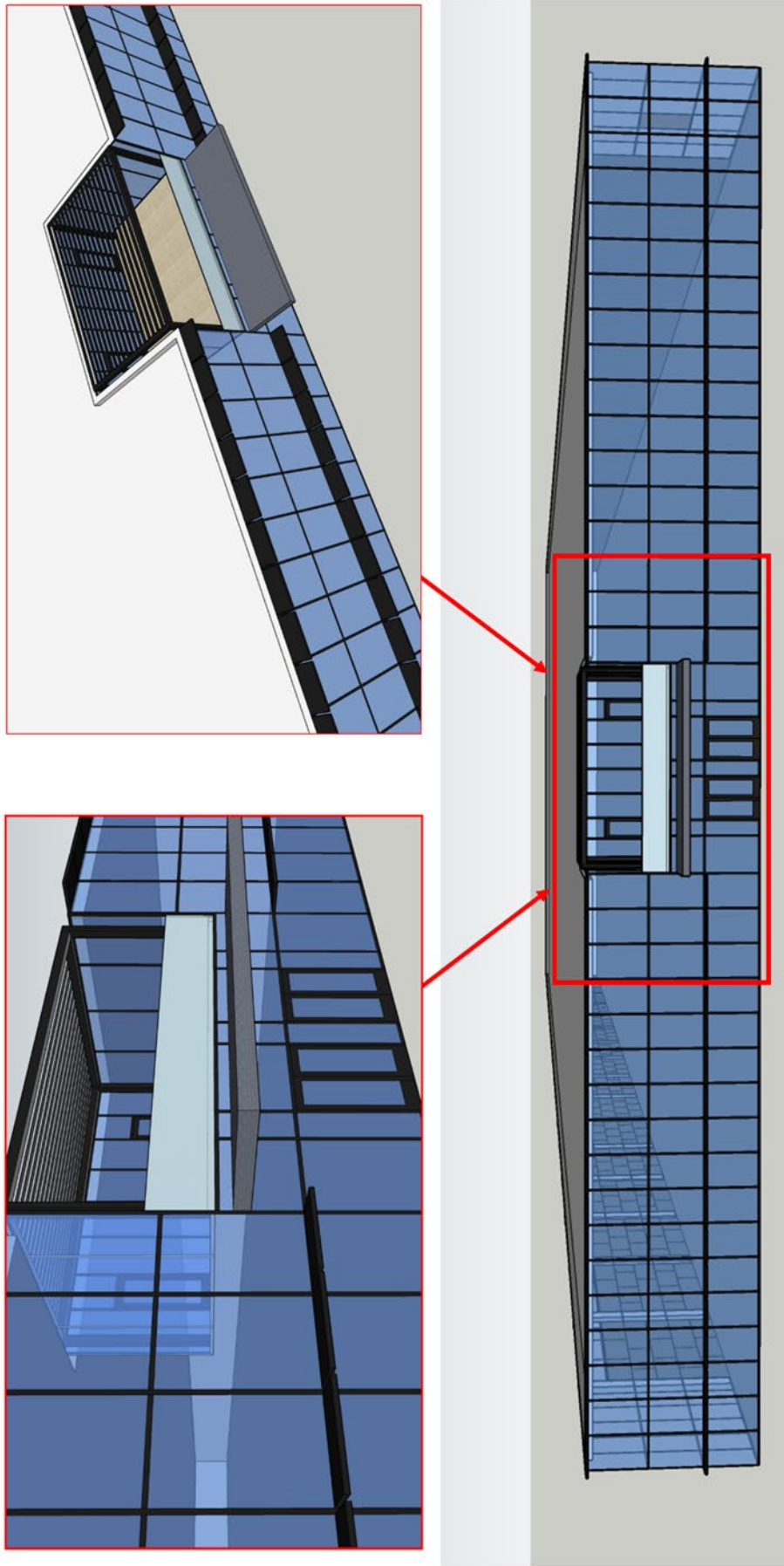


EXHIBIT B - 3

DRAFT SITE PLAN

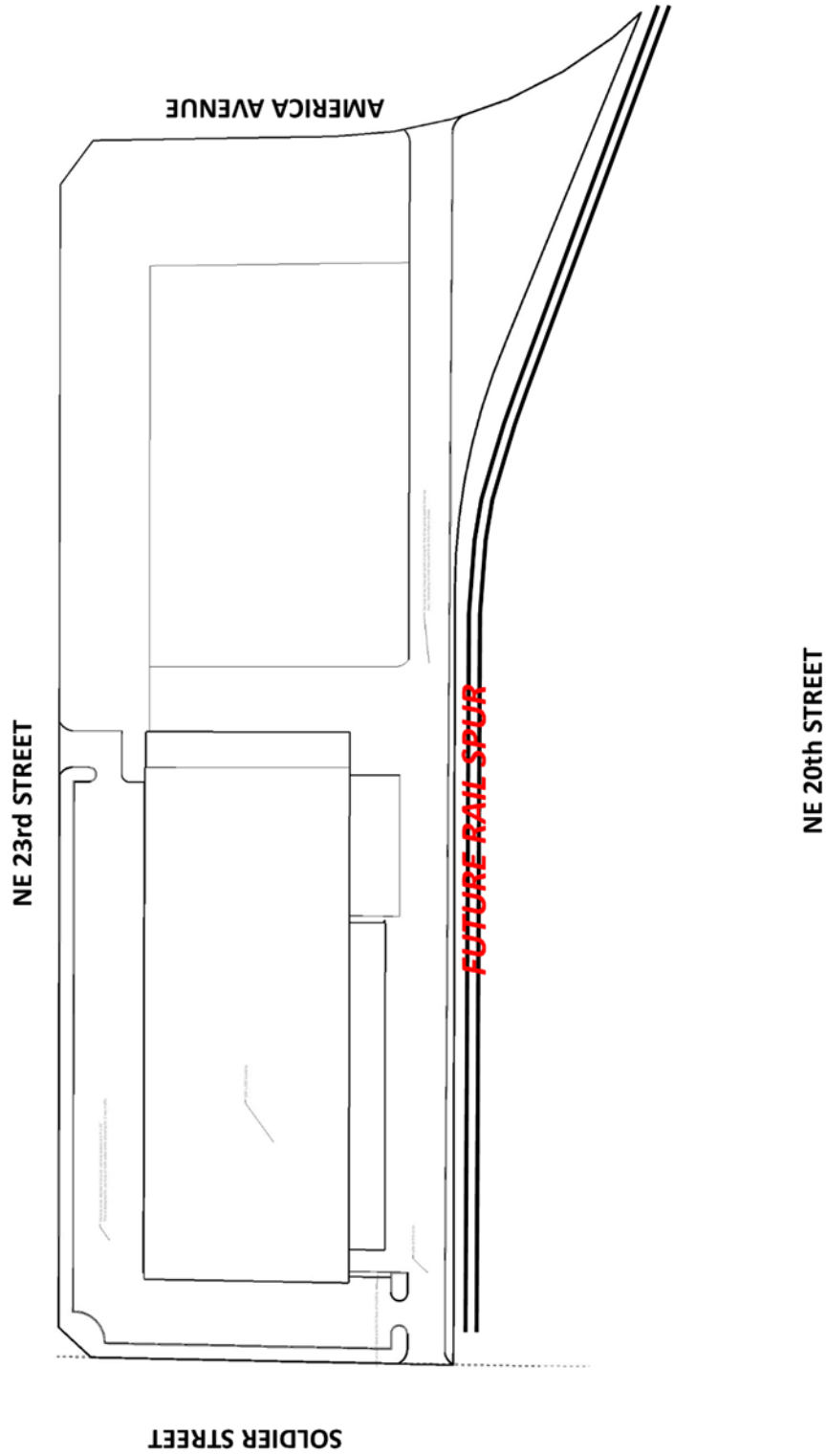
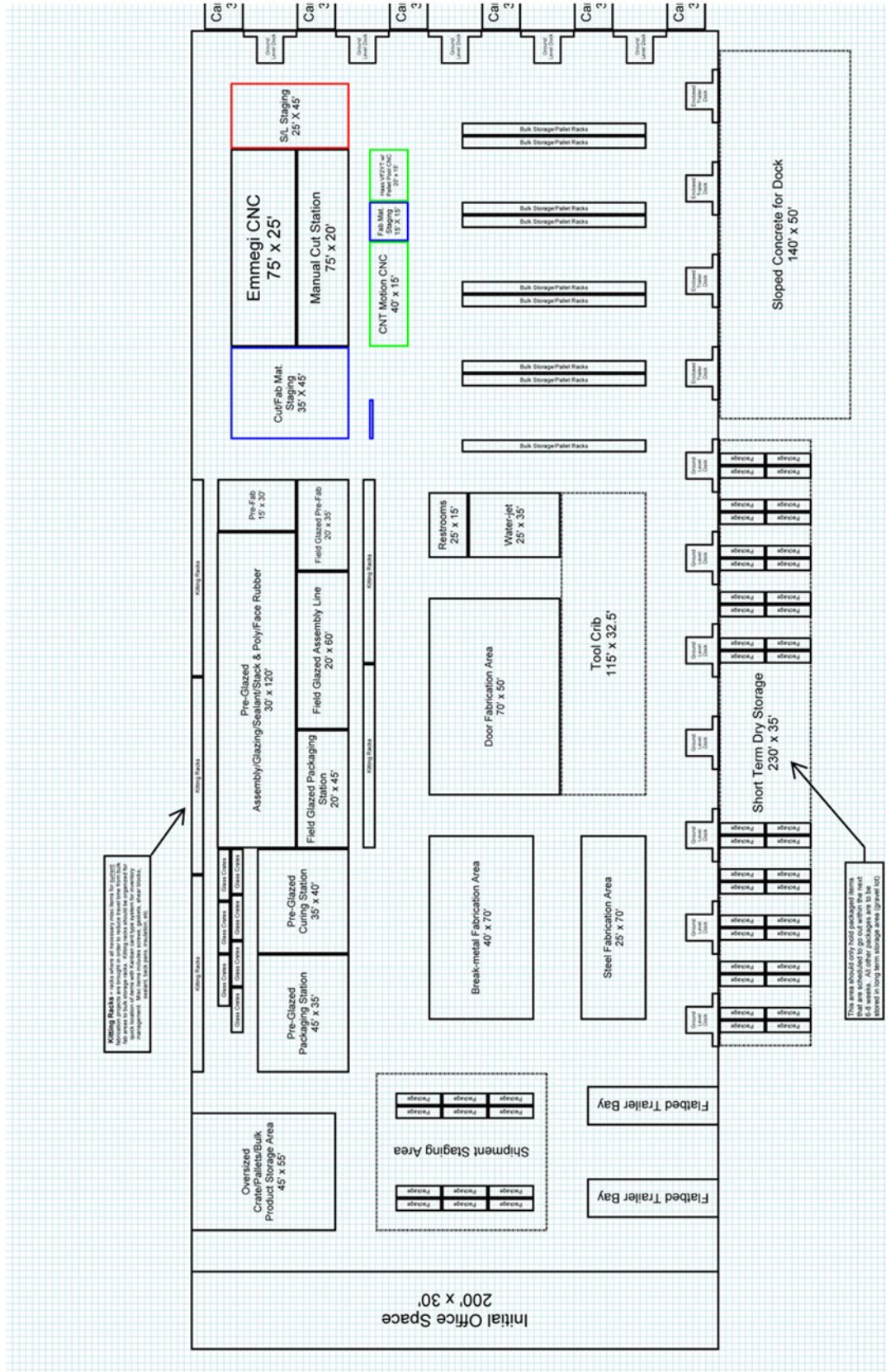


EXHIBIT B - 4

DRAFT FLOOR PLAN



Warning: This floor plan is a draft and is not intended for construction. All dimensions and locations are subject to change without notice. The manufacturer is not responsible for any errors or omissions in this plan. The manufacturer is not responsible for any damage to property or equipment caused by the use of this plan. The manufacturer is not responsible for any loss of data or information caused by the use of this plan. The manufacturer is not responsible for any other consequences of the use of this plan.

Warning: This floor plan is a draft and is not intended for construction. All dimensions and locations are subject to change without notice. The manufacturer is not responsible for any errors or omissions in this plan. The manufacturer is not responsible for any damage to property or equipment caused by the use of this plan. The manufacturer is not responsible for any loss of data or information caused by the use of this plan. The manufacturer is not responsible for any other consequences of the use of this plan.

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: April 5, 2023

Subject: (PC-2140) Discussion, consideration, and possible action of an ordinance to redistrict from R-6, Single-Family Detached Residential District to R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low-Density Residential to MDR, Medium Density Residential for the property described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, also addressed as 8610 – 8620- 8700 E. Main St., Midwest City, OK 73130.

Executive Summary: Applicant is requesting to rezone the subject property from R-6, Single-Family Detached Residential District to R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low-Density Residential to MDR, Medium-Density Residential.

Staff met with the applicant in January 2023, and then again in February 2023 with applicant and their design engineer regarding rezoning the subject property R-MD, Medium Density Residential.

There are three (3) existing structures on the property that will be included in the plat and the structures will remain single-family. Applicant is proposing to subdivide the remaining property into thirteen (13) lots for a mix of duplexes/single-family homes to be determined by final sizes of lots and current market condition.



The applicant attended the Holman East/West and North Oaks Neighborhood Meeting on March 14, 2023 and presented the proposed designs and opened up for any questions the attendees had. Nobody in attendance was in objection to applicant’s proposal

Both state and local public notification requirements were met. At the time of this writing, there has been one concern of drainage mitigation during the construction phase by a resident from the Woodside Subdivision. During construction of the Freedom Villas Subdivision, flooding occurred on the properties of some of the residences in Woodside due to drainage issues.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- April 5, 2023

City Council- April 25, 2023

Date of Pre-Development Meeting:

January 9, 2023

February 14, 2023 (applicant with design engineer)

Council Ward: Ward 3, Megan Bain

Owner: Don & Gail Laughlin

Applicant: David Box; Williams, Box, Forshee & Bullard, P.C.

Proposed Use: Duplexes and/or single-family homes

Size: The subject property has a frontage of 332.94 feet on E. Main Street, and a depth of 659.23 feet, and contains an area of 5.05 acres, more or less.

Development Proposed by Comprehensive Plan:

North- Single Family Detached Residential

South- Medium Density Residential

East- Single Family Detached Residential

West- Single Family Detached Residential

Zoning Districts:

North- R-6, Single-Family Detached Residential District

South- R-HD, High Density Residential District

East- R-HD with SUP, High Density Residential District with Special Use Permit

West- R-6, Single-Family Detached Residential District

Land Use:

North- Church; Residential (Single-Family)

South- Residential (Duplexes)

East- Residential (Duplexes)

West- Residential (Single-Family)

Comprehensive Plan Citation:

The future zoning land use for the subject lots are SFD, Single-Family Detached Land Use.

4-15 Single-Family Detached (SFD) Land Use

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

The proposed use is not supported by the Comprehensive Plan, therefore a resolution to amend the Comprehensive Plan is needed if approved by Council.

Municipal Code Citation:

2.9. – R-MD, Medium Density Residential District

2.9.1. *General Description.* This is a residential district to provide for medium density housing ranging from ten (10) to twenty (20) dwelling units per gross acre. The principal use of land is for townhouses and low-rise multifamily dwellings.

Related recreational, religious, and educational uses normally located to service residential areas are also permitted to provide the basic elements of convenient, balanced, and attractive living areas.

History:

1. This property was zoned as R-1-D in the 1985 Zoning Atlas.

Next Steps:

If Council approves this rezone, the applicant will then apply for a preliminary plat, then a final plat.

Staff Comments-

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are public water mains bordering the proposed parcel, and six (6) inch line running along the north side of East Main Street and a six (6) inch line running along the south side of Patriot Drive terminated in the south east corner of the parcel. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There are multiple public sewer mains servicing the proposed parcel, an eight (8) inch line running along the west side of the property and an eight (8) inch line running to the north east corner of the property. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from East Main Street and Patriot Drive. East Main Street parallels the north side of the property and is classified as a local road in the 2008 Comprehensive Plan. Patriot Drive is also classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

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

Engineering Photos - PC-2140:



West from Patriot Drive



Northwest from Patriot Drive



West along Patriot Drive



East along East Main



South along the west side of the property



South along the east side of the property



West along East Main

Fire Marshal's Comments:

Applicant required to meet all Midwest City Ordinance Section 15. Roads to allow for turning radius as provided in this report.

Planning Division:

Staff met with the applicant in January 2023, and then again in February 2023 with applicant and their design engineer regarding rezoning the subject property to build duplexes.

If this request to rezone is approved, the applicant plans to subdivide the property into sixteen (16) lots. There are three (3) existing structures on the property that will be included in the plat and the structures will remain single-family. Applicant is proposing to subdivide the remaining property into thirteen (13) lots for a mix of duplexes/single-family homes to be determined by final sizes of lots and current market condition.

All setback and lot size requirements for the R-MD, Residential Medium Density District will be required to comply with section 2.9. –R-MD, Medium Density Residential, 2.9.3. Development Regulations of the Zoning Ordinance.

The structures must also comply with the exterior construction requirement of a minimum of 85% masonry materials. A minimum of 2 (two) trees will be required to be planted in the front yard of each lot prior to issuance of a Certificate of Occupancy.

The applicant attended the Holman East/West and North Oaks Neighborhood Meeting on March 14, 2023 and presented the proposed designs and opened up for any questions the attendees had. Nobody in attendance was in objection to applicant's proposal.

At the time of this writing, there has been one concern of drainage mitigation during the construction phase by a resident from the Woodside Subdivision. During construction of the Freedom Villas Subdivision, flooding occurred on the properties of some of the residences in Woodside due to drainage issues.

If this application is approved, the applicant can then proceed with the preliminary plat process, final plat, then can apply for the appropriate building permits.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the ordinance to redistrict to R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan to MDR, Medium Density Residential for the property noted herein, subject to staff comments as found in the April 5, 2023 agenda packet and made part of PC-2140 file.



Emily Richey

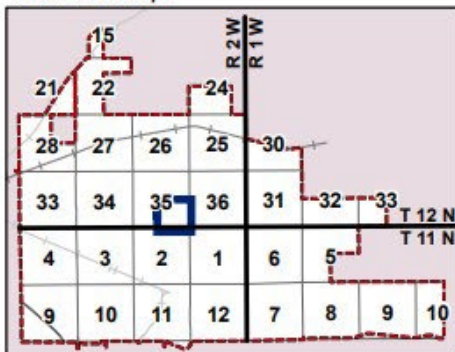
Current Planning Manager



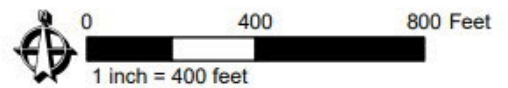
Community Development / Information Technology



Locator Map



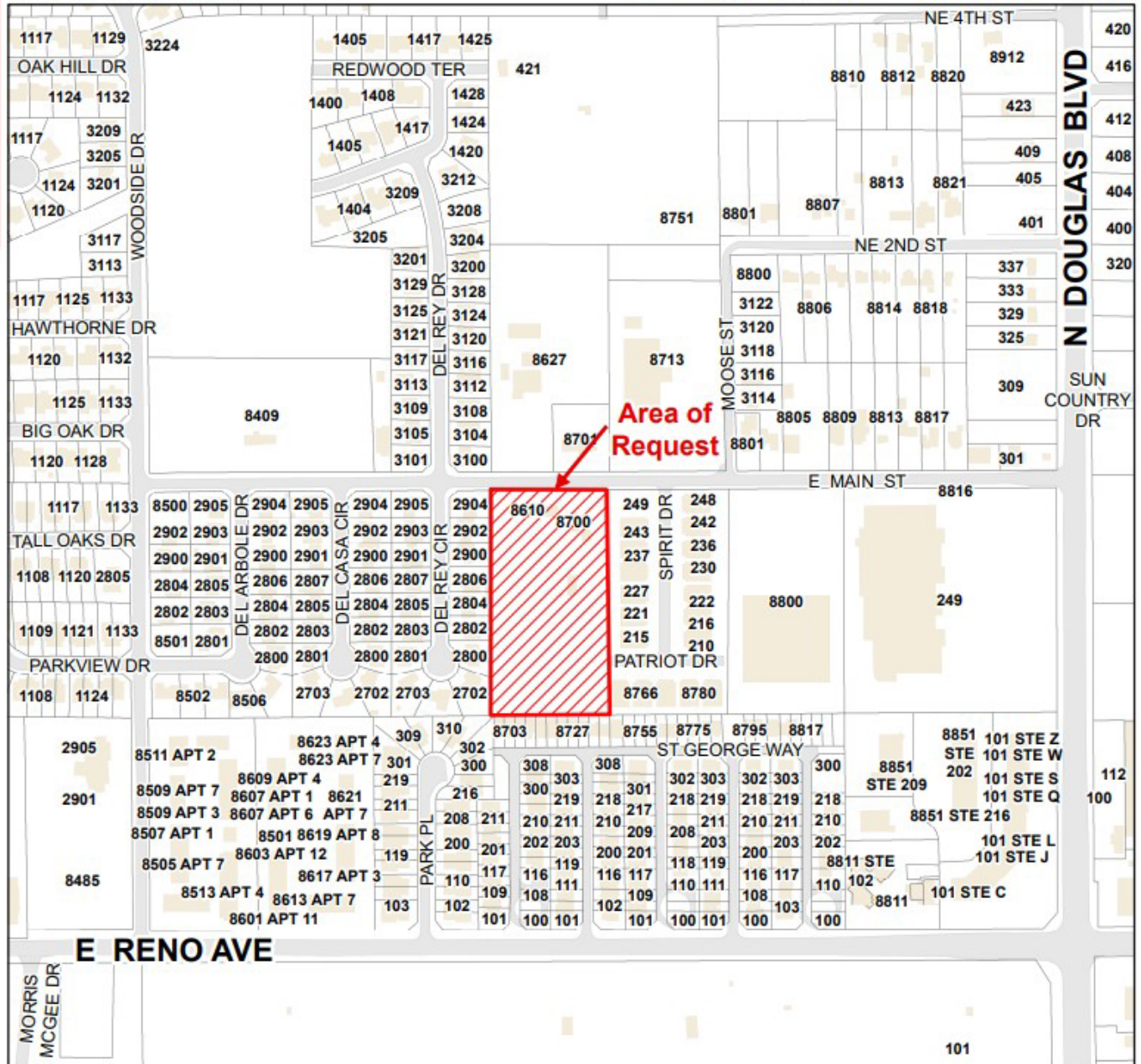
12/2022 NEARMAP AERIAL VIEW FOR PC-2140 (SE/4, Sec. 35, T12N, R2W)



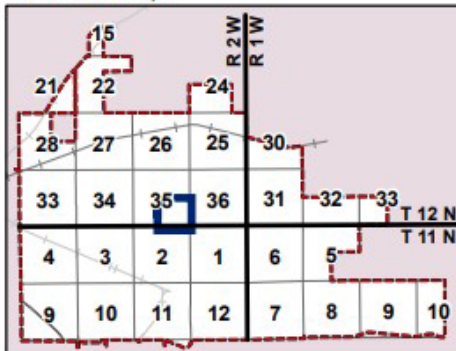
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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










Community Development / Information Technology



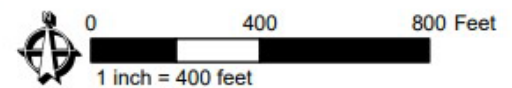
Locator Map



General Map Legend

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

**GENERAL MAP FOR
PC-2140
(SE/4, Sec. 35, T12N, R2W)**



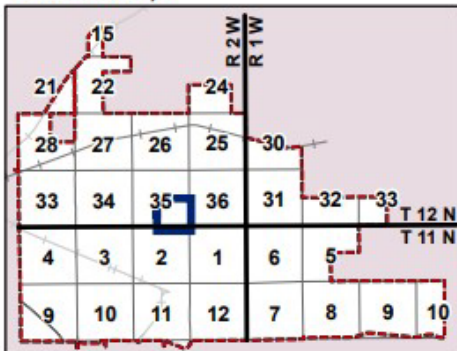
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



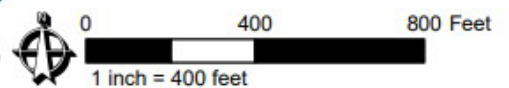
Locator Map



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

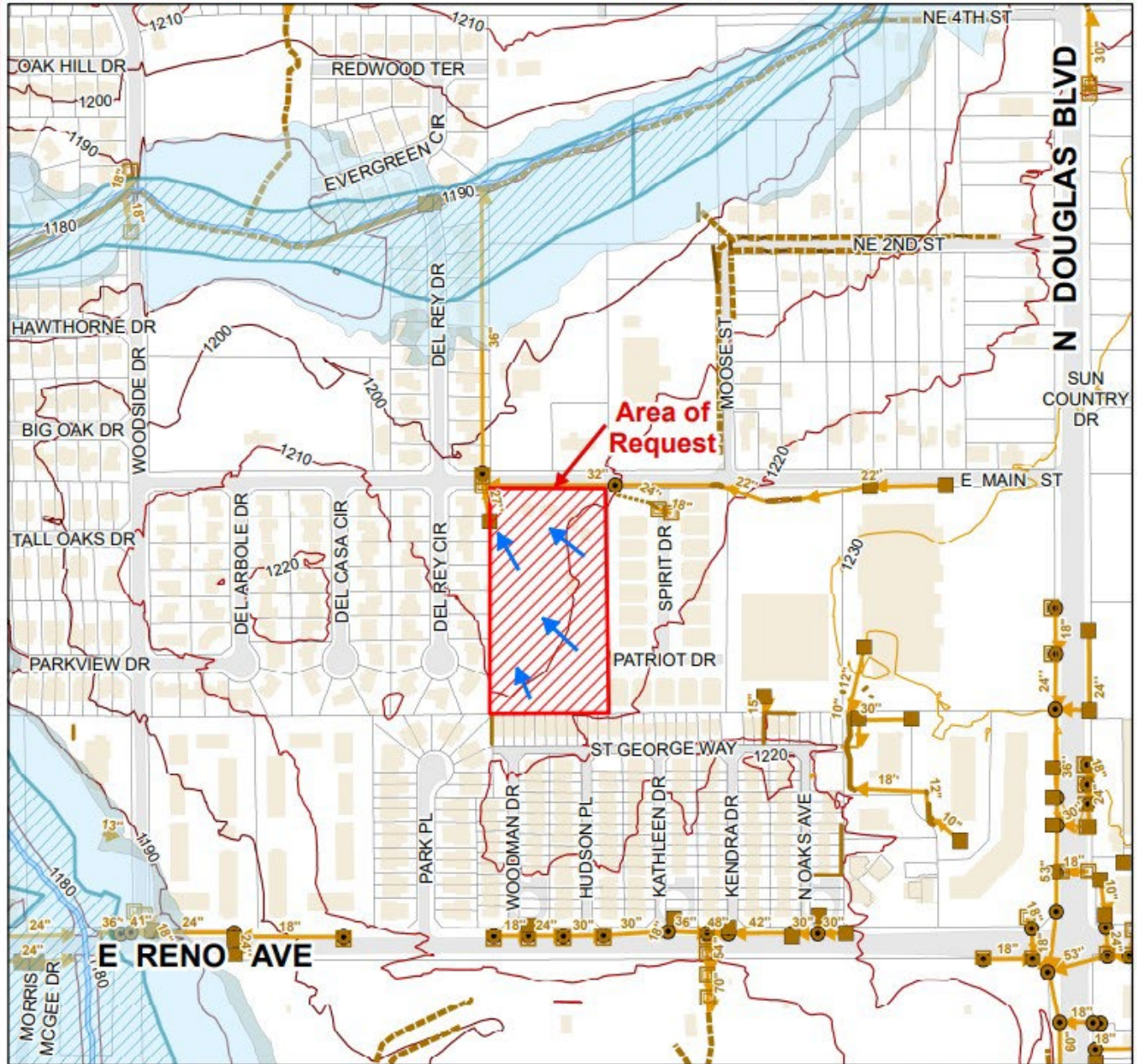
ZONING MAP FOR PC-2140 (SE/4, Sec. 35, T12N, R2W)



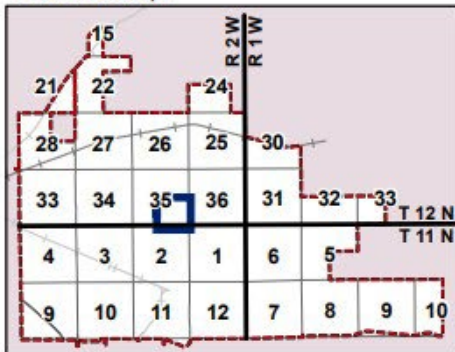
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



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-2140 (SE/4, Sec. 35, T12N, R2W)

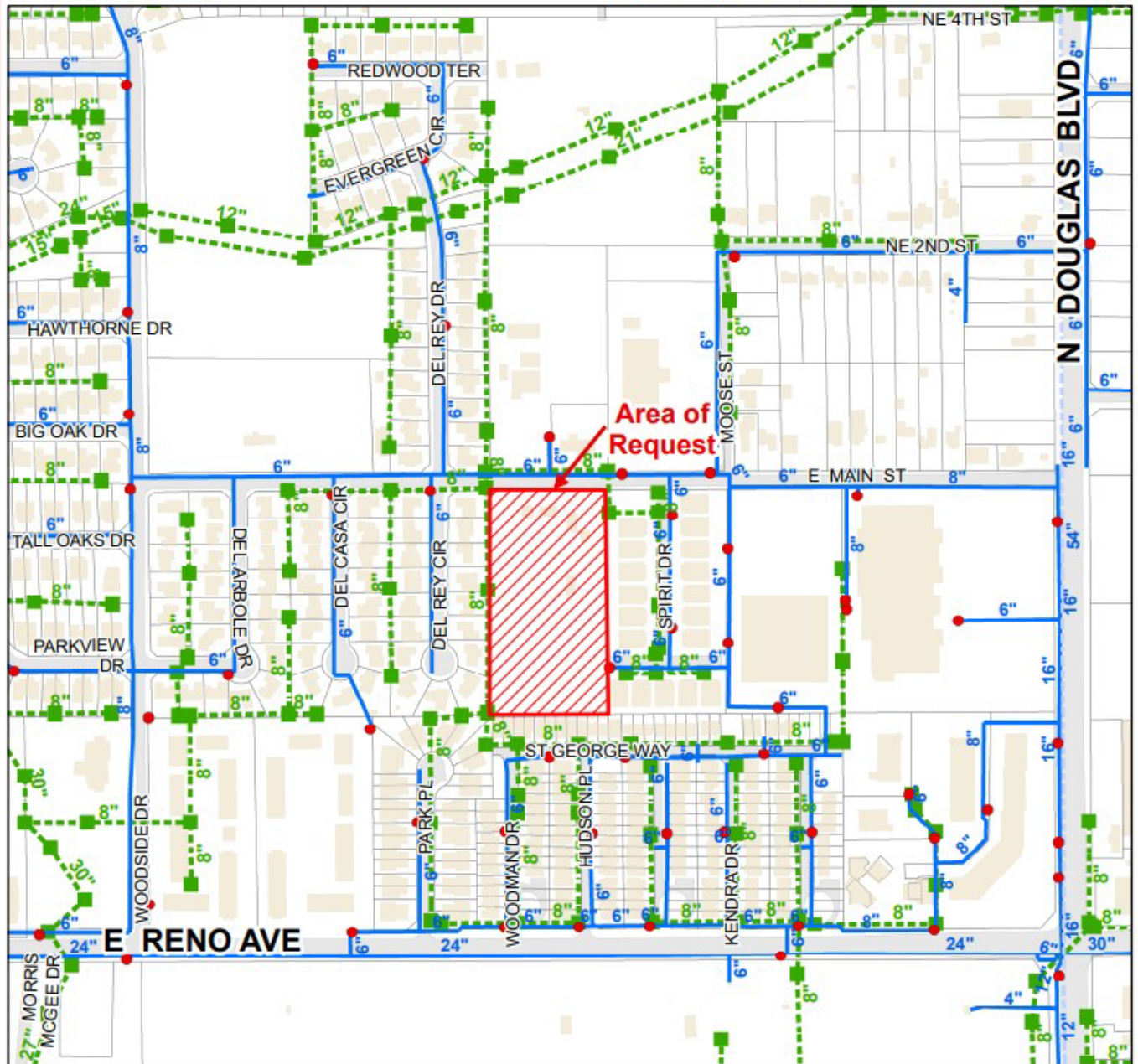
0 400 800 Feet

1 inch = 400 feet

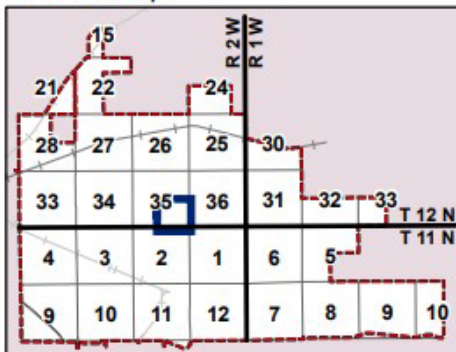
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



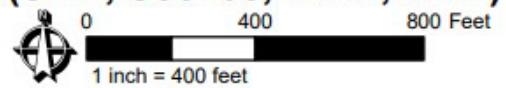
Locator Map



Water/Sewer Legend

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

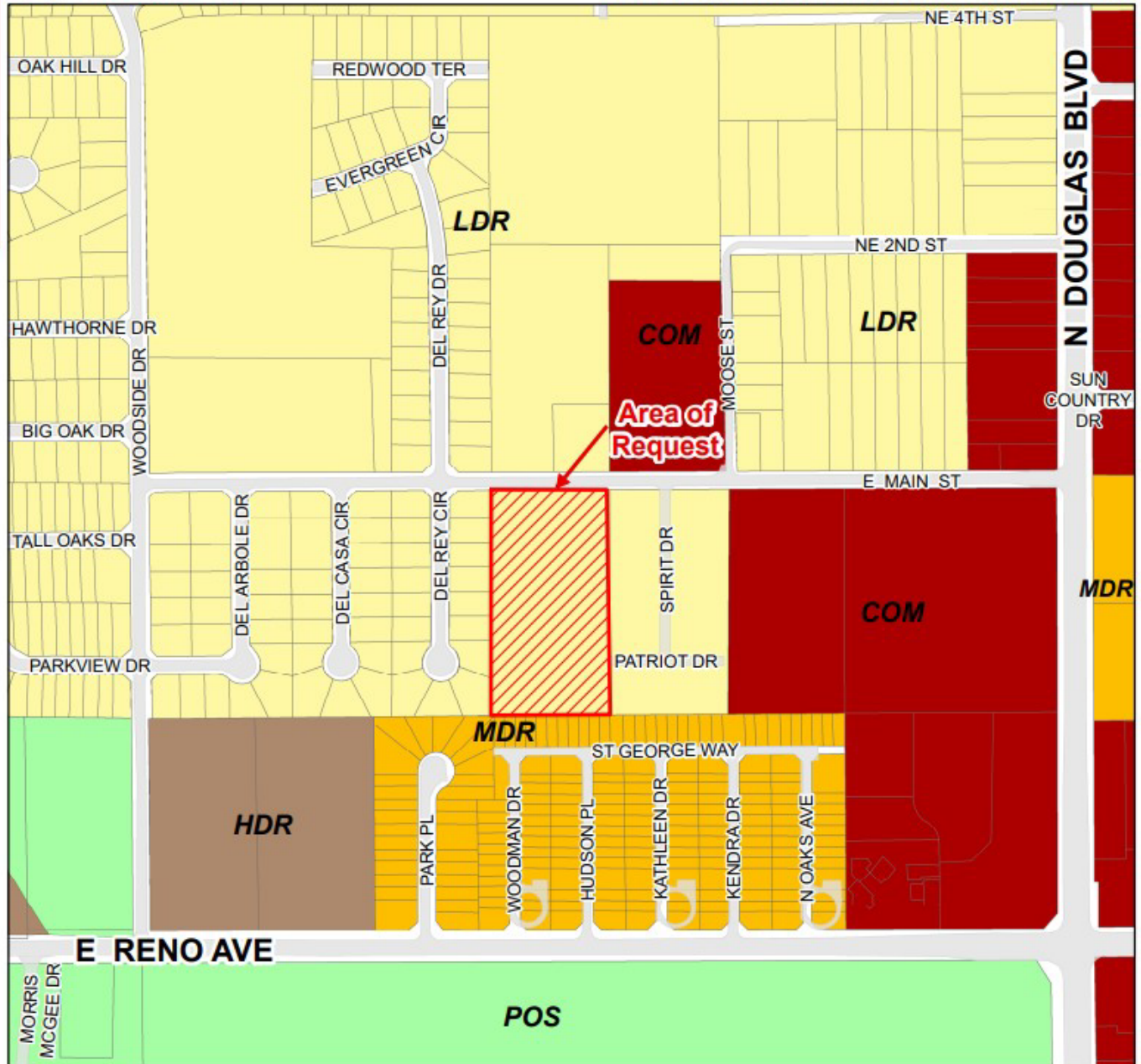
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2140
(SE/4, Sec. 35, T12N, R2W)**



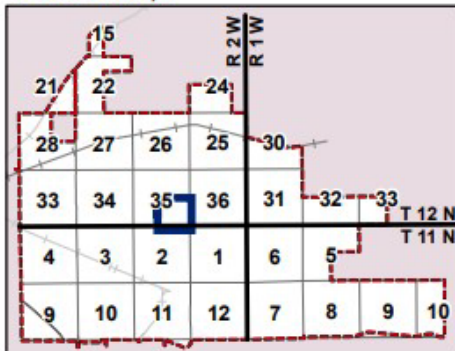
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology



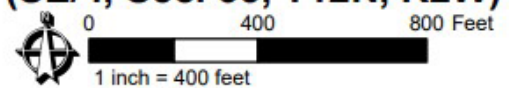
Locator Map



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-2140
(SE/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.

Turn Radius

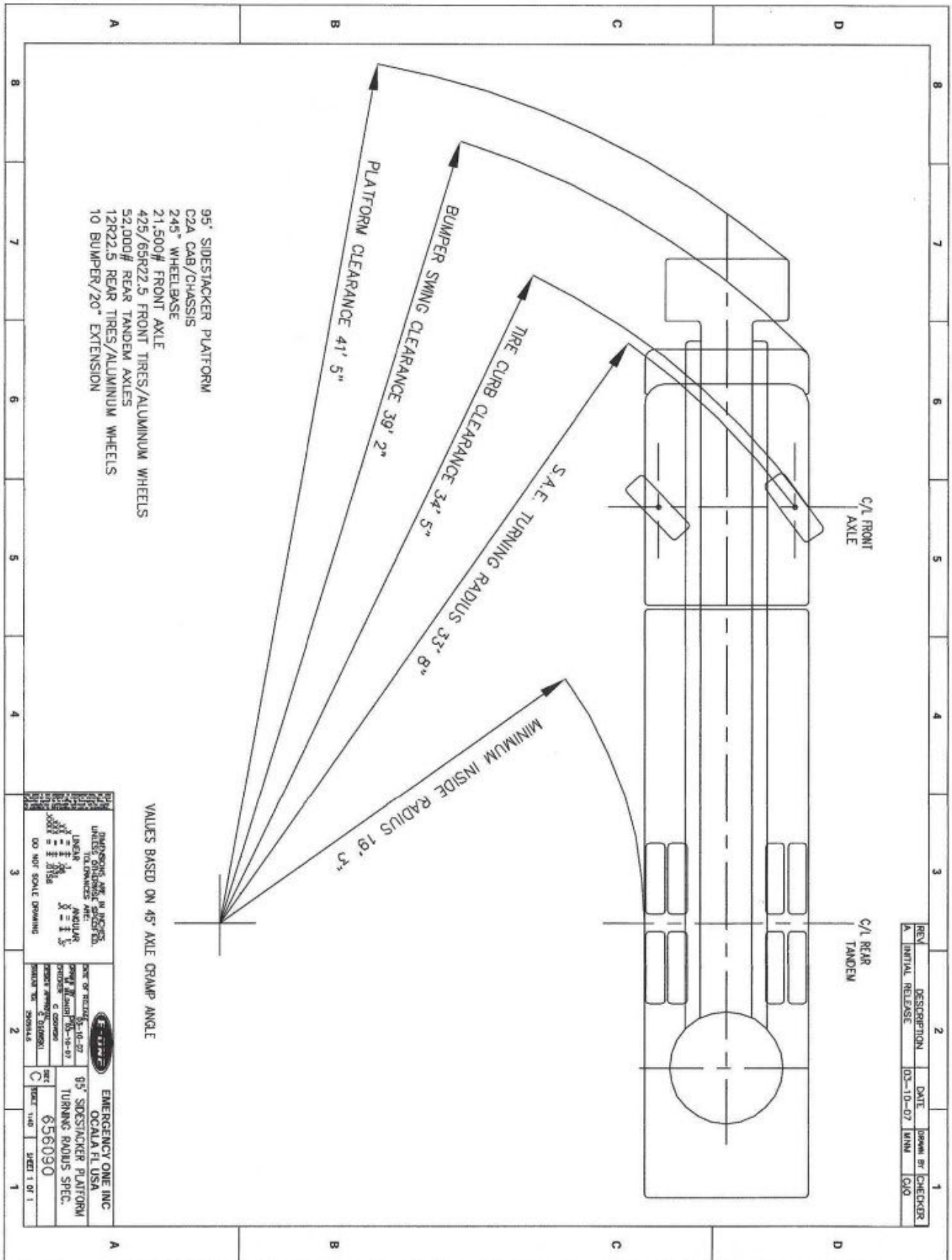
Page 1 of 1

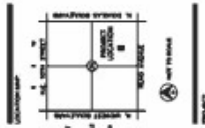
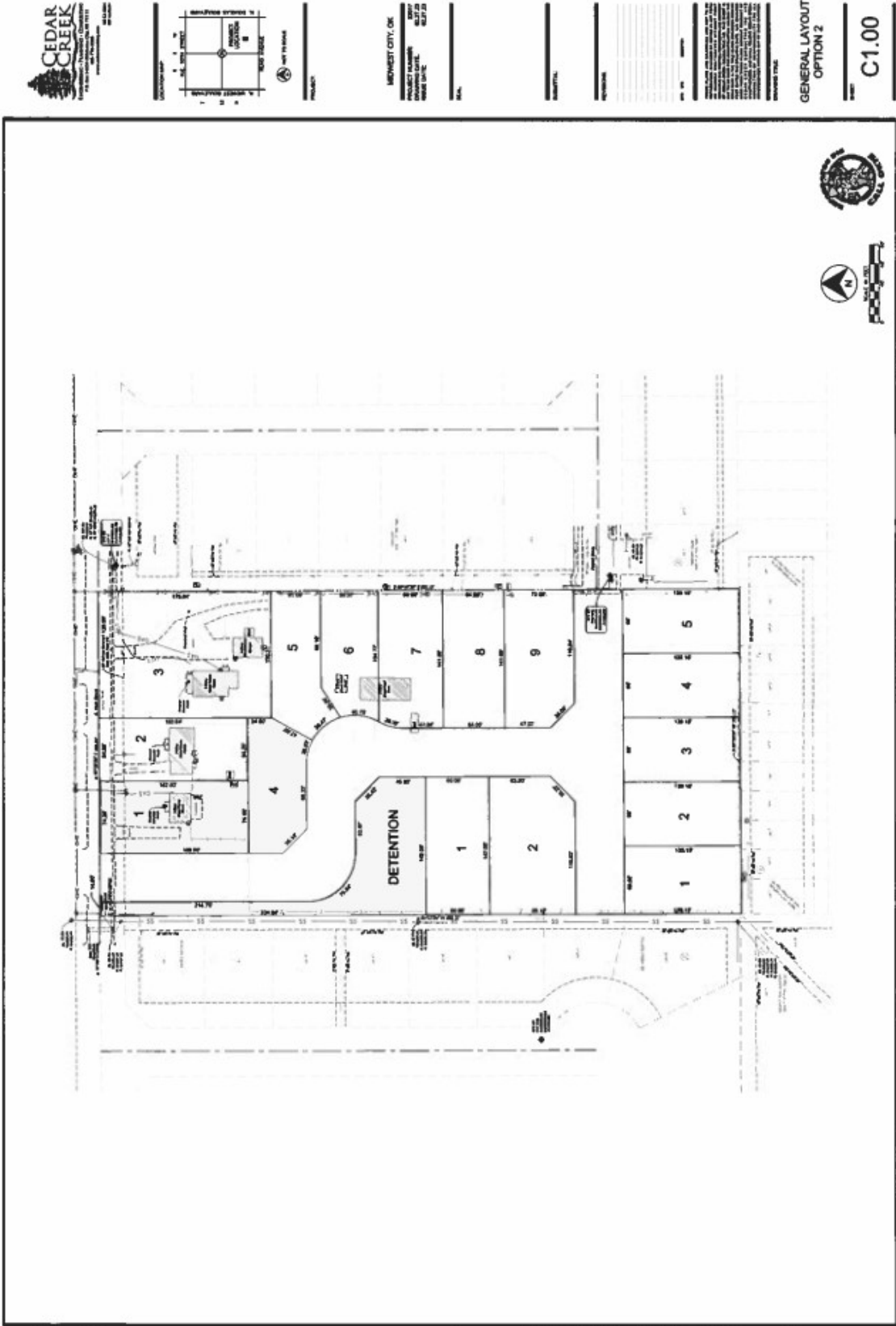


142324

SAE Turning Radius Calculations for Quote No. 78405				
Wheelbase:	245"	Front Bumper Size:	10"	
Body Width:	100"	Front Bumper Extension:	20"	
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM	
Front Axle Track:	84.36"	Rear Wheel Type:	ALUMINUM	
Front Axle Tire Width:	16.2"	Tire Brand:	MICHELIN	
Dimension Over Rear Tires:	98.59"			
Body Front Overhang:	92"			
Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.1'	41.8'	45.9'	28'
36	40.2'	40.9'	45'	26.9'
37	39.4'	40'	44.3'	25.9'
38	38.5'	39.2'	43.5'	25'
39	37.8'	38.5'	42.8'	24.1'
40	37'	37.7'	42.2'	23.2'
41	36.3'	37'	41.5'	22.3'
42	35.7'	36.4'	40.9'	21.5'
43	35'	35.7'	40.4'	20.7'
44	34.4'	35.1'	39.8'	20'
45	33.9'	34.5'	39.3'	19.3'
46	33.3'	34'	38.8'	18.6'
47	32.8'	33.5'	38.4'	17.9'
48	32.3'	33'	37.9'	17.2'
49	31.8'	32.5'	37.5'	16.6'
50	31.3'	32'	37.1'	16'
Nominal Cramp Angles:				
Meritor FL941 & FL943 axles: up to and including 425/65R22.5 tires			45 degrees	
Meritor FL941 & FL943 axles: 445/65R22.5 tires			38 degrees	
Dana I220W axle: up to and including 445/65R22.5 tires			42 degrees	
Reyco IFS: up to and including 385/65R22.5 tires			48 degrees	
Reyco IFS: 425/65R22.5 tires			45 degrees	
Reyco IFS: 445/65R22.5 tires without front intake			42 degrees	
Meritor Front Drive Axle: up to and including 425/65R22.5 tires			37 degrees	
Marmon Herrington Front Drive Axle: up to and including 425/65R22.5 tires			42 degrees	
This Turning Radius report reflects how the quote was configured. Any succeeding changes may slightly alter the turning radius of the vehicle and the data in this report.				

GENERAL BY MODEL





MONHEIST CITY, OK
PROJECT NUMBER: 2022-01
DATE: 04/05/23
PROJECT: MONHEIST CITY
SCALE: 1/8" = 1'-0"

GENERAL LAYOUT
OPTION 2

C1.00







