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**AGENDA FOR THE REGULAR MEETING OF THE
MIDWEST CITY PLANNING COMMISSION
June 4, 2024 – 5:00 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, and/or recommendation to the City Council and/or Authorities.

A. CALL TO ORDER

B. MINUTES

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the May 7, 2024 Planning Commission Meeting.

C. ANNOUNCEMENTS

D. DISCUSSION

1. (PC-2174) Public hearing, discussion, consideration, and possible action for approval of the Preliminary Plat of Dentistry by Design for the property described as a part of the North Half (N/2) of the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian also addressed as 2500 S. Douglas Blvd., Midwest City, OK 73130.
2. (PC-2177) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Medium Density Residential District (“R-MD”), for the property described as a part of the Southwest Quarter (SW/4) of Section Thirty (30), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1205 Wilkinson Dr., Midwest City.
3. (PC-2178) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Planned Unit Development (“PUD”) governed by General Commercial District (“C-4”) to amended Planned Unit Development (“PUD”) governed by General Commercial District (“C-4”), for the property described as a part of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 8713 E. Main St., Midwest City.

E. COMMISSION DISCUSSION

F. PUBLIC DISCUSSION

G. FURTHER INFORMATION

H. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

May 7th, 2024 - 5:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the City Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on May 7th, 2024 at 5:00 p.m., with the following members present:

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

Commissioners absent: None

Staff present: Matthew Summers, Planning and Zoning Director
 Emily Richey, Current Planning Manager
 Tami Anderson, Administrative Assistant
 Cameron Veal, Associate Current Planner
 Patrick Menefee, City Engineer
 Don Maisch, City Attorney

A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 5:00 p.m.

B. MINUTES

1. A motion was made by Jay Dee Collins seconded by Jim Smith, to approve the minutes of the April 2, 2024 Planning Commission meeting as presented.
Voting aye: R. Smith, Huskey, Hinton, J. Smith, Collins, R. Rice and R, Dawkins.
Nay: none. Motion carried.

C. NEW MATTERS

1. (PC-2172) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Medium Density Residential District (“R-MD”), for the property described as a part of the Northwest Quarter (NW/4) of Section One (1), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 500 Davidson Rd., Midwest City.

Emily Richey presented the staff report for this application to the Commission. There was general discussion amongst the Commission.

The applicant, John Doyle (Cedar Creek Engineering) -11912 N Penn was present and addressed the Commission.

There were public statements from multiple citizens addressing the Commission in protest of this item.

- a. Edward Williams – 9400 Emily Lane, expressed disapproval for this item due to the strain it would put on public service, schools, etc. Development of this type would also have a negative impact on the community, lowering property value, lowering quality of life, and increasing noise. There were also concerns about the ecological impacts of the potential development, as well as concerns about stormwater mitigation that currently exist that could worsen with the development that was suggested. Voting against this item would help to preserve the current nature and stability of the neighborhood.
- b. John Dunham – 9213 Forest Cove Circle, a 16-year resident of the area, expressed concerns about the increase in traffic on Reno Ave that would come from the proposed development. Davidson was mentioned as a street of concern as well due to its narrow streets and the increased traffic that would come from residence in the new development and from delivery services (Amazon, FedEx, UberEATS, etc.). There is also an assisted living home nearby that would be affected by development. Overall, the development would affect the neighborhood in a negative way.
- c. Wayne Weston – 9332 Emily Lane, lives adjacent to where the development will be. He mentioned concerns about the drainage pond that already overflows near him. He does not want those issues to become worse with the new development. He also mentioned privacy issues that could arise with quad-plex's rising about the fence line.
- d. Tom Ward – 603 S Davidson Road, voiced concerns about traffic and stated that his mailbox has already been knocked down on multiple occasions due to narrow streets and excessive traffic.
- e. Doug Severt – 9217 Cassidy Court, mentioned that the drainage and stormwater infrastructure was already at capacity and would be overwhelmed by new development.
- f. Aubrey Williams – 9400 Emily Lane, shared that there are many different types of distinguished people (doctors, retired veterans, etc.) who chose to live in their community because of its quality. The Comprehensive Plan that has been set in place has allowed this to happen and should not be amended in this case. The Comprehensive Plan protects the integrity and character of the neighborhood and continues to make it attractive for current and future residents.
- g. Sherry Scott – 512 S Davidson Road, family has owned their land for 75 years. Traffic could be a hazard; narrow roads have caused their driveway to be blocked in the past.

A motion was made by Jess Huskey, seconded by Jim Smith to recommend denial of this item.

Voting aye R. Smith, Huskey, Hinton, J. Smith, Collins, R. Rice and R. Dawkins.

Nay: None. Motion Carried.

2. (PC-2174) Public hearing, discussion, consideration, and possible action for approval of the Preliminary Plat of Dentistry by Design for the property described as a part of the North Half (N/2) of the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian also addressed as 2500 S. Douglas Blvd., Midwest City, OK 73130.

The applicant was not present and staff informed the Commission that they were requesting a continuance.

A motion was made by Jess Huskey, seconded by Rick Rice to recommend a continuance for this item.

May 7, 2024

Voting aye R. Smith, Huskey, Hinton, J. Smith, Collins, R. Rice and R, Dawkins.

Nay: None. Motion Carried.

3. (PC-2175) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Medium Density Residential Land Use to Office/Retail Land Use; and an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to General Office District (“O-2”), for the property described as a part of the Northwest Quarter (NW/4) of Section One (1), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 9220 E. Reno Ave., Midwest City.

Cameron Veal presented the staff report to the Planning Commission. There was general discussion amongst the Commission.

The applicant, Cyrus Valanejad – 9260 Lane Dr. was present and addressed the Commission. Applicant noted that demolition had already occurred on the property.

A motion was made by Jim Smith, seconded by Rick Rice to recommend approval of this item.

Voting aye R. Smith, Huskey, Hinton, J. Smith, Collins, R. Rice and R, Dawkins.

Nay: None. Motion Carried.

4. (PC-2176) Public hearing, discussion, consideration, and possible action for a Special Use Permit (SUP) to allow “*Low Impact Institutional: Neighborhood Related*” in the (R-6) Single-Family Detached Residential District for the property described as a part of the Northwest Quarter (NW/4) of Section Twenty-Six (26), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 8100 NE 23rd St.

Emily Richey presented the staff report to the Planning Commission. There was general discussion amongst the Commission.

The applicant, Pastor Howard Walker – 3701 Sun Valley Lane, was present and addressed the Commission. He informed them that he planned on continuing to use the existing structure as a church. He also inquired as to if/when the sewer line on that street would be extended.

Aurielia Magerus – 2117 Flannery Drive, spoke in protest of the Special Use Permit

A motion was made by Rick Rice, seconded by Rick Dawkins to recommend approval of this item.

Voting aye R. Smith, Huskey, Hinton, J. Smith, Collins, R. Rice and R, Dawkins.

Nay: None. Motion Carried.

5. (PC-2168) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan to maintain Office/Retail Land Use and to add High Density Residential Land Use; and an ordinance to redistrict from Community Commercial District (“C-3”) to Planned Unit Development (“PUD”), for the property described as:

Parcel 1- Blocks five (5), six (6), seven (7), and eight (8) in Heritage Park Mall, a re-subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an addition to Midwest City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof, also addressed as 6707 E. Reno Ave., Midwest City, OK and;

Parcel 2- Lot three (3) in Heritage Park Mall, a re-subdivision of Blocks 3, 4, and 5 Miracle Mile Addition to Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, also addressed as 6707 E. Reno Ave., Midwest City, OK.

Matt Summers informed the Commission that the applicant has requested their application be continued. There was general discussion amongst the Commission.

The applicant's attorney, Kelly Ward – 105 N Hudson, was present and asked for a continuance to the Planning Commission meeting scheduled for July 2, 2024 to submit revised designs.

Commissioner Rick Rice asked staff if they were willing to table this item. Don Maisch, City Attorney, said yes.

Kay Carroll – 108 S. Bell Drive, spoke in protest of the development, stating that the adjacent neighborhoods would be impacted negatively by the plans that were presented previously. Also mentioned noise and traffic concerns

Jo Ray - 3001 N. Idylwild Dr, spoke in opposition stated that the area is currently an eyesore and that she would like development that the city would benefit from,

Alexandria Mu El – Digital Dynasty, informed staff and public that there would be plans to put housing for elderly and disabled on the site; plans on developing the area in a way that does have a positive impact. Plans were not shared prior due to a request from her to staff for confidentiality.

A motion was made by Jess Huskey, seconded by Jim Smith to approve a continuance of this item.
Voting aye R. Smith, Huskey, Hinton, J. Smith, Collins, R. Rice and R, Dawkins.
Nay: None. Motion Carried.

D. COMMISSION DISCUSSION:

E. PUBLIC DISCUSSION:

F. FURTHER INFORMATION:

Next Planning Commission Meeting – June 4, 2024 at 5:00pm

G. ADJOURNMENT:

A motion to adjourn was made by Jess Huskey, Seconded by Rick Rice.
Voting aye: R. Smith, Huskey, Hinton, J. Smith, Collins, R. Rice and R, Dawkins.
Nay: None. Motion Carried.
The meeting adjourned at 5:53 p.m.

Chairman Russell Smith

(cv)

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: May 7, 2024
Subject: (PC-2174) Public hearing, discussion, consideration, and possible action of approval of the Preliminary Plat of Dentistry by Design for the property described as a part of the North Half (N/2) of the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian also addressed as 2500 S. Douglas Blvd., Midwest City, OK 73130.

Executive Summary: This item is a request to approve the Preliminary Plat of Dentistry by Design. This plat would subdivide the parcel into three (3) commercial lots.

The lot is currently vacant. If approved, all development standards and regulations for Community Commercial District (“C-3”) must be observed for the commercial tracts.

Sight-proof screening shall be required for all the adjacent properties zoned residential (5.2.4. *Sight-Proof Screening Requirements*) prior to any commercial, industrial, or office use of the property.

All the lots located in the proposed development will front onto Douglas Boulevard. However, the applicant proposes to construct one shared common drive that will intersect with Douglas Boulevard, reducing driveway curb cuts. The Applicant is advised that requirements for dead-end fire apparatus access roads shall be observed and determined at time of building permit. Staff recommends reaching out to Fire Marshal’s Office prior to constructing road and submitting building permit.



The Applicant is looping the waterline to the existing line to the south which will eliminate the dead-end line.

If Council approves this preliminary plat, the Applicant can begin construction of the required public improvements for the development. The Applicant must pull all necessary permits through Engineering and Construction Services and any required through the State.

Both state and local public notice requirements were met.

At the time of this writing, staff has received one phone call from a surrounding property owner regarding tree preservation.

The preliminary plat satisfies the City’s Subdivision and Zoning regulations and staff has no concerns regarding the submittal.

Staff recommends approval of this item.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- June 4, 2024

City Council- June 25, 2024

Dates of Pre-Development Meetings: April 2, 2024 & May 9, 2024

Council Ward: Ward 2, Pat Byrne

Owner: 2500 Douglas Development, LLC

Consultant: Johnson & Associates

Proposed Use: Commercial use

Size: The subject property contains an area of 9.99 acres, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- High Density Residential

North- Commercial; High Density Residential; Single-Family Detached Residential

South- Office Retail; Parks/Open Space

East- Single-Family Detached Residential

West- Commercial

Zoning Districts:

Area of Request- Restricted Commercial District (“C-3”); High Density Residential District (“R-HD”)

North- Simplified Planned Unit Development (“SPUD”) governed by Community Commercial District (“C-3”);

Planned Unit Development (“PUD”) governed by High Density Residential District (“R-HD”)

South- Restricted Commercial District (“C-1”); Planned Unit Development (“PUD”) governed by High Density Residential District (“R-HD”)

East- Single-Family Detached Residential District (“R-6”)

West- General Commercial District (“C-4”)

Land Use:

Area of Request- Residential Tract – Vacant; Commercial Tract – Two multi-suite buildings

North- Top Tier Tactical; Concord Apartments; The Orchard Addition

South- Sonic; Vacant land

East- The Orchard Addition

West- Auto Repair; Psycho Taco

Municipal Code Citation:

Sec. 38-18 – Preliminary plat.

Sec. 38-18.1. Purpose

The purpose of a preliminary plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.

Sec. 38-16.6. Criteria for preliminary plat approval.

The following criteria shall be used to determine whether the preliminary plat application shall be approved, approved with conditions, or denied:

(a) *Approval criteria.*

- (1) The preliminary plat is consistent with all zoning requirements for the property, including any applicable planned unit development (PUD) zoning standards;
- (2) The proposed provision and configuration of public improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and right-of-way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the city's adopted master plans for those facilities;
- (3) The preliminary plat has been duly reviewed by applicable city staff;
- (4) The preliminary plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual and construction details;
- (5) The preliminary plat is consistent with the adopted comprehensive plan; and
- (6) The proposed development represented on the preliminary plat does not endanger public health, safety or welfare.

Sec. 38-18.7. Effect of preliminary plat approval.

- (a) *Continuation of the development process.* The approval of a preliminary plat by the city council shall allow the applicant to proceed with the development and platting process by submitting construction plans and a final plat.
- (b) *General approval of layout only.* Approval of the preliminary plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of construction plans or a final plat.

History:

1. The property is unplatted.
2. The west 200 feet of the parcel was rezoned to C-3, Community Commercial in 1987 (PC-990).
3. In May 2018, Council approved the C-3, Community Commercial zoning extension of 150' to the east (PC-1947).
4. A preliminary plat for the area of request was approved in February 2020 (PC-2039).
5. In July 2020, Council approved the remaining portion of property zoned Single-Family Detached Residential to R-HD, High Density Residential (PC-2045).
6. In October 2022, Council approved to rezone portion of property to C-3, Community Commercial (PC-2131).
7. Applicant requested to table this item at the May 7, 2024 Planning Commission meeting.

Next Steps:

If Council approves this preliminary plat, the Applicant can begin construction of required public improvements for the development. The Applicant must pull all necessary permits through Engineering and Construction Services and any required through the State.

The final plat can be applied for after all requirements for preliminary plat have been satisfied and approved by City staff. A pre-application meeting is required before submittal.

Preliminary Plat Expiration:

Sec. 38-18.8. Preliminary plat expiration.

- (a) *Two-year validity.*
 - (1) The approval of a preliminary plat shall remain in effect for a period of two (2) years following the date of approval, during which period the applicant shall submit and receive approval for construction plans and a final plat for the land area shown on the preliminary plat.
 - (2) If construction plans and a final plat application have not been approved within the two-year period, the preliminary plat shall expire.
- (b) *Phased developments—Partial construction plans and final plat.* If construction plans and a final plat for only a portion of the land area shown on the preliminary plat are approved by the end of the two-year period, then the preliminary plat for the remainder of the land not included on the construction plans or final plat shall expire on such date.
- (c) *Relationship to construction plans.* A preliminary plat shall remain valid for two (2) years or the period of time in which approved construction plans are valid, whichever is greater.
- (d) *Action on final plat.* Should a final plat application be submitted within the two-year period, but not be acted upon by the city council within the two-year period, the preliminary plat shall expire unless an extension is granted as provided in section 38-18.9., Preliminary plat extension.
- (e) *Void if not extended.* If the preliminary plat is not extended as provided in section 38-18.9., Preliminary plat extension, it shall expire and shall become null and void.

**** If approved, Dentistry by Design Preliminary Plat expires June 25, 2026 if the required criteria is not met or an extension has not been granted.***

Staff Comments-

Engineering Staff Code Citations and Comments:

Note: This application is for the preliminary plat of the Dentistry by Design Addition located at 2500 South Douglas Boulevard.

Section 38-18 in the Subdivision Regulations requires all existing and proposed utility lines and public improvements be reflected on the preliminary plat or accompanying plan. The proposed public utility line installations required with this application are shown on the plat, must be constructed and will be dedicated to the city prior to the final plat application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a twelve (12) inch line running along the west side of Douglas Boulevard.

The applicant is proposing a public water main extension throughout the development serving all of the proposed lots. The proposed line will extend along a shared common drive east and then south terminating to allow a future connection to the water line located on the adjacent private road, S.E. 25th Street.

At this time the application does not reflect this future connection. It will have to be made prior to acceptance of the final plat.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new buildings.

Sanitary Sewerage Collection and Disposal Streets and Sidewalks

There are public sewer mains servicing the proposed parcel, an eight (8) inch line running along the south side of the property and a ten (10) in line crossing the eastern part of the parcel.

The applicant is proposing a public sewer main extension through the development serving all of the proposed lots. The proposed eight (8) inch public sanitary sewer line will extend to the existing ten (10) inch line crossing the eastern part of the parcel. The lines will be within dedicated utility easements reflected on the final plat.

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

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request sheet flows to Soldier Creek that crosses through the eastern part of the parcel.

Soldier Creek is a declared Special Flood Hazard Area on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. Soldier Creek is classified as Zone AE on the Flood Insurance Rate Map (FIRM), it reflects Floodway Area and 100 year Floodplain with designated Base Flood Elevations on the site. The applicant proposes to place an easement over the entirety of the Flood Plain Area to prevent any development on this part of the property.

The applicant has proposed to construct a common detention pond to collect most of the onsite runoff. The detention pond outlet will discharge into the Soldier Creek drainage area. The proposed detention pond will create a net decrease in the flow rate of the water flowing to the Soldier Creek drainage area.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control." Resolution 84-20 requires that developers install and maintain sediment and/or erosion controls in conjunction with their construction activities. Any proposed development must conform to the applicable requirements of Municipal Code Chapter 43, "Erosion Control." Sediment control plans must be submitted to and approved by the city before any land disturbance is done on-site. The developer is responsible for the cleanup of sediment and other debris from drainage pipes, ditches, streets and abutting properties as a result of his activities.

Streets and Sidewalks

Access to the parcel is from Douglas Boulevard.

All of the lots located in the proposed development will front onto Douglas Boulevard. However, the applicant proposes to construct one shared common drive that will outlet to Douglas Boulevard, reducing driveway curb cuts.

There is an existing sidewalk along the frontage of Douglas Boulevard.

There is a trail easement requirement as shown in the Trail Master Plan. The applicant does show an easement dedication on the plat for the future trail extension.

Easements and Right-of-Way

The required easements and existing right of way for the area of request are illustrated on the preliminary plat and will be dedicated to the city when the final plat is filed.

All easements and right of way dedications are to comply with Municipal Code Sections 38-43, 38-44, and 38-45.

Fire Marshal's Comments:

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

Key boxes

- *Section 506.1 Where Required:* Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. (This applies for gates entries for communities, community / share space buildings, and all commercial properties.)

Fire Apparatus Access Roads

- *Section 503.1.1 Buildings and facilities:* Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- *Sections 503.2.1 Dimensions:* Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- *Sections 503.3 Marking:* Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
- *Section D 103.4 Dead Ends:* Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4

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Table D103.4
Requirements for Dead-End Fire Apparatus Access Roads

Length (feet)	Width (feet)	Turnarounds Required
0-150	20	None required
151-500	20	120-foot hammerhead, 60-foot "Y", or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot hammerhead, 60-foot "Y", or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

- *D103.6 Signs:* Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on both sides of the fire apparatus road as required by Sections D103.6.1 or D103.6.2

Public Works' Comments:

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends.
- Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22. Clearance around fire hydrants shall be installed per Midwest City Municipal Code Sections 15-20 and 43-54 (b).
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality and the City of Midwest City prior to Line Maintenance approval of building permit(s).
- Water meter(s) shall be installed in "green belt" per Midwest City Municipal Code Section 43-54.

Sanitary Sewer

- Sewer main extension/relocation plans shall be approved by Oklahoma Department of Environmental Quality and the City of Midwest City prior to Line Maintenance approval of building permit(s).

Planning Division:

Staff met with the Applicant's consultant April 2, 2024 and May 9, 2024.

The lot is currently vacant. If approved, all development standards and regulations for Community Commercial District ("C-3") must be observed for the commercial tracts.

Sight-proof screening shall be required for all the adjacent properties zoned residential (5.2.4. *Sight-Proof Screening Requirements*) prior to any commercial, industrial, or office use of the property.

If Council approves this preliminary plat, the Applicant can begin construction of required public improvements for the development. The Applicant must pull all necessary permits through Engineering and Construction Services and any required through the State.

The preliminary plat satisfies the City's Subdivision and Zoning regulations and staff has no concerns regarding the submittal.

Staff recommends approval of this item due to the above analysis from Planning & Zoning, Engineering & Construction Services, Fire Marshal's Office, and Public Works.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the Preliminary Plat of Dentistry by Design subject to the staff comments as found in the June 4, 2024 agenda packet and made a part of PC-2174 file.

Suggested Motion:

"To approve the Preliminary Plat for Dentistry by Design for the property noted herein, subject to Staff Comments found in the June 4, 2024 Planning Commission agenda packet and made a part of the PC-2174 file."

Please feel free to contact my office at (405) 739-1223 with any questions.

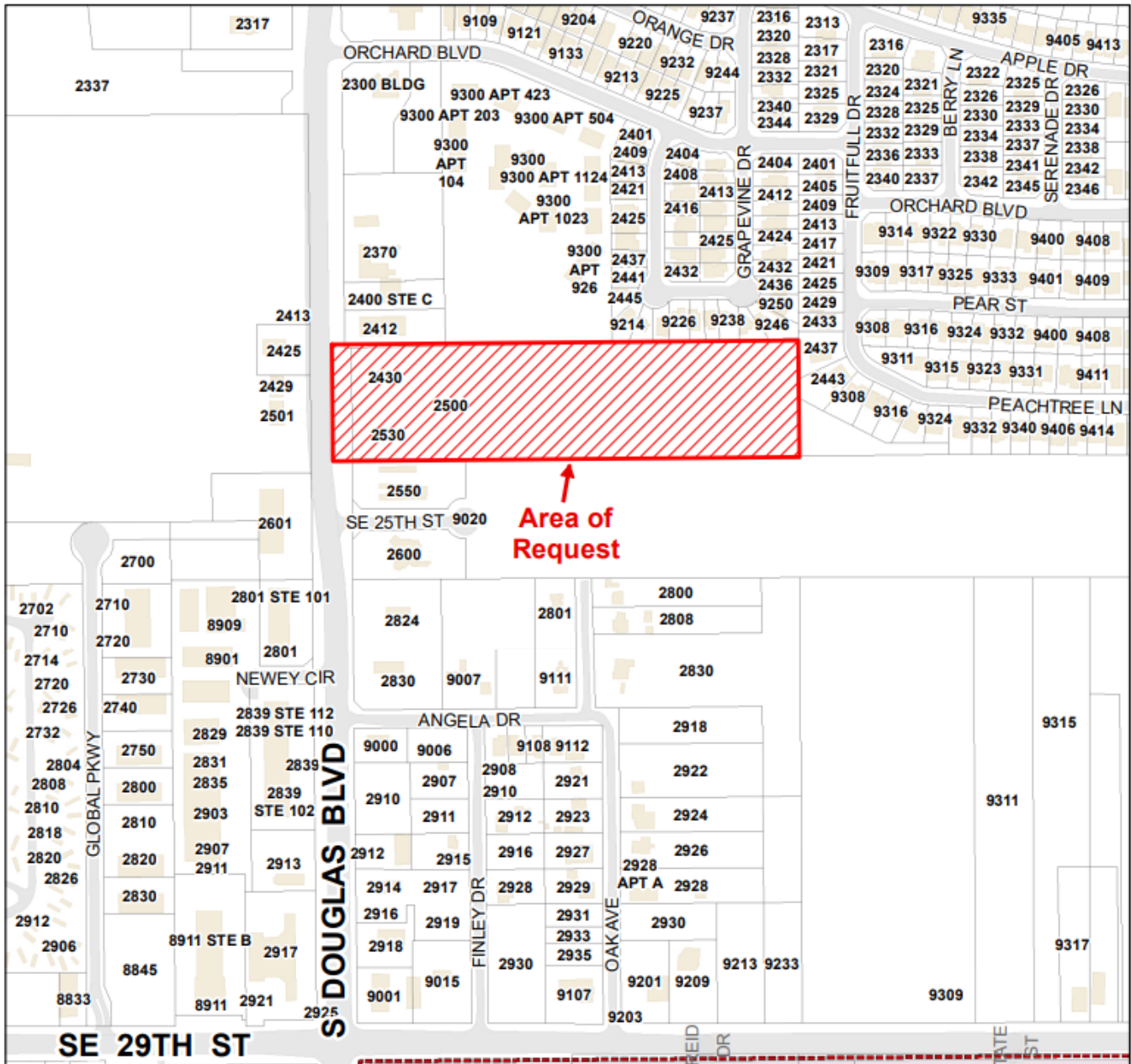


Emily Richey

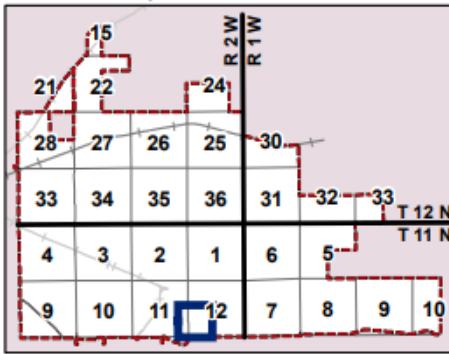
Current Planning Manager










GIS- Information Technology/ Community Development



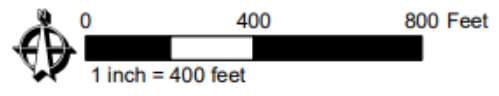
Locator Map



General Map Legend

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

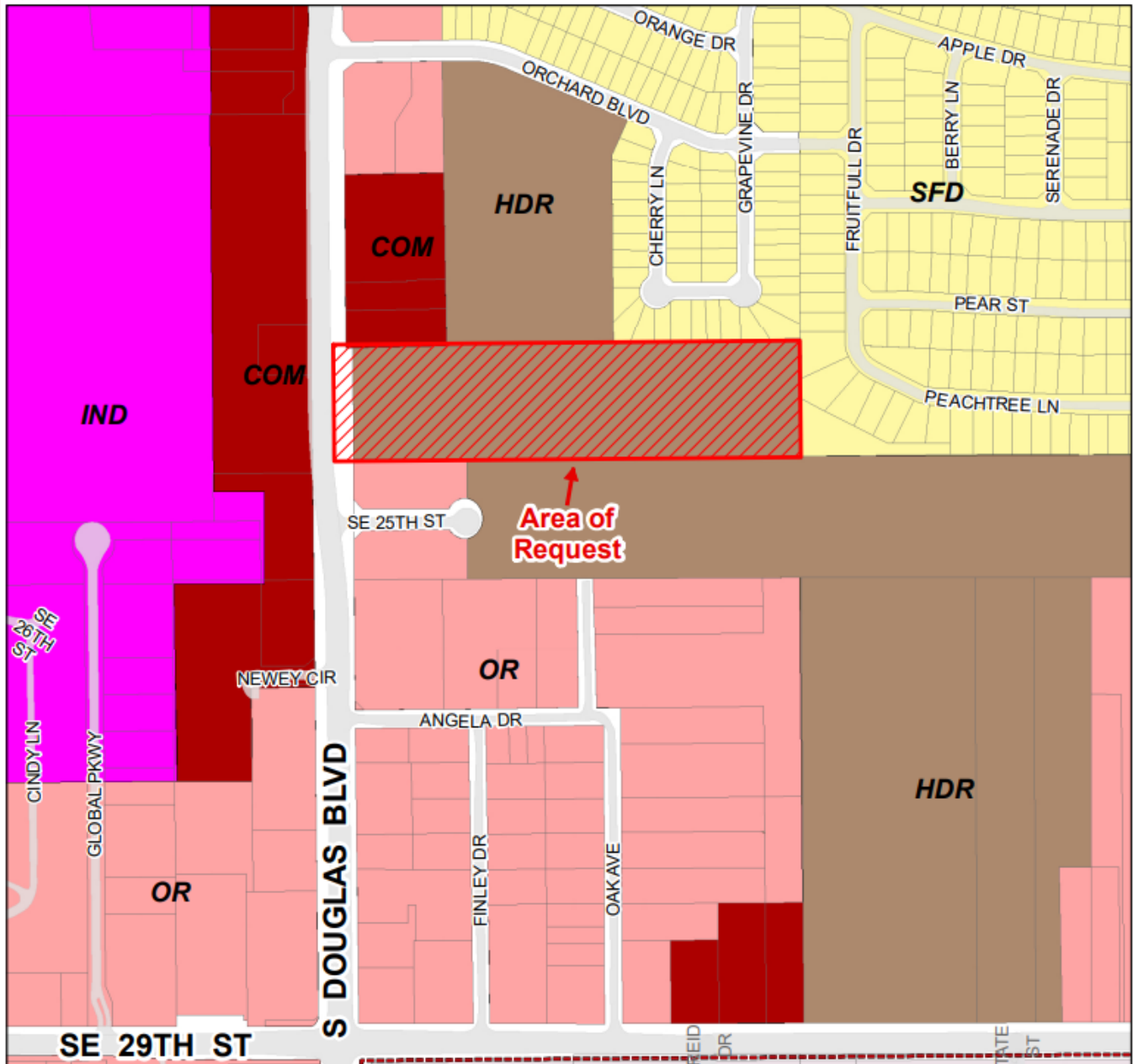
GENERAL MAP FOR
PC-2174
(SW/4, Sec 12, T11N, R2W)



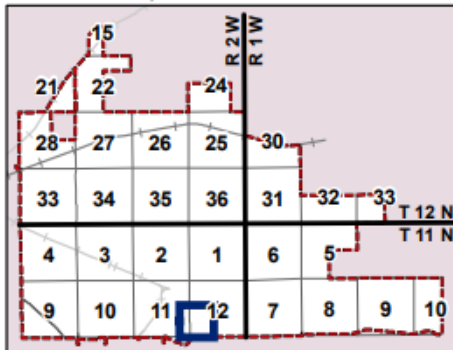
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GIS- Information Technology/ Community Development



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-2174
(SW/4, Sec 12, T11N, R2W)



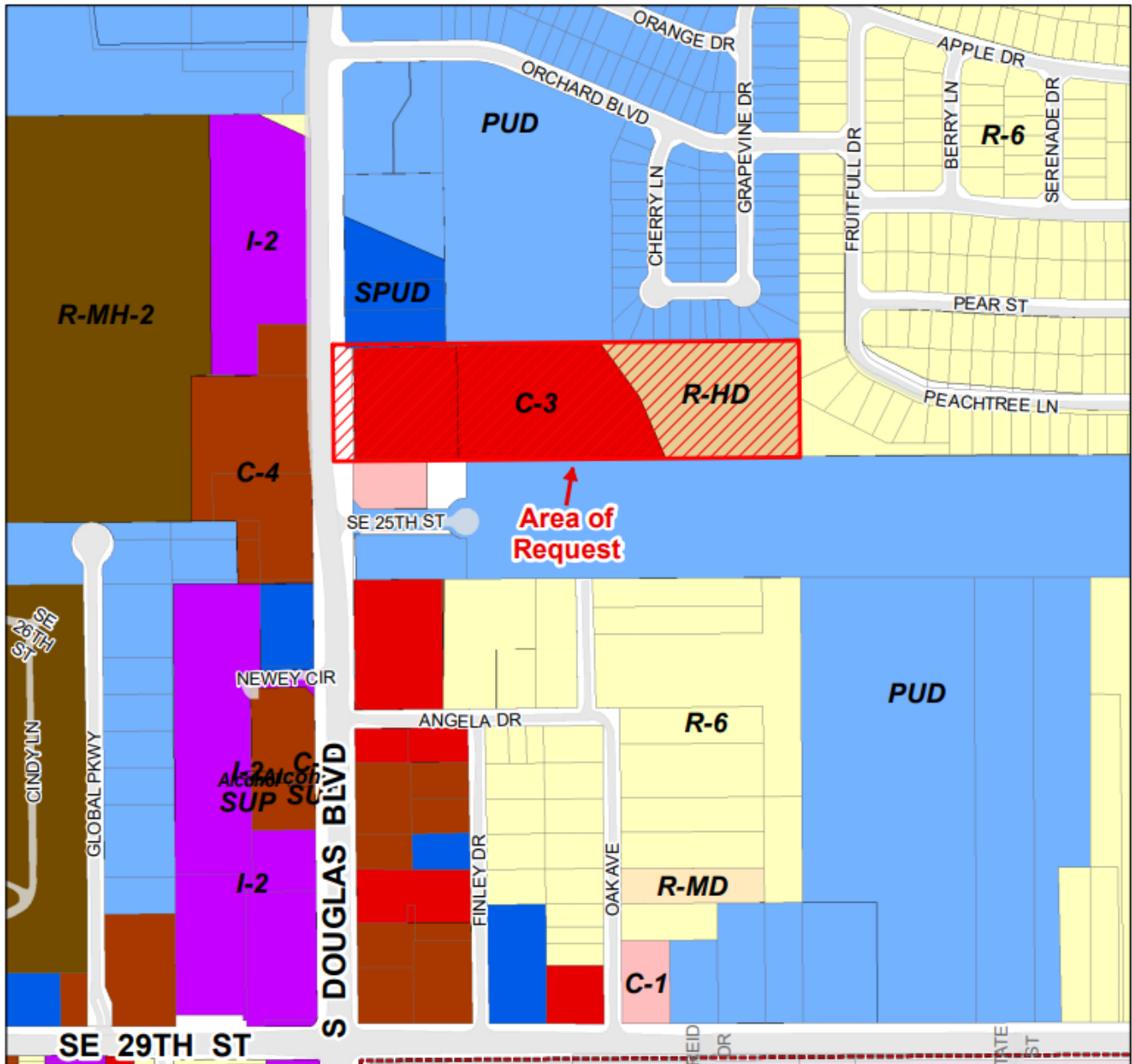
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1 inch = 400 feet

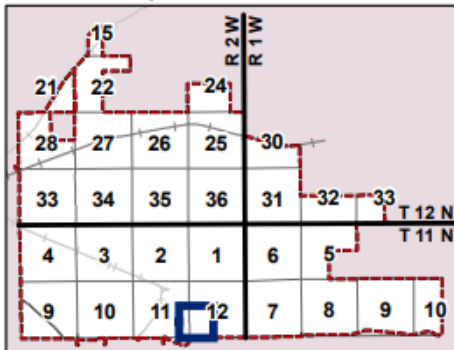
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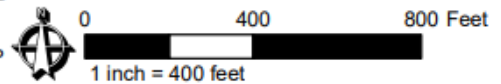
Locator Map



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

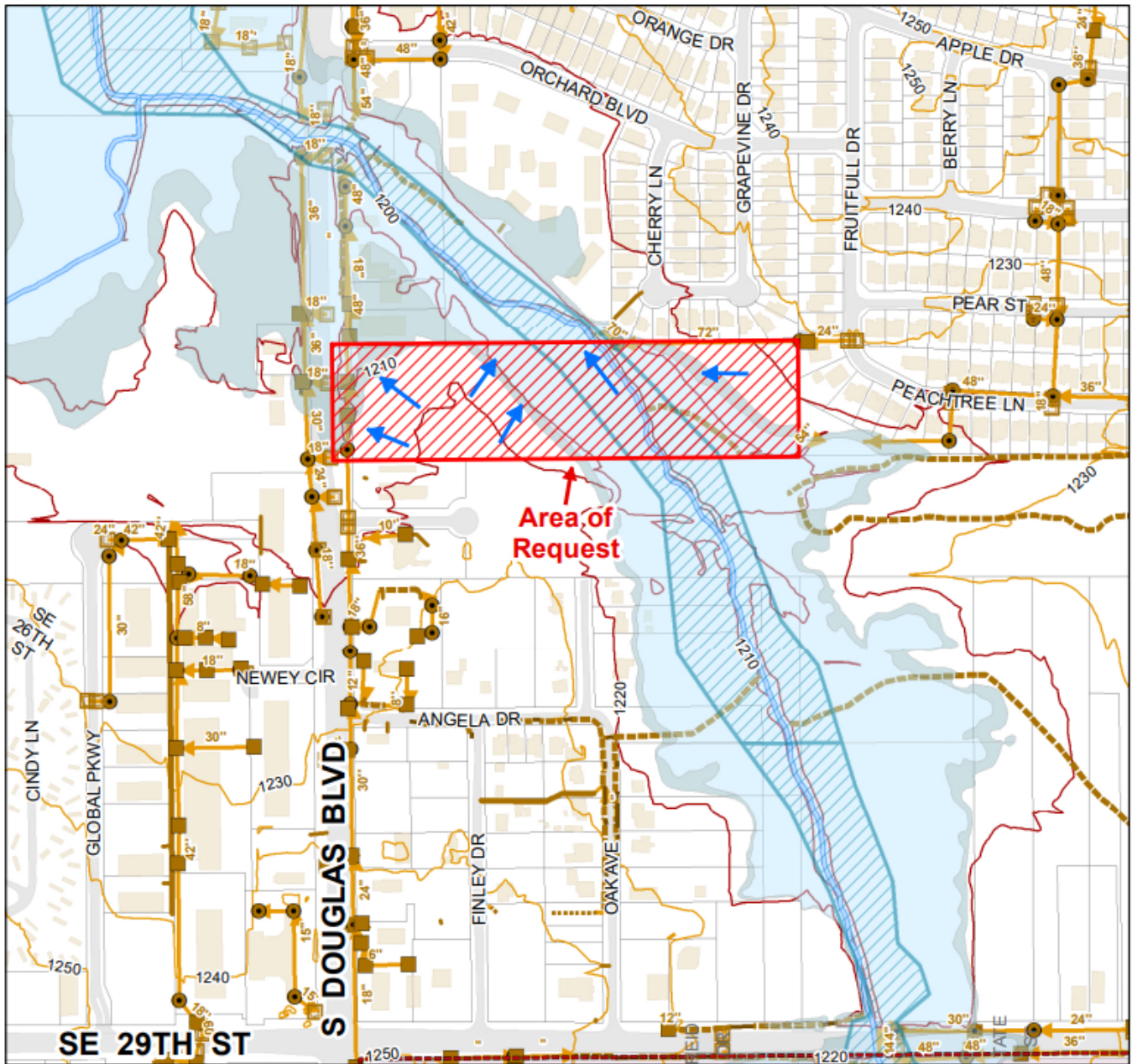
**ZONING MAP FOR
PC-2174
(SW/4, Sec 12, T11N, R2W)**



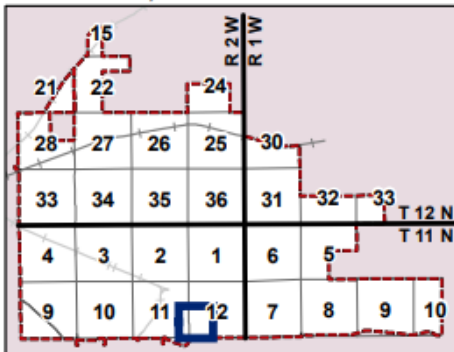
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Locator Map



- 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

DRAINAGE LOCATION MAP FOR PC-2174 (SW/4, Sec 12, T11N, R2W)

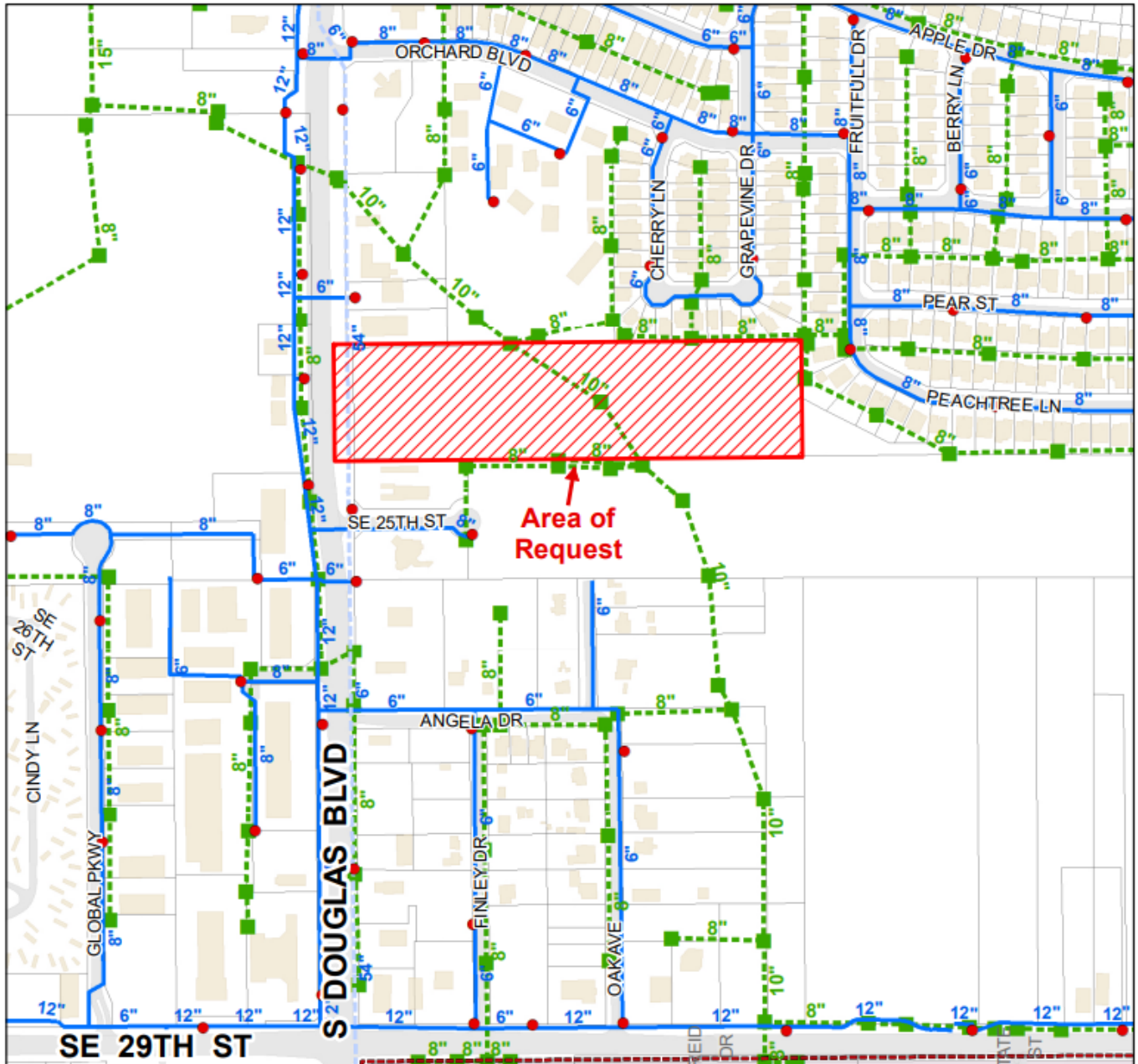
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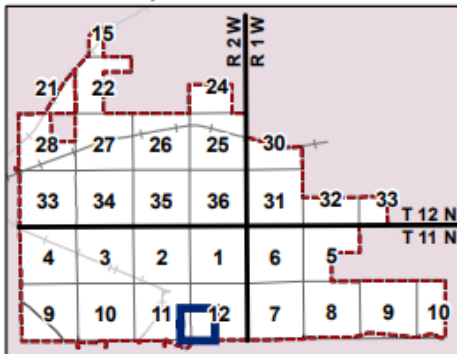
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Locator Map



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-2174
(SW/4, Sec 12, T11N, R2W)**

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PRELIMINARY PLAT

PRELIMINARY PLAT

of DENTISTRY BY DESIGN

BEING A PART OF THE SW1/4, SEC. 12, T11N, R2W, 1M.
AN ADDITION TO THE CITY OF MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA

NOTES

- All measurements within stated rights-of-way, and related landscaping with its irrigation system, shall be completed by the Property Owner hereinafter herein DENTISTRY BY DESIGN.
- Maintenance of all common areas and private storage easements within DENTISTRY BY DESIGN shall be the responsibility of the Property Owner hereinafter. This includes, but is not limited to, grading, 10' or other elevations, including basins, water impoundment or retention, flood-prone areas, drainage, or other as indicated on the plat. The Property Owner shall be responsible for the maintenance of all common areas intended for the use of conservation of storm water under drainage easements shown. Certain areas shall not be used for parking, water, benches, play, and other, shall be permitted if installed in a manner to meet the requirements specified above.

LEGAL DESCRIPTION

A tract of land being a part of the Southeast Quarter (SE1/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being all of the land or part as described in the Official Records, being as recorded in Book 12531 Page 1732. Being more particularly described as follows:

COMMENCING at the Northwest (NW) corner of said SW1/4;

THENCE South 89°21'12" East, along and with the West line of said SE1/4, a distance of 65.58 feet to the eastern South side of the Plat THE ORCHARD ADDITION, Book 61, Page 38, and the POINT OF BEGINNING;

THENCE North 89°21'12" East, along and with said extended South line, a distance of 1.0336 feet to the West line of the Plat THE ORCHARD 2ND ADDITION PHASE B (PHASE B), Book 61, Page 38, Page 38;

THENCE South 89°21'12" East, along and with said West line, a distance of 205.00 feet to the Southeast (SE) corner of said PHASE B;

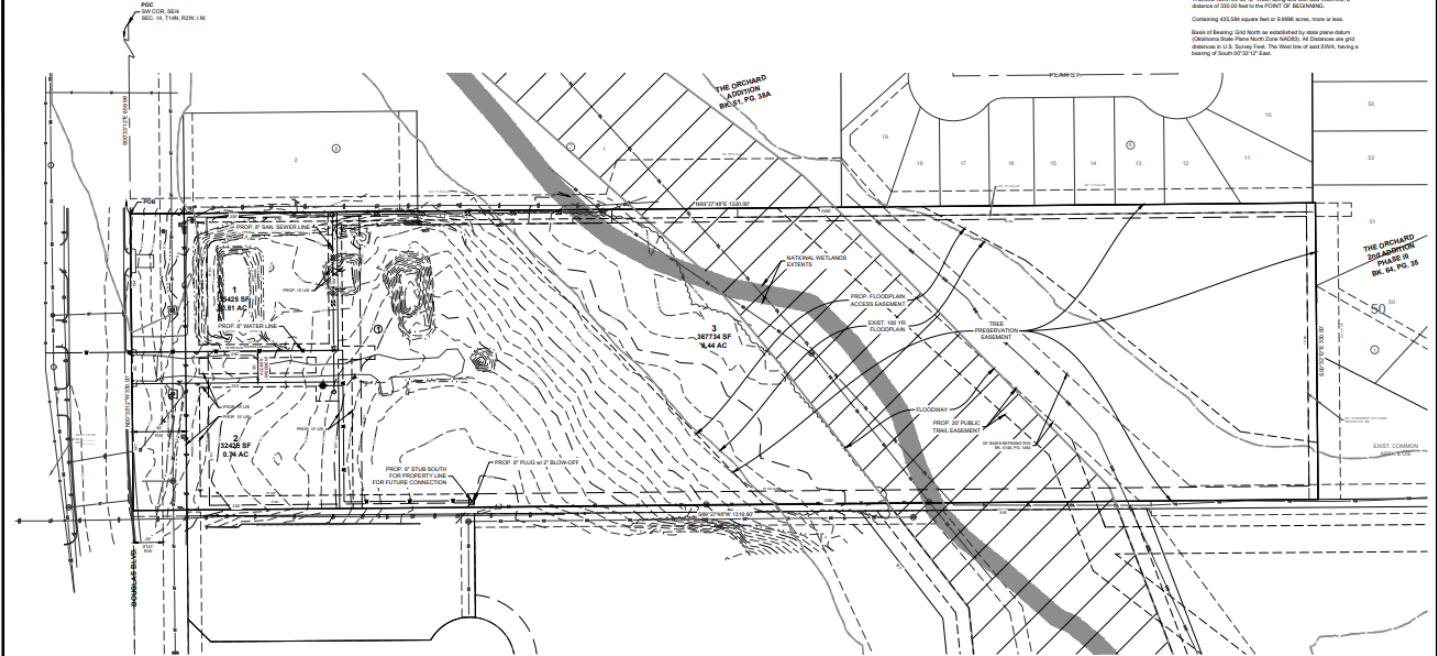
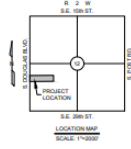
THENCE South 89°21'12" East, along and with said West line, a distance of 1.0336 feet to the West line of said SW1/4;

THENCE North 89°21'12" West, along and with said West line, a distance of 205.00 feet to the POINT OF BEGINNING.

Containing 452.584 square feet or 0.006 acres, more or less.

Books of Survey: Grid North as established by state plane datum (State Plane State North Zone NAD83). All distances are grid distances in U.S. Survey Feet. The West line of said SW1/4, having a bearing of South 89°21'12" East.

LEGEND:
 POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 SOW = RIGHT OF WAY
 STAT. SW = STATUTORY RIGHT OF WAY
 LMA = LIMITS OF ACCESS
 CA = COMMON AREA
 BL = BUILDING LIMIT LINE
 DE = DRAINAGE EASEMENT



OWNER / DEVELOPER
 2023 DENTISTRY DEVELOPMENT LLC
 PO BOX 30378
 MIDWEST CITY, OK 73140

ENGINEER
 JOHNSON & ASSOCIATES, P.C.
 11 S. SHARDON AVE., SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73104
 VHS1204-0015

UTILITY LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED PRIVATE SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED FIRE HYDRANT

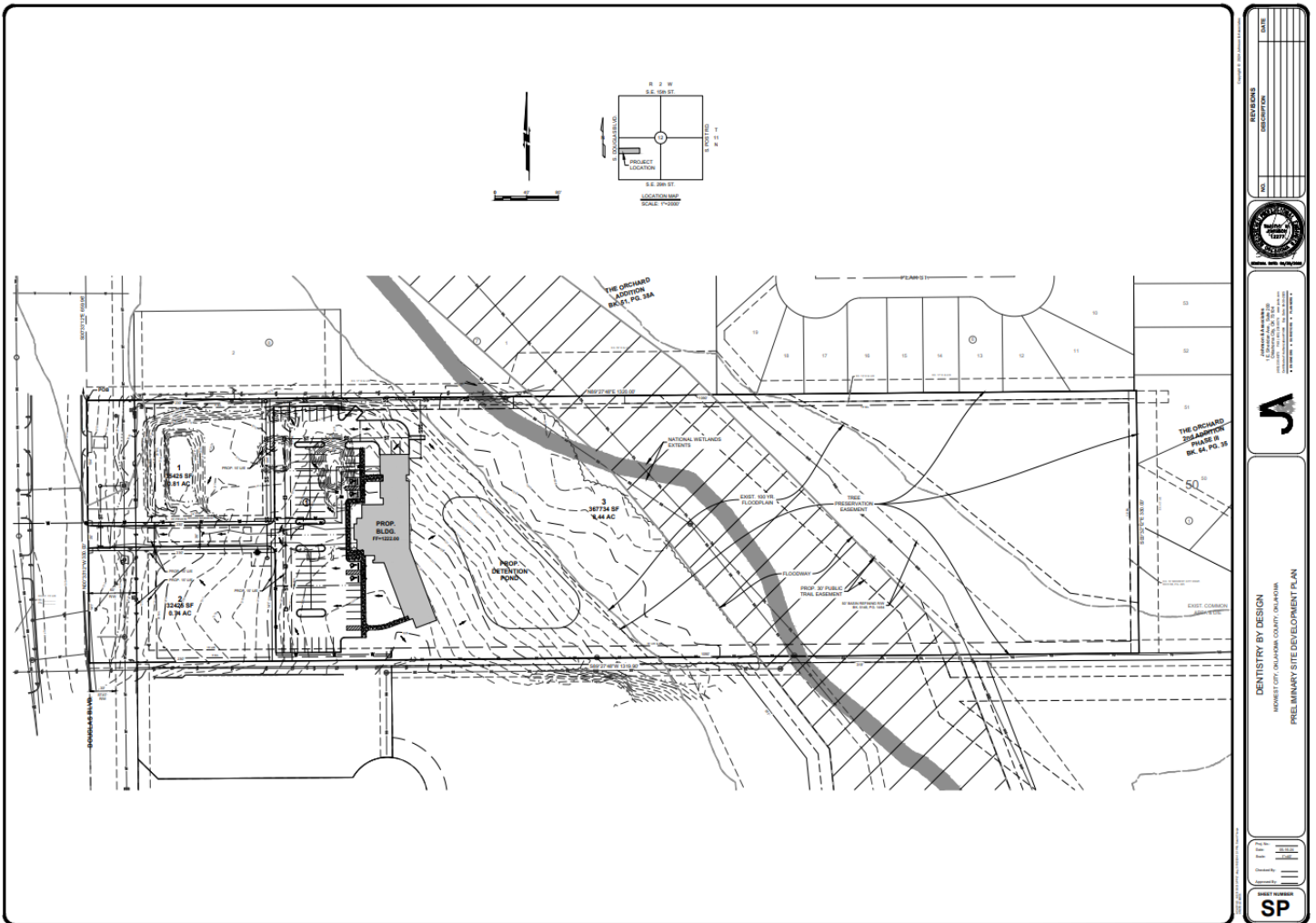
TOTAL ACRES = 0.006
 TOTAL LOTS = 2



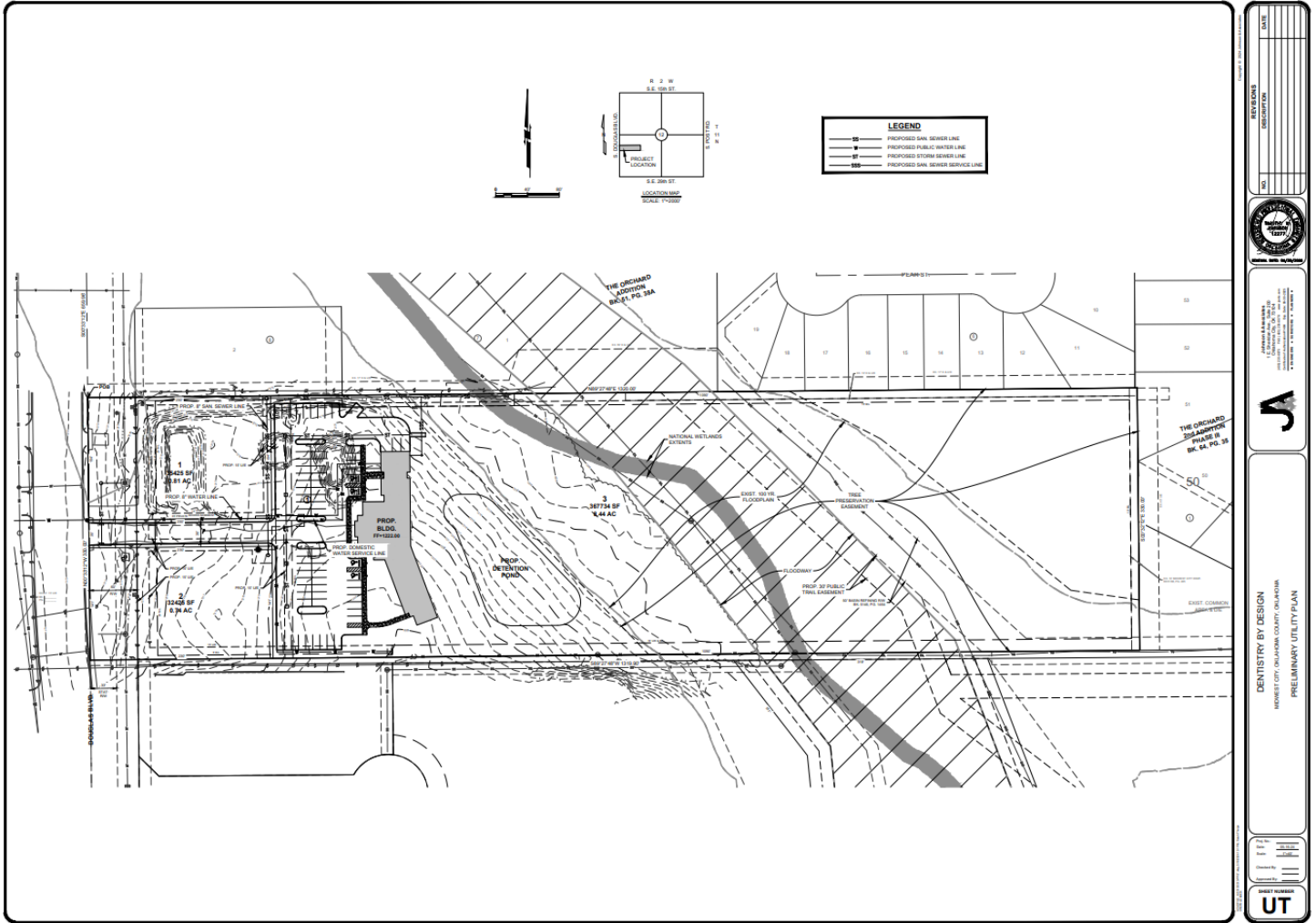
PRELIMINARY PLAT
 of
DENTISTRY BY DESIGN

Johnson & Associates
 11 S. SHARDON AVE., SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73104
 TEL: 405.505.1234
 FAX: 405.505.1235
 www.johnsonandassociates.com

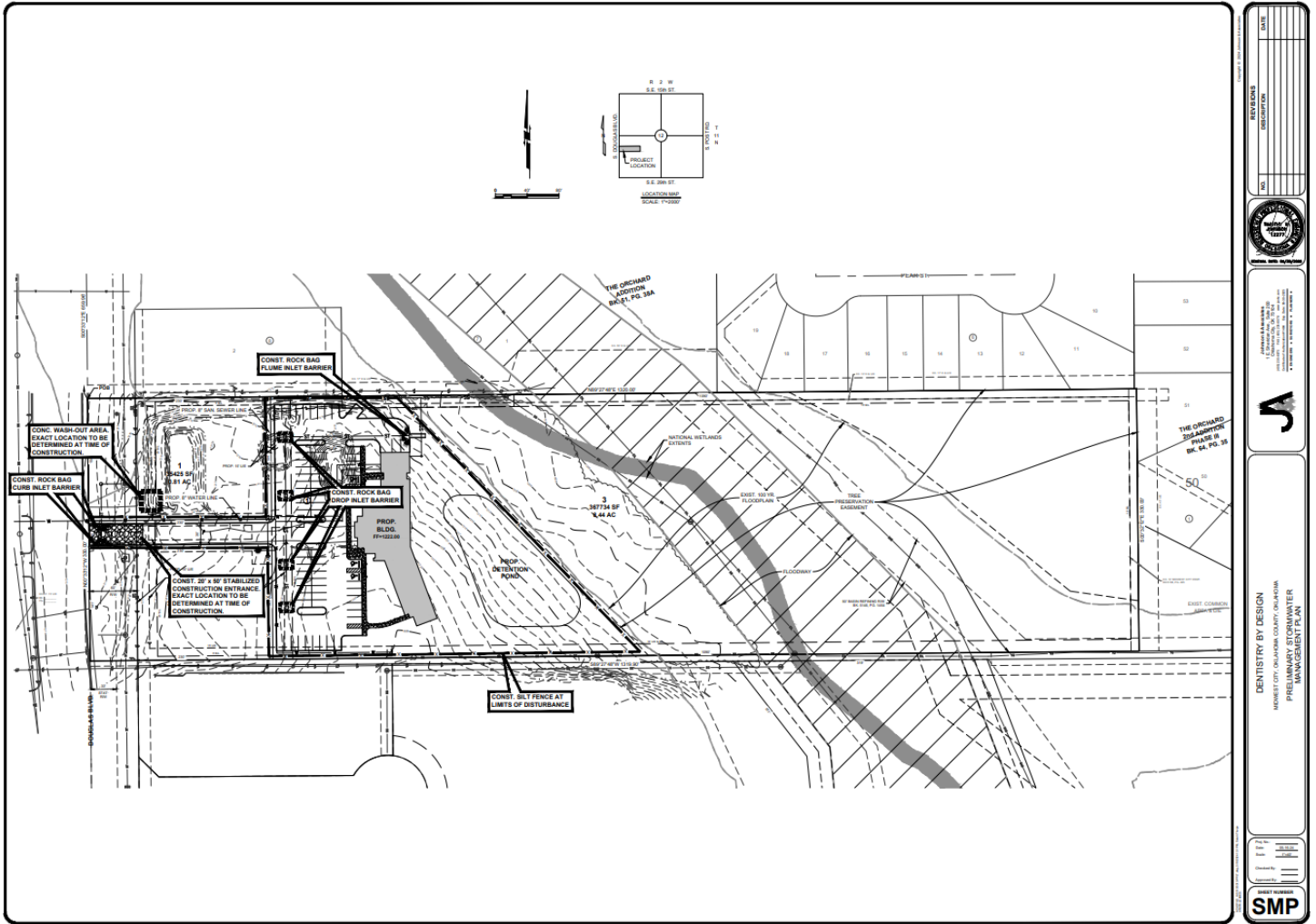
PRELIMINARY SITE DEVELOPMENT PLAN



PRELIMINARY UTILITIES PLAN



PRELIMINARY STORMWATER MANAGEMENT PLAN



DATE	
REVISIONS	
NO.	
DATE	
DESCRIPTION	
J	
DENISTRY BY DESIGN MINNETONKA, MINNESOTA PRELIMINARY STORMWATER MANAGEMENT PLAN	

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: June 4, 2024

Subject: (PC-2177) Public hearing, discussion, consideration, and possible action approving a Resolution amending the Comprehensive Plan from Single-Family Detached Land Use to Medium Density Land Use and; an Ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Medium Density Residential Land use (“R-MD”), for the property described as a part of the Southwest Quarter (SW/4) of Section Thirty (30), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1205 Wilkinson Dr., Midwest City.

Executive Summary: The Applicant, Ms. Kim Lewis, is requesting to amend the Comprehensive Plan to Medium Density Land Use and rezone the property to Medium Density Residential District (“R-MD”).

The Applicant is proposing to remodel the existing structures to either duplexes or triplexes with each unit containing 2-3 bedrooms.

If approved, the maximum amount of dwelling units permitted would be ten (10) if all requirements of R-MD development regulations can be met.

Parking requirements will be dependent upon the number of bedrooms per dwelling unit. The Applicant plans to relocate parking to the back of the property. Staff is in favor of these plans as it eliminates the parking directly from the street and provides opportunity to redevelop the frontage.

Sight-proof screening is required between medium density residential districts and single-family residential districts.

The subject property is in the sewer moratorium area, therefore, can remain on its existing septic system. In the future, if existing structure(s) are remodeled and the cost is more than 50% of the existing value of structure(s), or new building permits pulled, the property shall be required to be brought up to code which includes tying into public sewer.

Please note: Staff recommends the septic system be evaluated and approved for any additional dwelling units or change in use. The Applicant is advised to contact the Oklahoma Department of Environmental Quality (ODEQ) prior to applying for the appropriate City building permits.

If the Applicant chooses to convert the structures into townhouses (*three or more attached units*), a 13D fire suppression system shall be required. Duplexes require a one-hour fire separation (requirement to be verified by



Chief Building Official), or can be reduced to a half-hour separation rating if a 13D system is installed throughout.

If approved, the Applicant can proceed with pulling all necessary building permits through the Engineering and Construction Services Department and all development regulations for the R-MD district shall be observed.

Both state and local notification requirements were met.

At the time of this writing, staff has received 2 phone calls of concern from surrounding property owners of rumored use as well as a petition (attached to this report).

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- June 4, 2024

City Council- June 25, 2024

Date of Pre-Development Meeting:

March 21, 2024

Council Ward: Ward 5, Sara Bana

Owner: Kim Lewis, Kingdom Builders Enterprises, Inc.

Applicant: Kim Lewis

Proposed Use: Duplexes or triplexes

Size: The subject property has a frontage of 83.5 feet on Wilkinson Dr., a depth of 273 feet, and contains an area of 0.51 acres, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Single-Family Detached Residential

North- Single-Family Detached Residential

South- Single-Family Detached Residential

East- Single-Family Detached Residential

West- Single-Family Detached Residential

Zoning Districts:

Area of Request- R-6, Single-Family Detached Residential District

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

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

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

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

Land Use:

Area of Request- Vacant church (previously True Disciples Baptist Church)

North- Single-family residence

South- Single-family residence

East- Single-family residence

West- Single-family residence

Comprehensive Plan Citation:

The proposed rezoning of the property at 1205 Wilkinson Dr in Midwest City from Single Family Detached Residential to Medium Density Residential will increase the housing diversity within the city limits and offer residents more options to select from to satisfy different preferences and lifestyles. The development will be attractive to residents who prefer to spend less time and resources on maintaining their homes and provide more economic opportunities and tax revenue by increasing the number of households per acre.

The comprehensive plan encourages higher density and mixed uses along major thoroughfares where multimodal travel is available providing alternative options for non-drives. There may be some concern that higher-density development may cause traffic congestion and parking issues on Wilkinson Drive. It seems unlikely that the proposed development would dramatically change the traffic patterns or cause congestion. It is important to ensure a harmonious transition from the NE 10th Street corridor toward the heart of surrounding neighborhoods.

Medium Density Residential (MDR) uses on the subject property would not enhance the site and surrounding area, but due to the subject property's size it is unlikely to adversely impact surrounding neighborhoods. MDR uses at this location would not present a significant benefit to the public health, safety, and welfare of the community. The proposed development is not supported by the Comprehensive Plan, but staff finds that the potential adverse impacts of changing the future land use from Single-Family Detached Residential to Medium Density Residential can be mitigated through landscaping/screening and relocation of the off-street parking on the subject property.

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.

2.9.2. *District Use Regulations.* Property and buildings in the R-MD, Medium Density Residential District shall be used only for the purposes listed within Table 4.9-1: Use Chart (Page 75).

2.9.3. *Development Regulations.* Property and buildings shall conform to the related standards listed within Table 3.2-1: Residential Area Regulations and Standards Chart (Page 47) and Section 5 Supplemental Regulations (Page 81).

(A) *Off-street parking, loading and access.* All uses shall contain adequate space on private property to provide for parking, loading, and maneuvering of vehicles in accordance with regulations established in 5.3 Parking and Loading (Page 91) of which Table 5.3-2: Specific Parking Requirements (Page 98) is included.

(B) *Site plan.* A site plan shall be prepared in accordance with 7.5 Site Plan (Page 183) for any 4.2.3. Townhouse (Single-Family Attached) (Page 50), 4.2.4. Multifamily Residential (Page 50), or 4.2.8. Group Residential (Page 51) type use.

History:

1. This property has been zoned Single-Family Detached Residential since the adoption of the 1985 zoning code.
2. The property is unplatted.

3. True Disciples Baptist Church was issued its Certificate of Occupancy in September of 1994.
4. City sanitation service has been inactive since 2013.
5. The area is within the sewer moratorium effective August of 2023 (Resolution No. 2023-25).

Next Steps:

If Council approves this rezone, the applicant can proceed with the application of any applicable building permits through the Engineering and Constructions Services Department. But first, the applicant should contact the Oklahoma Department of Environmental Quality for evaluation of the existing private sewer system to determine if it will be sufficient for added density.

Staff Comments-

There are numerous construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development activities such as extending public sewer and water and making street improvements, for examples. This is a rezoning application and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is no public water main bordering the proposed parcel along Wilkinson Drive. Any new building permit will require the usage of an individual well system on the property to provide water.

Sanitary Sewerage Collection and Disposal

There is a public sewer main bordering the proposed parcel, an eight (8) inch line running along the east side of Wilkinson Drive.

Note the area of request is located in the east side collection area currently under the sewer moratorium. No new building permits for new structures will be issued until the moratorium is lifted.

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 Wilkinson Drive using an existing drive. Wilkinson Drive is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

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

Easements and Right-of-Way

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

Fire Marshal's Comments:

The 2018 IFC defines a townhouse as a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on not less than two sides. The current proposed use for the property is for duplex/triplex housing.

- A 13D fire suppression system is required for townhouses (IFC Sec. 903.3.1.3). The intent of the 13D system is to provide an affordable sprinkler system option in homes while maintaining a high level of life safety.
- A 1-Hr Fire Separation is required for duplexes as stated in the IRC (International Residential Code). This requirement will be verified by the CBO if the applicant chooses to proceed with a duplex option as opposed to the triplex/townhome option. Furthermore, the 1-HR Fire Separation rating is permitted to be reduced to a ½-Hr separation rating if a 13D System is installed throughout.

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

Public Works' Comments:

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends.
- Fire hydrant locations shall be installed per 15-22.
- Water main extension plans shall be approved by ODEQ and Midwest City prior to Line Maintenance approval of building permit(s).
- Water meter(s) shall be installed in "Green Belt" per 43-54

Sewer

- Sewer service is available, however, this property is within the current sewer moratorium area and connection to POTW to be decided at a later date. If approved all connections shall meet Midwest City Ordinance Chapter 43.

Sanitation

- Trash service to be determined by the Solid Waste Manager. If dumpster is required, the enclosure shall be required to be constructed to Midwest City Municipal Code (Ordinance No. 3427).

Planning Division:

Staff met with the applicant March 21, 2024 for a pre-development meeting.

The subject lot currently contains a vacant church and a vacant building behind the church. The Applicant intends to remodel the structures and convert into duplexes or triplexes with 2-3 bedrooms per dwelling unit.

If approved, the maximum amount of dwelling units permitted would be ten (10) if all requirements of the R-MD district can be met.

Parking requirements will be dependent upon the number of bedrooms per dwelling unit. The Applicant plans to relocate parking to the back of the property. Staff is in favor of these plans as it eliminates the parking directly from the street and provides opportunity to redevelop the frontage. However, staff notes it shall not be used for vehicle storage.

Sight-proof screening is required between medium density residential districts and single-family residential district and shall be installed prior to Certificate(s) of Occupancy.

Development is subject to formal site plan review if/when plans are submitted with the permit application.

If approved, all development regulations for the R-MD district shall be observed.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the resolution amending the Comprehensive Plan from Single-Family Detached Residential Land Use to Medium Density Land Use; and to approve or reject the ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Medium Density Residential District (“R-MD”) for the property noted herein, subject to staff comments as found in the June 4, 2024 Planning Commission agenda packet and made part of the PC-2177 file.

Please feel free to contact my office at (405) 739-1223 with any questions.

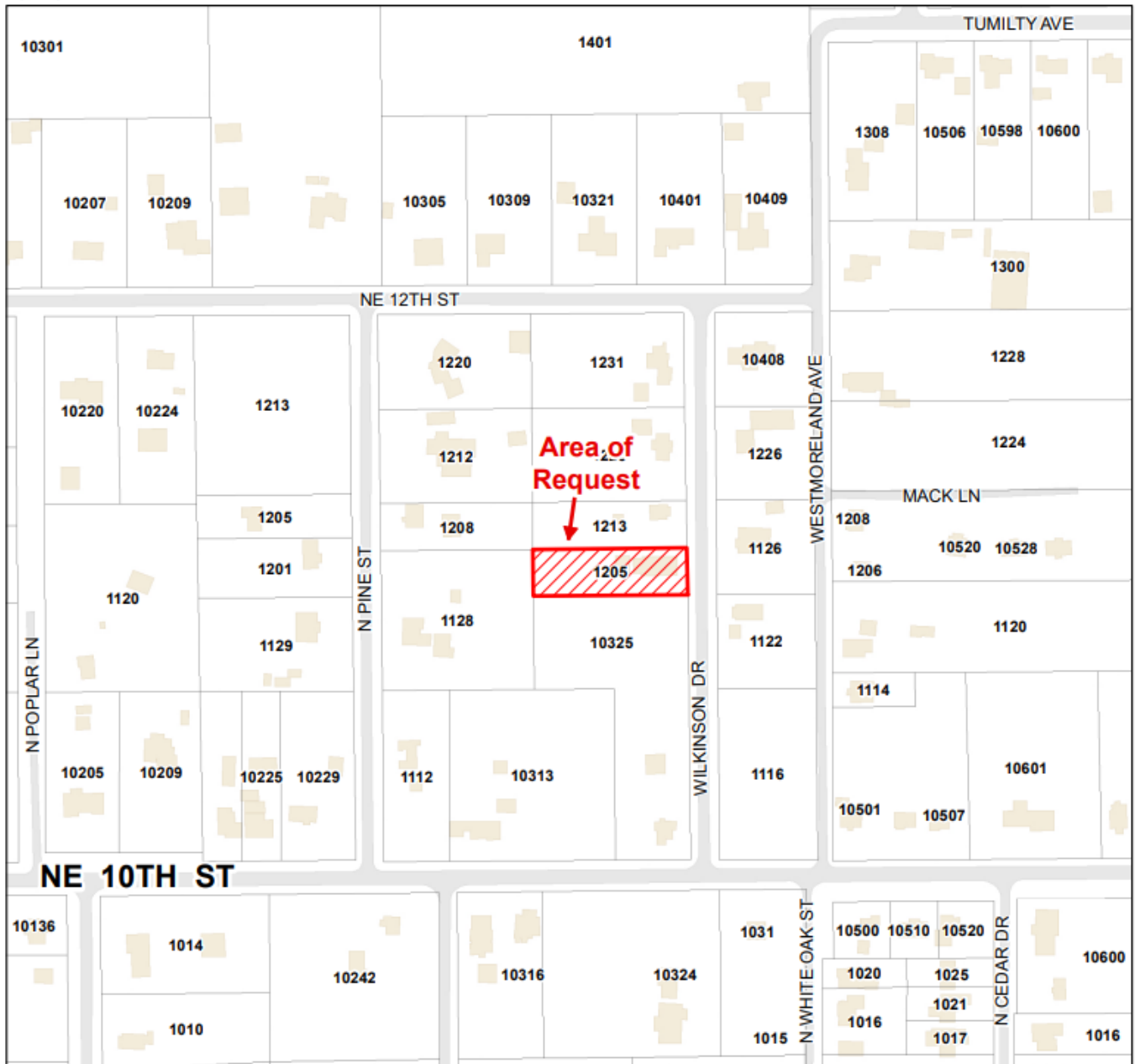


Emily Richey

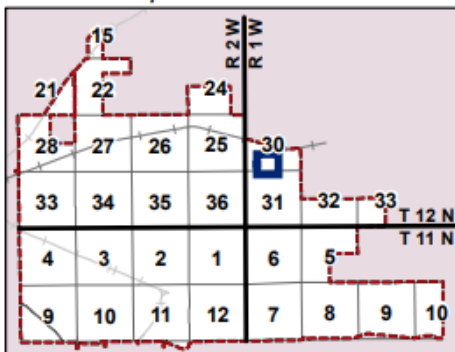
Current Planning Manager



GIS- Information Technology/ Community Development



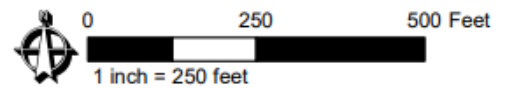
Locator Map



General Map Legend

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

**GENERAL MAP FOR
PC-2177
(SW/4, Sec 30, T12N, R1W)**



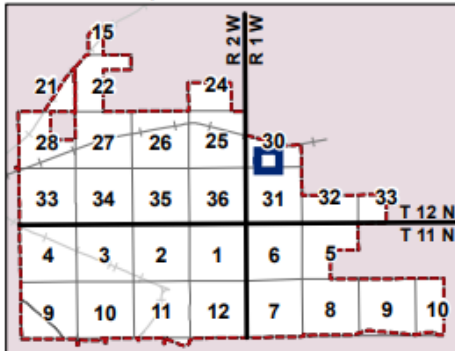
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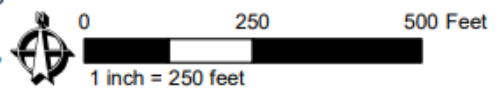
Locator Map



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-2177
(SW/4, Sec 30, T12N, R1W)**



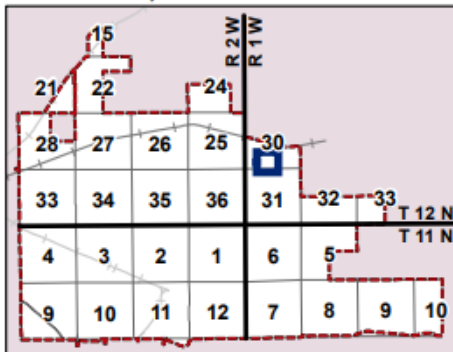
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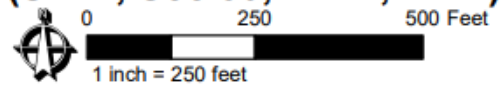
Locator Map



Future Land Use Legend

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- Medium Density Residential
- High Density Residential
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- Industrial
- Town Center

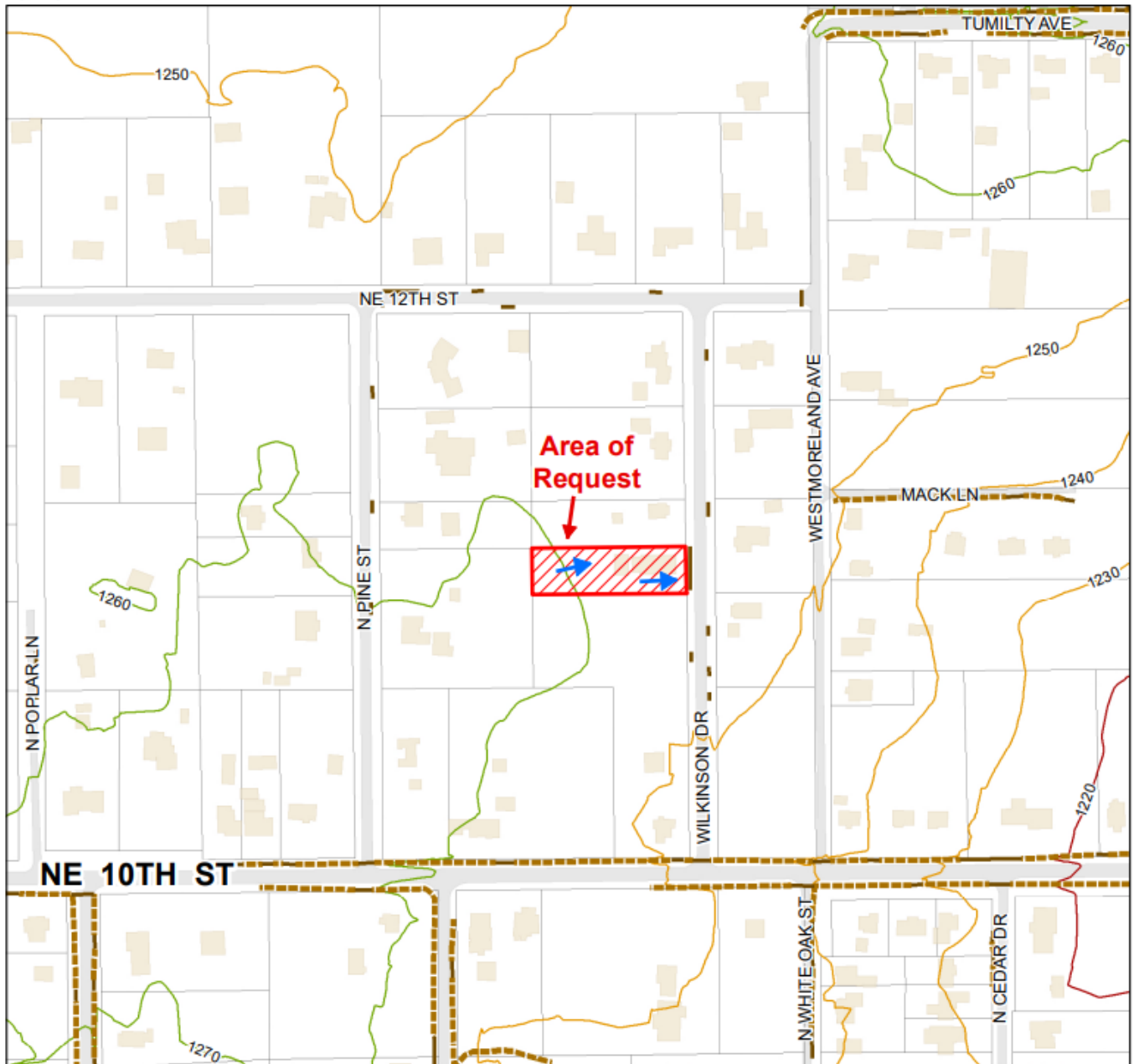
**FUTURE LAND USE
MAP FOR
PC-2177
(SW/4, Sec 30, T12N, R1W)**



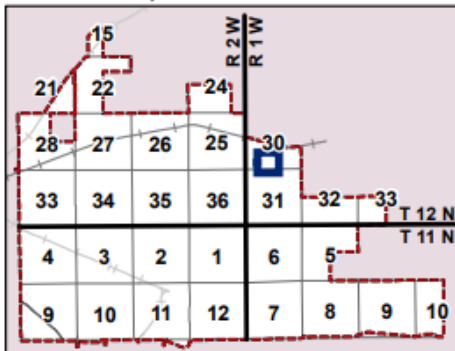
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GIS- Information Technology/ Community Development



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-2177
(SW/4, Sec 30, T12N, R1W)**

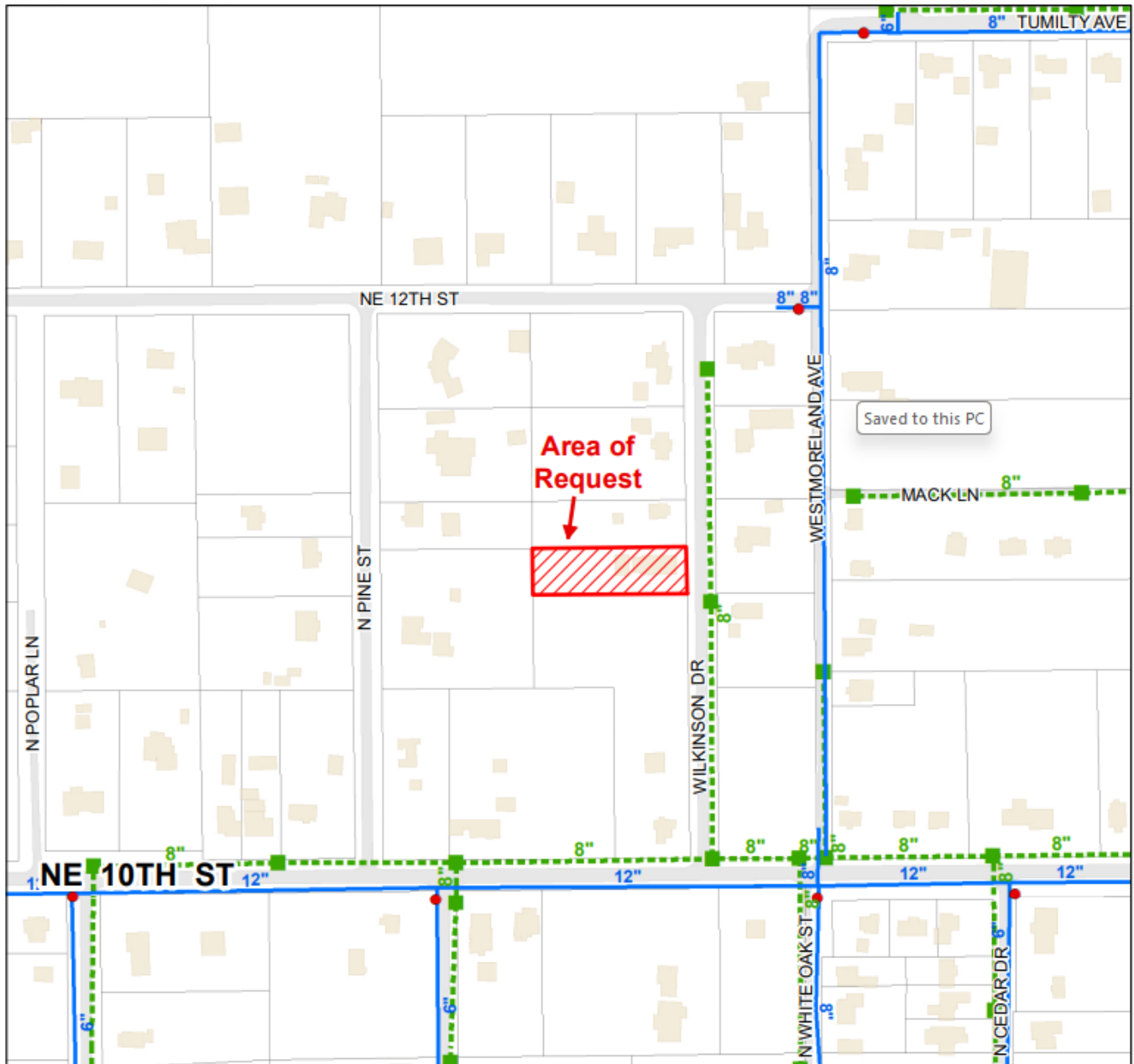
0 250 500 Feet

1 inch = 250 feet

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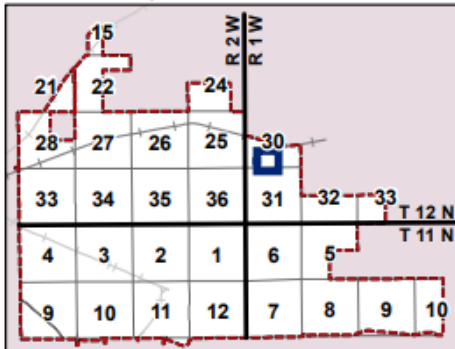
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Area of Request

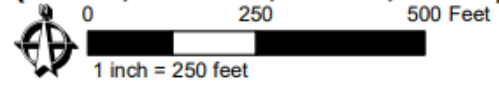
Locator Map



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-2177
(SW/4, Sec 30, T12N, R1W)**



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May 7, 2024

City Council of Midwest City Members,

My name is Kim Lewis with Kingdom Builders Enterprises, Inc. and I have requested to change the zoning for 1205 Wilkinson drive to Residential Medium Density. The property in its current condition needs some repair and updating, and for the community may be better served as a duplex/triplex for housing, featuring 2 to 3 bedrooms for each unit.. The additional house on the property would be renovated as well for this purpose. Below you will see a potential rendering of what I'd like to do with the property. If you have any questions, please don't hesitate to contact me. Thank you in advance for your time!

Kim Lewis
KB Enterprises, Inc.
405-815-9005



May 19, 2024

The City of MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION
100 N. Midwest Boulevard
Midwest City, OK 73110

Re: Re-zoning Application – 1205 N. Wilkinson Dr.
Midwest City, OK
Kingdom Builders Enterprises, Inc (Property Owner)

We are surrounding homeowners and are *opposed* to the proposed re-zoning of 1205 N. Wilkinson Drive from R-6 (single-family residential) to R-MD (medium family residential). Our reasons for opposing the application are as follows.

REASONS FOR OBJECTIONS

- 1) We are aware that the Midwest City Zoning Code permits the submittal and consideration of zoning changes without site plans and are instead, a subsequent requirement for building permits. There are, however, complexities related to this site and how those complexities affect the surrounding property owners.
 - a) This application appears to be in the concept stage and not an “actionable” development plan. Along with the 1-page Re-Zoning Application, there is only a 1-page additional submittal showing the rendering of a single building with no unit mix, no estimated total number of buildings/units, floor plans, square footages, or intended market.
- 2) This application is a “spot zoning” change request intended to provide a better economic benefit to the property owner (Kingdom Builders) with no benefit to the neighborhood.
 - a) The existing church building was a permitted use within the existing R-6 zoning in the same manner as schools and neighborhood parks. If the church had not been allowed, the land would otherwise still be R-6 with a single-family property on the site. Additionally, the City of Midwest City zoning had already identified the highest and best use for this area to be R-6, not R-MD as all the surrounding properties are R-6, including the Kingdom Builder’s site. The church was intended to be an exception and benefit the surrounding property owners – not to be a bridge to some other zoning for which only Kingdom Builders will benefit.

- b) R-MD zoning requires on-site parking, loading and access. R-MD zoning also allows building heights up to 45 feet and 10-20 units per acre (so 5-10 units on this 0.51-acre site). The zoning requirements described above and allowances for height and units are inconsistent with all the R-6 properties surrounding the site.
- 3) Since there is no marketing target description or intended purpose included in the application, we are concerned the project economics might include some form of government funding revenue/subsidies or supplemental funding to assist targeted residents. We are equally concerned this may be some type of transitional housing or group housing instead of permanent residences for occupants. R-MD is intended to be permanent residential housing, not transitional housing or group housing.
- 4) All of the R-6 residences and Kingdom Building property are on septics. DEQ septic design/location approval would be required based on resident occupancy totals, square footages and hard surfaces (such as parking) before construction. It would therefore make sense that with DEQ requiring a site plan for approval/viability, this would also be an exception requirement for the zoning application. DEQ might not approve or the plan or it might not be economically viable to Kingdom Builders, leaving the neighborhood "stuck" with a R-MD re-zoning change approved but not feasible.

SUMMARY

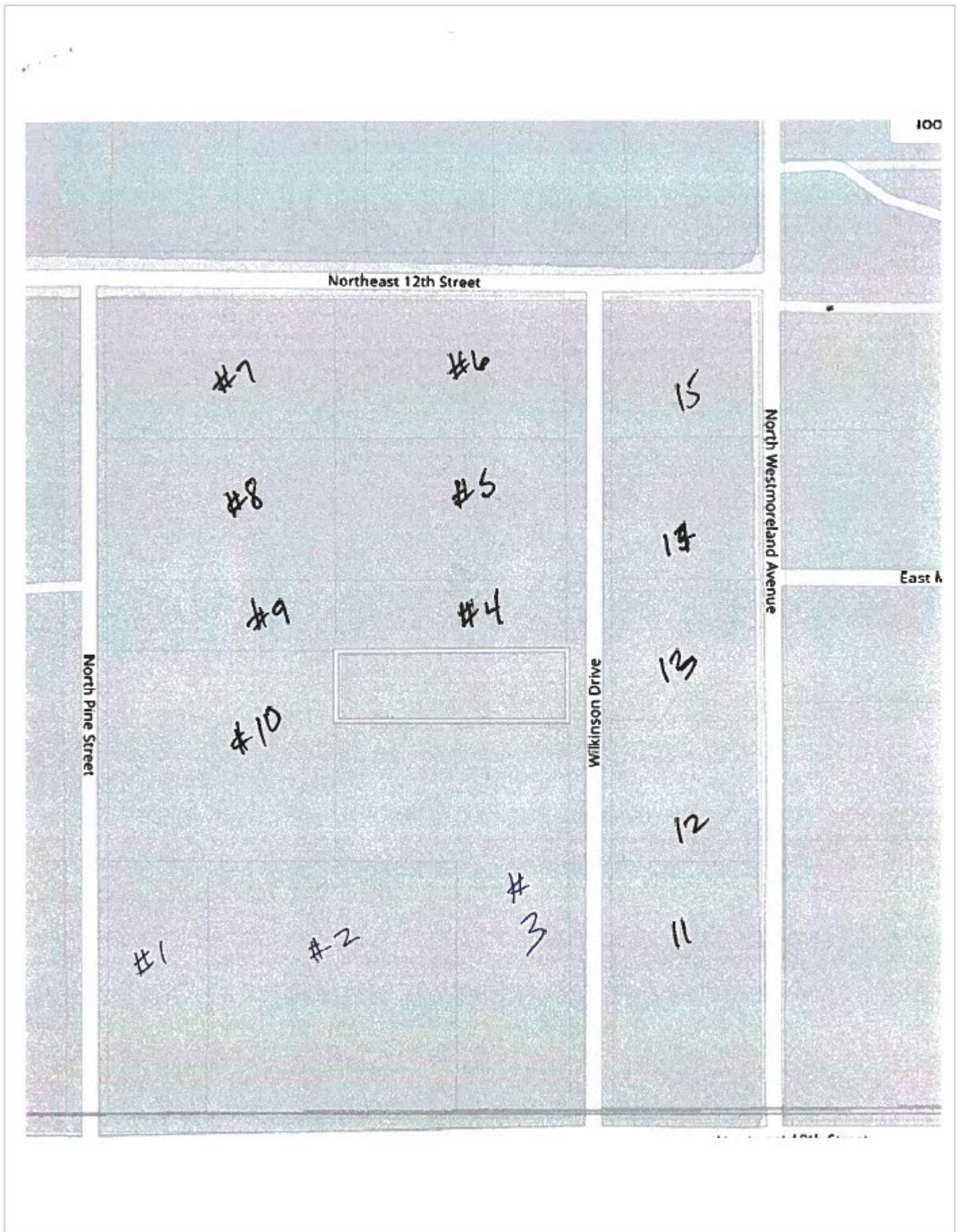
The surrounding property owners are opposed to the Kingdom Builders re-zoning request for their land located at 1205 N. Wilkinson Dr. Based on submittals, the Re-Zoning request from R-6 to R-MD is only in the concept stage and has not been proven or developed enough to determine viability. This appears to only benefit the developer for economic reasons and their intended use may not even be permitted by the R-MD zoning. The surrounding property owners should therefore NOT be burdened with a zoning change that could adversely affect their properties. The "spot" zoning request initiated by Kingdom Builders (owner of the single property) should not outweigh the desire of the surrounding property owners.

Respectfully,

The Attached Signed Property Owners

ATTACHMENTS

Re-Zoning Application
Building Concept Rendering
Property Owner Protest Signatures
County Assessor Web Page
R-6 Zoning Description







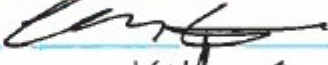
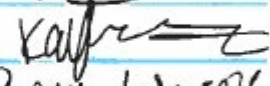
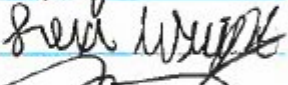

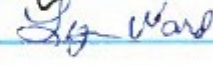


Application for Re-Zoning Protest List
Kingdom Builders Enterprises, Inc
1205 N Wilkinson Dr, MWC, OK 73130

Map Ref #	Acct #	Last Name	First Name	Physical Address	Mailing Address	Signature in Protest of Re-Zoning	
1	R156156750	Powell	John C & Margaret V TRS	1112 N Pine St	MWC 415 S Timber Ln	MWC OK 73130	<i>Steph P. Winters</i>
2	R156155880	Weintraub	Stephen P	10313 NE 10th Street	MWC 10313 NE 10th St	MWC OK 73130	
3	R156156800	Goeppinger	Chloe	10325 NE 10th Street	MWC 10325 NE 10th St	MWC OK 73130	
4	R156155580	Minter	Jason P	1213 N Wilkinson Dr	MWC 1223 N Wilkinson Dr	MWC OK 73130	<i>Wynne Minter</i>
5	R156155628	Minter	Wynne Dee	1223 N Wilkinson Dr	MWC 14656 NE 68th Street	MWC OK 73049	<i>Wynne Minter</i>
6	R156155370	Minter	Gregory D	1231 Wilkinson Dr	MWC 1345 Tim Holt Dr	MWC OK 73045	<i>Gregory D Minter</i>
7	R156155380	Brubaker	David & Donna	1220 N Pine St	MWC 1220 N Pine Ave	MWC OK 73130	<i>Donna Brubaker</i>
8	R156155280	Brown	Cedric & Keanna	1212 N Pine St	MWC 1212 N Pine Ave	MWC OK 73130	
9	R156155377	Davis	Donald & Glenna	1208 N Pine St	MWC 1208 N Pine Ave	MWC OK 73130	
10	R156155376	Eischeid	Brian	1128 N Pine St	MWC 825 Belmar Blvd	MWC OK 73071	
11	R156156900	Minter	Wynne Dee	Unknown Address	MWC 14656 NE 68th St	MWC OK 73049	<i>Wynne Minter</i>
12	R156155627	Joos Property LLC		1122 N Wilkinson Dr	MWC PO Box 877	MWC OK 73066	
13	R156155655	Beery	George & Zella	1126 N Wilkinson Dr	MWC 1126 N Wilkinson Dr	MWC OK 73130	<i>George Beery</i>
14	R156155650	Benson	Glen & Alexine Trust	1226 N Wilkinson Dr	MWC 1226 N Wilkinson Dr	MWC OK 73130	<i>Alexine Benson</i>
15	R156155645	Siran	Phillip	10408 NE 12th St	MWC 10408 N Wilkinson Dr	MWC OK 73130	<i>Phillip Siran</i>
16							
17		Moore	Delta	1041 NE 14th Ave	MWC 154th St	MWC OK 73130	<i>Delta Moore</i>
18		Moore	Tulia	10401 NE 19th St	MWC 10401 NE 19th St	MWC OK 73130	<i>Tulia Moore</i>
19		Richard	Adriana	10321 NE 12th Ave	MWC 10321 NE 12th Ave	MWC OK 73130	<i>Adriana Richard</i>
20		Margaret	Wilkinson	10409 NE 12th Ave	MWC 10409 NE 12th Ave	MWC OK 73130	<i>Margaret Wilkinson</i>
21		Beth	Wilkinson	1120 N Westmoreland Ave	MWC 1120 N Westmoreland Ave	MWC OK 73130	<i>Beth Wilkinson</i>
22		Brown	Bradley	1208 N Westmoreland Ave	MWC 1208 N Westmoreland Ave	MWC OK 73130	<i>Bradley Brown</i>
23		Egan	Lynch	10520 Mack	MWC 10520 Mack	MWC OK 73130	<i>Lynch Egan</i>
24		Stephanie	Parker				<i>Stephanie Parker</i>

Map Ref # / Acct #	Last Name	First Name	Physical Address	Mailing Address	Signature in Protest of Re-Zoning
25	Russell	Kristi	10536 E Mack Dr.	Dr. OK, OK 73130	Kristi Russell
26	Melody	Carter	1112 N. Pine 415 S. Tucker Ln	MWC OK 73136	Melody H. Carter
27	Bruce	Piswell	1112 N. Pine St	MWC, OK 73130	Bruce Piswell
28	Destiny	Beaton	1112 N. Pine St	MWC, OK 73130	Destiny Beaton
29	Wilkinson	Terry	10517 Turnilty Terr.	MWC 73130	Terry Wilkinson
30	Amy	Stalums	10513 Turnilty Terr.	MWC 73130	Amy Stalums
31	Royce	Stamps	10509 Turnilty Terr.	MWC 73130	Royce Stamps
32	Rierce	April	10533 Turnilty Terr.	MWC 73130	Rierce April
33	Pierce	Emma	10535 Turnilty Terr.	MWC 73130	Emma Pierce
34	Larry	Pepler	10501 Turnilty Terrace	MWC 73130	Larry Pepler
35	See	Beaton	10501 Turnilty Terrace	MWC 73130	See Beaton
36	Garland	Helms	10506 Turnilty Terrace	MWC 73130	Garland Helms
37	Destiny	Beaton	10504 Turnilty Terrace	MWC 73130	Destiny Beaton
38	Pamela	Taylor	316 E Key Blvd	MWC 73110	Pamela Taylor
39	Paula	Nicholson	10529 Turnilty	MWC 73130	Paula Nicholson

PREPARED BY:	DATE:
PROJECT TITLE:	

	<u>Print Name</u>	<u>Physical Address</u>	<u>Signature</u>
1			
2			
3	Howard Landsaw	10525 Timothy Terr. MNC	
4	Trixi Liekeman	10521 Timothy Terr	
5	Joe Ward	1228 N Westmoreland	
6	Jim Russell	10536 E Meck Dr	
7	Brandy Ward	1228 N. Westmoreland MNC	
8	Jack Ward	1300 N Westmoreland MNC	
9	Ernesto Gonzalez	1401 N Westmoreland MNC	
10	Chris Hoepfer	1122 N Wilkinson Dr.	
11	Kavlee Hoepfer	1122 N Wilkinson Dr MNC	
12	Lexi Wright	1122 N Wilkinson Dr MNC	
13	Jason Hulsey	1217 N Cottonwood Dr MNC	
14	Lynn Ward	10301 NE 12th St MNC	
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To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: June 4, 2024

Subject: (PC-2178) Public hearing, discussion, consideration, and possible action approving an Ordinance to redistrict from Planned Unit Development (“PUD”) governed by General Commercial District (“C-4”) to Amended Planned Unit Development (“PUD”) governed by General Commercial District (“C-4”), for the property described as a part of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 8713 E. Main St., Midwest City.

Executive Summary: The Applicant, Mr. J Grayson Ridgway with Farallon Properties LLC., is requesting to amend the existing Planned Unit Development.

The subject property contains a vacant building formerly operating as the Moose Lodge.

The Applicant would like to convert existing structure and add new structures for personal storage units. Due to the proposal exceeding an increase in building floor area more than 20%, Council would need to approve a new Master Development Plan Map.

If approved, the Applicant can proceed with pulling all necessary building permits through the Engineering and Construction Services Department. All applicable code requirements shall be observed.

Sight-proof screening shall be required and maintained per Code for the areas abutting residential zones.

Both state and local notification requirements were met.

At the time of this writing, staff have received three (3) phone calls from surrounding property owners inquiring about what the proposed rezone is, but no objections after explanation.

Staff recommends approval of the rezone.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- June 4, 2024

City Council- June 25, 2024

Date of Pre-Development Meeting:

March 19, 2024



Council Ward: Ward 3, Rita Maxwell

Owner: Patriot Assets, LLC.

Applicant: J. Grayson Ridgway- Farallon Properties, LLC., (ownership contingent upon rezone)

Proposed Use: Personal storage units

Size: The subject property has a frontage of 330 feet off E. Main Street, a depth of 555 feet, and contains an area of 183, 632 square feet, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Commercial

North- Single-Family Detached Residential

South- Single-Family Detached Residential

East- Single-Family Detached Residential

West- Single-Family Detached Residential

Zoning Districts:

Area of Request- PUD, Planned Unit Development governed by C-4, General Commercial District

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

South- R-HD, High Density Residential District

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

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

Land Use:

Area of Request- Vacant building, previously the Moose Lodge

North- Oil site

South- Freedom Villas

East- Single-family residences and vacant lot

West- Single-family home and church

Municipal Code Citation:

2.25. PUD, Planned Unit Development

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

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

The PUD is subject to special review procedures within 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 land* development. Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

- (B) *Flexibility within* developments. Permit flexibility within the development to maximize the unique physical features of the particular site.
- (C) *Efficient use of land*. Encourage efficient use of land, facilitate economic 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 negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

History:

1. The property was zoned R-1-D with a Special Use Permit with the adoption of the 1985 Zoning Map.
2. In August of 2021, Council approved the rezone to PUD, Planned Unit Development governed by the C-4, General Commercial District (PC-2087).

Next Steps:

If Council approves this rezone, the Applicant can proceed with applying for the appropriate building permits through Engineering and Construction Services (demo permit, remodel, commercial new construction, etc.).

Staff Comments-

There are numerous construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the Applicant in continued community development activities such as extending public sewer and water and making street improvements, for examples. This is a rezoning application and the construction references are provided to make the Applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

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 north side of East Main Street and the west side of Moose 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 is a public sewer main bordering the proposed parcel, an eight (8) inch line running along the east side of Moose Street. 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 Moose Street using existing drives. East Main Street and Moose Street are classified as local roads in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

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

Easements and Right-of-Way

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

Fire Marshal's Comments:

**This occupancy must adhere to the requirements of International Fire Code (2018).
The property is required to meet and maintain the requirements of Midwest City Ordinances
Section 15.**

Occupancy Classification: S-1, Moderate Hazard Storage (IFC 2018)

Automatic Sprinkler System Requirements:

- Section 903.2.9: An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where the fire area exceeds 12,000 square feet.
- Section 903.4: Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electronically supervised by a listed fire alarm control unit.

Fire Apparatus Access:

- Section 503.1.1: The fire apparatus road shall extend to within 150 feet of all portions of the facility and all portion of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Section 503.2.4: An approved turn radius shall be provided at every exit to meet the need of the largest emergency apparatus.
- Additional access for apparatus or an approved turnaround will need to be provided at the North end / North-East corner of the lot.
- Fire apparatus access roads are required capable of supporting 75,000 lbs. in all weather conditions.

Fire Barrier: (IBC 2018)

- Table 707.3.10: Fire barriers, in Group S-1 occupancy types, separating a single occupancy into different fire areas shall have a fire resistance rating of not less than 3 hours.
- Section 707.5: Fire barriers shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above and shall be securely attached thereto.

Fire Barrier Penetrations: (IBC 2018)

- Section 714.4: Where the penetrating items are steel, ferrous, or copper pipes, tubes, or conduits, the annular space between the penetrating item and the fire-resistance-rated wall is permitted to be protected by either of the following measures.

- In concrete or masonry walls where the penetrating item is a maximum 6-inch nominal diameter and the area of the opening through the wall does not exceed 144 square inches, concrete, grout, or mortar is permitted where installed the full thickness of the wall or the thickness required to maintain the fire-resistance rating.
- The material used to fill the annular space shall prevent the passage of flame and hot gases sufficient to ignite cotton waste when subjected to ASTM E119 or UL 263 time-temperature fire conditions under a minimum positive pressure differential of 0.01 inch of water at the location of the penetration for the time period equivalent to the fire-resistance rating of the construction penetrated.

Rated Fire-Resistance Periods for Walls and Partitions: (IBC 2018)

- Table 721.1(2): Concrete masonry units (Limestone, Cinders, or air-cooled slag)
Minimum Finished Thickness Face -to- Face (inches):
 - 4 hours = 5.9
 - 3 hours = 5
 - 2 hours = 4
 - 1 hour = 2.7

Duct Smoke Detection:

- Section 907.2.12.1.2: Duct smoke detectors are required in the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2000 cubic feet per minute (CFM).

Key Boxes:

- Section 506: Approved key boxes /override switches are required to be provided at all gates and buildings for emergency access.

Public Works' Comments:

Line Maintenance

Water

- Water meters shall be installed in “green belt” per Midwest City Municipal Code Section 43-54.

Sewer

- Sanitary sewer is available to the property. The Applicant shall be responsible for communicating the anticipated daily sewer discharge for capacity calculations.
- A City provided Sewer Use Survey will be required to be submitted by Applicant to address types of wastewater produced and method(s) of wastewater disposal for any commercial remodel permit, commercial new construction permit, and/or Certificate of Occupancy applied for.

Sanitation

- All new commercial buildings shall follow Ordinance No. 3427 of Midwest City Municipal Code regarding trash dumpster(s) and enclosure and dumpster site location.

Planning Division:

Staff met with the Applicant March 19, 2024 for a pre-development meeting.

Sight-proof screening shall be required and maintained per Code for the areas abutting residential zones.

Development is subject to formal site plan review if/when plans are submitted with the permit application.

The updated Master Design Statement and Map satisfy Code requirements.

Staff recommends approval of this item due to the above analysis.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the ordinance to redistrict from Planned Unit Development (“PUD”) governed by General Commercial District (“C-4”) to Amended Planned Unit Development (“PUD”) governed by General Commercial District (“C-4”) for the property noted herein, subject to staff comments as found in the June 4, 2024 Planning Commission agenda packet and made part of the PC-2178 file.

Suggested Motion:

“To approve the ordinance redistricting 8713 E. Main Street to an Amended Planned Unit Development governed by General Commercial District subject to staff comments found in the June 4, 2024 Planning Commission agenda packet and made part of the PC-2178 file.”

Please feel free to contact my office at (405) 739-1223 with any questions.

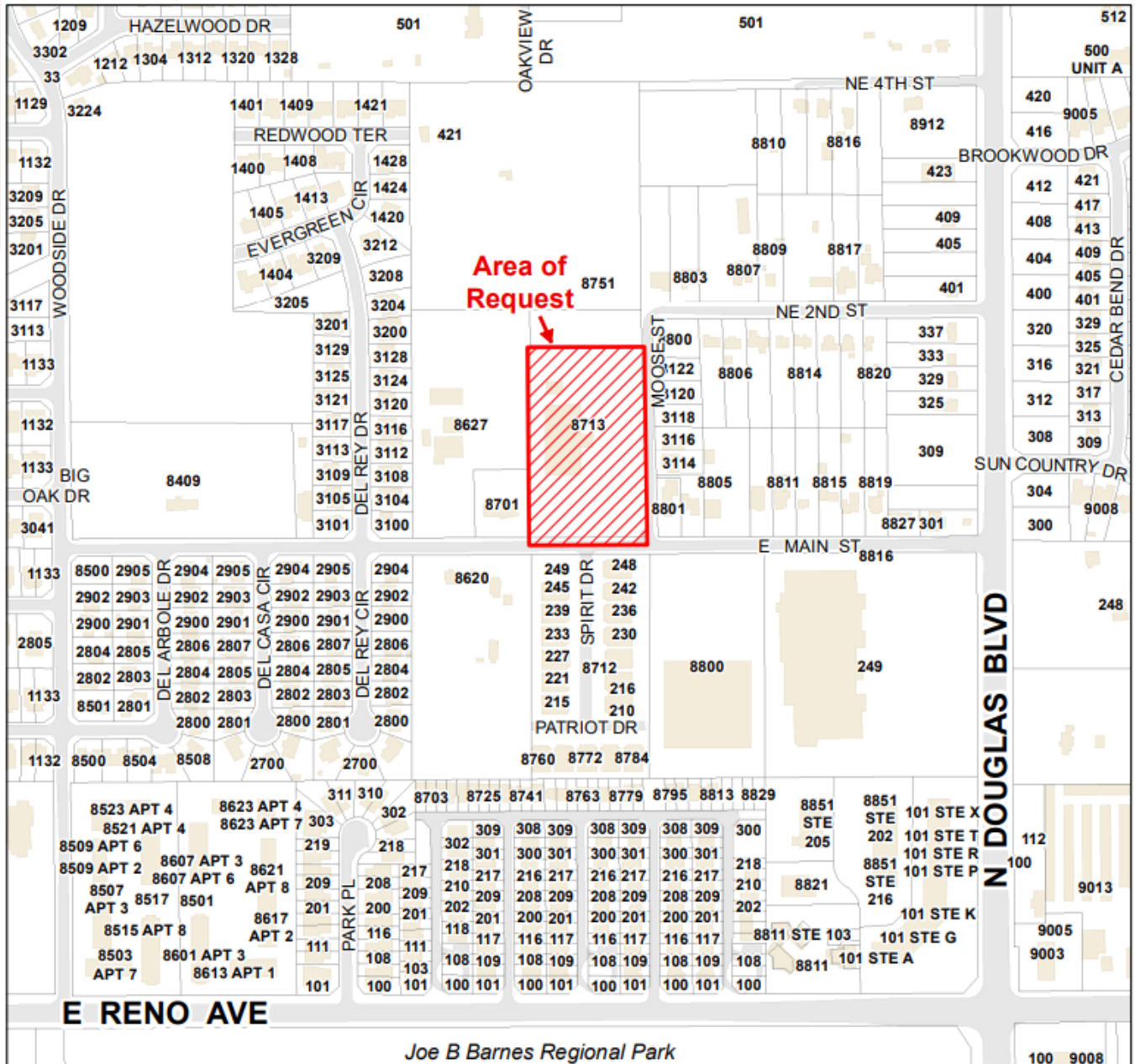


Emily Richey

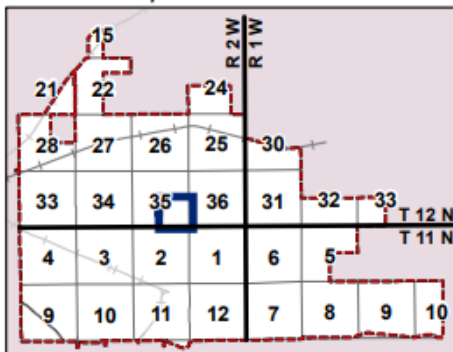
Current Planning Manager



GIS- Information Technology/ Community Development



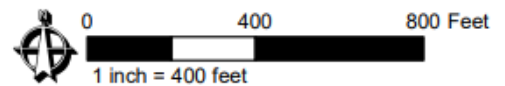
Locator Map



General Map Legend

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

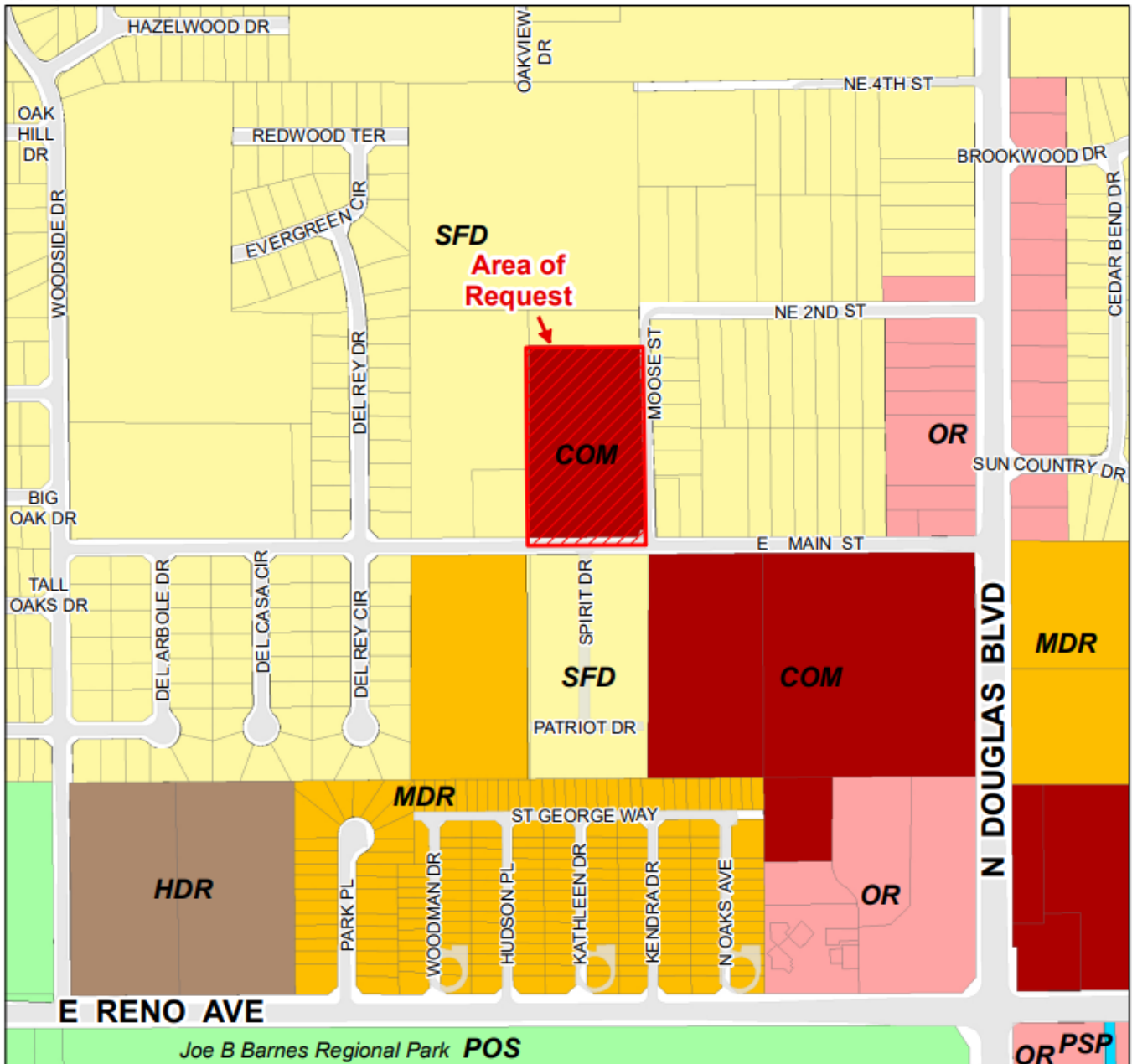
**GENERAL MAP FOR
PC-2178
(SE/4, Sec 35, T12N, R2W)**



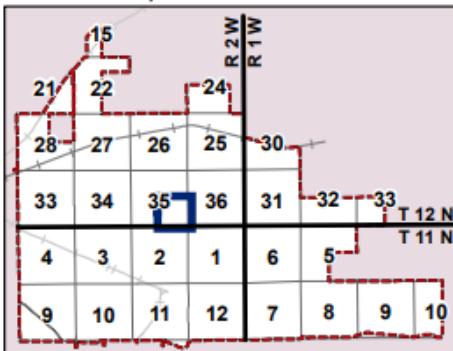
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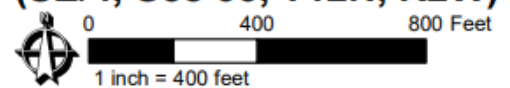
Locator Map



Future Land Use Legend

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

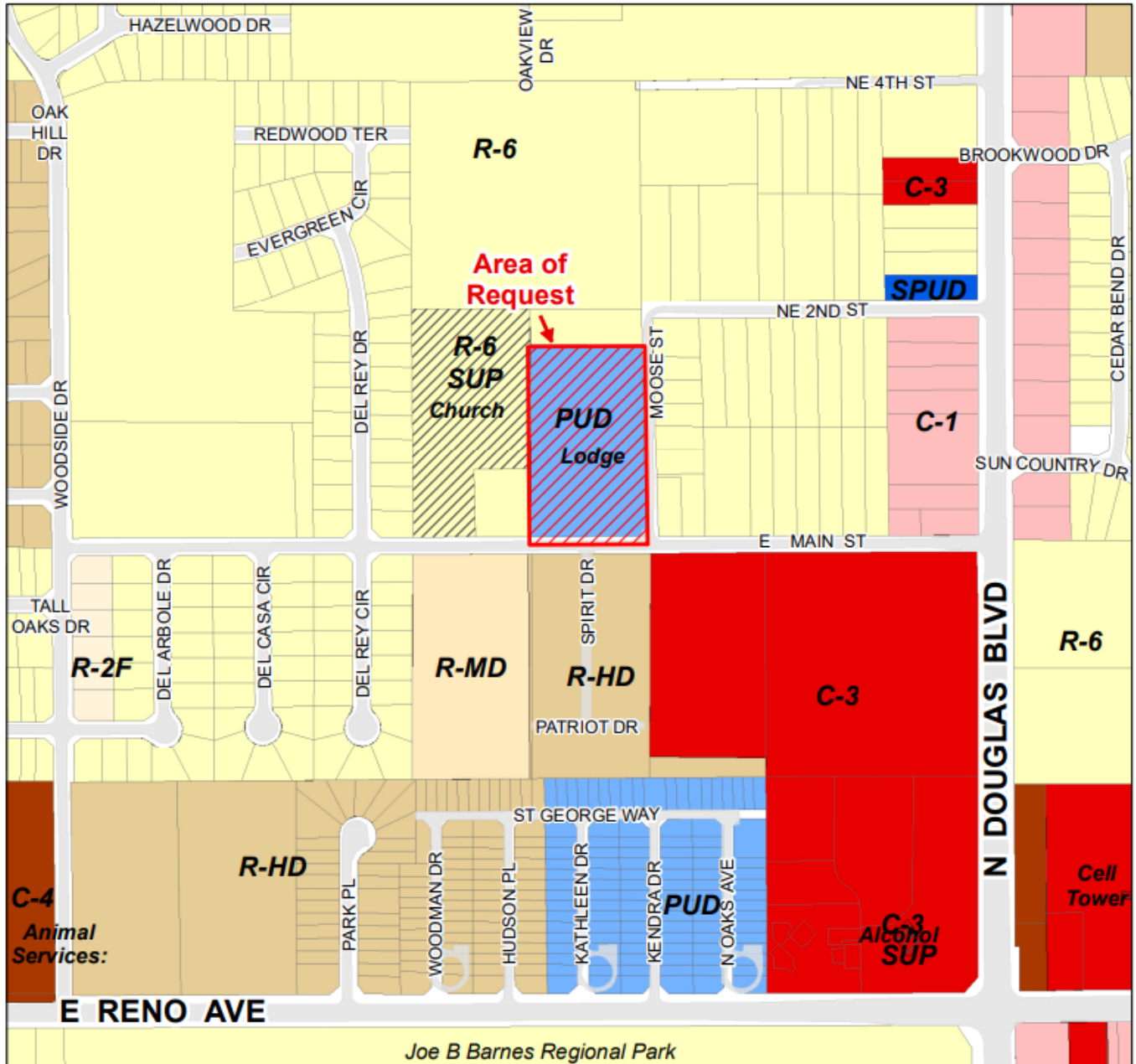
FUTURE LAND USE MAP FOR PC-2178 (SE/4, Sec 35, T12N, R2W)



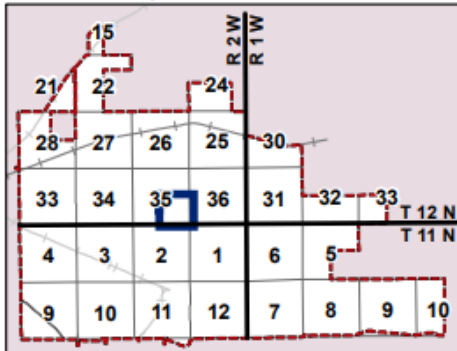
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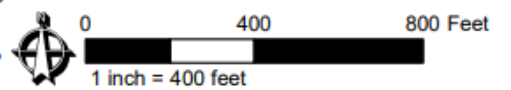
Locator Map



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

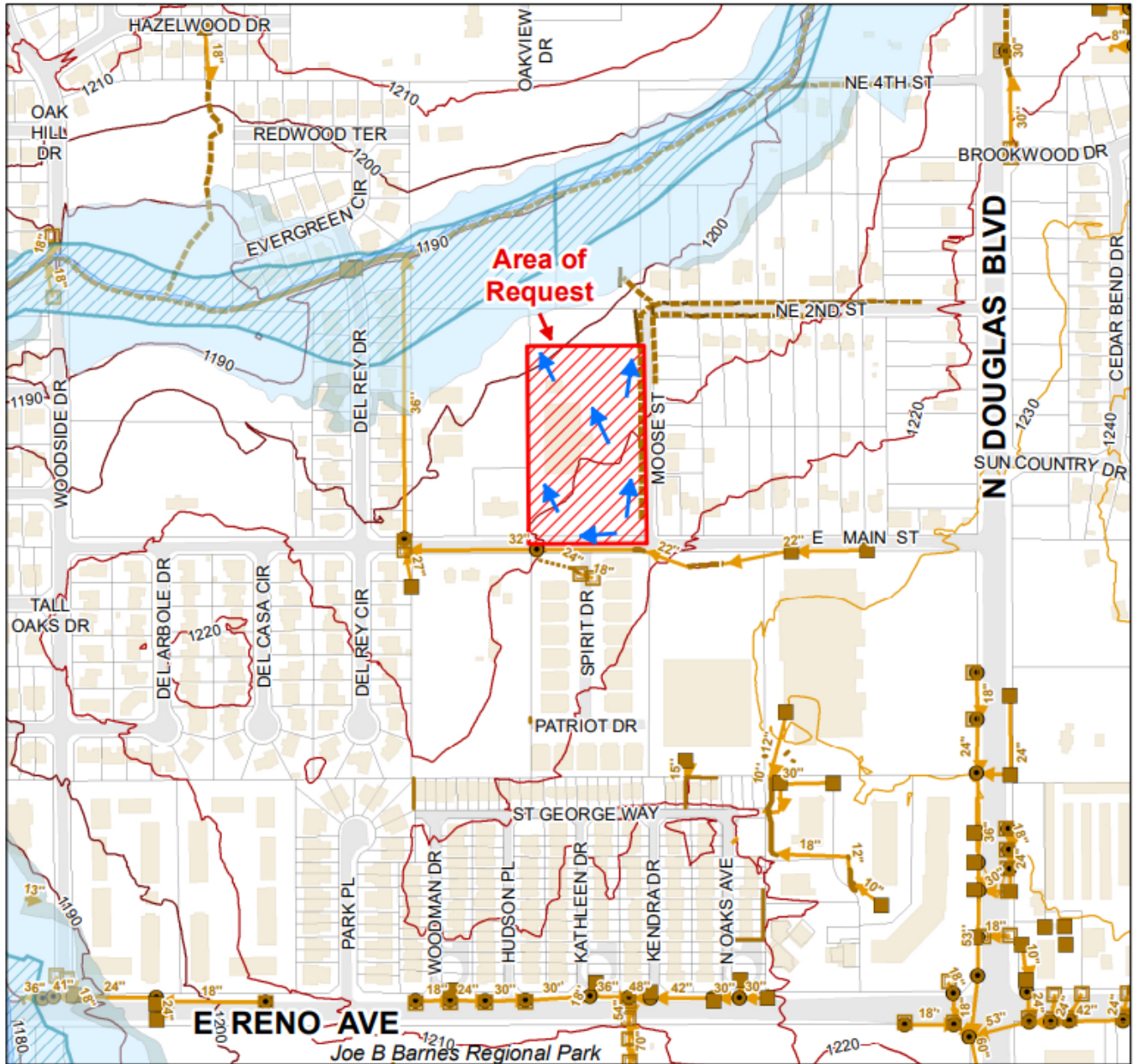
ZONING MAP FOR PC-2178 (SE/4, Sec 35, T12N, R2W)



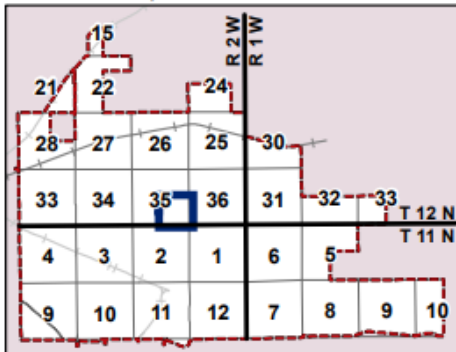
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Locator Map



- 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-2178 (SE/4, Sec 35, T12N, R2W)

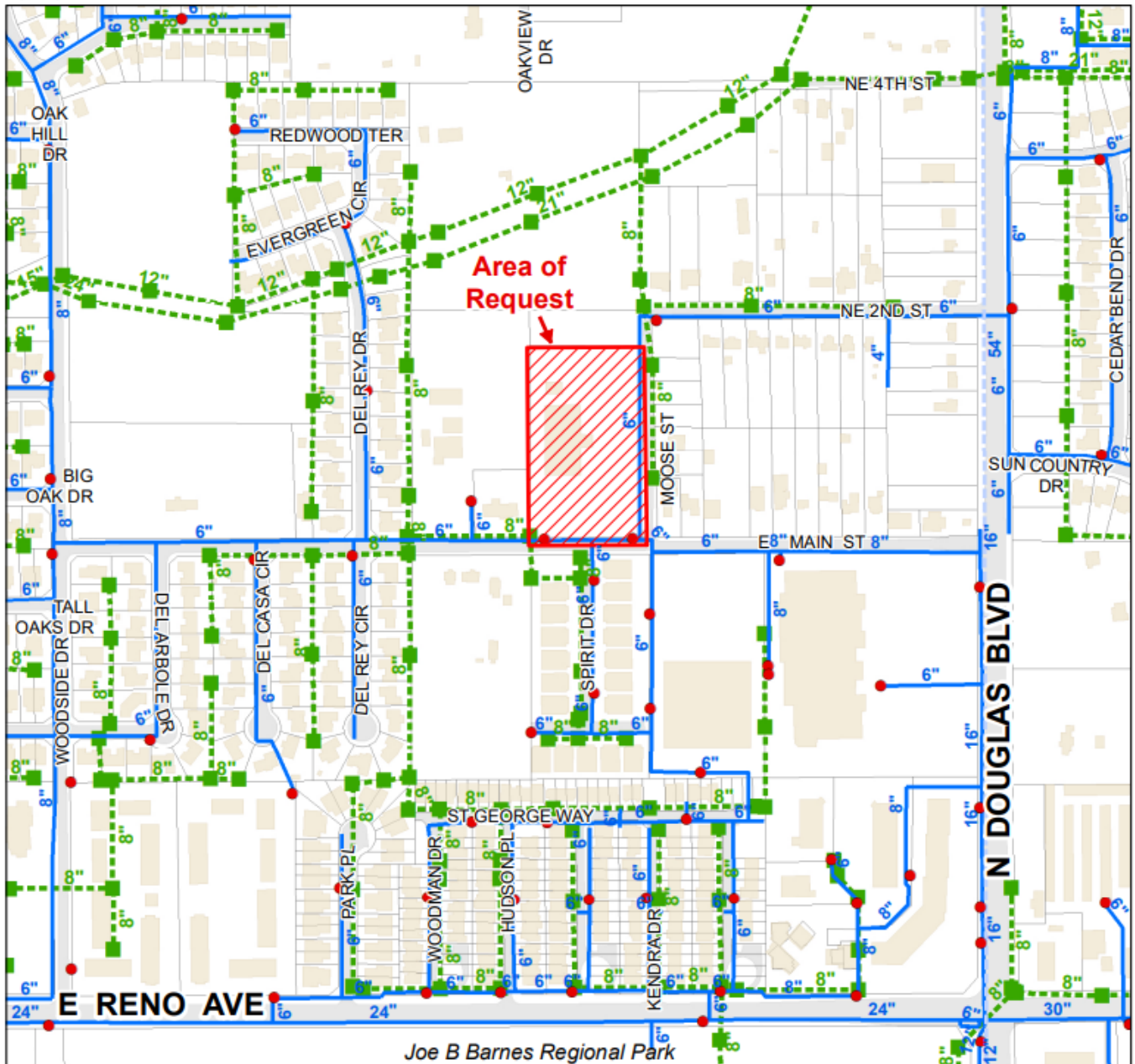
0 400 800 Feet

1 inch = 400 feet

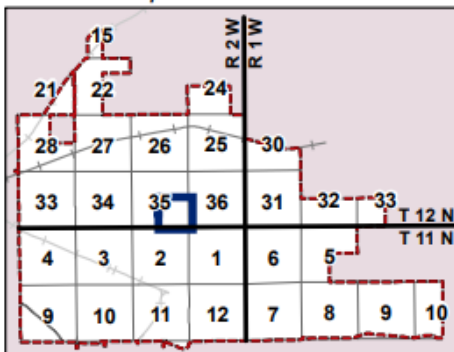
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Locator Map



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-2178
(SE/4, Sec 35, T12N, R2W)**

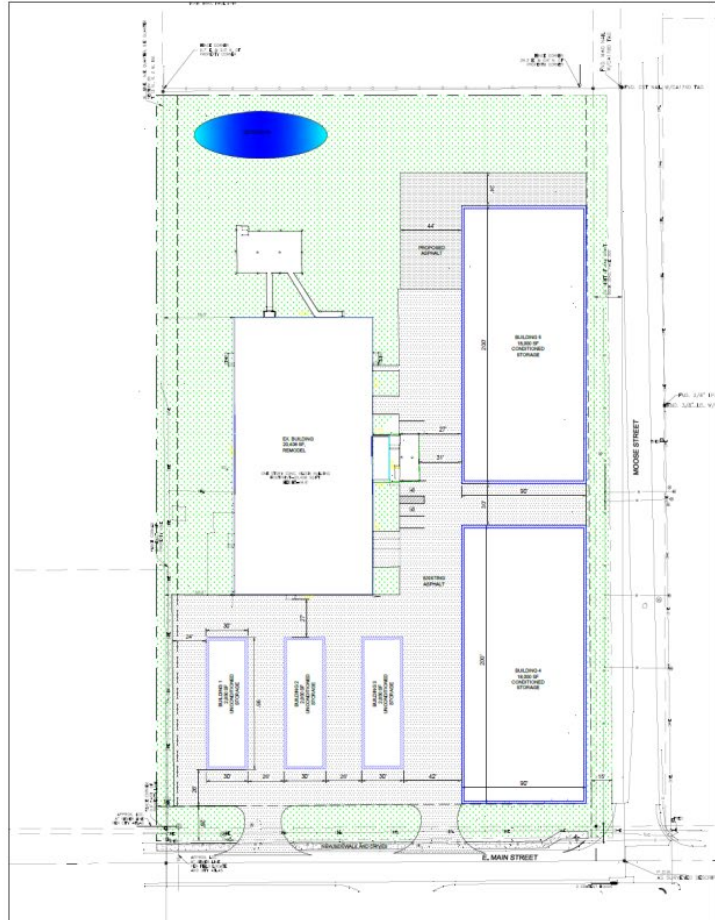
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ZONE C-4
PROPOSED BUILDING USE
 20,408 SF OF REMODELED
 CONDITIONED STORAGE
 8,550 UNCONDITIONED STORAGE
 36,000 SF OF CONDITIONED STORAGE UNITS

SETBACKS
 FRONT: 25'
 SIDE: 15'
 REAR: 0'
 REAR WITH ALLEY: 30'
 LANDSCAPE BUFFER
 15'

PROPOSED LEGEND
 - - - - - PROPERTY LINE
 - - - - - SETBACK



CK

OK CIVIL ENGINEERING, LLC
30 PROGRESS ST., S.W.
DALLAS, OK 73134
479-292-3262

CONCEPT

ISSUE DATE: 6/20/24

MIDWEST CITY STORAGE
8713 E MAIN ST
MIDWEST CITY, OK 73130

CONCEPT

C000