

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**

July 2, 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 June 4, 2024 Planning Commission Meeting.

C. ANNOUNCEMENTS

D. DISCUSSION

1. (PC-2180) Public hearing, discussion, consideration, and possible action to consider a Special Use Permit (SUP) to allow *Moderate Impact Institutional Permitted* in the (R-6) Single-Family Detached Residential District for the property described as a part of the Southwest Quarter (SW/4) of Section One (1), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 9113-9125-9201 SE 15th St.
2. (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.

E. COMMISSION DISCUSSION

F. PUBLIC DISCUSSION

G. FURTHER INFORMATION

H. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

June 4, 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 June 4th, 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:

Staff present: Matthew Summers, Planning and Zoning Director
 Emily Richey, Current Planning Manager
 Tami Anderson, Administrative Assistant
 Patrick Menefee, City Engineer
 Cameron Veal, Associate Current Planner
 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 Dean Hinton seconded by Rick Dawkins, to approve the minutes of the May 7th, 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-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.

Emily Richey – Current Planning Manager, presented the staff report to the Commission. She stated there are a few minor amendments needed to the plat before it is presented to City Council, and the applicant has agreed to submit an updated preliminary plat.

There was general discussion amongst the Commission.

The applicant, Jessica Bloye, Johnson and Associates – 1 E. Sheridan Ave. was present and addressed the Commission on behalf of the applicant.

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

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

Nay: None.

Motion Carried.

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.

Emily Richey – Current Planning Manager, presented the staff report and informed the Commission that there were two phone calls concerning the proposed amendment. There was also a signed petition presented to staff, but it did not meet the threshold of being signed by the owners of at least 50% of the land area within a 300-ft. radius of the subject property.

There was general discussion amongst the Commission.

The applicant, Kim Lewis – 1205 Wilkinson Dr. was present and addressed the Commission. Lewis shared with council that they planned on renovating the existing structures on the property and getting them up to code. Veterans will be the target for being tenants in these units once renovations are completed, but outside of that it is simply a rental.

Yvonne Wilkinson spoke in opposition to the amendment, voicing concerns about the church on the subject property not being up to code. She also voiced concerns about safety with the potential for homeless people to be in this area, as well as concerns about sewer infrastructure and how those issues would be addressed with the current moratorium in place. Emily Richey and Don Maisch – City Attorney, clarified that the moratorium did not stop construction, but allows for on-site sewage disposal, but if the sewage fails then it will need to tie into the City’s infrastructure.

Chairman Russell Smith asked what existing structures were on the property, and how many units would exist on the lot after renovations are completed.

Kim Lewis responded that there are two existing structures – a church and a 900 sq ft house, and after renovation there would be 3 units – a duplex and a small house. Don Maisch added that a community septic system is allowed if it serves less than 10 units on the property.

George Beaty – 1126 Wilkinson Dr. spoke in opposition to the proposed amendment and shared that a permit of his had been denied, and that he questioned the fairness of this amendment being considered.

Glen Benson – 1226 Wilkinson Dr. spoke in opposition to the proposed amendment. He also asked if the development would bring in permanent or transient residents. Kim Lewis responded that permanent residents would be in the units.

Greg Winter & Michelle Watson – 1231 Wilkerson Dr. spoke in opposition. Shared that they were not allowed to sell property that they owned due to the moratorium. They also asked if there would be background checks on the potential residents of this development. Emily Richey reiterated that the moratorium does not prevent development or selling of property.

Chairman Russell Smith suggested that people who had questions about the development that were outside the scope of the Planning Commission should meet with the applicant outside of the Planning Commission meeting.

Jim Ward – 1228 Wilkerson Dr. spoke in opposition, citing concerns about the developments effect on the surrounding area’s property value. He also asked what the required material for the driveway is. Emily responded that gravel is not allowed for the driveway.

Commissioner Rick Rice asked if there were any car ownership requirements for tenants, citing concerns about the potential for homeless population in the area.

Commissioner Dean Hinton asked if the existing structures would be demolished or renovated/remodeled. Kim Lewis clarified that existing structures would be renovated

A motion was made by Dean Hinton, seconded by Jim Smith to recommend approval of this item.
Voting aye R. Smith Huskey, Hinton, J. Smith, Collins,
Nay: R. Rice R. Dawkins.
Motion Carried.

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.

Emily Richey – Current Planning Manager presented the staff report to the Commission.

There was general discussion amongst the Commission.

The applicant, Grayson Ridgeway- 1603 Glenbrook Terrace was present and addressed the Commission.

Commissioner Jim Smith asked if they will be using the existing structure. Emily Richey confirmed that they would be. Commissioner Jess Huskey had questions about parking, and Emily Richey said that she could get that answer for them later, but she did not have them in front of her.

A motion was made by Jess Huskey, 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.

D. COMMISSION DISCUSSION:

Planning staff are looking for volunteers from the Planning Commission to serve on the Comprehensive Plan Advisory Committee. Anticipated start date for committee is August 2024, staff is still working on finalizing the contract with the firm who will be helping rewrite the Comprehensive Plan

E. PUBLIC DISCUSSION:

None

F. FURTHER INFORMATION:

Recommendations approved by the Planning Commission from this meeting will go before City Council on June 25, 2024.

G. ADJOURNMENT:

A motion to adjourn was made by Rick Dawkins, 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 5:56 p.m.

Chairman Russell Smith

(cv)

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: July 2, 2024

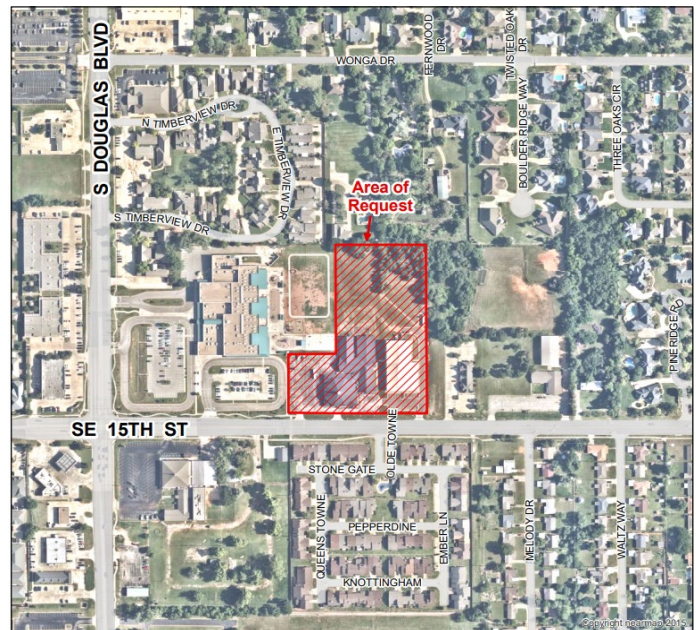
Subject: (PC-2180) Public hearing, discussion, consideration, and possible action for a Special Use Permit (SUP) to allow “*Moderate Impact Institutional*” in the (R-6) Single-Family Detached Residential District for the property described as a part of the Southwest Quarter (SW/4) of Section One (1), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 9113-9125-9201 SE 15th St.

Executive Summary: The applicant, Carlos Adamson, is requesting a Special Use Permit for the subject property to allow for the uses allowable in 4.3.7. *Moderate Impact Institutional*.

The site was previously occupied by Harvest Life International Church.

The applicant is proposing to operate *Grind Prep Academy* at the location which is a preparatory school for aspiring athletes. The school will offer classes for junior high through high school with school hours being Monday through Thursday 8am to 4pm.

The current enrollment is approximately 35 students with anticipation of closer to 50 students at the start of the school year. Grind Prep Academy’s current location is in Oklahoma City.



Staff from Engineering & Construction Services, Fire Marshal’s Office, Line Maintenance, and Planning & Zoning conducted a General Walk-Through Inspection with the applicant on May 1, 2024 (reports attached). The applicant plans to only utilize 9201 SE 15th Street building (east building) and the other to remain unoccupied, but future potential use is being considered. Separate Certificates of Occupancy shall be required for each building.

Both state and local public notice requirements were fulfilled, and staff received a few calls regarding clarification of the proposal. There were no oppositions voiced.

Staff recommends approval of this application with the following conditions:

1. Paved parking to be installed to fulfill the requirements outlined in Section 5.3 -Parking and Loading.
2. Dumpster and dumpster enclosure to be required (due to change of use).
3. Landscaping to meet minimum zoning requirements prior to issuance of Certificate of Occupancy.

4. Special Use Permit expires with the occupancy of the Grind Prep Academy. If and when a new tenant applies for new occupancy, staff recommends they apply for their own Special Use Permit (if applicable).

If approved, the applicant shall apply for any applicable building permits and Certificate of Occupancy through the Engineering and Construction Services Department.

Action is at the discretion of the Planning Commission.

Dates of Hearings:

Planning Commission- July 2, 2024

City Council- July 23, 2024

Council Ward: Ward 2, Pat Byrne

Proposed Use: The Grind Prep Academy

Zoning Districts:

Area of Request- Single-Family Detached Residential District (“R-6”) w/ Special Use Permit (“SUP”) for a church

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

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

East- Planned Unit Development (“PUD”) governed by General Office District (“O-2”)

West- Single-Family Detached Residential District “R-6”) w/ Special Use Permit (“SUP”) for a school

Land Use:

Area of Request- Vacant Harvest Life Church

North- Single-family residences; The Timbers; Boulder Ridge Estates

South- Olde Towne Addition

East- Kambree Square Office Park

West- Soldier Creek Elementary School

Comprehensive Plan Analysis:

The Comprehensive Plan does not offer much guidance on Special Use Permit applications. The Future Land Use map proposes Office/Retail land use for the subject property if it were to be rezoned in the future. Staff finds the Comprehensive Plan supports the reuse of the existing quasi-public structures on the project site for new quasi-public use.

Municipal Code Citation:

7.6. – Special Use Permit

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

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

- (B) *Review and approval.* The Planning Commission shall review each case on its own merit, apply the criteria established herein, and recommend either approval or denial of the special use permit to the City Council. Following the Planning Commission's recommendation, the City Council shall review each case on its own merit, apply the criteria established herein, and, if appropriate, authorize said use by granting a special use permit.
- (C) *Use identified by individual zoning district.* If a special use permit is granted it shall be for all the uses permitted in the specified district plus the special use permit requested.

7.6.2. *Application.* Application and public hearing procedures for a special permit shall be completed in the same manner as an application for rezoning. A site plan shall be included with the application as outlined in 7.5 Site Plan (Page 183).

7.6.3. *Criteria for Special Permit Approval.*

- (A) *Special use permit criteria.* The City Council shall use the following criteria to evaluate a special use permit:
 - (1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.
 - (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
 - (3) Whether the proposed use shall not adversely affect the use of neighboring properties.
 - (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
 - (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.
- (B) *Specific conditions.* The City Council may impose specific conditions regarding:
 - (1) the duration of the permit,
 - (2) the location, design, operation, and screening to assure safety,
 - (3) to prevent a nuisance, and
 - (4) to control the noxious effects of excessive sound, light, odor, dust or similar conditions.

7.6.4. *Status of Special Use Permits.* Once a special use permit has been granted for a lot, said special use permit may not be expanded to another lot without application for a new special use permit.

Provided, however, churches may expand if the property on which said church will be located is owned, as reflected by official records kept by the Registrar of Deeds for Oklahoma County, Oklahoma, on or prior to June 22, 1982.

7.6.5. *Expiration of Special Use Permits.* All special use permits shall expire by default:

- (A) *Non-establishment.*
 - (1) If the use is not established within twelve (12) months and no extension is approved.
 - (2) When a building permit has not been issued for construction within twelve (12) months of City Council approval the applicant or owner may request a hearing for an extension of the initial special use permit approval.
 - (3) Good cause for an extension shall mean that the owner shows evidence that he has contractors or applications for continual development within the next year following the original approval.

- (B) *Discontinuance.* If the use once established has been discontinued for a period of twelve (12) months or abandoned.
- (C) *Lack of substantial compliance.* Whenever the Community Development Director finds that any proposed construction or occupancy will not, in his opinion, substantially comply with the special use permit, he shall refer the question to the City Council for its review.
- (D) *Amendment.* When the holder of a special use permit determines that an extension of time or modification of the use is necessary, he may apply for amendment in the same manner as the original application. The amendment shall be processed in the same manner as an original application.

The following use is permitted in the Single-Family Detached Residential District with a Special Use Permit:

4.3.7. *Moderate Impact Institutional.* Quasi-public and private institutional activities which may have significant impact on surrounding uses.

History:

1. A permanent Commercial Certificate of Occupancy was approved for 9125 SE 15th St. for First Assembly of God Church on January 23, 1989.
2. A permanent Commercial Certificate of Occupancy was approved for 9201 SE 15th St. for Harvest Life Church on June 12, 2006.

Next Steps:

- If approved, the applicant shall apply for any applicable building permits for remodel, signs, etc., and then for Certificate of Occupancy through the Engineering and Construction Services Department.

Staff Comments-

There are numerous requirement references made in the Engineering portion of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development such as extending public sewer and water and making street improvements, for examples. This is a Special Use Permit application and the references are provided to make the applicant and subsequent developers of this property aware of the applicability of various codes 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 a public water main bordering the proposed parcel, an eighteen (18) inch line running along the north side of South East 15th 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 that extends into the area of request along the northern part of the parcel. Any new building permit will require tying to the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is available from South East 15th Street, respectively. South East 15th Street is classified as a secondary arterial 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:

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2018 International Fire Code (IFC), the 2018 International Building Code (IBC), and the National Fire Codes.

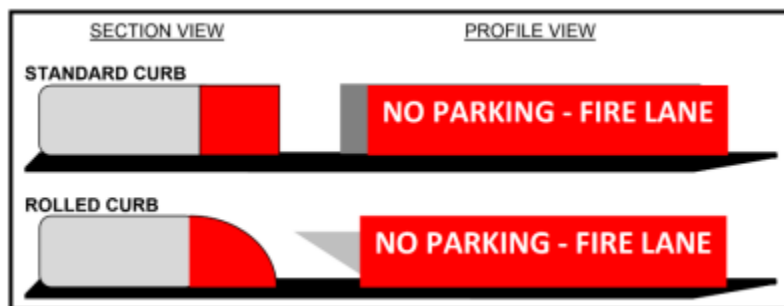
Fire extinguishers are required to be installed and current on service/maintenance in accordance with Section 906 of the International Fire Code, as well as NFPA 10.

Address shall be identified on the front side of the facility in contrasting colors and shall be legible from the public access road. IFC Section 505.

Fire / panic hardware is required on all egress doors that are not main entrance doors.

Duct detectors are required on any HVAC system that has the capability of producing 2,000 CFM. IF not already provided, duct detection is required to be tied into the fire alarm system on-site.

A fire lane is required in accordance with IFC Section 503 and the Midwest City Ordinances Section 15-15. A fire lane shall mean any thoroughfare twenty (20) feet or more in width and approved and accepted by the appropriate fire official as a fire lane. Fire lanes shall be interchangeable with the term "street" for the purpose of this Code, provided the entire width of a fire lane on the same site may be used to determine horizontal separation between two (2) or more structures. Fire lane to be a 6" continuous red stripe with "Fire Lane – No Parking" in 4" white lettering spaced every 60'-0" O.C. Face of curbs shall be painted when applicable and the fire lane shall begin at the street access / egress point of the road and wrap around into the parking lot.



Fire Alarm and Fire Suppression plans (including but not limited to hood suppression systems) shall be submitted to the Midwest City Fire Marshal's Office for review. This requirement is in accordance with

Midwest City Ordinance Chapter 15 Section 15-73; encompassing all new installations, modifications and/or relocations of more than seven (7) sprinkler heads in any structure.

Emergency preparedness plans are required to be maintained and displayed. (IFC 403.2).

“FACP” and “Fire Riser” sign shall be required at the top center of the door leading into the electrical room that contains the fire alarm control panel. The sign shall be a minimum of 6” X 12” with white letters on a red reflective background and be constructed of durable materials, permanently installed and readily visible. (IFC 2015 Section 509).



Paint striping is required on the floors in front of all electrical panels indicating “No Storage” areas. (IFC 605.3).

Knox Box 3200 series lock box keyed for Midwest City Fire Department is required to be installed adjacent to the main entrance to the facility and at the riser room exterior access door. (IFC 506).

Public Works’ Comments:

Line Maintenance

Water

- If existing water meter must be relocated or new meter to be installed, water meter(s) shall be installed in “greenbelt” per Midwest City Municipal Code Section 43-54.

*Two-foot horizontal green belt buffer zone and vertical clearance of five feet.

Sewer

- All facilities that meet Sec. 43-189 (2) "Facilities generating FOG (fats, oils, grease) as a result of food manufacturing, processing, preparation or service shall install, use and maintain appropriate grease interceptors. These facilities include, but are not limited to, restaurants, food manufacturers, food processors, hospitals, hotels, motels, prisons, nursing homes, churches, day cares and any other facility preparing, serving or otherwise making any foodstuff available for consumption." shall be required to install and maintain a minimum 1000 gallon or equivalent interceptor as dictated by ordinance.
- A variance to the 1000-gallon requirement may be requested, it shall be reviewed, and a final ruling will be made by Line Maintenance.

- If approved, 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 remodel permit, Change of Ownership Compliance, and/or Certificate of Occupancy applied for.

Sanitation

- Dumpster and dumpster enclosure to be required due to change of use.
- Dumpster enclosure shall meet zoning requirements outlines in Midwest City Municipal Code Section 5.7.2. Trash Dumpster(s) and Enclosure:

(A) *Dumpster Requirements*

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

(B) *Dumpster Site Location*

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

Planning Division:

Staff met with Applicant for a General Walk-Through Inspection on May 1, 2024, and a pre-application meeting May 9, 2024.

The subject property is currently zoned R-6, Single-Family Detached Residential District with a SUP, Special Use Permit to allow for a church. A Special Use Permit to allow for 4.3.7. Moderate Impact Institutional shall be required for the proposed use.

- Parking requirements:

- o Junior high schools- 1 space per 10 classroom seats.
- o High schools- 1 space per 4 classroom seats.
- o Required handicapped spaces TBD based on above requirements.

*Shared parking will be allowed among the three parcels since under one ownership. If ever sold off, shared parking will have to be approved by the City.

- Sign permits shall be pulled by the property owner or licensed contractor. Please contact the City about allowable sign materials and placement.

- Health Department approval is required. Kitchen plans shall to be sent to the Current Planning Manager, then she will send them to the Health Department's plan reviewer.

Miscellaneous:

- Recommended to apply for Special Use Permit for all 3 parcels. - Occupancy to be issued separately for each building.

- The Applicant mentioned in the future turning the west building into dorm rooms. Proper zoning will have to be obtained first, and a meeting with City staff and/or walk-through is strongly recommended.

Staff recommends approval of this application due to its satisfaction of the criteria described in Section 7.6.3 (A) of the Zoning Regulations.

Staff's responses to the criteria are bolded below:

(1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.

The proposed use is in harmony with the policies of the Comprehensive Plan. The Future Land Use designation of the property is Office/Retail. Schools align with the Public/Semi-Public Land Use category, and that designation is generally permitted within any area.

(2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The proposed use is in harmony with the general purpose and intent of the applicable zoning district regulations.

(3) Whether the proposed use shall not adversely affect the use of neighboring properties.

Due to the operating hours, being generally quiet in nature, and not known for noxious odors, schools are typically deemed compatible within any area. The subject property is adjacent to an office park to the east, and an elementary school to the west. Proposed use seemingly would not adversely affect neighboring properties.

(4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.

Though the proposed use will add to the traffic, staff feels it would not be in conflict. A more intense use could not be conducted without a new Special Use Permit.

(5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.

The structure is served by City water and sewer. Parking to be determined by enrollment numbers. Sign permits shall be pulled prior to being erected.

Staff also recommends the following conditions be approved with the Special Use Permit:

1. Paved parking to be installed to fulfill the requirements outlined in Section 5.3 -Parking and Loading.
2. Dumpster and dumpster enclosure to be required (due to change of use).
3. Landscaping to meet minimum zoning requirements prior to issuance of Certificate of Occupancy.

4. Special Use Permit expires with the occupancy of the Grind Prep Academy. If and when a new tenant applies for new occupancy, staff recommends they apply for their own Special Use Permit (if applicable).

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject a Special Use Permit (SUP) to allow the use of “Moderate Impact Institutional” in the (R-6) Single-Family Detached Residential District for the property noted herein, subject to staff comments as found in the July 2, 2024, Planning Commission agenda packet and made part of the PC-2180 file.

Suggested Motion:

“To approve the Special Use Permit for 9113-9125-9201 SE 15th Street to allow the use of Moderate Impact Institutional in the R-6, Single-Family Detached Residential District subject to Staff Comments found in the July 2, 2024, Planning Commission agenda packet and made part of the PC-2180 file.”

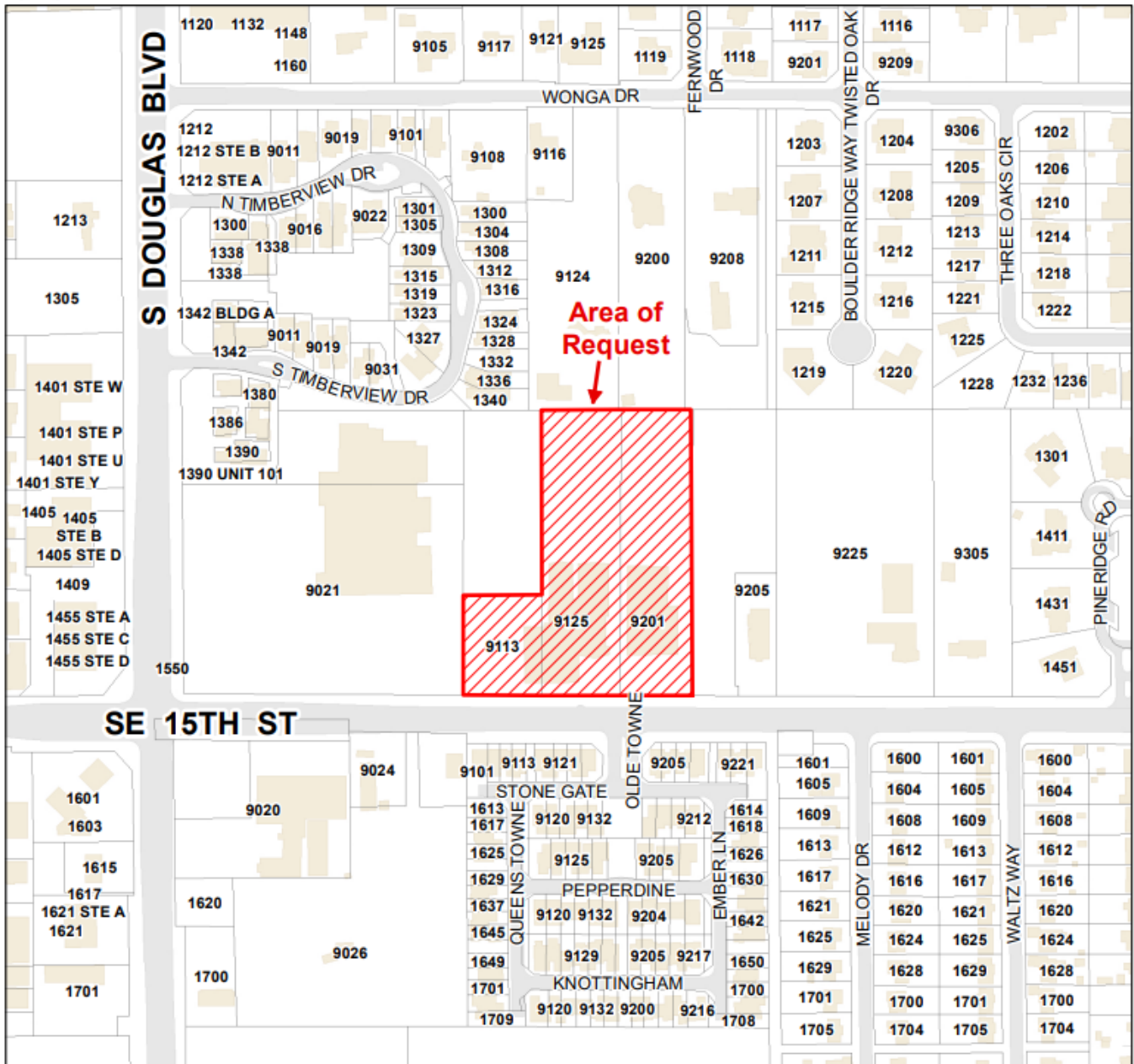
Please feel free to contact my office at (405) 739-1223 with any questions.



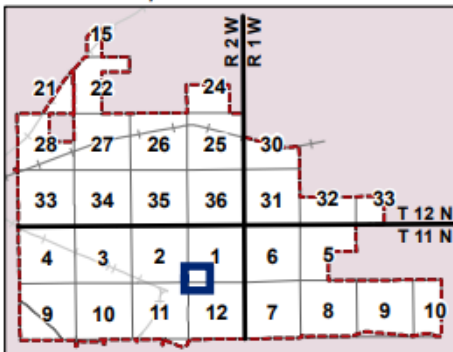
Emily Richey
Current Planning Manager



GIS- Information Technology/ Planning & Zoning



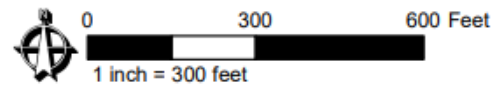
Locator Map



General Map Legend

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

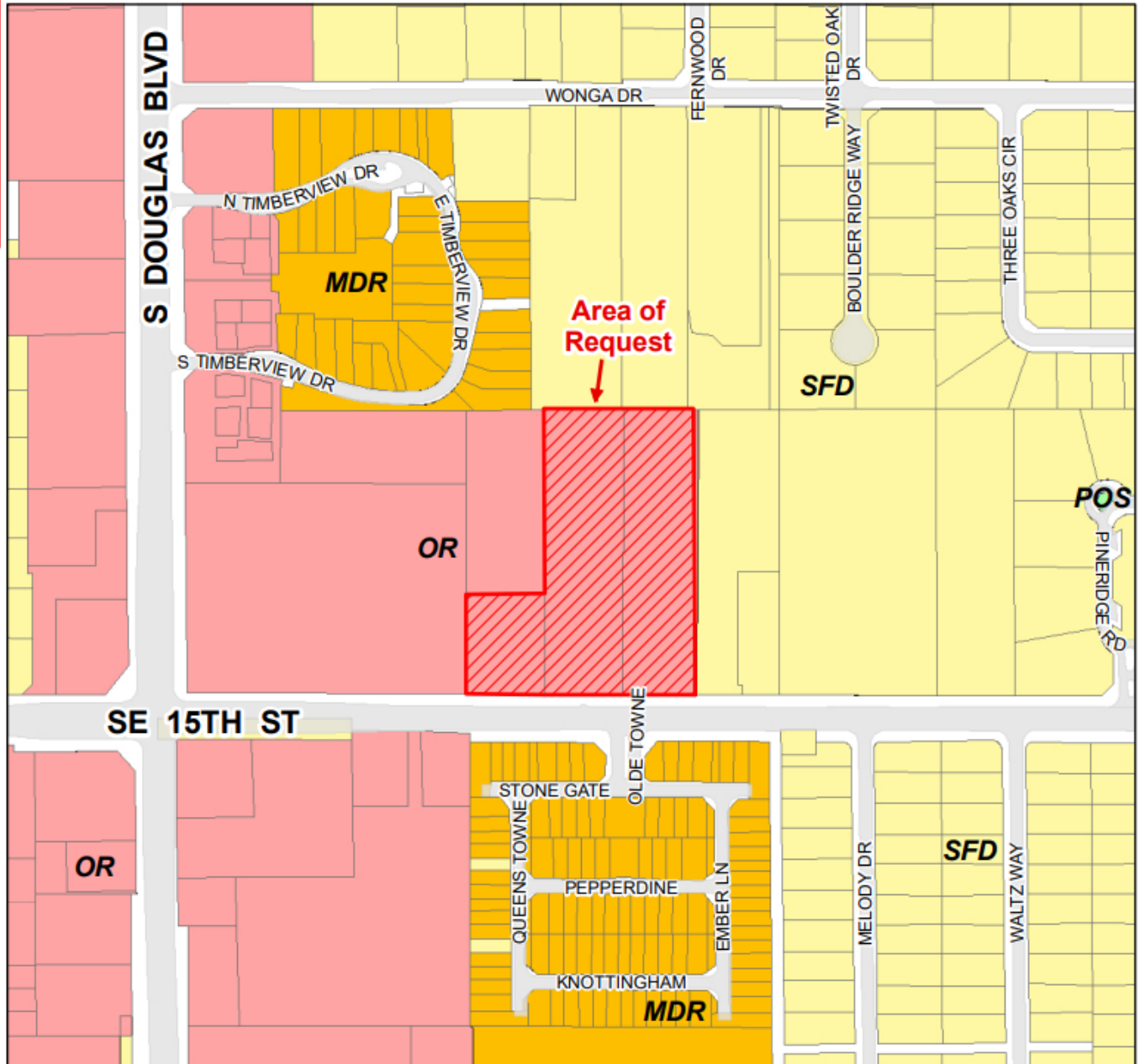
**GENERAL MAP FOR
PC-2180
(SW/4, Sec 1, T11N, R2W)**



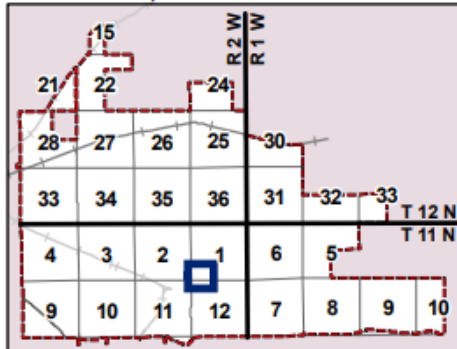
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



GIS- Information Technology/ Planning & Zoning



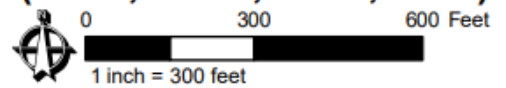
Locator Map



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

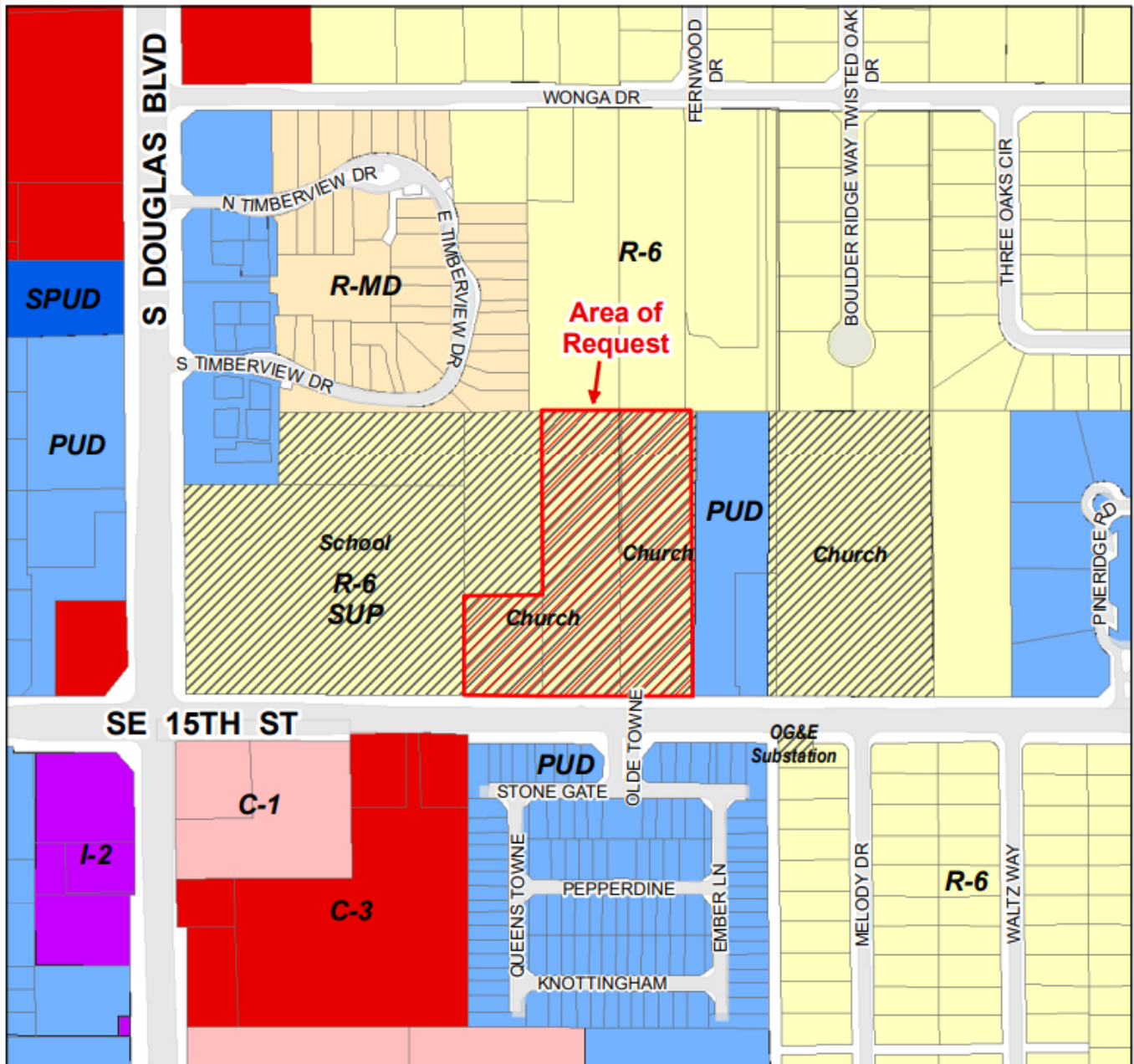
FUTURE LAND USE MAP FOR PC-2180 (SW/4, Sec 1, T11N, R2W)



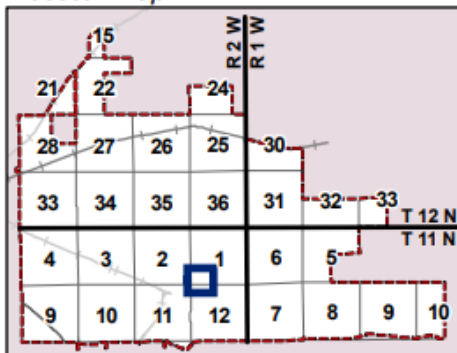
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



GIS- Information Technology/ Planning & Zoning



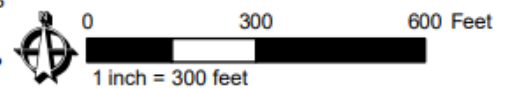
Locator Map



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

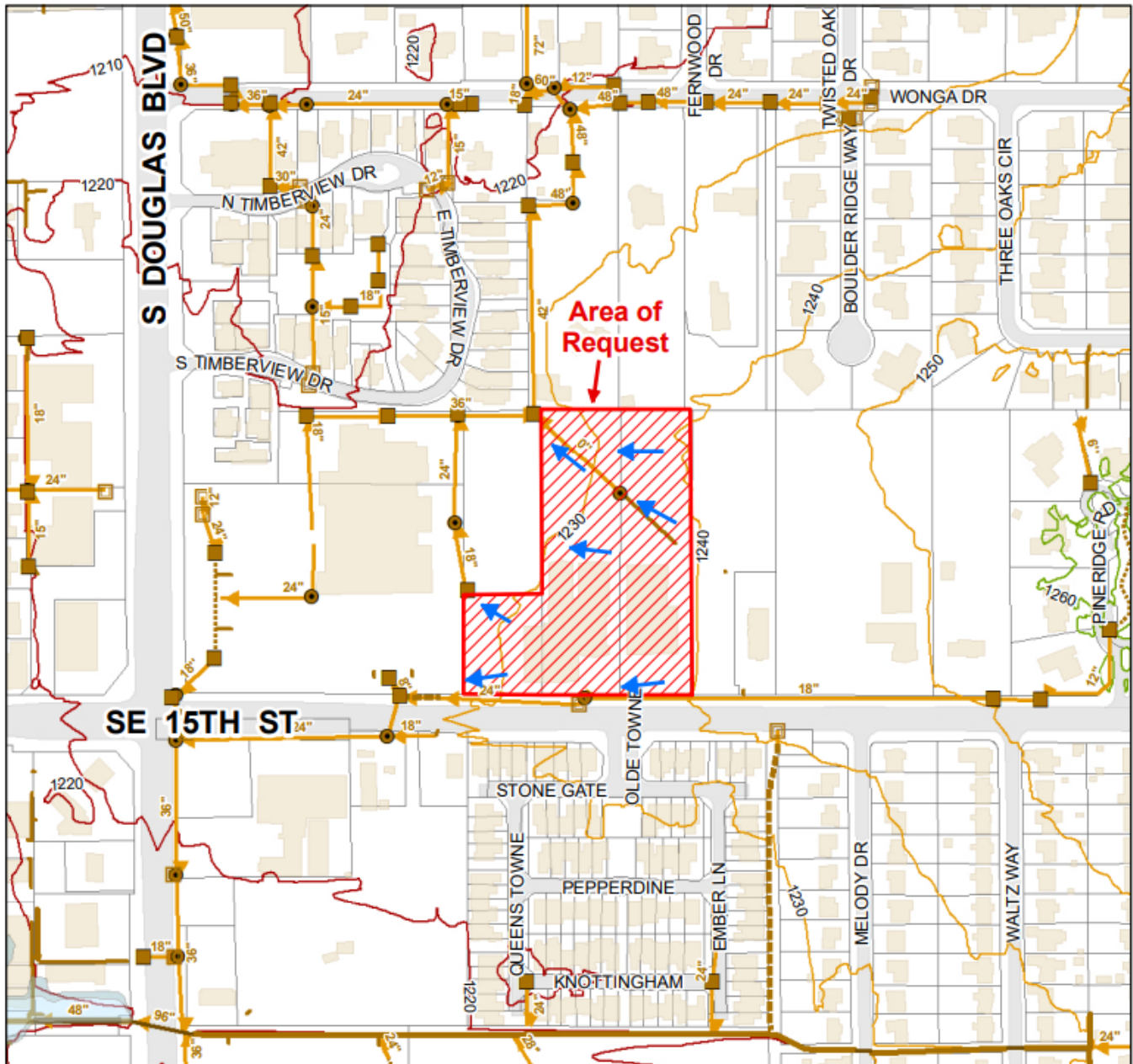
ZONING MAP FOR PC-2180 (SW/4, Sec 1, T11N, R2W)



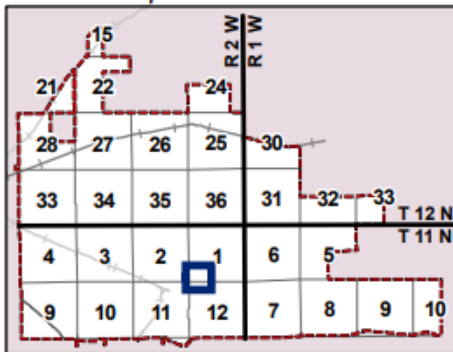
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



GIS- Information Technology/ Planning & Zoning



Locator Map

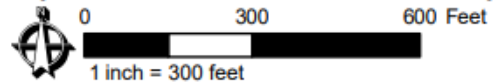


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

- 500-yr floodplain
- 100-yr floodplain
- FLOODWAY

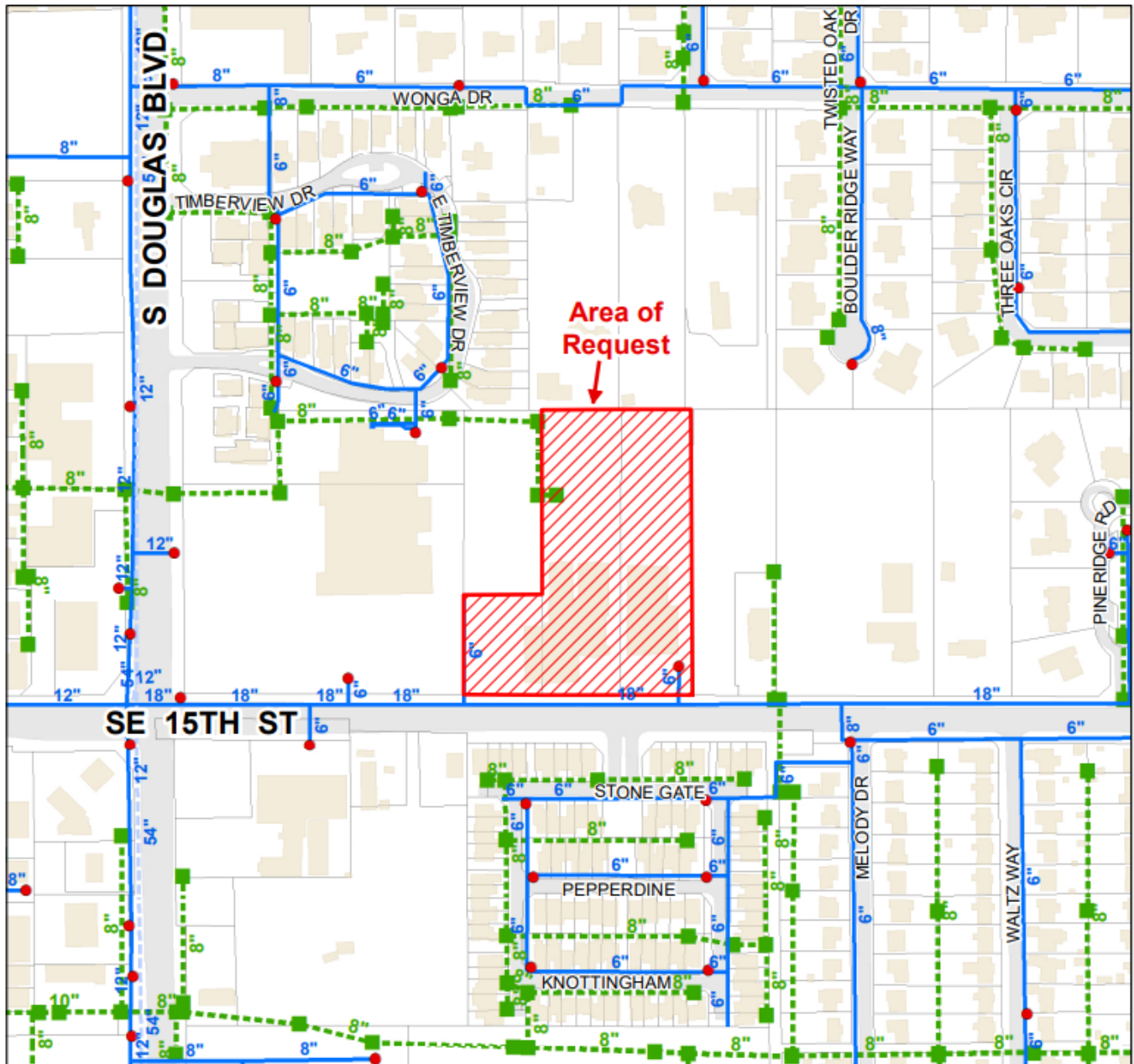
DRAINAGE LOCATION MAP FOR PC-2180 (SW/4, Sec 1, T11N, R2W)



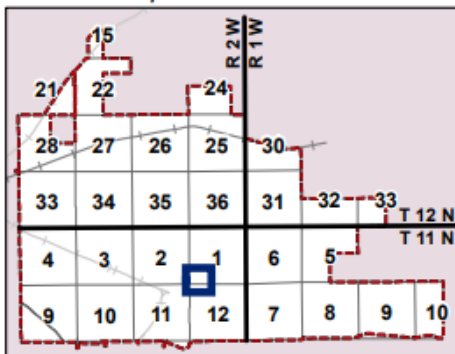
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



GIS- Information Technology/ Planning & Zoning



Locator Map

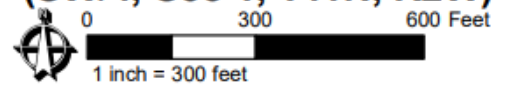


Water/Sewer Legend

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

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2180**

(SW/4, Sec 1, T11N, R2W)



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



Planning & Zoning Department

To: Misty Adamson
From: Emily Richey, Current Planning Manager
Re: Pre-application Meeting for 9113-9125-9201 SE 15th Street
Date: May 9, 2024

The pre-application conference is intended to allow for the exchange of non-binding information between the applicant and City Staff to ensure that the applicant is informed of pertinent City development regulations and processes. Additionally, the pre-application conference provides an opportunity for the applicant and City Staff to discuss major development considerations such as utilities, roadways, drainage concerns, comprehensive plan elements, specific neighborhood characteristics, and historic information.

Prior to formal submittal of any required plan or application, the applicant(s) shall consult with the Director of Planning & Zoning or his/her designee, the Chief Building Official, City Engineer, Fire Marshal, Utilities, and any other pertinent City official(s) in order for the applicant(s) to become familiar with the City's development regulations and the development process.

At the pre-application conference, the developer may be represented by his/her land planner, engineer, surveyor, or other qualified professional.

The formal submittal of any require plan or application shall not occur prior to the tenth (10th) business day after the mandatory pre-application conference.

This exchange of information is intended to promote an efficient and orderly review process and subject to further staff review after formal submission of application and plans.

Staff Present: Emily Richey (Planning Manager), Duane Helmberger (Fire Marshal), Randall Fryar (Chief Building Official), Matt Summers (Director of Planning & Zoning)

Important Dates:

Application Deadline- May 28, 2024

Planning Commission- July 2, 2024

City Council- July 25, 2024

Council Ward: Ward 2, Pay Byrne

Proposed Use: Private school for aspiring athletes.

- Zoning Use Unit Classification: 4.3.7. Moderate Impact Institutional. Quasi-public and private institutional activities which may have significant impact on surrounding uses. Typical uses include fraternal organizations, middle schools, high schools, and vocational schools.

Building/Electrical Inspector Comments:

- All emergency lights will need to work correctly.
- All broken covers will need to be replaced.
- All receptacles will need to be tamper resistant.

- All Panels will require working space and not be blocked.
- All egress paths will need to be unblocked.
- Locker rooms required/showers/etc. for gym.
- Kitchen area will need to be corrected for commercial use.
- ALL permits to be pulled and no work to be done without permits, also we will need a plan for the intended use of the buildings.

Plumbing/Mechanical Inspector Comments:

- Would recommend reaching out to Plumbing/Mechanical inspector or Chief Building Official for clarification of notes from walk-through.

Fire Marshal's Comments:

- Please refer to attached notes from previous walk-through.
- Contact the Fire Marshal's Office for another walk-through to discuss the requirements.
fmo@midwestcityok.org or 405-739-1355

Public Works' Comments:

Line Maintenance

- All facilities that meet Sec. 43-189 (2) "*Facilities generating FOG (fats, oils, grease) as a result of food manufacturing, processing, preparation or service shall install, use and maintain appropriate grease interceptors. These facilities include, but are not limited to, restaurants, food manufacturers, food processors, hospitals, hotels, motels, prisons, nursing homes, churches, day cares and any other facility preparing, serving or otherwise making any foodstuff available for consumption.*" shall be required to install and maintain a minimum 1000 gallon or equivalent interceptor as dictated by ordinance.
- A variance to the 1000 gallon requirement may be requested, it shall be reviewed, and a final ruling will be made by Line Maintenance.
- *Please contact Justin at jmadison@midwestcityok.org or 405-739-1078 for grease interceptor inquiries/variance request.

Sanitation

- Due to change of use dumpster and enclosure shall be required unless other arrangements are approved by the City's Environmental Services Director.
 - o All dumpsters shall be screened/enclosed on three (3) sides by a minimum of eight (8) foot tall masonry walls.
 - o Such enclosures shall have inside dimensions of no less than twelve (12) feet in width and fourteen (14) feet in length.
 - o Gates shall be incorporated into the design of the enclosure and shall provide a twelve (12) foot wide clear space when open.
 - o A locking device shall be installed on the gates.
 - o Keeper latches shall be installed to allow gates to remain open during the servicing of the refuse container.

Planning Division:

- - The subject property is currently zoned R-6, Single-Family Detached Residential District with a SUP, Special Use Permit to allow for a church. A Special Use Permit to allow for **4.3.7. Moderate Impact Institutional** shall be required.
- Parking requirements:
 - o Junior high schools- 1 space per 10 classroom seats.
 - o High schools- 1 space per 4 classroom seats.

o Required handicapped spaces TBD based on above requirements.

*Shared parking will be allowed among the three parcels since under one ownership. If ever sold off, shared parking will have to be approved by the City.

- Sign permits shall be pulled by property owner or licensed contractor. Please contact the City about allowable sign materials and placement.
- Health Department approval is required. Please send kitchen plans and Emily can send them to the Health Department's plan reviewer.

Miscellaneous:

- Recommended to apply for Special Use Permit for all 3 parcels.
- Occupancy to be issued separately for each building.
- Applicant mentioned in the future turning the west building into dorm rooms. Proper zoning will have to be obtained first, and a meeting with City staff and/or walk-through is strongly recommended.



Inspection Report

Annual Inspection Result

Inspection Status

Completed

Inspected by

A. Duncan

Completed at

05/01/2024 15:58:00

Address	Suite	City	State	Zip
9125 SE 15TH ST	--	MIDWEST CITY	OK	73130
Billing Address	Business Name	Building Type	Inspection Number	
9125 SE 15TH ST, OKLAHOMA CITY, OK, 73130	Harvest Life Church and School	Unknown	MCFD-2024-0000413	

Building Service/Housekeeping:

ITEM: Address Identification

RESULT: Fail

REMARK:

Address is required to be posted legibly from the exterior side of the facility.

ITEM: Fire Protection and Utility Equipment Signage

RESULT: Note

REMARK:

Will be required when fire alarm and suppression systems are installed.

ITEM: Occupant Load Designator

RESULT: Note

REMARK:

Will be issued upon Certificate of Occupancy Issuance

ITEM: Knox Box

RESULT: Fail

REMARK:

KnoxBox 3200 Series is required for all commercial occupancies in MWC jurisdiction.

ITEM: Electrical Equipment, Wiring and Hazards

RESULT: Pass



ITEM: General Storage: Storage in Buildings

RESULT: Pass

ITEM: Premises: Waste Accumulation Prohibited

RESULT: Pass

ITEM: Fire Apparatus Access Roads

RESULT: Pass

Maintenance of Exitways:

ITEM: Maintenance of the Means of Egress: Reliability

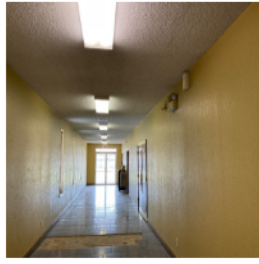
RESULT: Fail

REMARK:

Doors are required to freely open without excessive force from interior. Several side doors observed to be "jammed" upon opening.

ITEM: Means of Egress Illumination

RESULT: Fail



ITEM: Mains of Egress (Stairway)

RESULT: Pass

ITEM: Enclosures Under Interior and Exterior Stairways

RESULT: Note

REMARK:

stage area is currently used for storage. This will not be permitted upon CO issuance.

ITEM: Emergency Escape and Rescue Openings

RESULT: Note

ITEM: Exit Doors/Self Closing Devices: Functioning Properly

RESULT: Fail



Fire Extinguishers:

ITEM: Portable Fire Extinguishers: General Requirements

RESULT: Fail



ITEM: Location

RESULT: Pass

ITEM: Extinguisher Maintenance

RESULT: Fail



Fire Alarm and Detection System:

ITEM: inspection, Testing and Maintenance

RESULT: Fail

REMARK:

Overdue for annual service



Sprinkler System:

ITEM: Sprinkler Annual Testing & Maintenance

RESULT: Fail

REMARK:

Sprinkler system required upon issuance of CO.



ITEM: 5 Year Internal Maintenance

RESULT: N/A

ITEM: Sprinkler Valves: Accessible and Open

RESULT: N/A

ITEM: Sprinkler Heads

RESULT: N/A

ITEM: Fire Sprinkler Riser Clearance

RESULT: N/A

ITEM: Escutcheons

RESULT: N/A

ITEM: Fire Department Connections

RESULT: N/A

Cooking Suppression and Hood Systems:

ITEM: Commercial Cooking System

RESULT: Fail

REMARK:

Hood and suppression system will be required upon CO issuance.



Compartmentation:

ITEM: Vertical Separation

RESULT: Fail



ITEM: Horizontal Separation

RESULT: Note

Hazardous Materials:

ITEM: Flammable Liquids: Properly Stored and Handled

RESULT: Fail



Other Observation:

ITEM: Occupancy Specific Observations

RESULT: Yes



Results:

ITEM: Inspection Results

RESULT: Correction Notice Issued

Inspection Signatures

Occupancy Contact Signature



George Williams
Real Estate Agent
Gwilliams@priceedwards.com

Inspector Signature



A. Duncan
Assistant Fire Marshal
Fire Prevention

--
aduncan@midwestcityok.org



Inspection Report

Annual Inspection Result

Inspection Status

Completed

Inspected by

A. Duncan

Completed at

05/01/2024 16:01:50

Address	Suite	City	State	Zip
9201 SE 15TH ST	--	MIDWEST CITY	OK	73130
Business Name		Building Type		Inspection Number
Harvest Life		Office Building		MCFD-2024-0000412

Building Service/Housekeeping:

ITEM: Address Identification

RESULT: Pass



ITEM: Fire Protection and Utility Equipment Signage

RESULT: Pass

REMARK:

Signage is required for all fire / life safety equipment. Signage is to be placed on doors leading to control equipment. Sign is to be red with white lettering, all-weather and reflective.



ITEM: Knox Box

RESULT: Pass



ITEM: Electrical Equipment, Wiring and Hazards

RESULT: Fail

REMARK:

Storage is not permitted within a 2ft clearance of electrical equipment. A clear path of access must be provided.

Cover plates required on all exposed electrical.



ITEM: General Storage: Storage in Buildings

RESULT: Fail

REMARK:

Storage is not permitted under stairs



Maintenance of Exitways:

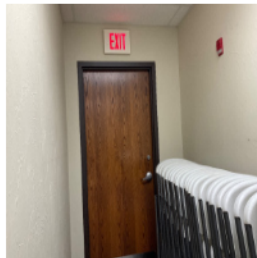
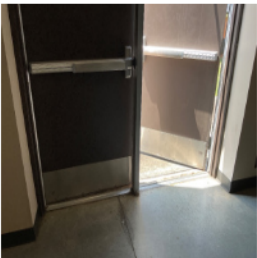
ITEM: Maintenance of the Means of Egress: Reliability

RESULT: Fail

REMARK:

Egress doors are required to open and close freely . Framing has swelled.

Egress doors can not be locked to prevent egress from interior. Remove lock.

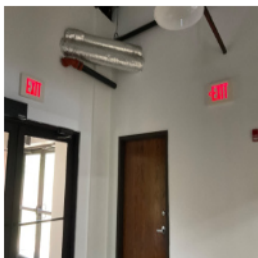


ITEM: Means of Egress Illumination

RESULT: Pass

REMARK:

Battery backup is required to provide power upon testing for 90 min

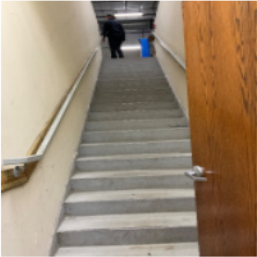


ITEM: Mains of Egress (Stairway)

RESULT: Fail

REMARK:

Storage is not permitted under means of egress stairs.



ITEM: Enclosures Under Interior and Exterior Stairways

RESULT: Note

ITEM: Exit Doors/Self Closing Devices: Functioning Properly

RESULT: Fail

REMARK:

Doors in gym area were obstructed from freely opening. Swelling was observed in the door casing. Repairs are required for free egress from the space.

A door labeled as an emergency exit was locked at time of inspection from corridor. Locking mechanism is required to be removed.

Fire Extinguishers:

ITEM: Portable Fire Extinguishers: General Requirements

RESULT: Fail

REMARK:

Class k extinguisher is required in the kitchen area.

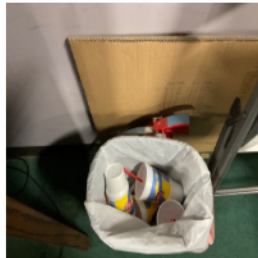
ITEM: Location

RESULT: Fail

REMARK:

Where required: New and Existing A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies. - 906.1 Within 30 feet of cooking of commercial cooking equipment. - 906.1 In areas where flammable or combustible liquids are stored, used, dispensed. - 906.1 Portable fire extinguishers shall be selected, installed, and maintained in accordance with this section and NFPA 10. - 906.2 - 75 feet total travel distance - Table 906.3

Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers. Extinguishers weighing 40 pounds or less shall be installed so that their tops are not more than 5 feet above the floor. 906.9.1 The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches. 906.9.3

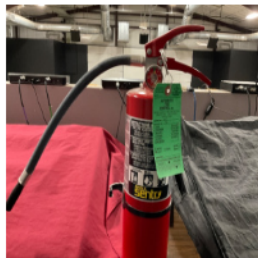


ITEM: Extinguisher Maintenance

RESULT: Fail

REMARK:

Fire Extinguishers are due for service annually. Last date of service March 2017.



Fire Alarm and Detection System:

ITEM: inspection, Testing and Maintenance

RESULT: Pass

REMARK:

Fire Alarm system is required to be monitored and inspected by a licensed contractor annually.

Casing does not fit the fire alarm control equipment (LED and face-plate are non-existent / non-operational).

A documentation cabinet is to be provided to store all testing and design information. This paperwork shall not be stored inside the FACP cabinet.



Sprinkler System:

ITEM: Sprinkler Annual Testing & Maintenance

RESULT: Pass

REMARK:

Overdue for annual service. Fire suppression systems are required to be serviced annually.

Permanently installed artificial illumination shall be provided in the automatic sprinkler system riser rooms and fire pump rooms. IFC **901.4.6.4**

Automatic sprinkler system riser rooms and fire pump rooms shall be maintained at a temperature of not less than 40°F (4°C). Heating units shall be permanently installed. IFC 901.4.6.3



ITEM: 5 Year Internal Maintenance

RESULT: Fail

REMARK:

No documentation of 5 year internal on riser. This is due at time of annual inspection.

Cover to be installed back on water flow device.

ITEM: Sprinkler Valves: Accessible and Open

RESULT: Pass



Cooking Suppression and Hood Systems:

ITEM: Commercial Kitchen Hoods

RESULT: Fail

REMARK:

A type I hood shall be installed at or above all commercial and domestic cooking appliances used for commercial purposes. (IFC 607.2)

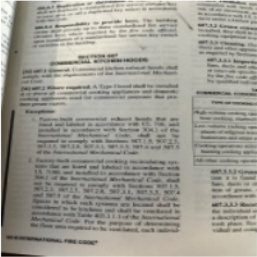


ITEM: Commercial Cooking System

RESULT: Fail

REMARK:

Commercial hood with suppression system is required for cooking equipment.



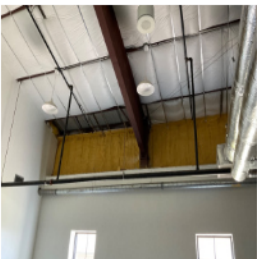
Compartmentation:

ITEM: Horizontal Separation

RESULT: Fail

REMARK:

decking and insulation is required to be sealed / covered with appropriate materials.



Private Fire Hydrant:

ITEM: Private Fire Hydrant

RESULT: Note

REMARK:

Private hydrants are required to be flowed annually and documentation provided to the Fire Marshal's office via e-mail at fmo@midwestcityok.org



Other Observation:

ITEM: Occupancy Specific Observations

RESULT: Yes

REMARK:

6th - 12th grades being served. (See note under cooking suppression and Hood section)



Results:

ITEM: Inspection Results

RESULT: Correction Notice Issued

REMARK:

This inspection report addressed the fire code violations observed on-site currently with the anticipated used of space being a school.

Inspection Signatures

Occupancy Contact Signature



George Williams
Real Estate Agent
gwilliams@priceedwards.com

Inspector Signature



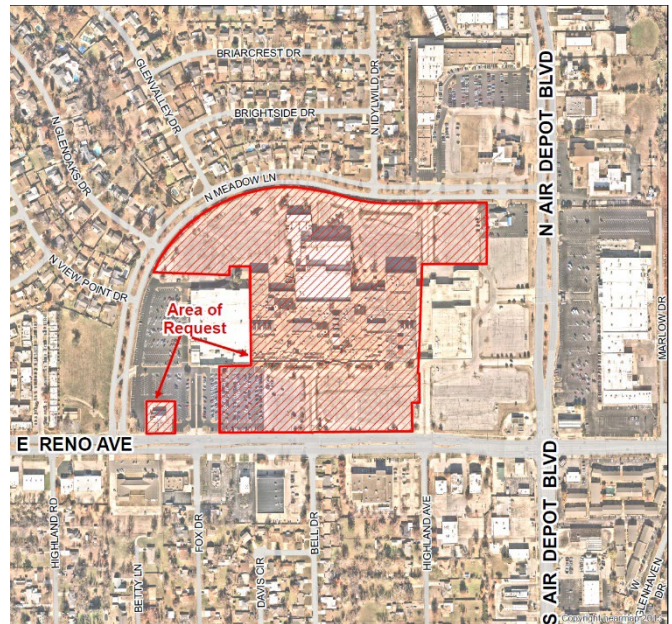
A. Duncan
Assistant Fire Marshal
Fire Prevention
--
aduncan@midwestcityok.org

To: Chairman and Planning Commission
From: Matt Summers, Director of Planning & Zoning
Date: July 2, 2024

Subject: (PC-2168) Public hearing, discussion, consideration, and possible action approving an ordinance to redistrict from Community Commercial District (“C-3”) to Planned Unit Development (“PUD”) with C-3 as a base zoning district, for the property described as Lot Three (3), 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.

Executive Summary: The Applicant is requesting to rezone the subject property from Community Commercial (C-3) to a Planned Unit Development with an underlying C-3 zoning.

The subject property was developed as part of Heritage Park Mall in the 1970s. The site has not been used as a mall in several years, and in 2022 the City declared an area, which includes the subject property, to be a blighted area, consistent with and pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, et seq. In 2023, the City adopted the Heritage Park Mall Area Urban Renewal Plan (“Urban Renewal Plan”), which includes the subject property, and amended the Comprehensive Plan to include the Urban Renewal Plan.



The applicant submitted a master plan consisting of both a master development plan map and a design statement. This application proposes to allow high-density residential uses in certain areas of the existing structure as well as vertical aquaponics, and biomass manufacturing. The master development plan map indicates the site will largely remain the same, with no new buildings or changes to the parking lots proposed.

The application proposes amenities such as green spaces, community services, community event center, playground, and walking trail. The PUD master plan does not indicate where on the site any of these features are proposed. Without greater detail, it is impossible to evaluate these amenities as part of the PUD application.

Approval of this rezoning application would not be consistent with the Urban Renewal Plan or the Comprehensive Plan. Neither the Master Development Plan nor the request for a PUD includes a proposed amendment to the Comprehensive Plan concerning the impact of the Urban Renewal Plan. The Urban Renewal Plan specifies that the subject property is to be acquired by the Midwest City Urban Renewal Authority, which is currently undertaking actions to do so, consistent with the Urban Renewal Plan.

If this application is approved, all necessary permits through the Engineering and Construction Services Department shall be pulled prior to any construction/redevelopment. All applicable code requirements shall be observed.

Both state and local notification requirements were met.

At the time of this writing, staff had been contacted by three (3) property owners who were curious about the nature of the application or the date/time of the hearing.

Based on the findings in this report, staff recommends denial of this application.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- July 2, 2024

City Council- July 23, 2024

Dates of Pre-Development Meeting:

January 15, 2024

Council Ward: Ward 4, Marc Thompson

Owner: Parcel 1 – ABAB Inc.

Parcel 2 – Ahmad Bahreini & Nasser Shakiba

Applicant: Ahmad Bahreini

Proposed Use: Multi-family residential and commercial uses

Size: Total: 27.35 Acres (Parcel 1: 18.59 Acres; Parcel 2: 8.76 Acres)

Development Proposed by Comprehensive Plan:

Area of Request-	Office / Retail
North-	Low Density Residential & Office / Retail
South-	Low Density Residential & Office / Retail
East-	Office / Retail
West-	Office / Retail

Zoning Districts:

Area of Request-	C-3, Community Commercial District
North-	R-6, Single-Family Detached Residential District; C-3, Community Commercial District
South-	R-6, Single-Family Detached Residential District; C-3, Community Commercial District; & PUD
East-	C-3, Community Commercial District
West-	C-3, Community Commercial District

Land Use:

Area of Request-	Vacant Structure
North-	Single-family residence & Retail
South-	Single-family residence & Retail
East-	Vacant Structure
West-	Church

Comprehensive Plan Citation:

The Future Land Use map in Chapter 4 of the Comprehensive Plan shows the project site to be planned for Office/Retail uses. It also shows the site to be designated as a Special Planning Area. The Urban Renewal Plan, which amends the Comprehensive Plan, identifies that specific land uses will be controlled by applicable zoning approved by the City.

Office/Retail Land Use

Retail land uses areas are intended to provide for a variety of retail trade, personal, and business services and establishments. Retail establishments generally require greater visibility than do other types of non-residential land uses (e.g., office, commercial). Office uses include professional offices for lawyers, doctors, realtors, and other professionals. Office land uses are generally appropriate in all other non-residential areas of the City. Office development should be compatible with any adjacent residential area.

Special Planning Areas (SPAs)

Special Planning Areas (SPAs) indicate areas where special planning considerations should be given due to an area's unique characteristics or circumstances. The primary reason for establishing SPAs is to promote quality redevelopment and support existing development. These areas have a substantial chance of experiencing redevelopment or have experienced redevelopment in recent years. As a general guide, future land uses have been indicated within the SPAs on the Future Land Use Plan Map. SPAs are shown on the Future Land Use Plan Map as an overlay, which has underlying land uses. The City should consider incentives to encourage quality redevelopment within these areas. SPAs are focal points of the community. The image they portray is important to the overall image of the City. If redevelopment occurs, it should be compatible with the surrounding areas. Issues to consider would be how redevelopment influences existing single-family housing. Also, how can redevelopment be designed to improve these areas?

As part of this application, the applicant is requesting to amend the Comprehensive Plan to add High-Density Residential to the planned uses for this site.

High Density Residential Land Use

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

Utilize the Urban Renewal Authority

Consistent with the Oklahoma Urban Redevelopment Law, the City has declared certain areas within its municipal boundaries to be blighted areas and has further authorized the Midwest City Urban Renewal Authority to implement urban renewal plans adopted by the City. One such plan is the Heritage Park Area Urban Renewal Plan. That Urban Renewal Plan's area includes the site, which, as discussed above, is a Special Planning Area, particularly appropriate for the authorizations provided to the Urban Renewal Authority as by the City.

Municipal Code Citation:

2.25. – PUD, Planned Unit Development

2.26.1. *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 to be developed as one unit according to a master development plan map.

The PUD is subject to special review procedures within 7.3 PUD Application and Review and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.25.2. *Intent and Purpose.* The intent and purpose of the planned unit development provisions are as follows:

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

2.25.3. *Planned Unit Development Authorized.* A PUD may be authorized by an amendment to the official Zoning District Map after public hearings by the Planning Commission and City Council, provided it complies with the following requirements:

- (A) *Locations and uses.* A PUD shall be considered a special zoning district; and it may be authorized for any use or combination of uses permitted in this Zoning Ordinance.
- (B) *Planned unit development master plan required.*
 - (1) The basis for review and approval of a PUD application shall be the PUD master plan, which shall be adopted as a part of the ordinance of rezoning in conformance with the requirements described in these regulations.
 - (2) The PUD master plan shall consist of two (2) following elements:
 - a. The design statement; and
 - b. The master development plan map.
 - (3) The PUD master plan establishes residential densities, as well as amount, type, and general location of all land uses.
 - (4) The PUD master plan shall serve as the basis for review and approval of all subdivision plats and building permits within the PUD.
- (C) *Effect of planned unit development approval.*
 - (1) Approval of a zoning change to a PUD adopts the master plan prepared by the applicant and reviewed as a part of the application.
 - a. The master plan establishes new and specific requirements for the amount and type of land use, residential densities, development regulations and location of specific elements of the development, such as open space and screening.
 - (2) The PUD classification replaces any previous zoning district classification of a parcel.
 - (3) All PUDs shall establish a conventional or base zoning district to identify all applicable uses and development regulations not specified within the PUD master plan.

- a. The conventional or base zoning district's use and development regulations standards shall be interpreted to be the most recently adopted version of the Zoning Ordinance.
- b. Uses and development regulations may either be adopted into or deleted from a base zoning district and said uses and development regulations shall be applicable to PUD.

2.25.4. *Criteria for Planned Unit Development (PUD) Review and Approval.* Because the PUD provides the opportunity for higher densities, greater design flexibility, mixed land uses, and improved marketability, the applicant should be prepared to provide amenities and services that may not be required or possible in a conventional development.

Review and approval of a PUD is, therefore, a process of negotiation between the city government and the applicant to achieve the intents and purposes of these regulations and the comprehensive plan.

The following factors should be specifically included as review criteria for the evaluation of a PUD application. Other factors not listed herein may also be considered in the review process in order to respond to specific design and land use proposals:

(A) *Design standards.*

- (1) The proposed PUD shall be designed to provide for the unified development of the area in accordance with the spirit and purpose of the comprehensive plan and the land uses and zoning districts adjacent to it.
- (2) Design of the PUD may provide for modification of conventional Zoning Ordinance requirements for such elements as setback areas, densities, setbacks, and height on individual lots in accordance with the PUD master plan.
- (3) Density, land use, and intensity shall be based on the PUD master plan and shall be in conformance with the comprehensive plan.
- (4) Building code requirements shall not be reduced in the design of a PUD.
- (5) The maximum number of dwelling units within a PUD shall be based on calculation of gross density.
 - a. Gross density shall be established in the PUD master plan and shall be calculated by dividing the total land area to be developed for residential uses (exclusive of arterial streets) by the number of dwelling units.
- (6) Location and type of housing shall be established in a general pattern and shown on the master development plan map.

(B) *Minimum design and construction standards for streets and alleys.* Streets and alleys for PUDs shall be designed and constructed in accordance with city standards and specifications for right-of-way width and paving cross sections; provided that modifications may be requested and approved as part of the master plan if the following criteria are met:

- (1) *Public streets and alleys.* Proposed public street and alleys shall satisfy the following criteria:
 - a. Street right-of-way and paving shall be adequate to provide a traffic carrying and utility installation capacity related to the design of the overall street system, the function of the individual street, and the land uses served.

- b. Paving cross sections shall be designed to be adequate to provide drainage in conformity with the drainage plan for the PUD; to receive loading commensurate with anticipated traffic based on the design of the overall street system; and to have a maintenance level commensurate with that of facilities constructed to regular standards.
- (2) *Private streets and alleys.* Proposed private streets and alleys shall satisfy the criteria for public facility modifications listed above and the following:
 - a. Private streets shall not be connected to an adjacent parcel which is not a part of the PUD in a manner that will circulate traffic into and through the private street system.
 - b. The owner/applicant shall clearly demonstrate the existence and capabilities of a property owners' association to provide the ongoing and long-term maintenance of the private street and alley facilities that will not be provided by the city.
- (C) *General design and development guidelines.*
- (1) *Intensities.* Proposed developments shall conform to the general level of intensity outlined within the comprehensive plan and should be developed in a manner and at a scale that will be compatible with adjacent developed neighborhoods.
 - (2) *Amenities.* Amenities should be considered as an important justification for development and city approval of a PUD.
 - a. Where gross or net densities are to be increased to promote economy of development, or where other methods of land use intensification are proposed, usable open space should be furnished along with provision for its permanent retention and continued maintenance. Sidewalks and pedestrian ways should be planned where it is necessary to provide for amenities and public safety.
 - (3) *Minimum land area and frontage.* The minimum areas and frontage for a PUD request involving office, commercial, or industrial land uses should generally be at least the minimum required by the conventional zoning associated with the proposal.
 - (4) *Streets.*
 - a. Street design should be innovative and should restrict through traffic from residential areas as much as possible.
 - b. Encouragement should be given to design of short local streets serving limited areas, such as the residential cul-de-sac.
 - c. Local street right-of-way widths may be reduced to thirty (30) feet. However, a ten (10) foot easement shall be provided where utilities or sidewalks are proposed. These easements may be omitted when a letter can be provided from each utility company stating that they have no present or future need for a utility easement in the area which abuts the street.
 - d. Development of a private street system should be considered appropriate under certain conditions where there is no through traffic. However a private street system should not serve as a reason for reduction of minimum design and paving standards.

- e. On-street parking bays or other similar areas where vehicles must be backed into the traffic flow shall not be approved on arterial or collector streets or any local street; provided, however that certain cul-de-sac or small loop street designs may be considered as appropriate.
- (5) *Parking.* If the front building line in residential areas is less than twenty (20) feet, the Planning Commission and City Council may require additional guest parking at the suggested rate of one additional space per 7.5 units.
- (6) *Mixed land use developments.* Where a PUD proposes a mix of uses which would generally be incompatible with a conventional development, the PUD master plan should specifically establish appropriate guidelines to assure a harmonious development.
- (7) *Common access.* In commercial or industrial developments, the PUD master plan should establish specific standards and locations for common access driveways both within the development and abutting arterial streets. Approval of the bonus provisions in 5.3.2 Off-Street Parking Standards of this Ordinance for shared parking facilities should only be authorized in a PUD where this access commitment is provided in the PUD master plan.

History:

1. This property is part of the Miracle Mile Addition platted in 1966.
2. Was re-subdivided in 1977 as Heritage Park Mall A Re-Subdivision of Blocks 3, 4 and 5 of Miracle Mile Addition.
3. The subject property was declared blighted by City Resolution 2022-23 on August 23, 2022.
4. An Urban Renewal Plan, as defined by and in accordance with the provisions of the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* was adopted by City Resolution 2023-09 on April 25, 2023. The subject property is within the established boundaries of the Urban Renewal Plan and is specifically authorized for acquisition.
5. This application was advertised to be heard at the April and May Planning Commission meetings, but was postponed to the July Planning Commission meeting.

Next Steps:

If the Council approves this rezone, the applicant will need to request an amendment to the Comprehensive Plan concerning the Urban Renewal Plan and the Plan's objective of acquisition of the property. Approval of the application without an amendment to the Urban Renewal Plan would create a nonconformity between the Plan and the approved zoning for the project site. The applicant would also need to apply for the appropriate building permits from the Engineering and Construction Services Department, and to verify the safety and security of the electrical and water systems within the building prior to those utilities becoming available.

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: Any necessary Engineering improvements have yet to be determined as part of this application.

Water Supply and Distribution

There are public water mains throughout the proposed parcel, a ten (10) inch line encircles the entire building. 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 public sewer mains throughout the proposed parcel, eight (8) inch lines running along the north and south side of the parcel. 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 available from North Air Depot Boulevard, East Reno Avenue, and Meadow Lane. North Air Depot Boulevard and East Reno Avenue are classified as secondary arterials in the 2008 Comprehensive Plan. Meadow Lane 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:

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

Public Works' Comments:

Line Maintenance

Water

- Water infrastructure is available to the property. The applicant shall be responsible for evaluating the available flow on the water system for fire protection and/or domestic use.
- Water meter(s) 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.
- Sewer waste from food services, vehicle maintenance shops, car washes, etc. shall conform with Midwest City Ordinance Chapter 43, Division 6. The installation of an interceptor, separator, and/or grit chamber shall be required.
- A City provided Sewer Use Survey will be required to be submitted by the 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

Planning Division:

Staff met with the applicant January 15, 2024, for a pre-application meeting.

Notifications were sent in compliance with state and local requirements.

At the time of this writing, staff had been contacted by three (3) property owners who were curious about the nature of the application or the date/time of the hearing.

PUD Master Plan

The PUD master plan is required by Section 2.25.3 (B) and consists of two elements. The first is a Master development plan map, and the second is a PUD design statement. The following are staff's comments on these elements.

Master Development Plan Map

The master development plan map submitted as part of this application indicates the applicant intends to repurpose the existing structures on site and use the existing parking areas for parking. The bulk of the existing building is intended to retain those uses allowed under the C-3 zoning district, while two (2) areas within the existing building are intended to be redeveloped for high-density residential uses. The map does not indicate which areas, or how many square feet, are proposed to be used for aquaponics or biomass manufacturing. The map does not indicate any planned improvements to the transportation network, parks/open space, or landscaping/buffering. It is unclear whether any of the parking areas will be reserved for residential occupants. The map also does not indicate the provision for public amenities as part of the proposed redevelopment of the site.

The total number of proposed residences and the residential density of the development are not provided in the master development plan map, and staff cannot estimate it because there is no information about how many acres on the site are dedicated to residential uses. There are square footage numbers for the building itself, but residential uses include other things such as parking areas.

Design Statement (The section headers below refer to the sections labeled in the design statement. References to Midwest City Municipal Code are specifically labeled as such.)

Title Page: The address listed for the Developer, ABAB, Inc, matches the billing address listed on the County Assessor's page, but does not match the address listed for the business on the Secretary of State's records. The assessor lists a billing address in Oklahoma City, while the Secretary of State lists an address in Edmond.

Section 1.0: This section of the design statement introduces that the Applicant is seeking a rezoning to a PUD to allow for both commercial and residential uses on the subject property. The section concludes by stating a preliminary and final plat for the property will follow. This introductory section does not make mention of any proposed agricultural (aquaponics) or biomass manufacturing uses.

Section 2.0: Staff does not have any comments on the legal descriptions of the two parcels that constitute the subject property. However, staff notes that the legal descriptions are somewhat odd in that one description references "LOT THREE (3)" and the other references "BLOCKS FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8)" for the same level of subdivided property on the same plat.

- Section 3.0: As noted on the title page, between the County Assessor's records and the Secretary of State's records, there seems to be some inconsistency about whether the developer is operating out of Oklahoma City or Edmond.
- Section 4.0 The site is mostly flat, with a gentle slope falling from east to west. The elevation of the eastern side of the property is at about 1,230 feet and the western side of the project site is at about 1,218 feet.
- Section 5.0 The concept statement indicates there are proposed multi-family residential, commercial, agricultural, and industrial uses on the site. The residential uses are shown to be segregated from the commercial uses and will only be allowed in those areas indicated on the master development plan map. The agricultural uses are described as being a "vertical aquaponics farm" consisting of both the raising of fish and hydroponics in a somewhat closed loop system. There is also an industrial use proposed for the site to manufacture biomass from the waste produced by the aquaponics system. Neither the design statement or master development plan map indicate where on the site the aquaponics system or biomass manufacturing are proposed to take place. This makes it impossible to assess the impacts these uses might have on surrounding properties, or how those impacts might be mitigated.

The concept statement also refers to covered parking spaces that will be constructed, but these are not shown on the master development plan map. Staff is not opposed to the provision of covered parking spaces, but the application is unclear about where they are proposed to be located.

- Section 5.1 In this section, the Applicant lays out how they view the application is supported by the Comprehensive Plan, Heritage Park Mall Urban Renewal Plan, and the Air Depot Corridor Plan. Below are some of the references discussed in this section of the design statement, and staff's comments.

The Comprehensive Plan does state "The City should support the reuse of vacant retail store sites with various types of office and residential use." (Page 4-25)¹ This land use policy is not entirely supportive of the application, because the uses proposed by this application extend beyond the office and residential uses recommended by the plan.

Goal 5 of the Comprehensive Plan states, "Encourage a quality housing environment within the City that meets the needs of a variety of people." (Page 2-6)² This application may result in furtherance of the goal, but staff does not feel there is enough information about the proposed agricultural or industrial uses to state the proposed residential development would be "quality housing". As noted by Figure 4-3 in the Comprehensive Plan, industrial uses are the least compatible land use with residential. Housing developed in the same building as industrial uses would be unlikely to provide the "quality housing" sought by this goal.

¹ (Midwest City, Sefko Planning Group, & Freese and Nichols, Inc., Comprehensive Plan 2008, 2008)

² (Midwest City, Sefko Planning Group, & Freese and Nichols, Inc., Comprehensive Plan 2008, 2008)

The Applicant correctly mentions the siting guidelines for High-Density Residential uses (Page 4-28) calls for this land use to be located along arterial roads for transportation access. The other parts of these guidelines call for considerations that are not addressed by this plan including:

- “All structures within a multi-family development should be at least 90 percent masonry on the exterior of the first story;
- If the tract is adjacent to single-family residential dwellings, transition areas (green space, buffer areas, medium density development, etc.) should be incorporated into the project;
- Based on the density of the complex, an appropriate amount of usable open space should be required”).

The application proposes to only meet masonry requirements on any new buildings, there are no buffering or transition areas proposed between the project site and the adjoining single-family neighborhoods, and no useable open space is proposed as part of the residential development. Therefore, it seems like the only siting guideline for high-density residential met by this application is the proximity to arterial roads.

On page 6-29 of the Comprehensive Plan, there is a recommendation for the City to be supportive of the redevelopment of non-residential uses into mixed-use developments. The Comprehensive Plan does not mention support for mixed-uses involving residential, commercial, agricultural, and industrial uses. Combination of this many incompatible uses on the same site and within the same building would likely cause the development to not meet the standard of “sustainable, livable, and quality development” (page 6-29)³ that is encouraged in the Special Planning Areas. Staff also has concerns about the adverse impacts the industrial use of manufacturing biomass will have on adjoining and nearby properties.

The Heritage Park Mall Area Urban Renewal Plan calls for redevelopment of the project site and removal of the blighting conditions. It also lists as one of its objectives “Encourage investment and redevelopment in accordance with the City’s Comprehensive Plan.” (Page 3)⁴ The Urban Renewal Plan does not support this application for many of the same reasons discussed above for the Comprehensive Plan. The issues of compatible/incompatible land uses, building façade characteristics, buffering, open space, etc. must also be factored when considering the general support these plans give to the redevelopment of vacant, blighted, abandoned, or underutilized properties. There is further discussion of the Urban Renewal Plan later in this staff report.

Section 6.0 There are utilities in the area from when the site was developed as a mall in the 1970s. The City has issued notifications of the termination and disconnect of all service utilities due to the unsafe condition of the facilities. Further, converting former retail spaces into multi-family dwellings would increase the demands on the utility networks, and it has not been determined what, if any, improvements might be needed if the PUD were approved.

Section 7.0 The design statement “contemplates a mixed development with residential and commercial areas.” The intent is to allow high-density residential uses in those areas indicated on the master development plan map. The rest of the property will retain the uses allowable in the C-3 zoning district.

³ (Midwest City, Sefko Planning Group, & Freese and Nichols, Inc., Comprehensive Plan 2008, 2008)

⁴ (City of Midwest City , 2023)

Section 7.1 This section lays out a brief description of the proposed uses similar to that included in Section 5.0. It then goes on to describe in a little more detail the uses proposed for Parcel 1 & 2 on the site. Overall, there is a lack of information about the proposed residential uses on the site. What is the proposed density of the multi-family and how many units are proposed?

For Parcel 1, it states there will be a total of 48 dwelling units. The design statement lists the amount of the building that will be occupied by these residential units, but not how much of the parking area will be dedicated to serving those units. Without knowing how many total square feet (or acres) of the parcel will be used residentially, a density cannot be calculated. It is also stated that both agricultural and industrial uses are proposed on this parcel, but there is no indication where these uses are proposed or how much space they are intended to occupy.

For Parcel 2, the design statement lists the amount of the building that will be available for residential uses, but does not have information about the number of units or the area of the parking areas. An accurate density cannot be calculated without this information. Again, it is stated both agricultural and industrial uses are proposed on this parcel, but there is no indication where these uses are proposed or how much space they are intended to occupy.

Section 8.0 The design statement states that access will be subject to the requirements and approval of the Engineering & Construction Services department.

Section 9.0 The requirements for screening and landscaping are established in Appendix A of the Municipal Code, and will be reviewed by the Planning & Zoning Department and not Engineering & Construction Services.

Section 10.0 The design statement states that signs will conform to the zoning district and will be installed according to the requirements and approval of the Engineering & Construction Services department.

Section 11.0 The design statement states the development will meet the current parking requirements.

Section 12.0 In addition to the items stated in this section, the applicant is responsible for verifying the safety of all existing lighting on the site.

Section 13.0 The architecture section indicates all existing building exteriors are proposed to remain, but new exterior materials shall follow the requirements in the Zoning Regulations.

Section 14.0 Staff has no comment on the ownership and maintenance section.

Section 15.1 The design statement indicates the development will retain the existing stormwater drainageways. Any renovations must be reviewed and approved by the Engineering & Construction Services department.

Section 15.2 The design statement states there will be green spaces, recreational facilities and community services provided as part of the development. The areas dedicated to these uses are not indicated on the master development plan map. Without these amenities described in both the master

development plan map and the design statement, the Planning Commission and City Council have no assurances regarding what amenities will be provided.

Some of the social activity types of amenities (such as gardening) described in the design statement are too dependent upon the decisions of the ownership or operations of the site. Physical features as amenities, such as parks, trails, and building design amenities are more permanent and are less likely to change in availability over time.

Exhibit C: This exhibit is an overview of the Applicant's vision for the project. Staff has included a few remarks below regarding the proposed land uses and zoning related items. Staff has no comment on business plans, leadership of their organization, funding mechanisms, etc.

The Service Merchandise portion of the subject property is proposed to be redeveloped into housing catered to disabled seniors (Phase 1). The Montgomery Wards is proposed to be redeveloped into luxury apartments (Phase 2).

The third phase of development is proposed as the aquaponics area. The exhibit lists the location as "west retail wing". The description suggests it may also be used as an event venue hosting weddings, presentations, family gatherings, and more. The third phase also lists biomass manufacturing as being located in the west retail wing.

Phase 4 of the proposed development will be retail. The exhibit states, "east and west retail wing store footprint(s) will remain the same." Staff has some questions about how the footprints will remain the same if in Phase 3 the west wing will also be used for agricultural and industrial uses. This phase also mentions having a "Small Business Incubator Hub" with services for inventors. Business incubators can take a variety of forms, and without additional information it cannot be determined whether or not this would have adverse impacts on adjoining or nearby properties.

Phase 5 of the development would be to develop solar energy production on the subject property.

Overall Master Plan Comments

The notes above include staff's comments on specific elements of the materials provided by the applicant. This section addresses the Master Plan's conformance with the Municipal Code. The criteria for reviewing PUDs is described in Sections 2.25 and 7.3 of Appendix A of the Municipal Code. To reduce duplication, the analysis below only references Section 2.25.

Section 2.25.3 (B)(3) of Appendix A states, "The PUD master plan establishes the residential densities, as well as amount, type, and general location of all land uses." Some of these same standards of information that are to be provided by the master plan are also spelled out in Section 2.25.3 (C). This plan does not meet this standard, because:

1. The master plan does not state the density of the residential uses,
2. It does not mention the number of units proposed for Parcel 1 or 2,
3. It does not account for the amount of non-building area that will be used for residential purposes such as parking.
4. It does not indicate the location or amount of space to be used for agricultural uses (aquaponics).
5. It does not indicate the location or amount of space to be used for industrial uses (biomass manufacturing).

Section 2.25.4 of Appendix A describes the criteria for reviewing and approving Planned Unit Developments. This section opens by stating how important it is for PUDs to provide amenities and services that would not be required of conventional developments. Section 2.25.4 (C) (2) goes on to state, “Amenities should be considered as an important justification for development and city approval of a PUD.” Some of the amenities described in the design statement, such as the gardening, exercise facilities, access to retail, etc., are very dependent upon the future operations and ownership of the facility. If the ownership of the facility were to change after development, there is no guarantee these programs would be continued as community amenities. What assurances would the City have that these would be implemented or continued into the future? Other amenities listed in the design statement, such as the green spaces and walking trail, are not included in the master development plan map or other design documents. How can the City properly evaluate the PUD without more details regarding the proposed physical amenities?

Based on the analysis above, the application for a PUD should not be approved. The master plan lacks the information required under Appendix A Sections 2.25 and 7.3.

Long-Range Plans

The subject property was developed as part of the Heritage Park Mall in the late 1970s. The property has not operated as a mall in several years, and in 2022 was declared blighted. Since then, City Council, the Urban Renewal Authority, and the Planning Commission have reviewed, and the City has adopted the Urban Renewal Plan, which includes the subject property and authorizes its acquisition. The Urban Renewal Plan, the Comprehensive Plan, and the Air Depot Corridor study are all critical planning documents to consider when examining this PUD application. Staff has included notes below regarding whether or not this application is supported by each of these plans.

Urban Renewal Plan

The Urban Renewal Plan was adopted in April 2023, and the subject property is within the boundaries established by the plan. The plan states, “The principal activities consist of acquisition, disposition, and redevelopment to remedy blighting conditions in the Urban Renewal Area.”⁵ The plan calls for the Urban Renewal Authority to acquire the blighted subject property in order to facilitate redevelopment. Approval of this PUD would not be consistent with the objectives or the actionable items identified in the Urban Renewal Plan.

The Urban Renewal Plan permits the following land use categories: “office, retail, residential, institutional, and public,” and allows for specific land use to be controlled by applicable rezoning approved by the City. This application seeks approval for commercial and residential uses listed by this plan as permitted. It also seeks approval for agricultural and industrial uses that are not listed as permitted on the site. Further, the approval of a change in zoning that would allow such uses is inconsistent with the Comprehensive Plan.

The last paragraph of Section 5.1 of the design statement (page 5) states this application is in conformance with the Urban Renewal Plan. Staff disagrees with this analysis, based on the statements above.

2008 Comprehensive Plan

The subject property is shown on the Future Land Use Map to have a future land use designation of Office/Retail. This application proposes to alter the site’s future land use designation to also include High

⁵ (City of Midwest City , 2023)

Density Residential. The subject property is also located within a Special Planning Area (SPA). “Special Planning Areas indicate areas where special planning considerations should be given due to an area’s unique characteristics or circumstances.”⁶ Special Planning Areas are also discussed in Chapter 6 (Housing & Neighborhood Plans). The plan encourages quality developments and mixed-uses in these SPAs. The area around the hospital is an example of a SPA from the Comprehensive Plan that is on track to provide a quality mixed-use development.

Chapter 4 of the Comprehensive Plan also discusses High Density Residential Land Uses on page 4-28 stating that multi-family developments should be adjacent to arterial roads, have at least 90 percent masonry on the exterior of the first story, have buffer areas from single-family residential areas, and provide an appropriate amount of useable open space. The proposed PUD has not indicated any provision of open space will be a part of the plan for the site. The PUD indicates in Section 13.0 that the existing building materials are proposed to be allowed, but any new exterior materials will comply with the requirements of the Zoning Regulations. According to the PUD master plan, there are no provisions for additional buffering or screening of the subject property from the adjoining single-family neighborhood.

Chapter 4 of the Comprehensive Plan describes compatible land uses on page 4-12. This application proposes combining several incompatible uses within the same building. These include high-density residential, retail, commercial, and industrial. Some of these uses are acceptable to combine and can thrive. However, mixing industrial uses with residential uses, particularly when some of the identified occupants are disabled seniors and veterans, is not a best practice and seems likely to invite health related issues for vulnerable populations. The PUD master plan does not acknowledge any impacts the agricultural or industrial uses may have on the adjoining properties. Particularly, the nearby churches and residential developments may be sensitive to any changes stemming from the proposed industrial uses.

Air Depot Corridor Study

The Air Depot Corridor Study from 2022 does not go into specifics regarding proposed uses for the subject property. It states, “...the former Heritage Park Mall which was declared as “blighted” by the City on August 23, 2022, which will begin the Urban Renewal process to redevelop the property.”⁷ This plan does not support or oppose the PUD application; however, it does specifically identify the Urban Renewal Plan, which does not support the PUD application.

Midwest City Trails Master Plan

The trails master plan for Midwest City identifies the Reno Trail as a trail connecting Bomber Run, to the subject property, the hospital, and the Municipal Complex. The trail is proposed to follow the south side of N. Meadow Ln. along the subject property.

Staff Findings

1. The master plan does not contain adequate information about specific topics outlined in Sections 2.25 and 7.3 of Appendix A of the Municipal Code for the city to have clarity about what is being requested for approval.
2. The subject property was declared blighted in 2022, was included in the Urban Renewal Area, and is subject to the Urban Renewal Plan adopted in April 2023.
3. This application is not supported by the Heritage Park Mall Area Urban Renewal Plan.

⁶ (Midwest City, Sefko Planning Group, & Freese and Nichols, Inc., 2008)

⁷ (Midwest City & Catalyst, Air Depot Corridor Plan, 2022)

4. The Comprehensive Plan generally supports quality mixed-use developments in Midwest City.
5. The Comprehensive Plan supports the provision of open space and masonry materials as part of projects involving high-density residential development.
6. The Comprehensive Plan does not support industrial land use in the same building or on adjacent properties to residential uses.

Based on the analysis in this staff report and the findings, staff does not recommend approval of the application.

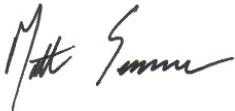
Action Required:

Approve or reject to amend the ordinance to redistrict from Community Commercial District (“C-3”) to Planned Unit Development (“PUD”) with underlying C-3 zoning for the property noted herein, subject to staff comments as found in the July 2, 2024, agenda packet and made part of PC-2168 file.

Suggested Motion:

“To deny application PC-2168 to rezone the subject property to a Planned Unit Development with underlying C-3 zoning district subject to Staff Comments found in the July 2, 2024, Planning Commission agenda packet and made part of the PC-2168 file.”

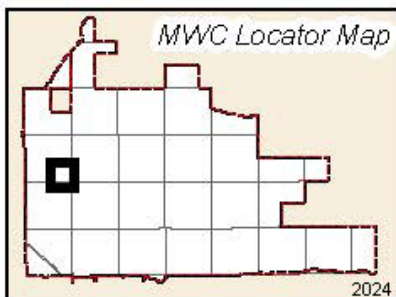
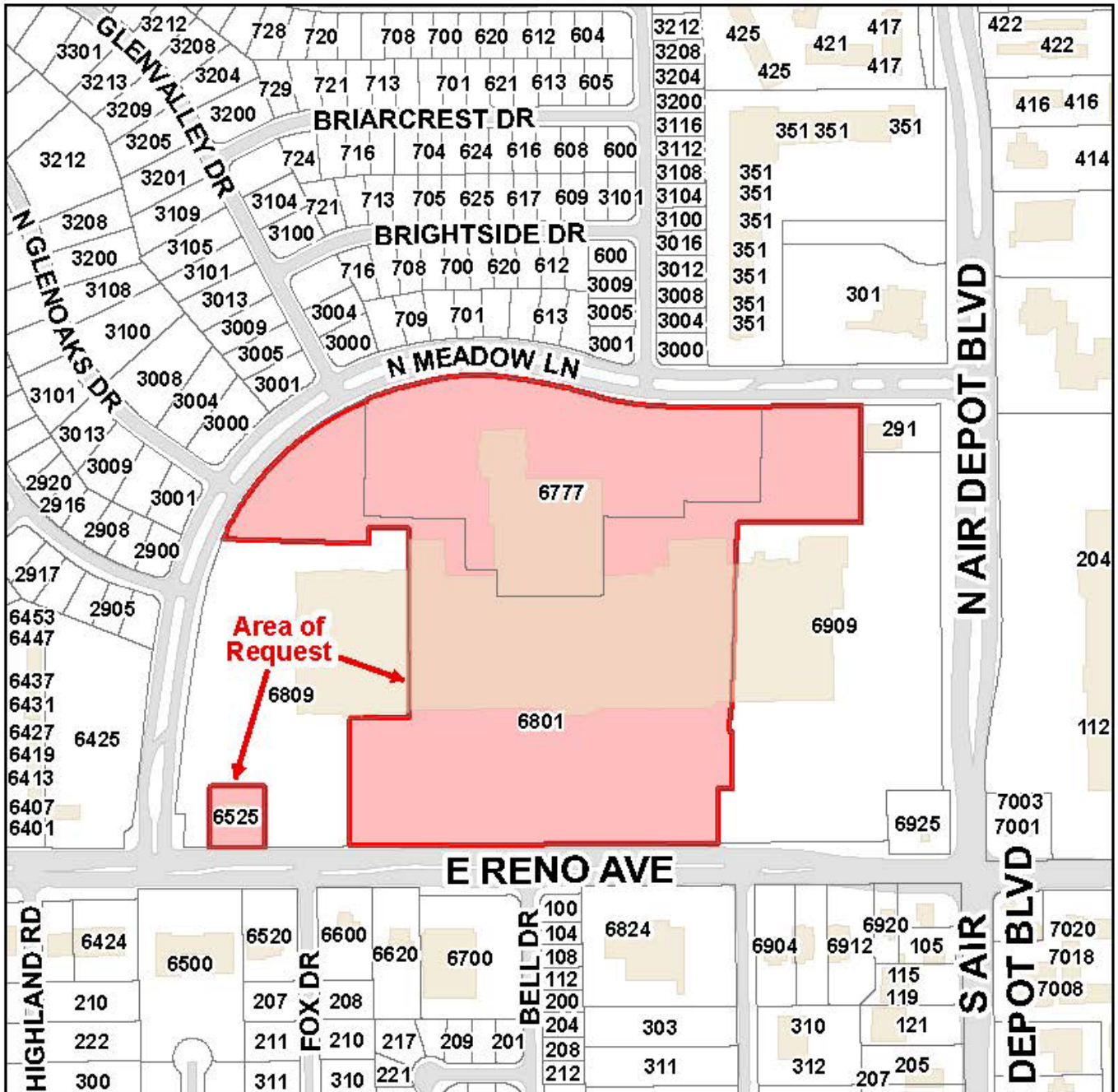
Please feel free to contact my office, at (405) 739-1228 with any questions.



Matt Summers
Director of Planning & Zoning



GIS - Information Technology
& Community Development
Departments

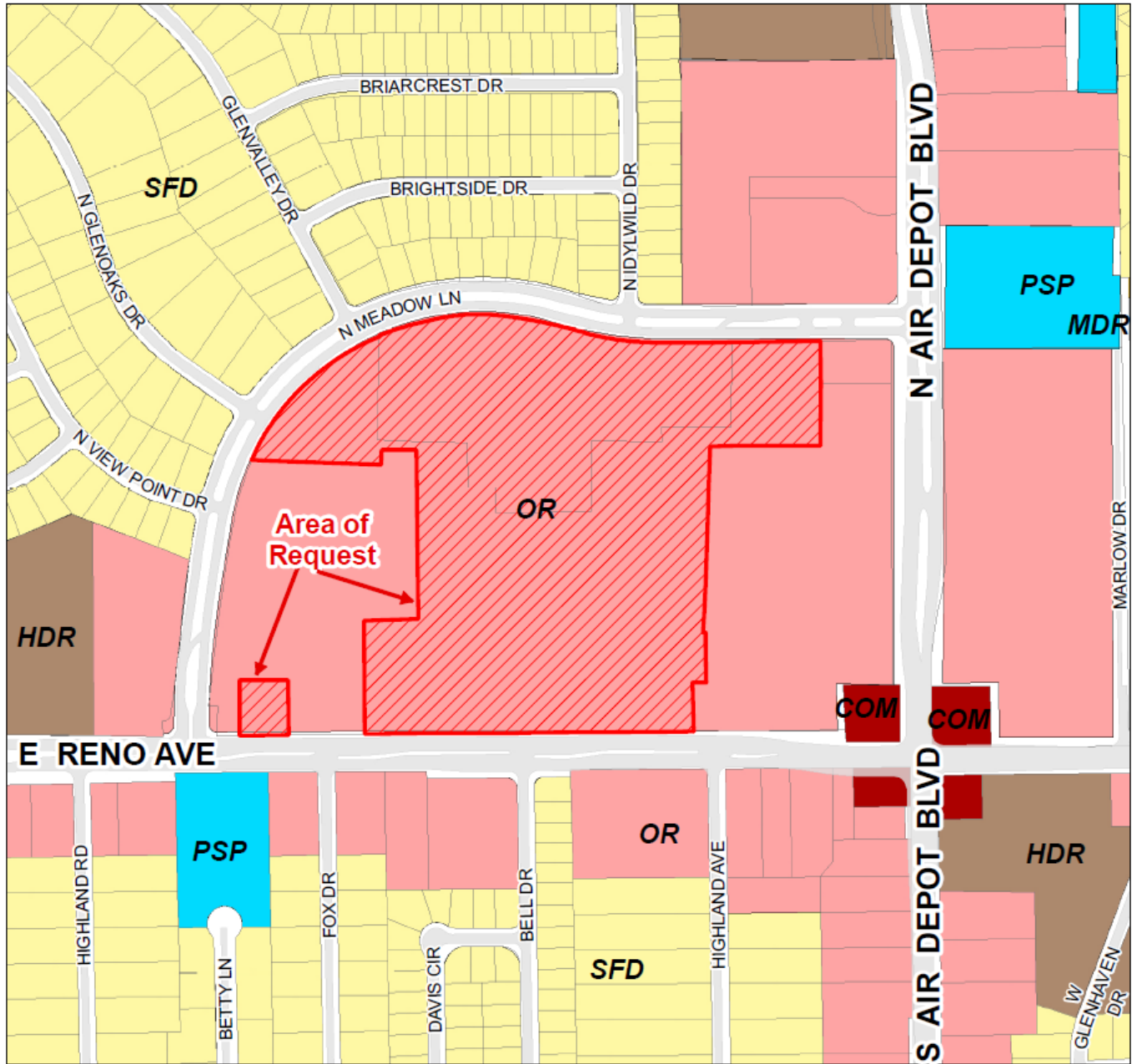


NOTIFICATION MAP FOR PC-2168

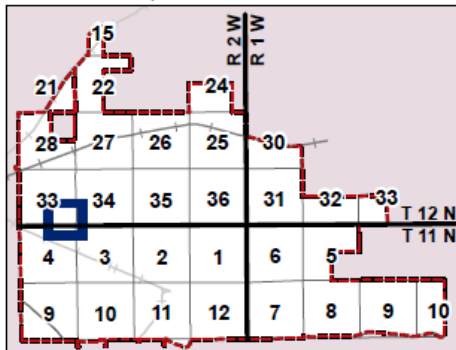
DISCLAIMER: THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE ONLY. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP.



GIS- Information Technology/ Community Development



Locator Map

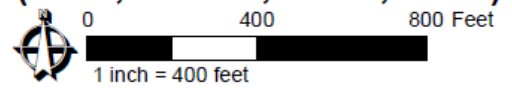


Future Land Use Legend

- 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

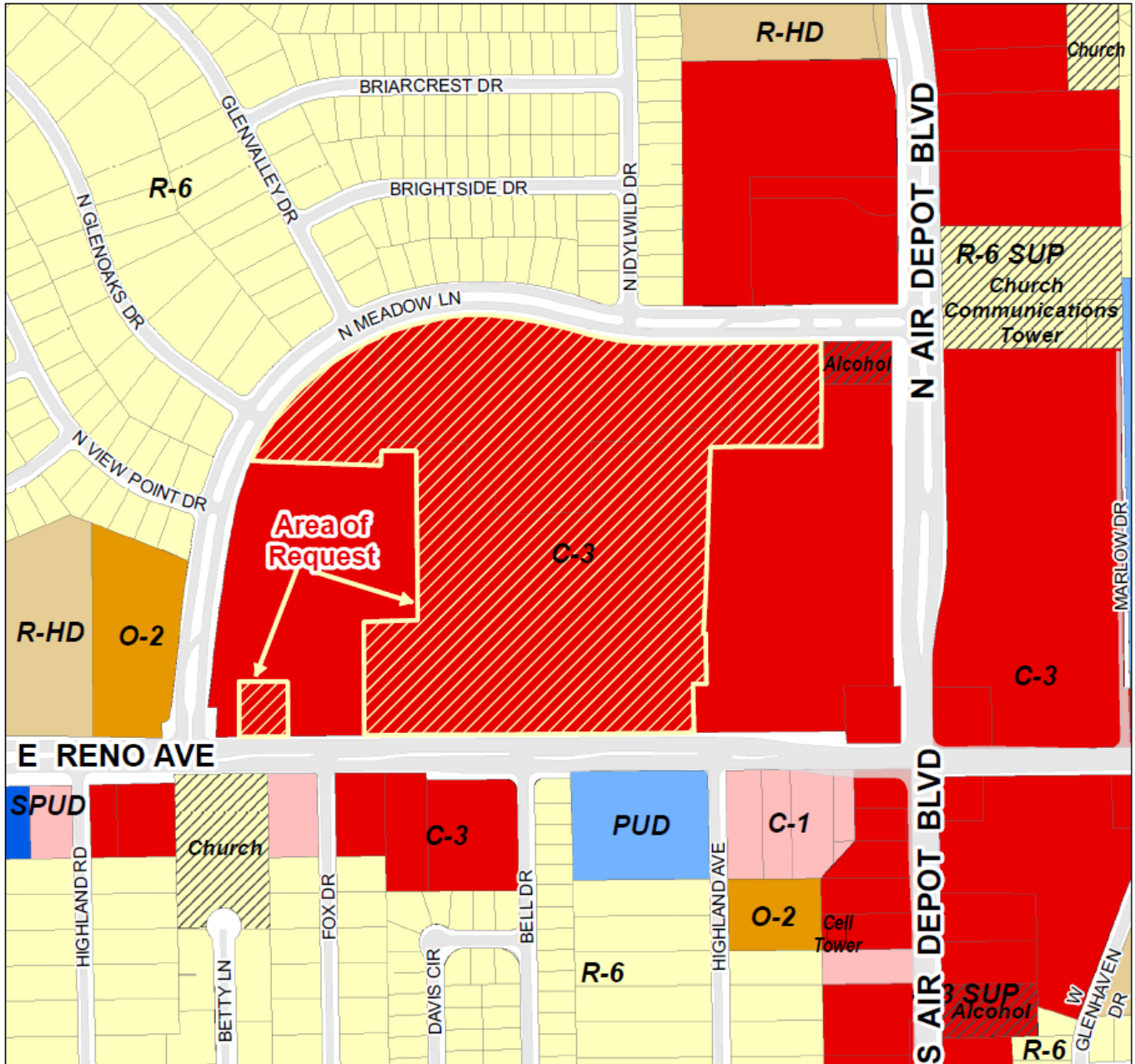
**MAP FOR
PC-2168
(SE/4, Sec 33, T12N, R2W)**



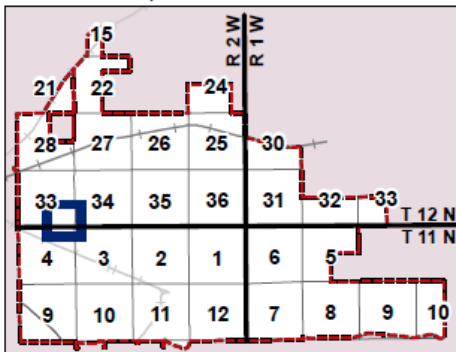
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



GIS- Information Technology/ Community Development



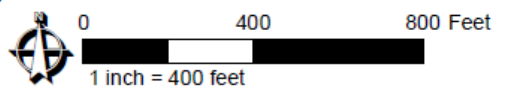
Locator Map



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

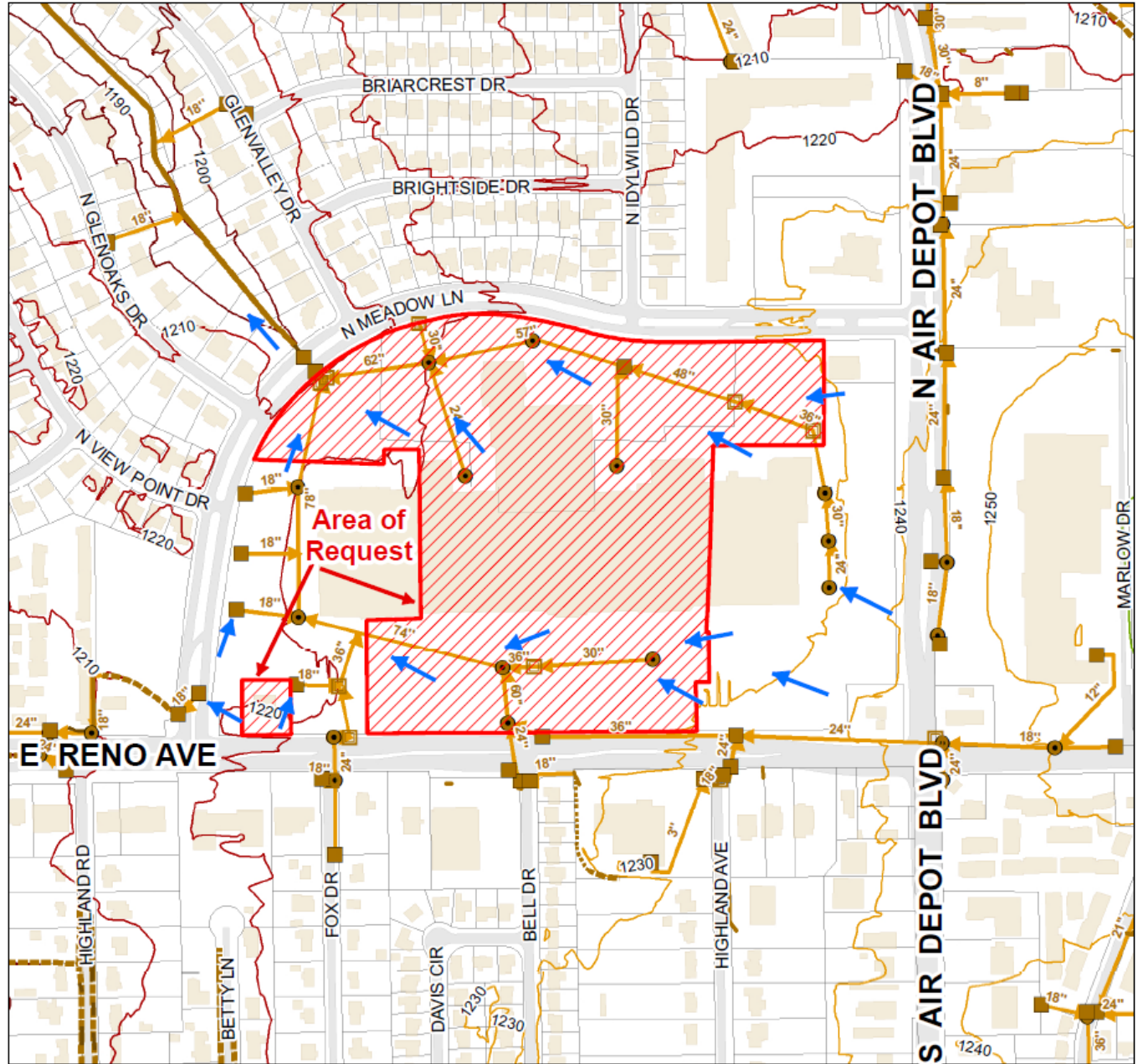
**ZONING MAP FOR
PC-2168
(SE/4, Sec 33, T12N, R2W)**



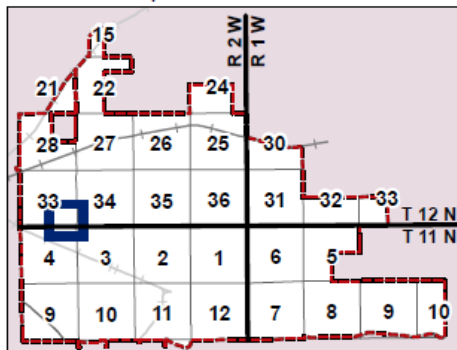
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



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-2168
(SE/4, Sec 33, T12N, R2W)**

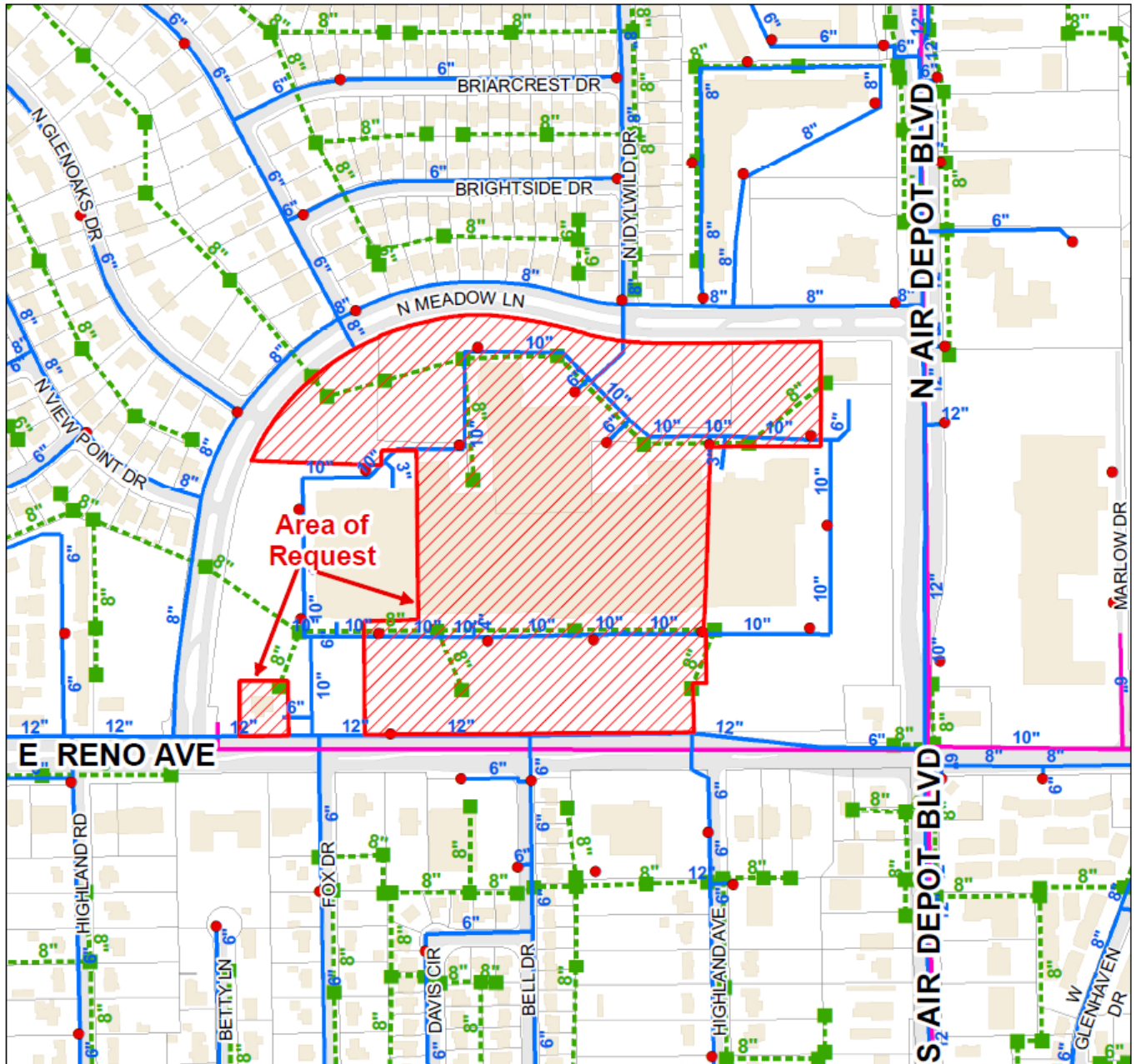
0 400 800 Feet

1 inch = 400 feet

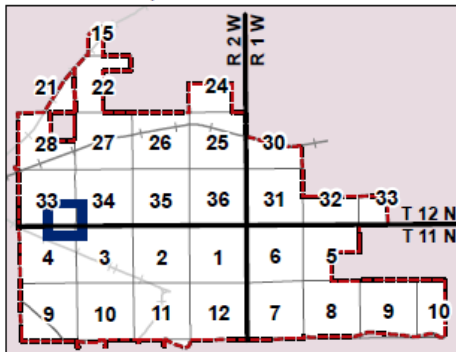
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



GIS- Information Technology/ Community Development



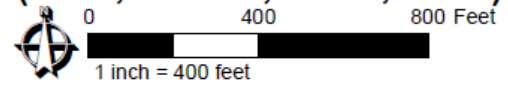
Locator Map



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-2168
(SE/4, Sec 33, 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.

Design Statement of the PLANNED UNIT DEVELOPMENT OF
**HERITAGE PARK MALL – DIGITAL
DYNASTY PLAZA**

Midwest City, Oklahoma

Friday May 3, 2024 (REV)

Revised June 20, 2024

Developer:

ABAB, INC
7008 NW 16th Street, Apt. 1105
Oklahoma City Oklahoma

Prepared by:

VFE Consulting
34001 Thunderbird Ridge
Norman, OK. 73026
Attn: Greg Vance

Table of Contents:

- Section 1.0 Introduction
- Section 2.0 Legal Description
- Section 3.0 Developer
- Section 4.0 Site and Surrounding Development
 - 4.1 Site Topography
 - 4.2 Soil Condition
 - 4.3 Surrounding Site
- Section 5.0 Concept
 - 5.1 Conformance with the Comprehensive Plan, the Heritage Park Mall Area Urban Renewal Plan and the Air Depot Corridor Plan
- Section 6.0 Service Availability
 - 6.1 Streets
 - 6.2 Sanitary Sewer
 - 6.3 Water
 - 6.4 Fire Protection
 - 6.5 Gas, Electricity, and Telephone
- Section 7.0 Streets
 - 7.1 Use and Development Regulations
 - 7.2 Additional Use and Development Regulations
- Section 8.0 Access
- Section 9.0 Screening and Landscaping
- Section 10.0 Sign Regulations
- Section 11.0 Parking
- Section 12.0 Lighting
- Section 13.0 Architecture
- Section 14.0 Common Areas
- Section 15.0 Other
- Section 16.0 Exhibits

1.0 Introduction

THIS PLANNED UNIT DEVELOPMENT is revised the 3rd day of May 2024, this Planned Unit Development contemplates a mixed development with residential and commercial areas. It will be divided into tracts as deemed by the Owner/Developer.

The developer is requesting a rezoning of this property to a PUD and is submitting an application for rezoning. Upon approval, the application will prepare a preliminary and final plat for this property.

2.0 Legal Description

PARCEL 1 – (Property Address - 6707 E. Reno Ave.)

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.

Owner: ABAB Inc.
7008 NW 16th Street, Apt. 1105
Oklahoma City, OK 73127

PARCEL 2 – (Property Address – 6777 E. Reno Ave.)

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.

Owner(s): Bahreini Ahmad & Shakiba Nasser. (Husband and Wife)
14501 N. Western Ave.
Edmond, OK 73013-1828

3.0 The Developer

The developer of the Planned Unit Development of Heritage Park Mall – Digital Dynasty Plaza is ABAB, Inc. of Oklahoma City, Oklahoma, Mr. Ahmad Bahreini, President/CEO.

4.0 Site and Surrounding Development

4.1 Site Topography

The site varies and is relatively flat with gentle slope starting on the eastern portion of the site and sloping towards westerly boundary. This site is developed and is covered with asphalt paving with minimal tree cover contained within existing landscape islands.

4.2 Soil Condition

The soils is of the Renfrow-vernon-bethany association; shallow, nearly level to sloping, loamy and clayey soils.

4.3 Surrounding Site

The site is presently zoned C-3, Community Commercial Development District. Surrounding properties are zoned or developed as follows:

West: N. Meadow Lane forms the western boundary of the site. This area contains Residential and Multi-Family housing and Life Church resides within the existing westerly old Dillard's location adjacent to the PUD boundary.

North: N. Meadow Lane forms the northern boundary of the site. This area contains Residential and Commercial, with Restaurants.

East: N. Air depot Blvd. Commercial C-3, Community Commercial Development District and the City of Midwest City is the current owner of the existing Sear's building on the easterly boundary of this new PUD application.

South: Reno Ave., Commercial C-3, Business and Mercantile businesses with portions of residential development entrances.

5.0 Concept

The concept for this Planned Unit Development is to provide a cohesive mixed-use development containing both multi-family residential uses, commercial uses, agricultural use in the form of a vertical aquaponics farm, and biomass manufacturing in the form of a microbiomass manufacturing facility as an accessory use associated with the vertical aquaponics farm. The proposed aquaponics system combines aquaculture (raising fish) and hydroponics (growing plants in water) in a symbiotic environment. The proposed biomass manufacturing facility will be accessory to the vertical aquaponics farm and would convert organic waste produced from the aquaponics farm into energy or biofertilizers through processes like anaerobic digestion or composting..

The proposed multi-family residential uses will be dedicated to the existing Ward's and Wilson's or A-Z existing mercantile buildings, located on the North side of the existing Mall building. The remaining commercial zoning will remain the same to allow the Mall to re-open for commercial use. Electrical power will be generated by covered parking space structures and roof mounted solar panel units.

5.1 Conformance with the Comprehensive Plan, the Heritage Park Mall Area Urban Renewal Plan and the Air Depot Corridor Plan

This Planned Unit Development is in conformance with the Comprehensive Plan, the Heritage Park Mall Area Urban Renewal Plan ("Urban Renewal Plan") and the Air Depot Corridor Plan. A mixed land-use design concept is encouraged under these Plans for obsolete retail sites. The Comprehensive Plan states that the City should support the reuse of vacant retail store sites with various types of office and residential uses. Comprehensive Plan Chapter 4, pgs. 4-25. Goal Five (5) under the Comprehensive Plan states that the City should encourage a quality housing environment with the City that meets the needs of a variety of people. The Comprehensive Plan encourages multi-family residential use to be

located adjacent to arterial roadways. Comprehensive Plan Chapter 4, pgs. 4-28. The Comprehensive Plan encourages a mixture of different residential uses for Special Planning Areas, which includes this Planned Unit Development Subject Property. Comprehensive Plan, Chapter 6, pgs. 6-29.

The Comprehensive Plan states that the City should be supportive and encourage the redevelopment of vacant non-residential uses such as vacant strip retail areas, to be redeveloped as mixed-use development, multi-family units and single-family attached units. Comprehensive Plan, Chapter 6, pgs. 6-29.

For the Heritage Park Mall property, the Comprehensive Plan states that the site could be a location for a major redevelopment effort that would include a variety of new land uses and buildings, just as is provided for in this Planned Unit Development. Comprehensive Plan, Chapter 8, pgs. 8-13.

This Planned Unit Development is also in conformance with the Heritage Park Mall Urban Renewal Plan and the Air Depot Corridor Plan as it contemplates a major redevelopment of the Subject Property that would include a variety of new land uses and redevelopment of the vacant retail buildings, redeveloped as a mixed-use development, including multi-family residential uses, commercial uses and agricultural use in the form of a vertical aquaponics farm and accessory biomass manufacturing.

6.0 Service Availability

Due to the location and age of the existing Mall Facility and Planned Unit Development within the area of Midwest City, all services are presently available to serve this site. The services are as follows:

6.1 Streets

Adjacent to Reno Avenue, N. Air Depot and N. Meadow Lane, all roads are existing and paved.

6.2 Sanitary Sewer

Sanitary sewer facilities exist and currently extend off-site to public sewer system.

6.3 Water

Multiple City water mains connect to the existing mall and tenant locations.

6.4 Fire Protection

Fire protection is present to all existing building facilities within the mall, modifications and fire protection systems will be required per code.

6.5 Gas, Electricity, and Telephone

Adequate utility lines are available on site, this Planned Unit Development site, additional electrical power will be generated by covered parking space structures and roof mounted solar panel units. Final utility design calculations will be provided in construction

documents issued for permitting once re-zoning is approved. All new residential multi-family units will be individually metered.

7.0 Special Development Regulations

This Planned Unit Development contemplates a mixed development with residential and commercial areas. It will be divided into tracts as deemed by the Owner/Developer.

7.1 Use and Development Regulations

The concept for this Planned Unit Development is to provide a cohesive mixed use development containing both multi-family residential uses, commercial uses, and agricultural use in the form of a vertical aquaponics farm, and biomass manufacturing in the form of a microbiomass manufacturing facility as an accessory use associated with the vertical aquaponics farm. The proposed aquaponics system combines aquaculture (raising fish) and hydroponics (growing plants in water) in a symbiotic environment. The proposed biomass manufacturing facility will be accessory to the vertical aquaponics farm and would convert organic waste produced from the aquaponics farm into energy or biofertilizers through processes like anaerobic digestion or composting.

R-HD Multi-family residential development will be permitted in existing Tenant spaces identified in Exhibit B, will be dedicated to the Ward's and Wilson's or A-Z existing mercantile buildings. The remaining commercial zoning will remain the same to allow the Mall to re-open for commercial use.

The multi-family residential density for Parcel 1 and Parcel 2 shall be in accordance with the R-HD Zoning District as provided under the Midwest City Zoning Ordinance.

Parcel 1:	R-HD Multi-family C-3 Community Commercial A-1, Agricultural District, limited to a vertical aquaponics farm and associated microbiomass manufacturing facility	
	Multi-Family residential use to include, but not be limited to, Wilson's (New Apartments)	
	87,666 s.f.	
	29,222 s.f. per floor (times 3-floors)	
	(12) 1 - Bedroom Units	
	(36) 2 - Bedroom Units	
Total Building square footage:		248,721 s.f.

Parcel 2:	R-HD Multi-family C-3 Community Commercial A-1, Agricultural District, limited to a vertical aquaponics farm and associated microbiomass manufacturing facility	
-----------	---	--

Multi-Family residential use to include, but not be limited to, building square footage (New Apartments):	118,444 s.f.	
Existing Auto Maintenance Store:		14,616 s.f.

7.2 Additional Use and Development Regulations

The development regulations of each parcel and/or tenant space shall conform with the zoning requirements as approved by the City of Midwest City.

8.0 Access

8.1 Determination of the need for and the subsequent design of the improvement would be subject to the requirements and approval of the Engineering & Construction Services department.

9.0 Screening and Landscaping

9.1 Sight-proof screening shall be required on any portion of the PUD per the requirements and approval of the Engineering & Construction Services department.

10.0 Signs

All free-standing and attached signs shall conform with the zoning district and shall be installed to the requirements and approval of the Engineering & Construction Services department of Midwest City.

11.0 Parking

11.1 Parking is existing, all parking requirements for new development(s) shall meet current parking requirements.

11.2 Parking and maneuvering within the existing parking lot(s) shall be permitted.

12.0 Lighting

All outdoor lighting in all areas are existing, all new lighting shall not be directed or reflected toward adjacent residential properties and meet Midwest City Engineering & Construction Services requirements for minimum lighting foot candles.

13.0 Architecture

All existing exterior building materials shall be acceptable, new building exterior material selections shall follow Planning and Zoning requirements of the City of Midwest City.

14.0 Ownership and Maintenance of Common Area/Open Space

The property owner shall be responsible for maintenance of all common/open space areas.

15.0 Amenities and Other Matters

15.1 Storm drainageways are existing within the development and will remain in place and intact. Any renovations to the existing storm drainage systems as part of any exterior renovations will be submitted for review and approval of the Midwest City Engineering & Construction Services.

15.2 Within the Planned Unit Development there will be provided green spaces, recreational facilities and community services. Social amenities to be included will be a community event center, playground and indoor walking trail. The development shall include modern street lighting, pedestrian pathways and security measures to enhance the safety and comfort of residents.

In conjunction with the vertical aquaponics farm, agro-therapy programs will be provided, along with various plant-related activities. Community residents will be able to participate in therapeutic gardening.

Included among the amenities to be provided for community residents will be exercise facilities, and entertainment options, community gardens and convenient access to retail shops.

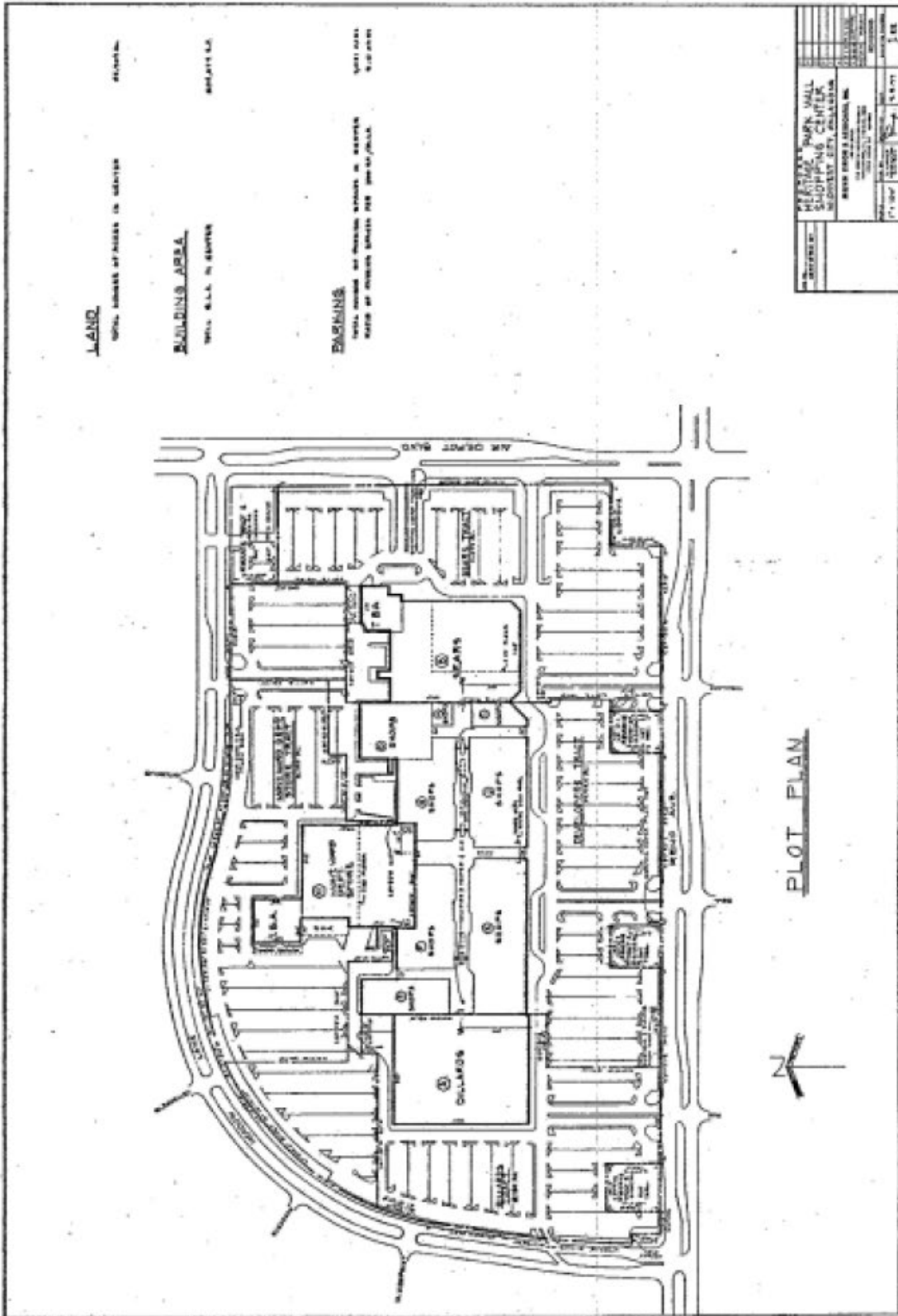
16.0 Exhibits

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

These are:

- Exhibit A: Existing Master Development Plan
- Exhibit B: New Master Development Plan
- Exhibit C: Overview of proposed redevelopment project
- Exhibit D: Addressing Blight and Revitalizing Heritage Park Mall: A Synergy with the Urban Renewal Plan

Exhibit A:



SHOPPING CENTER TRACT
LEGAL DESCRIPTION
FOR HERITAGE PARK MALL

A part of Blocks 3, 4, and 5 in MIRACLE MILE ADDITION to Midwest City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 41, Page 42, Oklahoma County Records, Oklahoma;

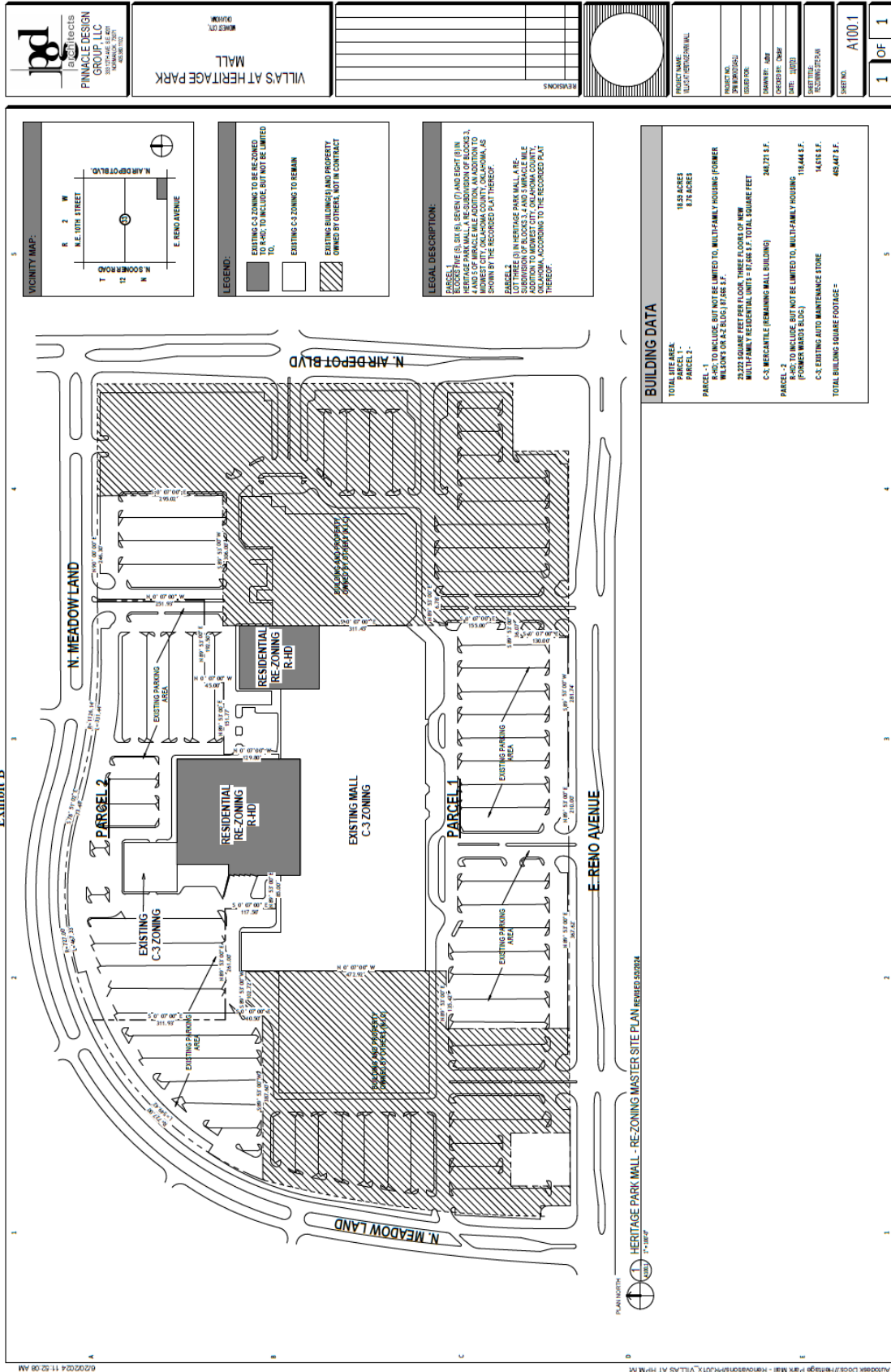
said land is more particularly described by metes and bounds as follows,
to-wit:

COMMENCING at the Southeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section 33, Township 12 North, Range 2 West of the I.M.; thence North $0^{\circ}22'30''$ West on the East line of said Southeast Quarter (SE $\frac{1}{4}$) for a distance of 210 feet; thence South $89^{\circ}53'$ West a distance of 50 feet to the point or place of beginning; said point being on the West right-of-way line of Air Depot Blvd.; thence North $0^{\circ}22'30''$ West on the West line of said Air Depot Blvd. and parallel to the East line of said Southeast Quarter (SE $\frac{1}{4}$) for a distance of 858.03 feet; thence South $89^{\circ}53'$ West and parallel to the South line of said Southeast Quarter (SE $\frac{1}{4}$) a distance of 253.33 feet; thence North $0^{\circ}07'$ West a distance of 120.00 feet to a point on the South right-of-way line of North Meadow Lane; thence due West on the South right-of-way line of North Meadow Lane for a distance of 377.81 feet to a point of tangency of a curve; thence Westerly on the arc of a curve to the right having a radius of 1212.55 feet and a central angle of $16^{\circ}23'42''$ and a chord of 345.79 feet bearing North $81^{\circ}48'09''$ West, and on said Southerly right-of-way line of North Meadow Lane for a distance of 346.97 feet to a point of tangency with a reverse curve; thence Westerly and Southwesterly on the arc of a curve to the left having a radius of 727 feet; a central angle of $97^{\circ}23'42''$ and a chord of 1092.30 feet bearing South $57^{\circ}41'51''$ West and on the Southerly and Easterly right-of-way line of North Meadow Lane for a distance of 1235.80 feet to a point of

SHOPPING CENTER TRACT

tangency; thence South $9^{\circ}00'$ West on the Easterly right-of-way line of said North Meadow Lane for a distance of 171.59 feet to a point of tangency of a curve; thence Southerly on the arc of a curve to the left having a radius of 2,445.47 feet and a central angle of $7^{\circ}56'48''$ and a chord of 338.91 feet bearing South $5^{\circ}01'36''$ West, and on the Easterly right-of-way line of said North Meadow Lane for a distance of 339.18 feet; thence North $89^{\circ}53'$ East for a distance of 24.50 feet; thence South $0^{\circ}07'$ East for a distance of 70 feet to a point 80 feet North of the South line of said Southeast Quarter (SE $\frac{1}{4}$) said point being on the North right-of-way line of East Reno Avenue; thence North $89^{\circ}53'$ East on the North right-of-way line of East Reno Avenue and parallel to the South line of said Southeast Quarter (SE $\frac{1}{4}$) for a distance of 57.50 feet; thence North $0^{\circ}07'$ West a distance of 140 feet; thence North $89^{\circ}53'$ East a distance of 125 feet; thence South $0^{\circ}07'$ East a distance of 140 feet to a point on the North right-of-way line of East Reno Avenue; thence North $89^{\circ}53'$ East on the North right-of-way line of East Reno Avenue for a distance of 507.78 feet; thence North $0^{\circ}07'$ West for a distance of 130 feet; thence North $89^{\circ}53'$ East for a distance of 108 feet; thence South $0^{\circ}07'$ East for a distance of 130 feet to a point on the North right-of-way line of East Reno Avenue; thence North $89^{\circ}53'$ East on the North right-of-way line of East Reno Avenue for a distance of 444 feet; thence North $0^{\circ}07'$ West for a distance of 130 feet; thence North $89^{\circ}53'$ East for a distance of 108 feet; thence South $0^{\circ}07'$ East for a distance of 130 feet to a point on the North right-of-way line of East Reno Avenue; thence North $89^{\circ}53'$ East on the North right-of-way line of East Reno Avenue for a distance of 425 feet to a point 210 feet West of the East line of said Southeast Quarter (SE $\frac{1}{4}$); thence North $0^{\circ}22'30''$ West and parallel to the East line of said Southeast Quarter (SE $\frac{1}{4}$) for a distance of 130 feet; thence North $89^{\circ}53'00''$ East and parallel to the South line of said Southeast Quarter (SE $\frac{1}{4}$) for a distance of 160 feet to the point or place of beginning.

Containing 45.907 acres more or less.

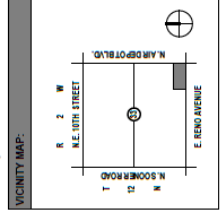


PROJECTS
Pinnacle Design Group, LLC
14300 N.W. 22nd Street
Davie, FL 33317
TEL: 954.278.8888

VILLAS AT HERITAGE PARK MALL
WORKSHEET

PROJECT NAME:	VILLAS AT HERITAGE PARK MALL
PROJECT NO.:	2018-0001-0001
ISSUE NO.:	01
DRAWN BY:	AMW
CHECKED BY:	JMB
DATE:	10/23/2018
DATE FOR REVISION:	01/15/2019
SHEET NO.:	A100.1

1	OF	1
---	----	---



LEGEND:

- EXISTING C-3 ZONING TO BE REMOVED TO R-RD, TO INCLUDE, BUT NOT BE LIMITED TO:
- EXISTING C-3 ZONING TO REMAIN
- EXISTING BUILDINGS AND PROPERTY OWNED BY OTHER, NOT IN CONTRACT

LEGAL DESCRIPTION:

PARCEL 1
BLOCKS FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) IN HERITAGE PARK MALL, A RE-SUBDIVISION OF BLOCKS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BUILDING DATA

TOTAL SITE AREA:	18.58 ACRES
TOTAL BUILDING FOOTAGE:	878 ACRES
PARCEL 1:	
R-4G TO INCLUDE, BUT NOT BE LIMITED TO MULTI-FAMILY HOUSING FORMER WILSON ON A 2-BLOCK (7.468 A.C.)	23,222 SQUARE FEET PER FLOOR, THREE FLOORS OF NEW MULTI-FAMILY RESIDENTIAL UNIT = 69,666 S.F. TOTAL SQUARE FEET
C-3, MERCHANTILE (REMAINING MALL BUILDING)	248,721 S.F.
PARCEL 2:	
R-4G TO INCLUDE, BUT NOT BE LIMITED TO MULTI-FAMILY HOUSING (FORMER WARDER BLOCK)	118,444 S.F.
C-3, EXISTING AUTO MAINTENANCE STORE	14,618 S.F.
C-3, EXISTING AUTO MAINTENANCE STORE	48,547 S.F.
TOTAL BUILDING SQUARE FOOTAGE =	

PLANNED BY: HERITAGE PARK MALL - RE-ZONING MASTER SITE PLAN REVISED 05/2024
P-1002P

BUILDING DATA

TOTAL SITE AREA:

PARCEL 1 -	18.59 ACRES
PARCEL 2 -	8.76 ACRES

PARCEL - 1

R-HD; TO INCLUDE, BUT NOT BE LIMITED TO, MULTI-FAMILY HOUSING (FORMER WILSON'S OR A-Z BLDG.) 87,666 S.F.

29,222 SQUARE FEET PER FLOOR, THREE FLOORS OF NEW MULTI-FAMILY RESIDENTIAL UNITS = 87,666 S.F. TOTAL SQUARE FEET

C-3; MERCANTILE (REMAINING MALL BUILDING)	248,721 S.F.
---	--------------

PARCEL - 2

R-HD; TO INCLUDE, BUT NOT BE LIMITED TO, MULTI-FAMILY HOUSING (FORMER WARDS BLDG.)	118,444 S.F.
--	--------------

C-3; EXISTING AUTO MAINTENANCE STORE	14,616 S.F.
--------------------------------------	-------------

TOTAL BUILDING SQUARE FOOTAGE =	469,447 S.F.
--	---------------------

Exhibit C



Digital Dynasty Institute NGO

Dear prospective partner, sponsor, supporting agency, etc.,

The following document is a brief overview of “Our Unity Project Area”. Our corporation and NGO is a redevelopment startup and political organization dedicated to sustainable agriculture, energy, housing, and education, emphasizing best practices in implementation. With the emergence of new technologies, partnered with the need for a more sustainable way to meet the demands of the global food and housing crisis, collaboration and partnership are key to meeting those demands.

Certain Members of our Board of Directors' research works have been published by Optica, the American Physical Society, the Institute of Electrical and Electronics Engineers, the American Institute of Physics, and many other prominent publications. They have done extensive research in the areas of photovoltaic materials and will be a viable resource for our energy projects in collaboration with our partners.

Another internal company goal is to merge existing financial and data collection technologies with the above-mentioned areas of focus. Other Members of our Board of Directors have helped develop software for companies such as Fundera by Nerd Wallet.

Our company prides itself on being an advocate and innovator of tokenization and smart-climate environments that will give Mother Nature the much-needed break she deserves.

We value the Sustainable Development Goals of the United Nations, so much so that we have weaved certain goals within the framework of our company.

Thanks for your time,
Alexandria Mu El

*Secretary of Digital Dynasty Institute NGO
& CEO*

Contents

Confidentiality-Pg. 3

Unity and Mending of Old Wounds-Pg. 4

Team Introduction- Board of Directors, Advisors-Planning and Construction-Pg. 5-6

Demographics and Economic Analysis of Midwest City, Oklahoma-Pg. 7

Summary of Agritourism Site-Pg. 8

Phase 1: Apartment Retrofit of the Old Service Merchandise- Pg. 9

Phase 2: Apartment Retrofit of the Old Montgomery Wards and Special Automotive Section-Pg. 10

Phase 3: 30,000 Sq Ft Vertical Aquaponics Farm and Micro Biomass Manufacturing Facility-Pg. 11-13

Phase 4: East and West Retail Wing Plan and Features -Pg. 14

Phase 5: Outdoor Solar Field and Awnings-Pg. 15

Applicable Laws-Pg. 16-17

History of the Company-Pg. 18

By viewing this document you agree to keep this document and its contents confidential. This Proposal is Protected by the Privacy Act of 1974 and the Digital Millenium Copyright Act (DMCA). Permission to disclose the information contained herein is prohibited without the written consent of the Common Law Copyright Owner-Publisher Alexandria Mu El. This Written Work includes various data collected by other sources that are not the property of the Publisher. Any photos, banking analysis' or Economic Analysis of Midwest City and surrounding areas are not the intellectual property of the Publisher.

Updated February 4th, 2024

Unity and Mending of Old Wounds

Our corporation and NGO, dedicated to research, innovation, and community advancement, has crafted a visionary project—Our Micro Smart City Concept—that aligns seamlessly with the aspirations and needs of the people of Midwest City, its Municipal Agency, and Federal Policies. This endeavor is designed to propel progress and foster healing and unity in our shared journey forward.

We recognize and deeply respect the historical context and the need to heal past wounds. Our corporation is driven not only by the pursuit of progress but also by the desire to collaborate in a manner that fosters reconciliation and mutual growth.

We humbly propose a partnership that unites our vision with the municipality's goals to create a dynamic, sustainable, and thriving urban landscape. Together, we can overcome challenges, forge a path to progress, and build a community that will stand as a beacon of innovation and unity for the Public at Large. We would like to work with Midwest City on a phase-by-phase basis for suggestions and improvements along the way to ensure project site success.

Thank you for considering this proposal. We look forward to the prospect of working hand in hand for a brighter future.

Warm regards,
Alexandria Mu El
Alex@dynastyrecorp.com
(405)800-3863
*Secretary of Digital Dynasty Institute NGO
& CEO*

Board of Directors

The Board of Directors shall consist of the following positions, each with its respective responsibilities and authority:

- Chief Executive Officer (CEO)
- Chairman of the Board
- Vice Chairman
- President
- Chief Operating Officer (COO)
- Chief Technology Officer (CTO) I, II
- Chief Sustainability Officer (CSO)
- Chief Renewable Energy Officer (CREO)
- Head of Research Committee
- Special Advisory Board

Some of our members on the Board include:

Chief Executive Officer (CEO)

- **Alexandria Mu El: Commercial Asset Management and Reorganization**, Investor, International Trade and Commerce Scholar (Micro-Smart City Visionary)

Vice Chairman:

- **Saeed Ahadizadeh: Commercial and Residential Real Estate Acquisition Specialist**

Sustainability Officer (CSO)

- **Mohammad Agha Bolorizadeh Ph.D.: Atomic, Optics, and Photonic Professor** published worldwide in Major Energy publications such as APS, Optica, American Institute of Physics, and other prominent Energy publications.

Chief Technology Officer (CTO) I

- **Pouria Pezeshkian.: Software Development Engineer at Uber**, Shopify Plugin App Creator, Tech Entrepreneur, Scientist & Investor (Areas: FinTech, AI, BioTech)

Chief Technology Officer (CTO) II

- **Pouya Tavakoli: Software Development Engineer II at Expedia Group** | Samsung| Capstone| Kubernetes | Go | Python

Chief Renewable Energy Officer (CREO)

- **Mehdi Bolorizadeh Dr: Physicist and Systems Engineer** published worldwide in Major Energy publications such as Cambridge University Press & Assessment,

NASA, Institute of Electrical and Electronics Engineers, and other prominent Energy publications.

Head of Research Committee (HRC)

- Mitra Bolorizadeh Dr. Geneticist published worldwide in Major health publications such as the National Institute of Health, and Genetics Medical Journal.

Special Advisory Board

International Marketing Firm

- United Consulting Group: International Commerce and Trade Networking Firm Shares a network with Ministers of Finance, and those involved in global oil trade etc.

International Inventor Services Firm

- TerraTech Inventor Services: Sustainable Agriculture and Water Inventor Services Assist inventors in developing and refining their agricultural and water-related technologies. Collaborates with teams to enhance prototypes.

Other Board Member and Special-Independent Advisory Agreements are in progress

Planning and Construction

- Donald L. Frick, Architect
President | Pinnacle Design Group, LLC
- Gerald Brinlee, Staff Architect at OU A&E
President | MBK architects/planners
- Small Business Development Center
- NRCS Natural Resources Conservation Service
- Agency of Housing and Urban Development
- United States Department of Agriculture
- Environmental Protection Agency
- National Institute of Food and Agriculture
- World Conference of Mayors

Demographics and Economic Analysis of Midwest City, Oklahoma

In 2021, Midwest City, OK had a population of 58.1k people with a median age of 36.2 and a median household income of \$52,196. Between 2020 and 2021 the population of Midwest City, OK grew from 57,392 to 58,146, a 1.31% increase and its median household income grew from \$49,368 to \$52,196, a 5.73% increase.

The 5 largest ethnic groups in Midwest City, OK are White (Non-Hispanic) (58.3%), Black or African American (Non-Hispanic) (23.4%), Two+ (Non-Hispanic) (7.24%), American Indian & Alaska Native (Non-Hispanic) (2.96%), and White (Hispanic) (2.7%).

None of the households in Midwest City, OK reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

98.5% of the residents in Midwest City, OK are U.S. citizens.

The largest universities in Midwest City, OK are Rose State College (926 degrees awarded in 2021) and Mid-Del Technology Center (140 degrees).

In 2021, the median property value in Midwest City, OK was \$122,600, and the homeownership rate was 56.8%.

Most people in Midwest City, OK drove alone to work, and the average commute time was 22.3 minutes. The average car ownership in Midwest City, OK was 2 cars per household.

Economic Analysis and Demographics provided by Data USA

Summary of the Agritourism Site

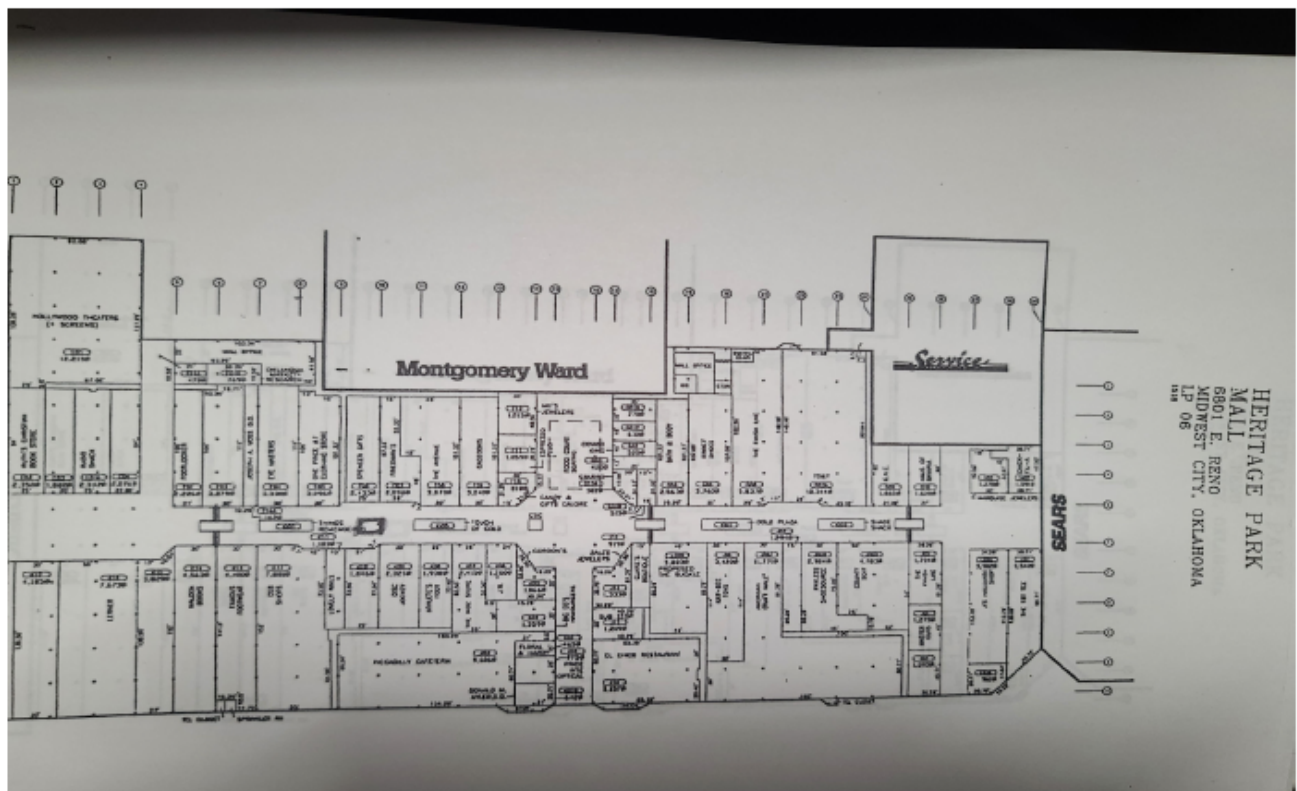
Multi-Use Facilities: We plan to repurpose the mall's infrastructure to accommodate residential spaces, entertainment venues, retail outlets, vertical farms, and clean energy generation, fostering a vibrant and integrated community.

Digital Banking Integration: Our project places a strong emphasis on digital banking services, enabling seamless financial transactions, smart resource management, and enhanced convenience for our residents and businesses. *See: Banking Analysis*

Sustainability: We are committed to environmental stewardship, incorporating state-of-the-art technologies for energy efficiency, waste reduction, and sustainable agriculture practices to create a green and eco-friendly urban environment.

Economic Growth: By fostering an ecosystem of diverse businesses and services, we aim to catalyze economic growth and job opportunities within the smart city, contributing positively to the local economy.

Inclusion of the Family of Nations: Our project will host an International Holistic Hub (medicine from around the world) that will strengthen International Trade and Commerce.



Phase 1: Apartment Retrofit of the Old Service Merchandise



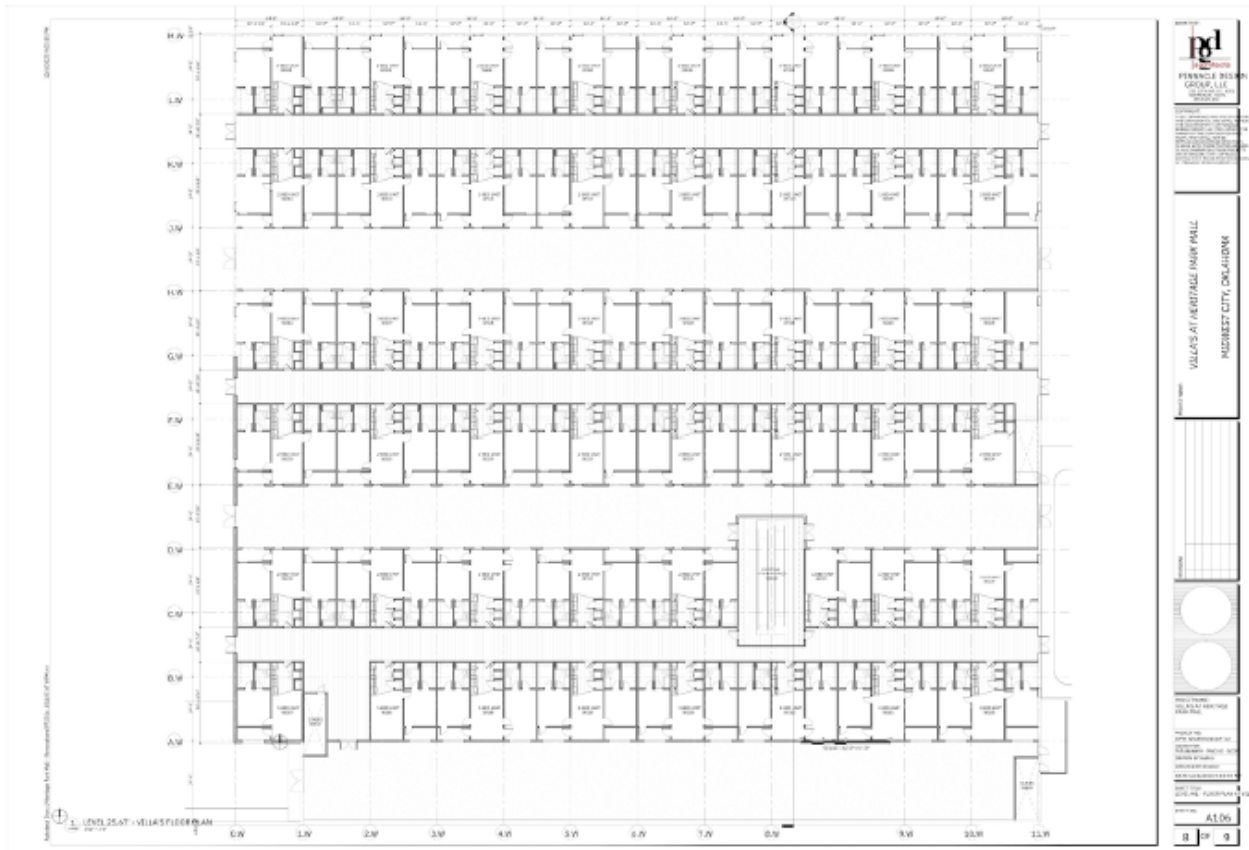
Our innovative housing development will cater specifically to disabled seniors, offering a unique blend of residential comfort and engaging activities. Central to our community is a state-of-the-art commercial aquaponics system, which supports agritherapy programs and various plant-related activities. This will allow residents to immerse themselves in therapeutic gardening, enhancing their physical and mental well-being.

The development will feature a comprehensive range of amenities designed to ensure an enriching lifestyle. Residents will have convenient access to shops, exercise facilities, and entertainment options within the community. To further enhance their experience, we will provide- (This software plan has been omitted for confidentiality purposes).

Our goal is to create a supportive and vibrant environment where disabled seniors can thrive, combining the benefits of modern technology with the healing power of nature. This development promises to deliver the best residential experience, fostering a sense of independence and community for all our residents.

A professional assessment of approximately 12 million dollars will be needed for the retrofit (phase 1 only) in which a host of banks, funds and other financial institutions are interested. This project shall receive federal assistance and may obtain capital via our digital funding mechanism.

Phase 2: Apartment Retrofit of the Old Montgomery Wards and Special Automotive Section



The Old Montgomery Wards will be retrofitted into a Luxury-Energy Efficient Smart Complex. Our planning team has finished the first phase Architectural Drawings and Prints. 3 contractor Bids will be accepted by Professional Contractors. Bank financing or similar institutions shall be used to fund this project. The selection of contractors will be based on their past work, time, cost, etc. Suggestions from Midwest City are welcome and much appreciated. (Rents 1,400++).

The residents will be able to work, play, and live at the Heritage Park Mall Site.

- Granite Countertops
- Mobile Rent Payments
- SMARTHOME
- Balcony/Patio
- Computer desk
- ADA Mobility
- Air Conditioner
- Stainless Steel Appliances
- Veteran-Military Discount
- Garbage disposal
- Mobile Account Management
- Walk-Through Kitchen
- Bundle AutoPay Discount
- Energy Efficient Appliances
- Patio/Balcony
- Dishwasher
- SMART Door Lock
- Covered, Reserved Parking
- Pet-Friendly
- Electric Vehicle Charging

Phase 3: 30,000 Sq Ft Vertical Aquaponics Farm (West Retail Wing)



One of the main features of the Unity Project Site will be our beautiful Aquaponics Farm. The Farm will serve as a commodity resource for the Americas, in line with several initiatives currently being implemented by the Federal United States. The Farm will serve as an educational resource for the public of all ages to learn about the sustainable goals of the world. Education surrounding Agriculture Production and International Trade will be at our Aquaponics site.

- The Farm is primarily for therapy, research, education, and production purposes. (This software plan has been omitted for confidentiality purposes).
See: Banking Analysis
- The farm will host field trips, family gatherings, and vacations. It is near our future entertainment venue (Old Theatre), hosting weddings, presentations, etc will be a success.
- Due to the size of the Farm, biomass from the farm is a concern. The Farm will have its own Micro Biomass Manufacturing Facility.

The U.S. Environmental Protection Agency ("EPA"), the U.S. Food and Drug Administration ("FDA"), and the U.S. Department of Agriculture ("USDA") has it's "Winning on Reducing Food Waste Initiative" that our company is in line with.

Special considerations are being made to host Sustainable Development Exhibits that the public can participate in similar to the Science Museum of Oklahoma.

Micro Biomass Manufacturing Facility (West Retail Wing)



Community-Based Biomass Manufacturing

Participatory initiatives like community gardens, composting centers, or small-scale biogas units that engage the public in sustainable biomass utilization. These projects often provide hands-on learning experiences and workshops for community members.

We will have tours available, workshops, and educational programs. Our Farm will welcome public participation and aim to raise awareness about sustainable biomass practices and their environmental benefits.

Aquaponics System and Biomass Facility: Therapeutic Jobs for Veterans

Our housing development integrates a cutting-edge aquaponics system and biomass facility, which not only support sustainable agriculture but also create therapeutic job opportunities for veterans. Here's how these systems will function and benefit veterans:

Aquaponics System

Overview:

The aquaponics system combines aquaculture (raising fish) and hydroponics (growing plants in water) in a symbiotic environment. The fish waste provides an organic nutrient source for the plants, while the plants help to filter and purify the water for the fish.

Fish Care and Maintenance:

Veterans will be involved in feeding, monitoring, and caring for the fish. This role promotes responsibility and provides a calming routine.

Plant Cultivation:

Tasks include planting, nurturing, and harvesting vegetables and herbs. This work fosters a connection to nature and a sense of accomplishment.

System Monitoring and Maintenance:

Veterans will oversee the system's health, ensuring that water quality, temperature, and nutrient levels are optimal. This technical aspect can be intellectually stimulating and rewarding.

Biomass Facility

Overview:

The biomass facility converts organic waste into energy or biofertilizers through processes like anaerobic digestion or composting. This promotes sustainability and reduces waste.

Organic Waste Collection and Sorting:

Veterans will manage the collection and sorting of organic waste materials, which supports physical activity and teamwork.

Operation and Monitoring of Biomass Processes:

Veterans will be trained to operate and monitor the biomass conversion processes. This role involves technical skills and problem-solving, providing a sense of purpose and engagement.

Production of Biofertilizers:

Veterans will be involved in producing and packaging biofertilizers, which can be used within the community's gardens or sold. This fosters a sense of contribution to the community's sustainability efforts.

Benefits for Veterans

Therapeutic Value:

Working with plants and animals can reduce stress, improve mood, and enhance overall mental health. The routine and physical activity associated with these jobs provide a therapeutic outlet.

Skill Development:

Veterans will acquire valuable skills in sustainable agriculture, aquaponics, and biomass management, which can be applied to future employment opportunities.

Sense of Community and Purpose:

Engaging in meaningful work within the community fosters a sense of belonging and purpose, helping veterans transition to civilian life.

The combination of physical activity, technical tasks, and interaction with nature promotes holistic wellness, addressing both physical and mental health needs.

Phase 4: East and West Retail Wing Features



Phase 4: East and West Retail Wing store footprint(s) will remain the same. The East Wing will house a 12,000 sq ft International Holistic Hub. Natural Medicines from around the world will be housed in one location as a symbol of unity.

A photo of the producer will be placed with their goods. Producers will get a Q-R Code assigned to them, which will enable the HUB to keep up with product, sales, data, etc.

This HUB will aid producers in underserved countries to access business resources that are in line with the policies of (EXIM)Export-Import Bank of the United States, Food and Agriculture Organization (FAO), the World Bank, and other International Authorities on food sustenance.

Education on the different varieties of plants, locations grown, producers, etc. will provide the public with information on sustainable agriculture practices from around the world, which is a part of the theme of the Site. A cafeteria area will be on the West Retail Wing for field trips, parties, etc.

The Retail Wings will also be home to a Small Business Incubator Hub that will offer services for Inventors, and house/host other Incubators that have a reputation of delivering economic and social success. Education around international trade of goods from the HUB will be at

The Headdress-Religious garb of each Nation will be on display throughout the Retail wings of the Site. A “Unity Tree” with Flags from the Family of Nations similar to the “Flag of Peace” showcased at the United Nations will be on display in the HUB.

Phase 5: Outdoor Solar Field and Awnings



We are launching an innovative solar field project that leverages blockchain technology to enhance transparency and efficiency in renewable energy production. The project aims to develop a large-scale solar energy facility, which will harness the power of the sun to generate clean, sustainable electricity. The solar field will use blockchain technology to securely track and verify energy production, distribution, and consumption. This ensures transparent and tamper-proof records, enhancing trust and accountability among stakeholders.

Initial Coin Offering (ICO):

To fund the development and deployment of the solar field, we will launch an Initial Coin Offering (ICO). Investors can purchase tokens, which represent a share in the project's future energy output and profits. These tokens can be traded on the blockchain, offering liquidity and potential financial returns.

Blockchain technology provides an immutable ledger of all transactions, ensuring that all energy production and financial activities are transparent and secure. The ICO allows for broad participation, enabling individuals and communities to invest in and benefit from renewable energy projects. By funding through an ICO, we align financial growth with sustainable energy development, contributing to global environmental goals.

Our plan is to lower the cost of energy to residents near the project site.

The Board has plans to assist the United States of America in collaboration with the Family of Nations on other Diplomatic and Humanitarian Projects.

Thanks For Your Time

BOARD OF GOVERNORS OF THE FEDERAL RESERVE SYSTEM RESEARCH & ANALYSIS

Money and Payments: The U.S. Dollar in the Age of Digital Transformation January 2022

The Existing Forms of Money (pg 5)

Money serves as a means of payment, a store of value, and a unit of account. In the United States, money takes multiple forms:

• Central bank money is a liability of the central bank. In the United States, central bank money comes in the form of physical currency issued by the Federal Reserve and digital balances held by commercial banks at the Federal Reserve.

• Commercial bank money is the digital form of money that is most commonly used by the public. Commercial bank money is held in accounts at commercial banks.

• Nonbank money is digital money held as balances at nonbank financial service providers. These firms typically conduct balance transfers on their own books using a range of technologies, including mobile apps.

Digital Assets (pg 11-12)

Technological innovation has recently ushered in a wave of digital assets with money-like characteristics. These “cryptocurrencies” arose from a combination of cryptographic and distributed-ledger technologies, which together provide a foundation for decentralized, peer-to-peer payments.

Cryptocurrencies have not been widely adopted as a means of payment in the United States. They remain subject to extreme price volatility, are difficult to use without service providers, and have severe limitations on transaction throughput.

Many cryptocurrencies also come with a significant energy footprint and make consumers vulnerable to loss, theft, and fraud. Stablecoins are a more recent incarnation of cryptocurrency that peg their value to one or more assets, such as a sovereign currency or commodity. Stablecoins pegged to the U.S. dollar are predominantly used today to facilitate the trading of other digital assets, but many firms are exploring ways to promote stablecoins as a widespread means of payment. A full discussion of stablecoin arrangements is outside the scope of this paper. However, the President’s Working Group on Financial Markets (PWG), along with the Federal Deposit Insurance Corporation (FDIC) and the Office of the Comptroller of the Currency (OCC), recently published a report on payment stablecoins. The PWG report

notes that well-designed and appropriately regulated stablecoins could potentially support faster, more efficient, and more inclusive payment options.

The PWG report also notes, however, that the potential for the increased use of stablecoins as a means of payment raises a range of concerns related to the potential for destabilizing runs, disruptions in the payment system, and concentration of economic power. The PWG report highlights gaps in the authority of regulators to reduce these risks.

To address the risks of payment stablecoins, the PWG report recommends that Congress act promptly to enact legislation that would ensure payment stablecoins and payment stablecoin arrangements are subject to a consistent and comprehensive federal regulatory framework. Such legislation would complement existing authorities regarding market integrity, investor protection, and illicit finance.

Our start-up IS operated in accordance with SEC and other financial regulatory authorities.

President's Working Group on Financial Markets, the Federal Deposit Insurance Corporation, and the Office of the Comptroller of the Currency
INTERAGENCY REPORT ON STABLECOINS
Executive Summary - November 2021

Stablecoins are digital assets that are designed to maintain a stable value relative to a national currency or other reference assets. Today, stablecoins are primarily used in the United States to facilitate trading, lending, or borrowing of other digital assets, predominantly on or through digital asset trading platforms. Proponents believe stablecoins could become widely used by households and businesses as a means of payment. If well-designed and appropriately regulated, stablecoins could support faster, more efficient, and more inclusive payment options. Moreover, the transition to broader use of stablecoins as a means of payment could occur rapidly due to network effects or relationships between stablecoins and existing user bases or platforms.

ABAB Inc and other closely held corporations
History of the Company(s)

Mr. Bahreini has been acquiring properties for the past two decades. He, in the past, has run his private business as a charity which will eventually affect any company. He has been presented with laws that are being implemented by the Federal United States and other International Authorities and has decided to use his portfolio as a Tool for Humanitarian Intervention (Research) and Low-Income housing remediation.

Exhibit D



Digital Dynasty Institute NGO & Redevelopment Corporation

The following is a brief correlative analysis of “Our Unity Project” and the needs of the residents of Midwest City, OK based on their Urban Renewal Plan, Innovation District Study, Air Depot Corridor Plan, 2019 Comprehensive Economic Development Strategy for the Association of Central Oklahoma Governments (ACOG), and 2008 Comprehensive Plan. We have included our NGO purposes which mirror our Corporation.

Addressing Blight and Revitalizing Heritage Park Mall: A Synergy with the Urban Renewal Plan

Introduction

Digital Dynasty Institute NGO and our Redevelopment Corporation are committed to transforming the blighted Heritage Park Mall into a vibrant scientific smart city, aligning with the objectives of the Urban Renewal Plan. Our project is designed to address the existing blight at the mall property, revitalizing the area without relying on public funding. This approach ensures that taxpayer money is preserved, avoiding the pitfalls of publicly funded commercial spaces currently managed by the city. Our Company and NGO are operating in accordance with the timeline given in the Air Depot Corridor plan on pg. 44.

Aligning with the Urban Renewal Plan

1. Tackling Blight:

- **Current Challenges:** The Heritage Park Mall has been a symbol of urban blight, with vacant storefronts, deteriorating infrastructure, and underutilized space contributing to a negative community perception.
- **Our Solution:** Our redevelopment project directly addresses these issues by repurposing the existing infrastructure into a multi-use scientific smart city. This transformation will eliminate blight by creating modern, functional spaces that attract businesses, residents, and tourists.

2. Economic Revitalization:

- **Current Challenges:** The surrounding area has struggled economically due to the decline of the mall, leading to reduced property values and diminished economic activity.
- **Our Solution:** By introducing residential, commercial, and agricultural spaces, our project will stimulate economic growth. The International Trade Business Incubation Hub will attract startups and established companies, creating jobs and fostering innovation. This economic revitalization will uplift the local community, increasing property values and driving economic activity.

Collaborative Efforts with Property Owner *(found in several Midwest City Catalyst plans and City-Wide economic development studies)*

Partnership for Progress:

- **Current Challenges:** The property owner has faced difficulties in maintaining and developing the site to meet current standards and community needs.
- **Our Solution:** We are working closely with the property owner to bring the property up to the required standards. This collaboration includes retrofitting existing structures, implementing sustainable practices, and ensuring compliance with modern building codes. By leveraging our expertise and resources, we are facilitating a seamless transition from a blighted property to a thriving smart city.

Financial Strategy: No Public Funding Required

Relieving Public Burden:

- **Current Challenges:** The city has previously invested public funds into managing commercial spaces with limited success, leading to concerns about further financial waste.
- **Our Solution:** Our project does not rely on public funds for acquisition, eliminating the need for public investment. This approach not only relieves the public of the financial burden but also demonstrates a sustainable model for urban renewal. Securing private and federal funding will ensure that public funds can be allocated to other critical community needs.

Benefits to the Community and City

1. Sustainable Development:

- **Current Challenges:** Sustainable development is often hindered by financial constraints and a lack of comprehensive planning.

- **Our Solution:** Our smart city model incorporates state-of-the-art sustainable practices, from energy-efficient buildings to a large-scale solar field and aquaponics farm. This holistic approach ensures long-term environmental benefits and positions the city as a leader in sustainable urban development.

2. Enhanced Quality of Life:

- **Current Challenges:** The blight and economic decline of the mall area have negatively impacted the quality of life for local residents.
- **Our Solution:** Our project will significantly enhance the quality of life by providing modern housing, green spaces, recreational facilities, and community services. The inclusion of therapeutic job opportunities for veterans and programs for disabled seniors further underscores our commitment to social equity and community well-being.

Conclusion

Our project is a strategic alignment with the Urban Renewal Plan, effectively addressing the blight at Heritage Park Mall and revitalizing the area through private funding. By partnering with the property owner and leveraging innovative, sustainable practices, we are transforming the mall into a smart city that meets modern standards and exceeds community expectations. This approach not only relieves the public of financial burden but also sets a precedent for future urban renewal efforts. Together, we can build a vibrant, sustainable future for Midwest City.

Digital Dynasty Institute NGO

ARTICLE I PURPOSES

“Public Enjoyment Purposes” shall mean one or a combination of the following either domestically and/or internationally.

- Development of commercial and residential Energy via solar or other sustainable energy production hydropower, wind, etc.
- EPA-Environmental Hazardous Site Remediation
- Regenerative Crop Research and Development
- Construction of federally funded housing for HUD or similar low-income housing programs (International Entities, States, etc similar equivalents).
- Federal Business Incubator for Commercial Property owners who are candidates for HUD, DOE, USDA, International Entities, etc. public benefit programs.

- Commercial Property Retrofit(s)-assisting property owners to participate in developments for low-income participants
- Job Creation via Sustainable Commercial Agriculture-Energy-Manufacturing Facilities Developmental Projects.
- Assists the public with inventions (prototypes, patents, etc.) that aid in water and other earth reclamation efforts including *public good*.
- Development of robotic technologies for sustainable agriculture and other production purposes
- Development and deployment of digital payment and data collection technologies for public projects.

Other "Public Enjoyment Purposes" may be adopted that are in accordance with the needs of the Family of Nations surrounding the above-mentioned.

We serve the global low-income, underserved, and Aboriginal-Indigenous individuals and their communities. *{Immediate attention should be brought to the Global Housing-Food Crisis and Intervention must be made without delay}*. Correlative ByLaws and regulatory guidelines will be outlined in the Organization's Certificate of Organization, as amended from time to time (the "Certificate of Organization").

We shall at all times collaborate with applicable Federal Agencies and International Entities to implement the Sustainable Development Goals of the United States of America and the United Nations that are in line with the "public enjoyment purposes" mentioned in this article.

The initiatives in our Unity Project are supported by Holy Roman Civil Catholic Church, The Episcopal Church's 76th General Convention Res. 2009-D035, United States Aug 8th, 1945 ratification of the United Nations Charter. Presidential Executive Order 13107 on Human Rights Treaties, and other corrective measures being set forth by the United States for events surrounding the "Colonial Period" *See: United States International Law Digest 2022*

Our NGO is currently registered with UNESCO and is waiting for consultative status, for direct assistance with international bodies with our Humanitarian Projects.

Our "Unity Project" is a collection of initiatives that have been adopted by the following Federal, State and International Agencies:

Pg. 9. Phase 1: Apartment Retrofit of the Old Service Merchandise: Our Senior Housing Project is in accordance with the following HUD Initiatives: Elderly Low-Income housing, and Innovative Housing Solutions, DOE-HUD-EPA Solar for All Program to provide solar energy to low income individuals.

Pg. 10. Phase 2: *Apartment Retrofit of the Old Montgomery Wards and Special Automotive Section* are initiatives set forth by HUD and the DOE.

Pg. 11. Phase 3: *30,000 Sq Ft Vertical Aquaponics Farm (West Retail Wing)*
This project is composed of several initiatives from the USDA urban farm, smart climate commodities, made in America etc. Other agencies include the Natural Resources Conservation Service NRCS, EPA, and FDA On Reducing Food Waste

Pg. 12-13. Phase 4: *Micro Biomass Manufacturing Facility (West Retail Wing)* This is a Plant Matter composting site due to the size of our Aquaponics Farm, making us ahead of the curve on the Reducing Food Waste and Education on Sustainable Agriculture Practices Initiatives being set forth by the USDA, EPA and FDA. The Veteran Initiatives are being set forth by most state and federal agencies (White House).

Pg. 14. Phase 4: *East and West Retail Wing Features; Our International Holistic HUB (International Farmers Market) and International Trade-Inventor Incubator* is a collection initiatives set forth by the United Nations, (EXIM)Export-Import Bank of the United States, Food and Agriculture Organization (FAO), the World Bank, and other International Authorities on food sustenance. This portion of the project is special, allowing for U.S citizens to learn how to conduct international trade while merging them with underserved producers worldwide, this will spur growth in both the made in America initiative and self-determination efforts of the underserved producer.

Our NGO has dozens of contacts with Unemployed Engineers who have water waste and other inventions as a gift for the Family of Nations. We will put forth a collaborative effort with small and large companies, multinational corporations, and international bodies to protect their intellectual property and launch inventions that will give global impact.

Pg.15. Phase 5: *Outdoor Solar Field and Awnings;* this project is an initiative that is being set forth by the DOE and our strongest scientific point. Our lead scientist has over 140 energy publications and has been cited over 1000 times worldwide.

The above mentioned are Initiatives (Programs) being set forth by various agencies. We will use the outline of these initiatives and may or may not use funding or technical assistance from the agency sponsoring the initiative, with the exception of the United Nations and its subsidiaries.

Our company is well aware of the monetary situation and is operating in accordance with SEC guidelines regarding the following: International Monetary Policies have been left out for public purposes.

**BOARD OF GOVERNORS OF THE FEDERAL RESERVE SYSTEM
RESEARCH & ANALYSIS**

• Central bank money is a liability of the central bank. In the United States, central bank money comes in the form of physical currency issued by the Federal Reserve and digital balances held by commercial banks at the Federal Reserve.

• Nonbank money is digital money held as balances at nonbank financial service providers. These firms typically conduct balance transfers on their own books using a range of technologies, including mobile apps.

Correlative Analysis of the Unity Project with the Innovation District Study and the Air Depot Corridor Plan

The Unity Project, encompassing its purposes, scientific team, and the development of a scientific smart city, can be analyzed in correlation with the language and strategic objectives outlined in the Innovation District Study and the Air Depot Corridor Plan. Both of these plans emphasize economic revitalization, technological advancement, and community development, which are central to the Unity Project.

Innovation District Study

Purpose and Vision: The Innovation District Study aims to create a thriving ecosystem that fosters innovation, collaboration, and economic growth. The Unity Project aligns with this vision by:

- **Fostering Innovation:** The scientific smart city is designed to be a hub of technological advancements, encouraging research and development in cutting-edge fields such as AI, IoT, and sustainable technologies.
- **Promoting Collaboration:** The scientific team leading the Unity Project will work closely with local universities, businesses, and government entities to drive collaborative projects and innovations.
- **Economic Growth:** By attracting high-tech companies and startups, the Unity Project aims to stimulate economic growth, much like the goals outlined in the Innovation District Study.

Key Objectives: The Innovation District Study highlights several key objectives that the Unity Project also addresses:

- **Talent Attraction and Retention:** The Unity Project focuses on creating a vibrant environment that attracts top-tier talent, providing state-of-the-art research facilities and a high quality of life.
- **Infrastructure Development:** Both the Innovation District and the Unity Project emphasize the importance of robust infrastructure. The smart city initiative includes advanced digital infrastructure, smart grids, and sustainable urban planning.
- **Business Ecosystem:** The Unity Project aims to cultivate a diverse business ecosystem by supporting startups and established tech companies, aligning with the Innovation District's goal of fostering a dynamic business environment.

Strategic Initiatives:

- **Public-Private Partnerships:** The Unity Project mirrors the Innovation District's approach to leveraging public-private partnerships to fund and develop innovative infrastructure projects.
- **Sustainability and Resilience:** The scientific smart city incorporates sustainable practices and resilient infrastructure, addressing the environmental goals set forth in the Innovation District Study.

Air Depot Corridor Plan

Strategic Vision: The Air Depot Corridor Plan focuses on revitalizing a key commercial corridor through strategic economic development, infrastructure improvements, and community engagement. The Unity Project aligns with this plan through:

- **Economic Revitalization:** By developing the scientific smart city, the Unity Project will drive economic revitalization along the Air Depot Corridor, attracting businesses and increasing commercial activity.
- **Infrastructure Upgrades:** The smart city's infrastructure improvements, including smart transportation systems and green energy solutions, will enhance the overall functionality and appeal of the Air Depot Corridor.

Core Goals: The Air Depot Corridor Plan outlines core goals that are mirrored in the Unity Project:

- **Enhanced Connectivity:** The scientific smart city will improve connectivity within the corridor through smart transportation networks and integrated communication systems.
- **Quality of Life Improvements:** Both plans prioritize enhancing the quality of life for residents. The Unity Project's smart city amenities, such as smart parks and efficient public services, directly contribute to this goal.
- **Business Support:** By providing resources and support for businesses, the Unity Project will help create a thriving commercial environment along the corridor, in line with the Air Depot Corridor Plan's objectives.

Actionable Steps:

- **Infrastructure Investments:** The Unity Project will make significant infrastructure investments, including the development of smart grids and broadband networks, supporting the Corridor Plan's focus on modernizing infrastructure.
- **Community Engagement:** Engaging with the community through educational programs, public consultations, and collaborative projects is a key aspect of both the Unity Project and the Air Depot Corridor Plan.

Synthesis and Conclusion

The Unity Project's alignment with both the Innovation District Study and the Air Depot Corridor Plan underscores its comprehensive approach to urban development, economic revitalization, and technological innovation. By fostering collaboration, enhancing infrastructure, and focusing on sustainable growth, the Unity Project not only adheres to but also amplifies the strategic objectives of these foundational plans. This correlative analysis highlights the Unity Project as a pivotal initiative driving forward the shared vision of creating a vibrant, innovative, and economically robust Midwest City.

Further suggestions on assisting and retaining New Talent in Oklahoma Economic Development Projects can be found in the 2019 Comprehensive Economic Development Strategy for the Association of Central Oklahoma Governments (ACOG):

<https://www.acogok.org/wp-content/uploads/2020/01/ACOG-CEDS-January-2020-Matrix.pdf>

Page 1;

GOAL 3. INNOVATION Grow the region's startup, entrepreneurship, and business innovation ecosystem by providing the support and tools needed for businesses to thrive.

Page 2;

II. TARGET INDUSTRY ANALYSIS INTRODUCTION Despite Oklahoma's long legacy in the oil and gas industry, the Association of Central Oklahoma Governments (ACOG) region has an increasingly diverse economic base in a wide variety of industries. As a state, Oklahoma identifies six target sectors. • aerospace & defense • agriculture & bioscience • energy • transportation & distribution • manufacturing • information & financial services.

Our company and NGO fall into several **TARGET SECTOR** industries for ACOG.

Comprehensive Plan 2008 Chapter 2

Correlative Description: Building a Smart City at Heritage Park Mall

Digital Dynasty Institute NGO and our Redevelopment Corporation are transforming the Heritage Park Mall into a cutting-edge smart city, aligned with the principles outlined in Chapter 2 of the 2008 Comprehensive Plan. This innovative redevelopment project emphasizes sustainability, economic growth, and community well-being.

The Vision: Heritage Park Mall as a Smart City

Our project reimagines the Heritage Park Mall as a vibrant, multi-use community integrating residential, commercial, and agricultural spaces. The development will feature state-of-the-art digital infrastructure, energy-efficient buildings, and sustainable practices to create a holistic urban environment.

International Trade Business Incubation Hub

Central to our project is the establishment of an International Trade Business Incubation Hub. This hub will serve as a catalyst for economic growth, providing resources and support for startups and small businesses engaged in global trade. The hub aims to foster innovation, facilitate access to international markets, and create a network of entrepreneurs dedicated to sustainable development.

Key Features of the International Trade Business Incubation Hub:

- **Global Networking Opportunities:** Connecting local businesses with international partners, investors, and markets.
- **Educational Programs:** Offering training and workshops on international trade, export regulations, and market entry strategies.
- **Resource Access:** Providing access to financial, legal, and logistical support to help businesses scale globally.

- **Innovation Labs:** Dedicated spaces for developing and testing new products and technologies aimed at global markets such as seed-to-sale software and data-payment technologies.

Job Creation and Export Focus

Addressing the need for more jobs, particularly in exporting, is a critical aspect of our project. The International Trade Business Incubation Hub will directly contribute to job creation by:

- **Supporting Local Entrepreneurs:** Helping local businesses expand their reach and create new employment opportunities.
- **Attracting International Companies:** Encouraging foreign companies to establish operations within the smart city, further boosting job opportunities.
- **Educational and Training Programs:** Equipping residents with the skills needed for jobs in international trade, technology, and sustainable practices.

Sustainable Development Goals (SDGs) Integration

Our project aligns with the United Nations Sustainable Development Goals (SDGs), particularly:

- **Goal 8: Decent Work and Economic Growth:** By fostering job creation through the International Trade Business Incubation Hub.
- **Goal 9: Industry, Innovation, and Infrastructure:** Through the development of modern, sustainable infrastructure and support for innovative businesses.
- **Goal 11: Sustainable Cities and Communities:** By transforming the Heritage Park Mall into a smart city that promotes sustainability, inclusivity, and economic resilience.

Collaborative Approach.

Our NGO and Redevelopment Corporation are committed to working closely with local authorities, community members, and international partners to ensure the project's success. We aim to incorporate feedback and suggestions at every phase, fostering a collaborative environment that supports mutual growth and development.

Conclusion

The redevelopment of the Heritage Park Mall into a smart city is a transformative project that combines sustainable practices with economic growth initiatives. The International Trade Business Incubation Hub, Aquaponics system and the focus on job creation around exporting are pivotal to this vision, ensuring that the community thrives in a globalized economy.

Comprehensive Plan 2008 Chapter 4

Correlative Description: Senior Housing Complex in Midwest City, Oklahoma

1. Alignment with Future Land Use Categories:

The senior housing complex proposed by our NGO aligns primarily with the **High-Density Residential Land Use** category as defined in the **Midwest City Future Land Use Plan (Comprehensive Plan 2008)**. This category is intended for traditional apartment-type units in attached living complexes, catering to a demographic that prefers compact living spaces with convenient access to amenities and services.

2. Strategic Location and Design:

The proposed senior housing complex will be strategically located to maximize compatibility with existing land uses and minimize impact from major roadways, aligning with the plan's emphasis on preserving neighborhood integrity and ensuring resident safety. It will also adhere to design concepts such as vertical integration, possibly incorporating ground-floor amenities or services that benefit both residents and the broader community.

3. Support for Community and City Objectives:

In line with Midwest City's goals outlined in the Future Land Use Plan, the senior housing complex will contribute to a balanced and compatible land use pattern. By providing housing options tailored for seniors within existing city limits, it supports sustainable growth practices without expanding geographically. This approach aligns with the city's projection of accommodating future population increases through the redevelopment of existing land.

4. Economic and Social Benefits:

The senior housing complex not only meets demographic housing needs but also enhances the city's economic vitality. It ensures efficient use of public services and infrastructure, minimizing costs associated with urban sprawl. Furthermore, by creating a supportive living environment for seniors, the complex contributes to the overall livability and cultural enrichment of Midwest City, in line with fostering a high quality of life as outlined in the plan.

5. Compatibility and Integration:

To ensure compatibility with neighboring land uses, the senior housing complex will incorporate appropriate buffering, screening, and landscaping measures. These design elements are crucial for enhancing the community's aesthetic appeal and promoting harmonious coexistence between residential and non-residential areas, as emphasized in the plan's guidelines on land use compatibility.

Conclusion

In conclusion, the senior housing complex planned by our NGO exemplifies a proactive approach toward urban development that aligns with the vision outlined in Midwest City's Future Land Use Plan. By focusing on high-density residential development within existing city limits, we contribute to sustainable growth, economic resilience, and community well-being.

Comprehensive Plan 2008 Chapter 6

Our project aligns closely with the objectives and recommendations outlined in Chapter 6 of the 2008 Midwest City Comprehensive Plan for Housing and Neighborhoods. This chapter emphasizes the need for quality housing, strong neighborhoods, and sustainable development practices.

Here's a correlative description of how our project aligns with specific aspects of this chapter:

Sustainable Housing and Neighborhoods

Quality Construction and Maintenance:

Chapter 6 underscores the importance of quality construction and maintenance of housing units. Our project prioritizes the use of high-quality, durable materials and modern construction techniques to ensure longevity and reduce the need for frequent maintenance. This aligns with the chapter's call for housing that remains in excellent condition over time.

Accessibility to Schools and Recreational Facilities:

The plan advocates for neighborhoods where schools and recreational facilities are centrally located. Our project design incorporates easy access to these facilities, promoting a family-friendly environment and encouraging community engagement.

Strategic Placement of Non-Residential Land Uses:

We have carefully planned the integration of non-residential land uses such as retail and public services onsite with our residential areas. This strategic placement enhances convenience for residents and supports the chapter's goal of creating balanced, mixed-use neighborhoods.

Community and Belonging

Fostering a Sense of Community:

The chapter highlights the need for neighborhoods where residents can develop a sense of belonging. Our project includes public education around international trade

and social areas that encourage interactions among residents, thereby fostering a strong sense of community.

Opportunities for Social Interaction:

We have designed the project to include various social amenities such as a community event center, playground, and indoor walking trail. These features provide ample opportunities for residents to engage with each other, supporting the chapter's emphasis on social interaction.

Safety and Infrastructure

Emergency Services Accessibility:

Ensuring that emergency services are readily accessible is a priority in the comprehensive plan. Our plan is to strategically work with the City to include nearby or onsite emergency services.

Adequate Lighting and Safety Features:

The plan calls for adequate lighting and other safety features in neighborhoods. Our project shall include modern street lighting, pedestrian pathways, and security measures that enhance the safety and comfort of residents.

Investment and Property Values

Continued Investment in Public and Private Property:

Our project encourages continued investment in the neighborhood through regular maintenance and community-driven initiatives. This aligns with the plan's goal of stabilizing property values and ensuring the long-term economic health of the area.

Environmental Considerations

Proximity to Green Spaces and Trails:

We have ensured that homes in our project are in close proximity to green spaces, hiking, and biking trails currently being constructed and updated by Midwest City.

Preservation of Existing Site Features:

In line with the plan's recommendations, our project preserves existing natural features such as trees and topography. We plan on working closely with the City on designing the layout to minimize the impact on the natural landscape, promoting environmental sustainability and enhancing the aesthetic value of the neighborhood.

Implementation of Model Neighborhood Elements

Anti-Monotony Standards:

To avoid the cookie-cutter effect, our project includes diverse architectural designs and varied building materials. This approach creates a visually appealing neighborhood and aligns with the plan's anti-monotony standards.

Pedestrian Connectivity:

Our project shall emphasize pedestrian connectivity by including extensive sidewalk networks and pedestrian-friendly pathways that link various parts of the neighborhood. This encourages walking and reduces reliance on automobiles, aligning with the chapter's recommendations for pedestrian connections.

Conclusion

By aligning our project with these principles and recommendations from Chapter 6 of the 2008 Comprehensive Plan, we are contributing to the creation of sustainable, vibrant, and high-quality neighborhoods in Midwest City.

Comprehensive Plan 2008 Chapter 8

Alignment of the Scientific Smart City with the 2008 Midwest City Comprehensive Plan Chapter 8:

The development of a scientific smart city aligns seamlessly with the goals and objectives outlined in Chapter 8 of the Midwest City Comprehensive Plan 2008, **focusing on economic development strategies**. Below is a detailed description of how the scientific smart city aligns with the specific language and objectives of Chapter 8.

1. Introduction and Economic Development Targets

Chapter 8 defines economic development as the process influencing the growth and restructuring of an economy to enhance economic well-being, aiming at job creation and improving the quality of life. The scientific smart city initiative supports this definition by:

- **Creating new business/industry:** The smart city will attract tech-driven businesses, fostering innovation and expanding the tax base through increased employment in high-tech sectors.
- **Enhancing existing business/industry:** By integrating smart technologies, existing businesses can enhance their operations, improving efficiency and competitiveness.
- **Attracting outside investment:** The advanced infrastructure and smart city amenities will draw investors and tourists, stimulating local spending.

2. Review of the Goals & Objectives of Chapter 8 of the Comprehensive Plan

Goal 12 of the Comprehensive Plan: Provide a stable, high-quality economic environment.

The smart city aligns with the goal by offering a high-quality live, learn, and play environment through smart infrastructure, which includes:

- **Objective 12.1:** Acting as a "business advocate" by simplifying the development process using digital platforms and smart technologies.
- **Objective 12.2:** Establishing high standards for non-residential development with state-of-the-art facilities that meet modern economic demands.
- **Objective 12.3:** Implementing key image enhancement projects through smart city initiatives, improving urban aesthetics and functionality.
- **Objective 12.4:** Promoting primary job creation by attracting tech firms and startups that export services and products globally.
- **Objective 12.5:** Increasing high-paying jobs by developing sectors such as IT, R&D, and engineering within the smart city framework.
- **Objective 12.6:** Develop a target business list focusing on tech-driven enterprises and smart industries.
- **Objective 12.7:** Implementing business retention strategies through continuous innovation and support services for local businesses.

3. Economic Characteristics

Industry Information and Employment Trends:

The scientific smart city will address the current economic characteristics by:

- Expanding employment in professional, scientific, and technical services, is crucial for smart city development.
- Encouraging diversification in industries, moving beyond traditional sectors to incorporate more tech-driven opportunities.

Location Quotient Analysis:

The smart city initiative will focus on developing export industries, crucial for economic expansion. By enhancing sectors with high LQs, such as public administration and other services, and introducing new high-LQ industries like technology and research, the local economy will grow through external investments.

4. Current Economic Development Efforts

Chamber of Commerce and Business Assistance Zones:

The scientific smart city will collaborate with the Chamber of Commerce to provide incentives and support for businesses, ensuring:

- Efficient use of special incentives and business assistance zones to attract high-tech firms.
- Development projects such as the 29th Street/Downtown Redevelopment Project and Tinker Business and Industrial Park (CAN) incorporate smart city technologies to enhance these areas.

Smart city infrastructure will significantly improve the quality of life by:

Image and Design:

Implementing smart city technologies will improve the city's image and design, making it a hub of innovation and modernity.

Housing and Neighborhoods:

Smart housing solutions and smart initiatives will ensure sustainable and high-quality living environments.

Conclusion

The development of a scientific smart city aligns with the economic development strategies outlined in the 2008 Comprehensive Plan for Midwest City by focusing on creating a high-quality economic environment, supporting existing businesses, attracting new industries, and improving the overall quality of life for residents. Through strategic planning and the implementation of advanced technologies, the smart city initiative will drive economic growth and sustainability in line with the objectives and recommendations of Chapter 8.

Further Correlations between Our Unity Project and the needs of the Residents of Midwest City via their 2008 Comprehensive Plan at the request of Midwest City Municipal Corp. and/or its Urban Renewal Authority. The Importance of being a “Business Advocate” is stressed in the comprehensive plan in chapters 2 & 8 in which we are in accordance.
