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

August 6, 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 July 2, 2024 Planning Commission Meeting.

C. ANNOUNCEMENTS

D. DISCUSSION

1. (PC-2181) Public hearing, discussion, consideration, and possible action to consider approval of the Final Plat of Glenhaven Commercial for the property described as a tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.
2. (PC-2182) Public hearing, discussion, consideration, and possible action to consider approval of the Final Plat of Glenhaven for the property described as a tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.
3. (PC-2183) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to High Density Residential Land Use; and an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to High Density Residential District (“R-HD”), for the property described as a part of the Northeast Quarter (NE/4) of Section Twenty-Six (26), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1905 & 1919 N. Douglas Blvd., Midwest City.
4. Discussion, consideration, and possible action of appointing a representative of the Planning Commission to the City of Midwest City ADA Transition Plan Committee.

E. COMMISSION DISCUSSION

F. PUBLIC DISCUSSION

G. FURTHER INFORMATION

H. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

July 2nd, 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 July 2nd, 2024 at 5:00 p.m., with the following members present:

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

Commissioners absent: None

Staff present: Matthew Summers, Planning and Zoning Director
 Emily Richey, Current Planning Manager
 Tami Anderson, Administrative Assistant
 Cameron Veal, Associate Current Planner
 Brandon Bundy, Director of Eng. & Const. Services
 Don Maisch, City Attorney

A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 5:01 p.m.

B. MINUTES

1. A motion was made by Jess Huskey seconded by Rick Dawkins, to approve the minutes of the June 4th, 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-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.

Emily Richey - Current Planning Manager, presented the staff report.

There was general discussion amongst the Commission.

The applicant, Carlos Adamson – 1501 SW 113th Pl. was present and addressed the Commission.

Commissioner Huskey asked if the school and teachers were accredited. The applicant informed the

Commission that all teachers were accredited, and the school was in the process of receiving accreditation and should have it by August.

Brenda Holland – 1921 S Anderson Rd, inquired about how the City’s moratorium impacts this proposed use. Emily Richey clarified that the base zoning is R-6, but the applicant is filing for a special use permit in the existing structure, which is required for the church, but it will not include housing. Brenda Holland also shared concerns about traffic and the safety of the elderly in her community.

Keith Tucker – 1211 Boulder Ridge Way, inquired if the prep school would only be operating inside of existing building or if it would require additional outside construction or lighting. The applicant confirmed that the prep school would operate inside of the existing building and would not require outside lighting or construction.

A motion was made by Jess Huskey, seconded by Dee Collins to recommend approval of this item. Voting aye Huskey, Hinton, J. Smith, Collins, R. Rice and R. Dawkins.

Nay: None.

Abstain: Chairperson R. Smith

Motion Carried.

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.

Matt Summers – Planning and Zoning Director, presented the staff report to the Commission and shared his analysis of their proposal. Staff recommended denial of the proposed amendment and redistricting, citing the findings in the staff report. He also stated that approval of this would not be consistent with the City’s Comprehensive Plan or Urban Renewal Plan.

There was general discussion amongst the Commission.

Kelly Work – 105 N Hudson, the applicant’s attorney, was present and addressed the Commission.

Chairperson Smith asked what percentage of the development would be residential. Kelly Work said that he could not give a definitive answer right now.

Alexandria Mu El – 1606 NW 33d St, spoke in support of the proposal as a business partner of the applicant in this project and provided additional detail on her company’s contribution to the project should the rezone get approved.

Commissioner Jess Huskey asked what the timeline was for this project. Ms. Mu El said that she did

not have a definitive answer, as it depended on other outside factors.

Commissioner Rick Rice shared concerns with the lack detail that was provided in the proposal, citing the applicant's history of promising development but not following through with any completed projects.

Ms. Mu El shared that there are multiple potential sources of funding to make their project happen.

Commissioner Dean Hinton shared that the plan sounds good, but there has been a history of promised development with no follow through

Ms. Mu El explained that there are also multiple agencies ready to help with technical assistance, but they cannot get electricity and utilities turned on to start that process. She also expressed the desire to be a mediator between the applicant and the City and make the proposed development happen

Kelly Work asked the Commission to return to the original question of rezoning, and to approve the rezoning application to help initiate the development of the project.

Commissioner Rick Rice shared that he is hesitant to vote in favor of the rezone due to the applicant previously impeding attempts by the city to develop the area.

Kelly Work shared that he understands the City's hesitancy to work with the applicant due to their history, but asked if they could move past that and allow this rezoning application to pass.

Kay Carol – 108 S Bell Dr, spoke in opposition to the proposal due to concerns about the burden on City infrastructure, potential noise issues, as well as other potential hazards that could come from the proposed development.

Brenda Holland – 1921 S Anderson Rd, asked if cannabis could be grown on the property if the amendment were approved. Staff informed her that the applicant would need additional permits for that to happen.

Jo Ray - 3001 N Idylwild Dr, spoke in opposition to the proposal. She shared that she would remain in opposition as long as the current owner is involved with the development, and that he has not maintained the property during this time.

Jeff Moore – 516 Cedar Dr, shared that the City could have bought the subject property in the past.

Chairperson Smith shared that the proposed PUD doesn't have enough detail for him to approve it in its current state. Would like more information as to how the parking lot will be maintained and where the proposed solar panels would be located. He also shared that he doesn't see how the residential aspect of the plan would be accomplished due to the expensive nature of building residential units inside of a building that lacks fire egress, windows, and other necessities. He will not be in favor of the proposal until there is significantly more detail.

Commissioner Rick Dawkins shared that there isn't enough detail or organization in the proposed plan to approve.

Chairman Smith recommended that a motion be made to table this item to allow the applicant to make changes and add the details that the Commission and staff needed.

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

D. COMMISSION DISCUSSION:

E. PUBLIC DISCUSSION:

F. FURTHER INFORMATION:

City Council Meeting will be held on Tuesday July 23, 2024, at 6:00pm.

Petya Stefanoff - Comprehensive Planner's last day with the City of Midwest City was Thursday, June 27.

G. ADJOURNMENT:

A motion to adjourn was made by Rick Dawkins, Seconded by Dee Collins.
Voting aye: R. Smith, Huskey, Hinton, J. Smith, Collins, R. Rice and R. Dawkins.
Nay: None.
Motion Carried.
The meeting adjourned at 5:59 p.m.

Chairman Russell Smith

(cv)

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: August 6, 2024

Subject: (PC-2181) Public hearing, discussion, consideration, and possible action of approval the Final Plat of Glenhaven Commercial for the property described as a tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

Executive Summary: The Applicant, Mr. Joel Bryant of Bentwood Investments, is requesting approval of the final plat of Glenhaven Commercial.

The final plat is for one (1) lot with a total of 1.33 acres. The lot is zoned C-3, Community Commercial District. Any use allowable in the C-3 district shall be permitted. All development regulations for the C-3 district shall be observed.

Sight-proof screening shall be required. When a property zoned commercial, industrial, or office, lies adjacent to property zoned residential, the property owner or occupant must erect sight-proof screening along the side and rear property lines of the property prior to any commercial, industrial, or office use of the property.

Staff performed their standard review of the final plat. All Zoning and Engineering requirements have been satisfied. Public Works notes that corrections to the new infrastructure must be made before construction.

At the time of a building permit, grade work for the site will be completed with onsite detention and onsite drainage improvements, half-street improvements shall be completed, and sidewalk improvements for all road frontages of the site shall be completed.

Development is subject to formal review by Engineering, Chief Building Official, Planning & Zoning, Fire Marshal, Utilities, and Health Department (if applicable) when building permit is submitted.

Both state and local notification requirements were met.

At the time of this writing, staff has not received any calls or emails in favor or opposition of this proposal.

Staff recommends approval of the final plat subject to all staff comments.

Action is at the discretion of the Planning Commission.



Dates of Hearing:

Planning Commission- August 6, 2024

City Council- August 27, 2024

Date of Pre-Application Meeting:

June 19, 2024

Council Ward: Ward 4, Marc Thompson

Owner: Joel Bryant (Bentwood Investments, LLC)

Applicant: Joel Bryant (Bentwood Investments, LLC)

Size: Contains an area of 1.33 acres MOL

Zoning Districts:

Area of Request- C-3, Community Commercial District

North- PUD, Planned Unit Development governed by R-MD, Medium Density Residential District

South- C-3, Community Commercial District

East- C-3, Community Commercial District

West- C-3, Community Commercial District

Land Use:

Area of Request- Vacant

North- Vacant

South- Crest; Hopkins Haircare; House of Dank

East- Mark's Pharmacy; Multi-tenant commercial building

West- Vacant commercial structure

Municipal Code Citation:

Sec. 38-19 – Final Plat

Sec. 38-19.1. Purpose.

The purpose of a final plat is to ensure:

- (a) *Consistency with standards.* That the proposed subdivision and development of the land is consistent with all standards of this Subdivision Ordinance pertaining to the adequacy of public facilities;
- (b) *Provide for public improvements.* That public improvements to serve the subdivision or development have been installed and accepted by the city or that provision for such installation has been made; and
- (c) *Other requirements and conditions.* That all other requirements and conditions have been satisfied or provided for to allow the final plat to be recorded.

History:

1. The preliminary plat was approved by Council in August of 2022.
2. The rezone of this parcel to C-3, Community Commercial District was approved in September 2022. The subject property “overlapped” the previously approved PUD, and applicant’s intent was to exclude this portion of the property from the PUD at time of the final plat.

Next Steps:

If Council approves this rezone, the applicant will need to file the plat with all required signatures with Oklahoma County, then provide the City a copy of the filed plat (digital). After filed copy is received, building permits can be pulled.

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 final plat 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: This application is for the final plat of the Glenhaven Commercial development located at the northwest corner of East Reno Avenue and Glenhaven Drive.

Public Improvements

The requirements of the public improvements can be found in the Subdivision Regulations under: *Sec. 38-30.1. Completion prior to final plat approval and recordation.*

- (a) Construction required prior to final plat approval and recordation. Completion of all required public improvements, in accordance with the approved preliminary plat and the approved construction plans, shall occur prior to final plat approval and recordation.
- (b) Final plat shall not be accepted. A final plat shall not be accepted for filing, nor shall it be considered for approval, prior to completion of all required public improvements.

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

Water

Water line improvements were not part of this application. Existing public water mains already in place will service the development.

Sanitary Sewer

Sanitary Sewer improvements were permitted through this office. The onsite extensions went through Oklahoma Department of Environmental Quality (ODEQ) review and will be maintained by the City. Construction of the improvements was inspected by the Construction Inspector and are complete.

Stormwater

Stormwater improvements were not part of this application. Grade work for the site will be completed, with onsite detention and onsite drainage improvements, at the time of a building permit.

Street

Street improvements were not part of this application. Grade work and half street improvements for Glenhaven Drive will be completed at the time of a building permit.

Sidewalk

Sidewalk improvements for the full frontage of the site will be completed at the time of a building permit.

Easements

Subdivision Regulations requires that all existing, dedicated, and proposed rights-of-way and easements are depicted on the final plat.

Lighting

Public street lighting is not required as part of this application. The developer will be responsible for installing any lighting in the development.

Signage

Public signage is not required as part of this application. The developer will be responsible for installing private street signage in the development.

Record Drawings, Lien Release, and Bonding

Record drawings have been submitted to the city and filed accordingly. Bonds were provided for all the public infrastructure and a lien release has been received.

Fire Marshal's Comments:

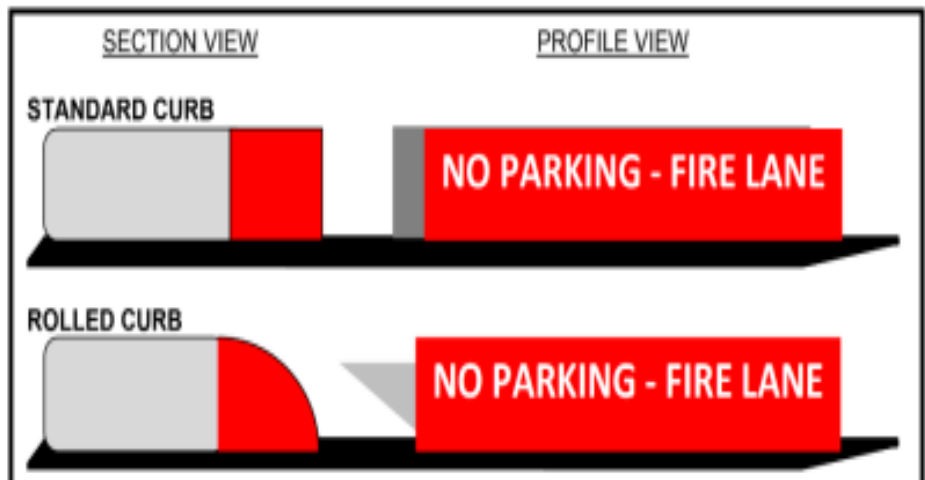
New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2018 International Fire Code (IFC), the 2018 International Building Code (IBC), and the National Fire Codes. Fire extinguishers are required to be installed in accordance with Section 906 of the International 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 a fire alarm system is required/provided on-site, the duct detection is required to be tied into the system.

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 (as applicable).

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

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 as applicable. (IFC 506)

This code analysis has been provided with the current information provided from the applicant. This list is not an all inclusive list of compliance due to the limited information available at the time of this report. A full review can be completed once a comprehensive floor plan/life safety analysis is provided by the architect/designer of record.

Public Works’ Comments:

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (“ODEQ”) and Midwest City prior to Line Maintenance approval of building permit(s).
- Water meter(s) shall be installed in “green belt” per Midwest City Municipal Code Section 43-54.
*Two-foot horizontal green belt buffer zone and vertical clearance zone of five feet.

Sewer

- Sanitary sewer is available to the property. The applicant shall be responsible for communicating the anticipated daily sewer discharge.
- Corrections to the new sewer infrastructure must be completed prior to construction.
- A City provided Sewer Use Survey shall be required to be submitted by applicant to address types of wastewater produced and method(s) of wastewater disposal for any new Commercial New Construction permit, Remodel permit, Change of Ownership Compliance, and/or Certificate of Occupancy applied for.

Landscaping

Protection of Utilities.

- No street tree, other than those species listed as small trees in section 42-5 of Midwest City Municipal Code, may be planted near or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground waterline, sewer line, transmission line or other utility.

Distance from fireplugs.

- No street trees shall be planted closer than ten (10) feet from any fireplug per Section 42-9 of Midwest City Municipal Code.

**Please note, these requirements do not supersede landscape requirements per Zoning Regulations. If landscaping is to be removed due to encroachment of required utilities protection buffer and/or fireplug distance requirements, new landscaping plan shall be submitted to Planning & Zoning for approval.*

Sanitation

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

(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 Direction in compliance with this 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.
2. An unobstructed approach shall be provided to allow refuse collection trucks to maneuver on the property without the backing onto a public street.

Planning Division:

Staff met with the applicant June 19, 2024 for a pre-application meeting.

The final plat is for one (1) lot with a total of 1.33 acres.

All development regulations for the C-3 district shall be observed.

Development is subject to formal site plan review at time of building permit.

Sight-proof screening shall be required. When a property zoned commercial, industrial, or office, lies adjacent to property zoned residential, the property owner or occupant must erect sight-proof screening along the side and rear property lines of the property prior to any commercial, industrial, or office use of the property.

Planning & Zoning performed their standard review and all requirements have been satisfied.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the Final Plat of Glenhaven Commercial for the property noted herein, subject to staff comments as found in the August 6, 2024 Planning Commission agenda packet and made part of the PC-2181 file.

Suggested Motion:

“To approve the Final Plat of Glenhaven Commercial subject to staff comments found in the August 6, 2024, Planning Commission agenda packet and made part of the PC-2181 file.”

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

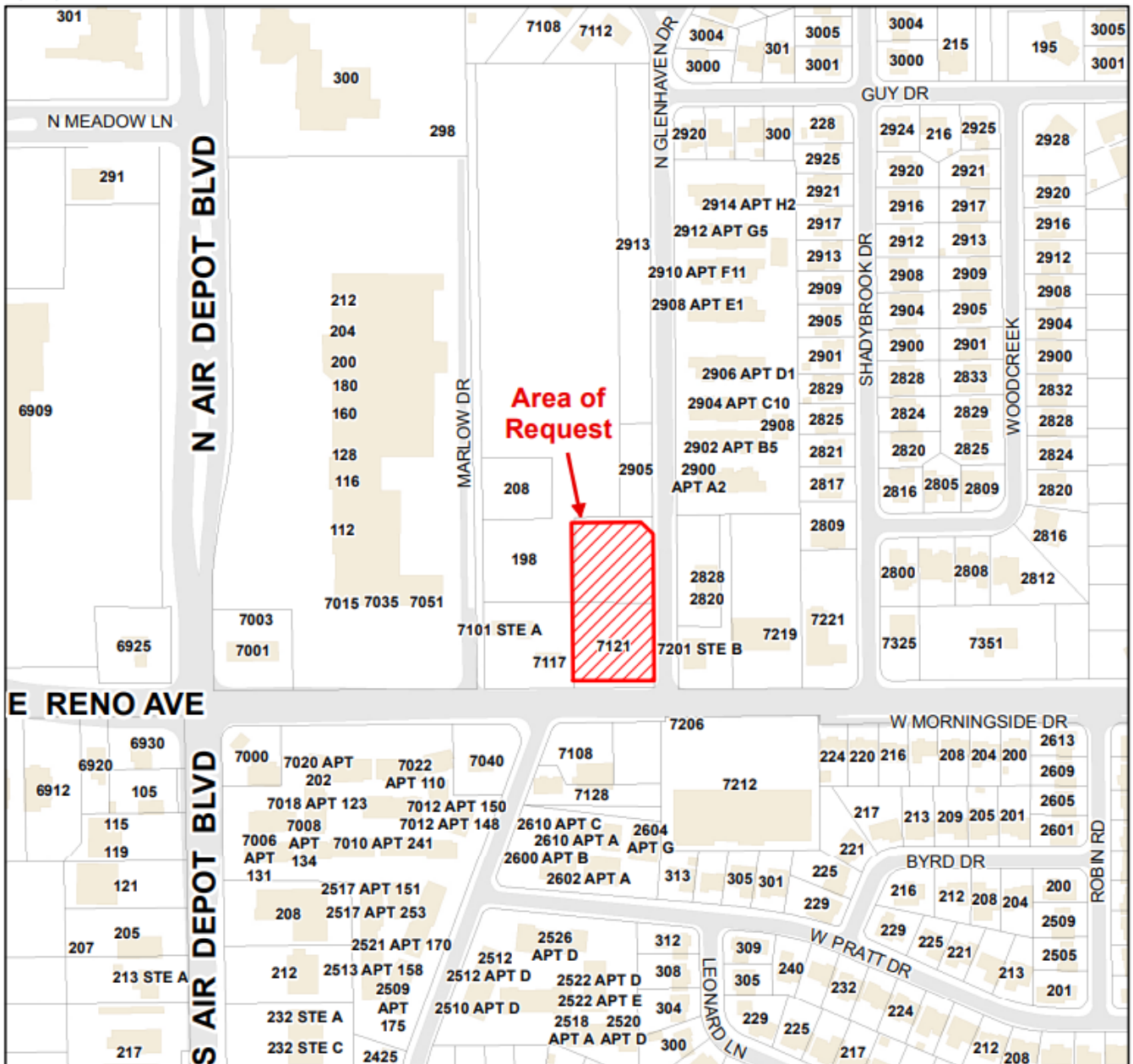


Emily Richey

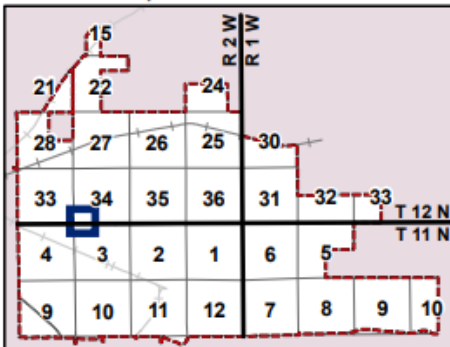
Current Planning Manager










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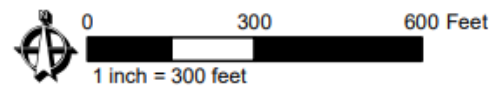
Locator Map



General Map Legend

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

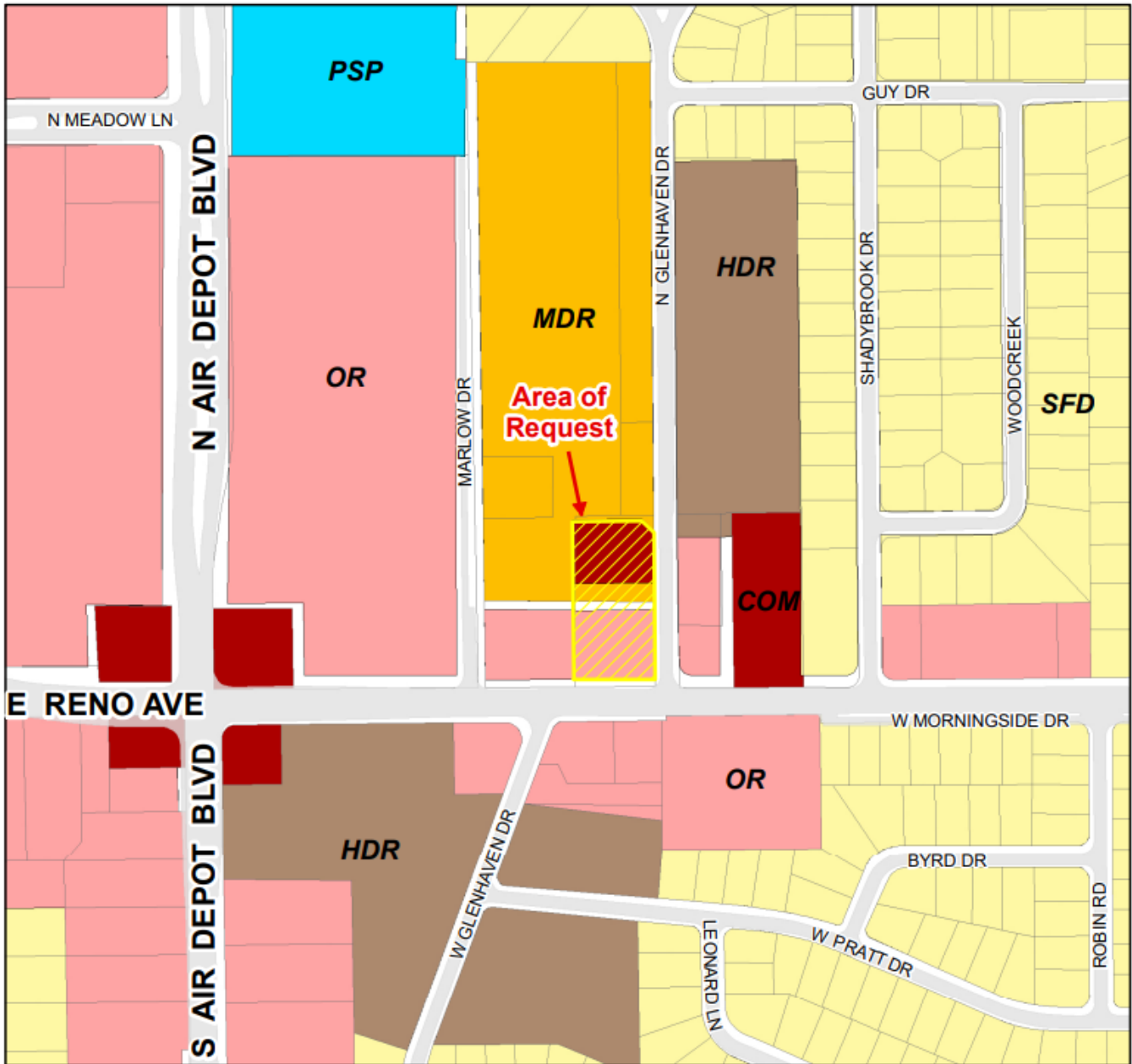
**GENERAL MAP FOR
PC-2181
(SW/4, Sec 34, T12N, R2W)**



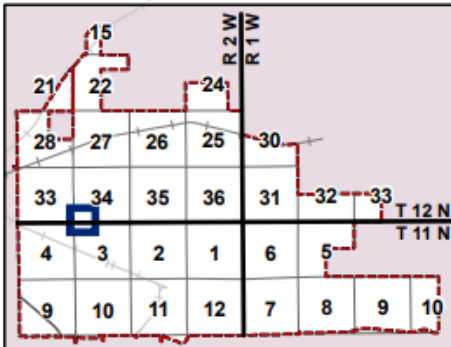
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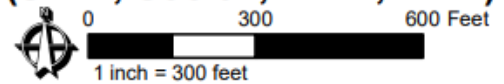
Locator Map



Future Land Use Legend

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

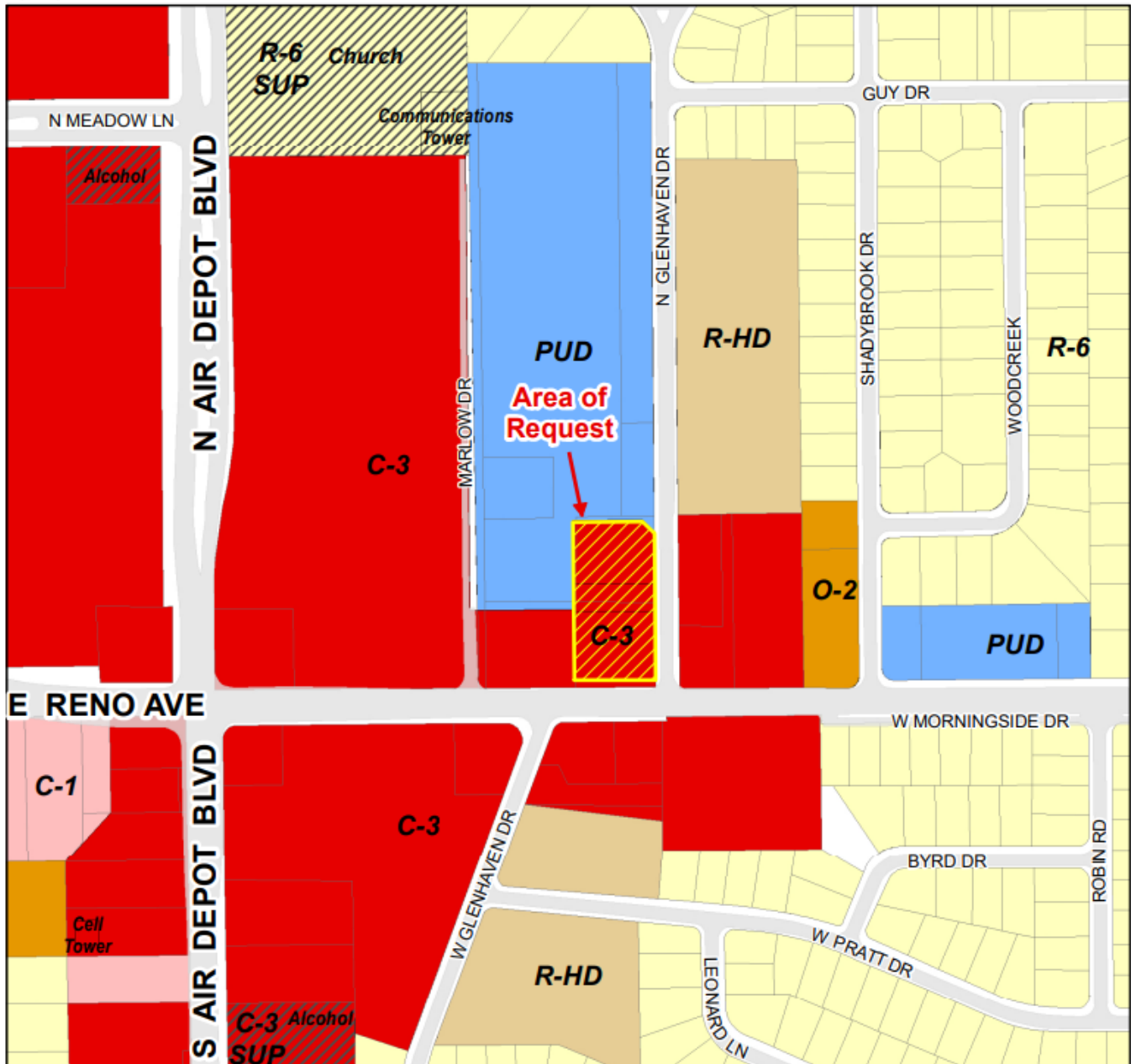
**FUTURE LAND USE
MAP FOR
PC-2181
(SW/4, Sec 34, T12N, R2W)**



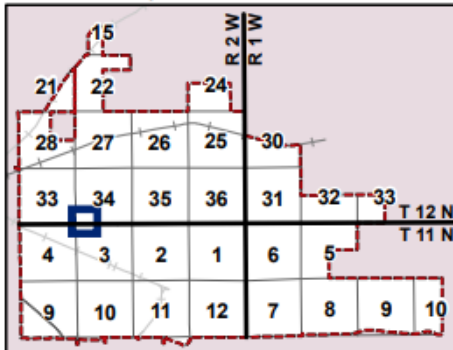
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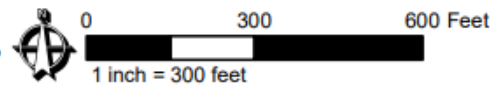
Locator Map



Current Zoning Legend

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

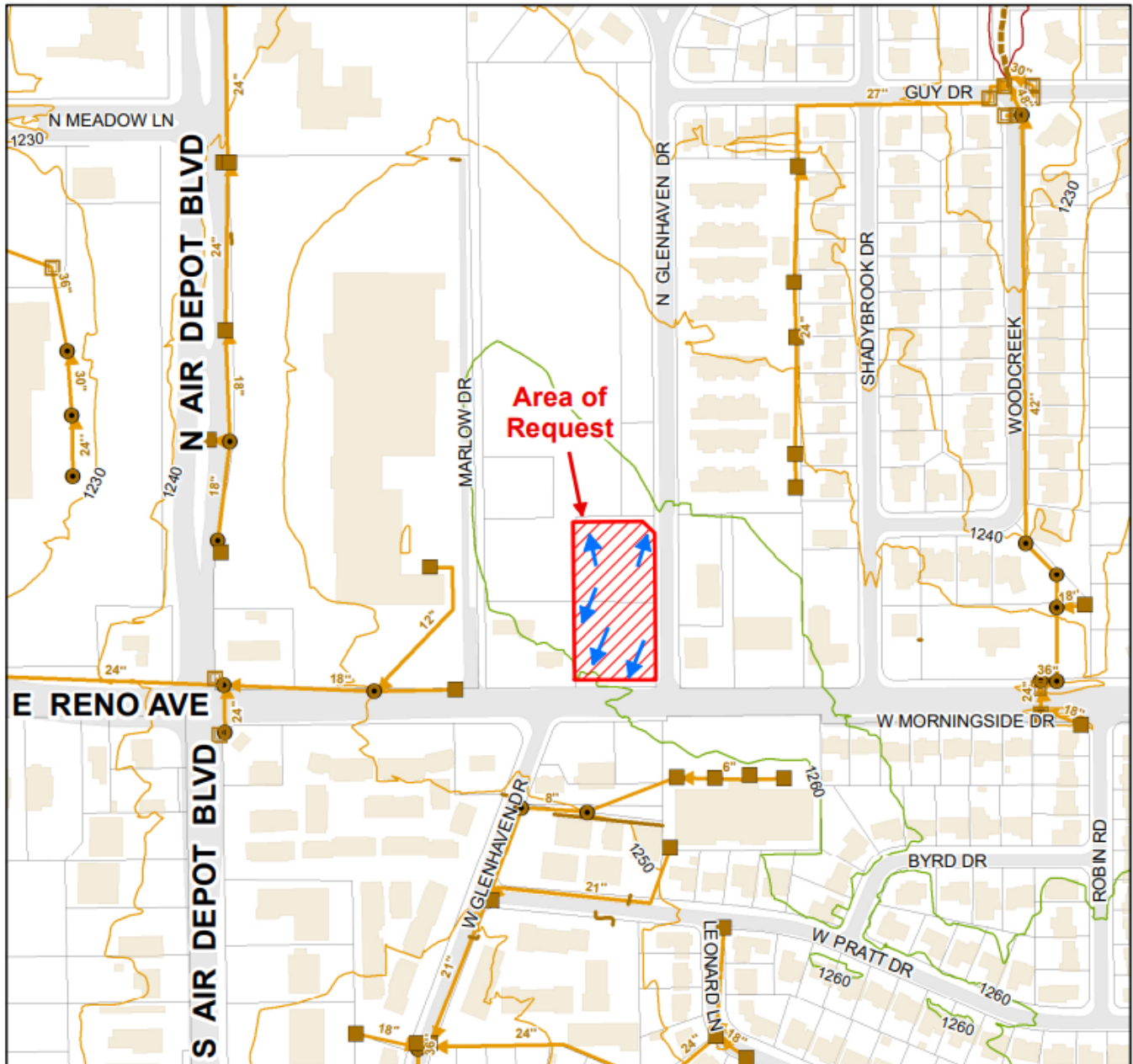
**ZONING MAP FOR
PC-2181
(SW/4, Sec 34, T12N, R2W)**



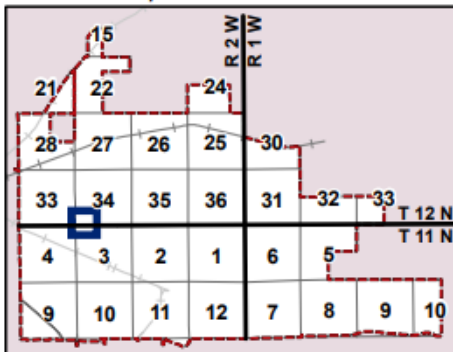
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GIS- Information Technology/ Planning & Zoning



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
- 2009 FEMA Floodway
- FLOODWAY

**DRAINAGE
LOCATION MAP FOR
PC-2181
(SW/4, Sec 34, T12N, R2W)**



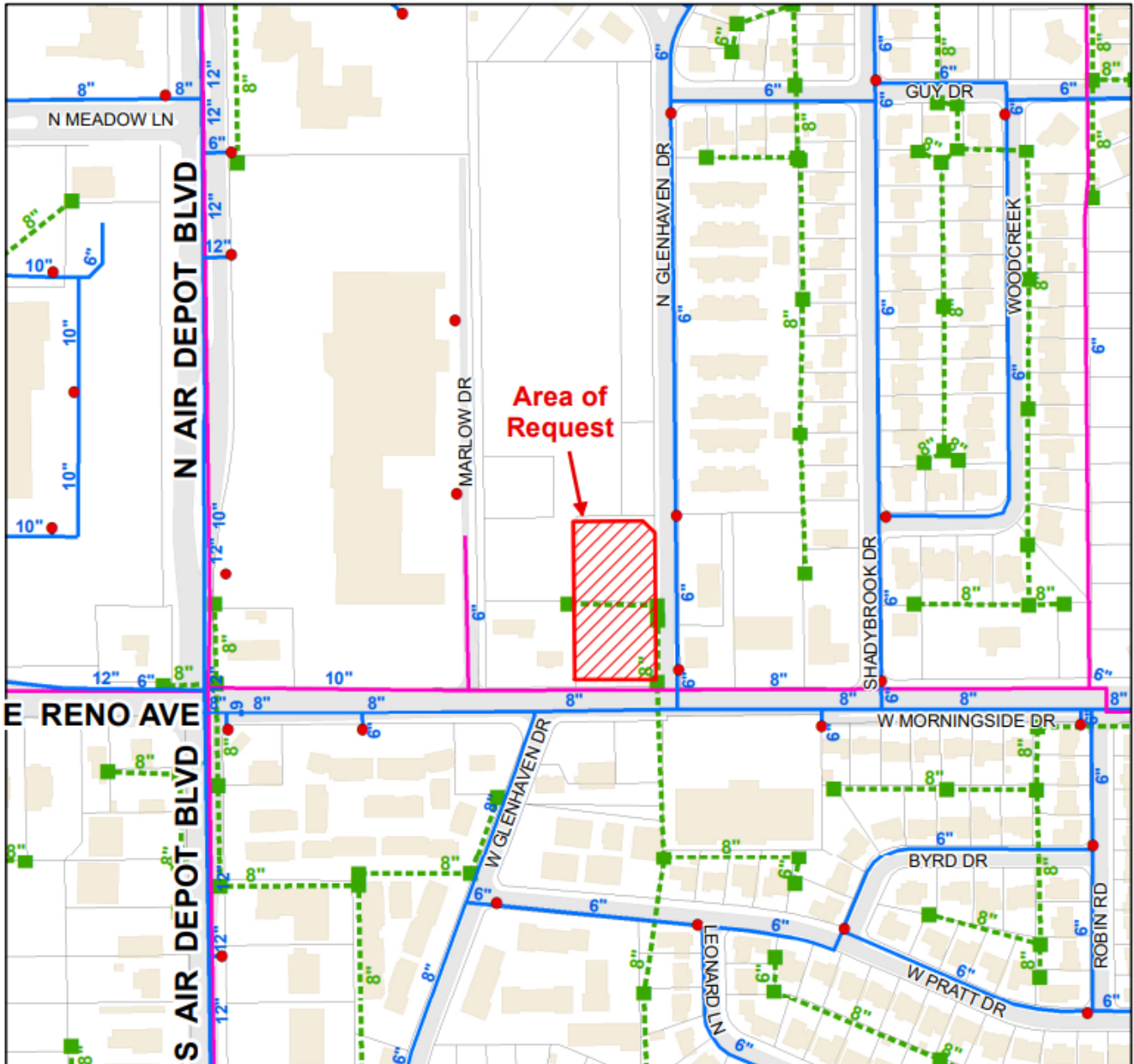
0 300 600 Feet

1 inch = 300 feet

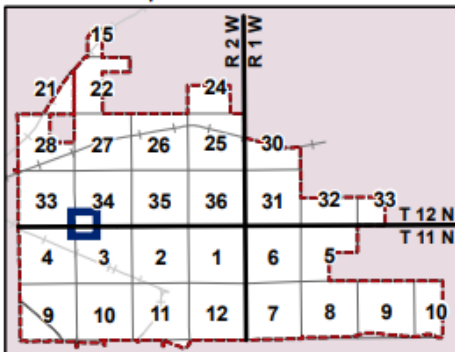
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GIS- Information Technology/ Planning & Zoning



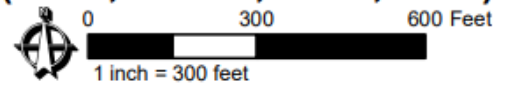
Locator Map



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-2181
(SW/4, Sec 34, T12N, R2W)**



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Εγγινεερινγ ανδ
Χονστρυχιον Σερωιχεσ
100 Ν Μιδωεστ Βουλεωαρδ
Μιδωεστ Χιτυ, ΟΚ 73110
Οφφιγε 405.739.1220

NOTICE OF ACCEPTANCE

Date: August 6th, 2024

RE: Glenhaven Commercial

Bentwood Investments LLC:

I want to inform you that the infrastructure built to service the **Glenhaven Commercial** development located on the northwest corner of Glenhaven Drive and East Reno Avenue has been inspected by the City's Engineering staff and was constructed to meet the City's standards. Along with construction being complete, staff has received as-builts and lien releases for the improvements. All necessary materials have been submitted and will be voted upon for acceptance by the City Council on August 27th, 2024, closing the project.

This infrastructure includes:

- Sewer line extensions within the development.

**Patrick Menefee, P.E.,
City Engineer**

FINAL PLAT of GLENHAVEN COMMERCIAL

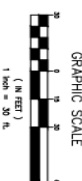
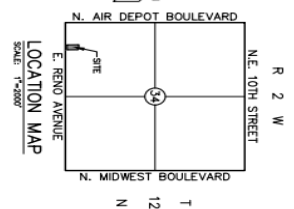
SECTION CONTAINS
ONE (1) BLOCK
GROSS SECTION AREA
OF 1.13 ACRES

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF
SECTION 12, T12N, R22W, N.M. CO., OKLAHOMA COUNTY, OKLAHOMA,
WEST OF THE NOUN MERIDIAN, WESTERLY CITY, OKLAHOMA COUNTY, OKLAHOMA.

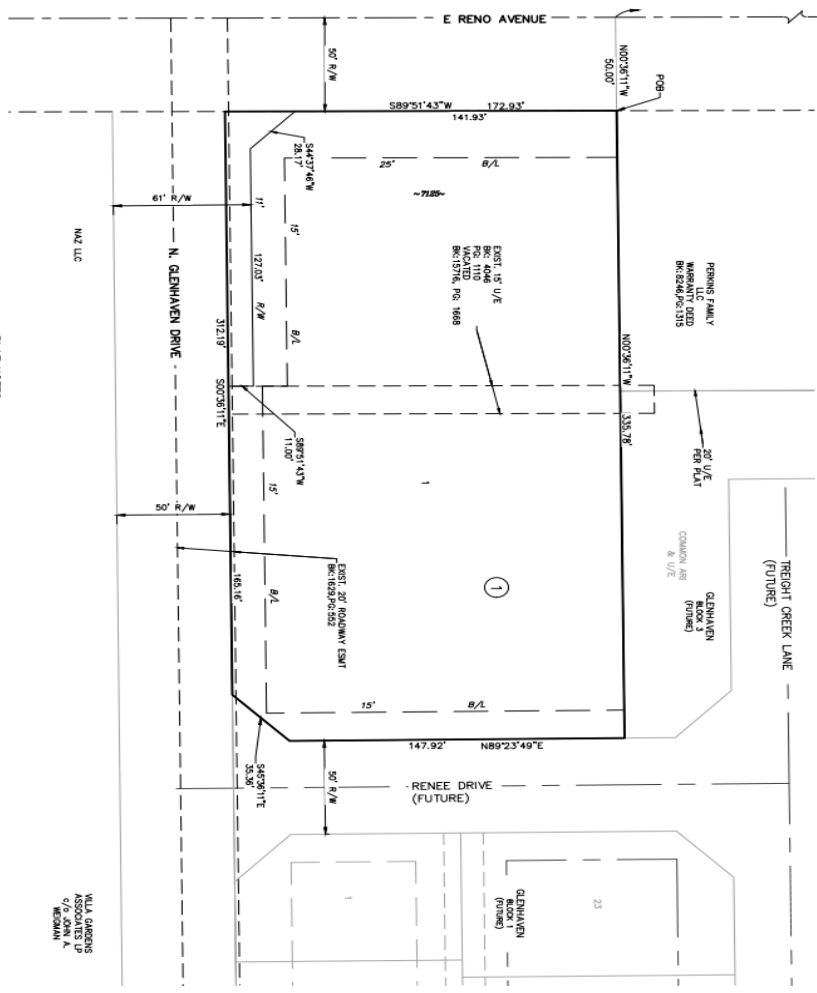
SURVEYOR:
GOLDEN SURVEYING
4131 NW 122nd Street, Suite 100
Oklahoma City, OK 73120
(405) 949-6010

ENGINEER:
GARRARD CONSULTING ENGINEERS, LLC
1802 S. SOONER ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

DEVELOPER:
RENEE DRIVE LLC
3117 N. SCOTNEY ROAD, SUITE 100
EDMOND, OKLAHOMA 73034
(405) 949-6010



BASED ON BEARING
AND DISTANCE
FROM THE
NORTH BRANCH OF EAST
PER STATE PLANE GRID NORTH



- PLAT NOTES:**
- CENTRELINE OF RIGHT OF WAY MONUMENTS SHALL BE AS FOLLOWS:
PAVED SURFACES - A WOODEN NAIL WITH A WAGON STAMPED "GOLDEN CA 7263"
UNPAVED SURFACES - A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "GOLDEN CA 7263"
 - THE FINAL PLAT BOUNDARY AND LOT CORNER MONUMENTS SHALL BE AS FOLLOWS:
#4 BAR W/ CAP STAMPED "GOLDEN CA 7263" UNLESS OTHERWISE NOTED

GOLDEN
LAND SURVEYING

4131 NW 122nd Street, Suite 100, Oklahoma City, Oklahoma 73120
C.A. # 7263 / Exp. Date 4/30/2025
Telephone: (405) 949-6010 Job No. 21348 Email: info@goldens.com

GARRARD CONSULTING ENGINEERS, LLC
CIVIL ENGINEERING & LAND PLANNING
1802 S. SOONER ROAD
YUKON, OKLAHOMA 73099
PHONE: (405) 265-0641
FAX: (405) 265-0642

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: August 6, 2024

Subject: (PC-2182) Public hearing, discussion, consideration, and possible action of approval the Final Plat of Glenhaven for the property described as a tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

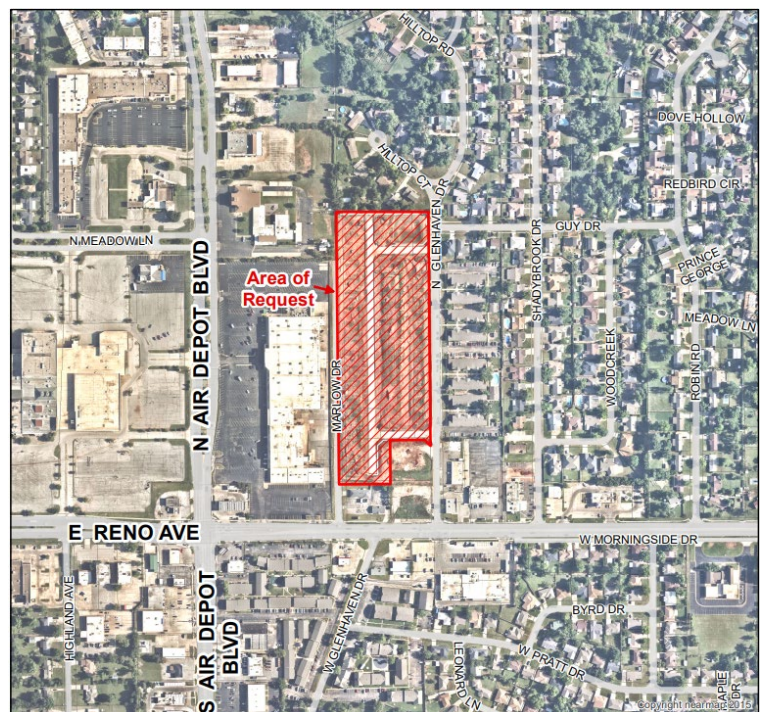
Executive Summary: The Applicant, Mr. Joel Bryant of Bentwood Investments, is requesting approval of the Final Plat of Glenhaven.

This final plat includes forty-one (41) lots with a total of 9.70 acres

The two tracts outlined in the PUD Master Design Statement outline the uses allowable in each tract.

The PUD Master Design Statements restricts the maximum number of dwelling units to one hundred (100).

Staff performed their standard review of the final plat. All zoning requirements have been met; however, the detention pond and drainage improvements have not been completed. Engineering and Public Works are not comfortable recommending approval of the final plat until a viable solution is proven.



All development regulations outlined in the PUD Master Design Statement shall be observed. Any regulation not addressed in the PUD shall abide by the R-MD development regulations.

Development is subject to formal site plan review when building permits are pulled.

The City Attorney reviewed the Declaration of Covenants, Conditions, and Restrictions and gave his approval after applicant submitted requested revisions.

Both state and local notification requirements were met.

At the time of this writing, staff has not received any calls or emails in favor or opposition of this proposal.

At the time this staff report was written, staff and the applicant are still working on a long-term solution to the stormwater issues involving this development. Staff may offer a recommendation at the Planning Commission meeting.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- August 6, 2024

City Council- August 27, 2024

Date of Pre-Application Meeting:

June 19, 2024

Council Ward: Ward 4, Marc Thompson

Owner: Joel Bryant (Bentwood Investments, LLC)

Applicant: Joel Bryant (Bentwood Investments, LLC)

Size: Contains an area of 1.33 acres MOL

Zoning Districts:

Area of Request- C-3, Community Commercial District

North- PUD, Planned Unit Development governed by R-MD, Medium Density Residential District

South- C-3, Community Commercial District

East- C-3, Community Commercial District

West- C-3, Community Commercial District

Land Use:

Area of Request- Vacant

North- Vacant

South- Crest; Hopkins Haircare; House of Dank

East- Mark's Pharmacy; Multi-tenant commercial building

West- Vacant commercial structure

Municipal Code Citation:

Sec. 38-19 – Final Plat

Sec. 38-19.1. Purpose.

The purpose of a final plat is to ensure:

- (a) *Consistency with standards.* That the proposed subdivision and development of the land is consistent with all standards of this Subdivision Ordinance pertaining to the adequacy of public facilities;
- (b) *Provide for public improvements.* That public improvements to serve the subdivision or development have been installed and accepted by the city or that provision for such installation has been made; and
- (c) *Other requirements and conditions.* That all other requirements and conditions have been satisfied or provided for to allow the final plat to be recorded.

History:

1. As of 2010, the parcel was mostly zoned C-3, Community Commercial District with a thin strip of R-6, Single-Family Detached Residential District along Glenhaven's frontage.
2. The parcels on the east side of the area of request were created by lot split in 1978 (LS-272).
3. The Planning Commission recommended denial of an application to rezone the property to R-MD August of 2021- application was withdrawn prior to being heard at Council (PC-2085).
4. The Planning Commission recommended approval of the rezone request November of 2021.

5. The current zoning (PUD governed by C-3 & R-MD) was approved by Council in December 2021.
6. The Preliminary Plat was approved by Council in August of 2022.

Next Steps:

If Council approves this rezone, the applicant will need to file the plat with all required signatures with Oklahoma County, then provide the City a copy of the filed plat (digital). After filed copy is received, new construction building permits can be pulled.

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 final plat 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: This application is for the final plat of the Glenhaven subdivision located along the west side of Glenhaven Drive a little north of East Reno Avenue.

Public Improvements

The requirements of the public improvements can be found in the Subdivision Regulations under:
Sec. 38-30.1. Completion prior to final plat approval and recordation.

- (a) Construction required prior to final plat approval and recordation. Completion of all required public improvements, in accordance with the approved preliminary plat and the approved construction plans, shall occur prior to final plat approval and recordation.
- (b) Final plat shall not be accepted. A final plat shall not be accepted for filing, nor shall it be considered for approval, prior to completion of all required public improvements.

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

Water

Water line improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). Construction of the improvements were inspected by the Construction Inspector and completed.

Sanitary Sewer

Sanitary Sewer improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). Construction of the improvements were inspected by the Construction Inspector and completed.

Stormwater

Stormwater improvements were permitted through this office. Grade work along the northern part of the subject property is still being adjusted and is an ongoing process trying to eliminate the increased runoff entering onto

Glenhaven Drive, draining north from the site. At the time of this summary, it cannot be stated that the detention pond and the drainage improvements have been completed. Photos of these drainage issues north of the site are attached to this application. Construction of the other improvements were inspected by the Construction Inspector and completed.

Sidewalk

The sidewalks were permitted through this office. Construction of the improvements were inspected by the Construction Inspector and completed.

Easements

Subdivision Regulations require that all existing, dedicated, and proposed rights-of-way and easements are depicted on the final plat. The subject property is part of the Trail Master Plan and a trail easement is being dedicated along the north part of the plat as required. These dedications are reflected on the final plat.

Lighting

Public street lighting has been ordered but has not been installed in the development. The developer will be responsible for installing any lighting in the development.

Signage

Public signage has been ordered but has not been installed in the development. The developer will be responsible for installing street signage in the development.

Record Drawings, Lien Release, and Bonding

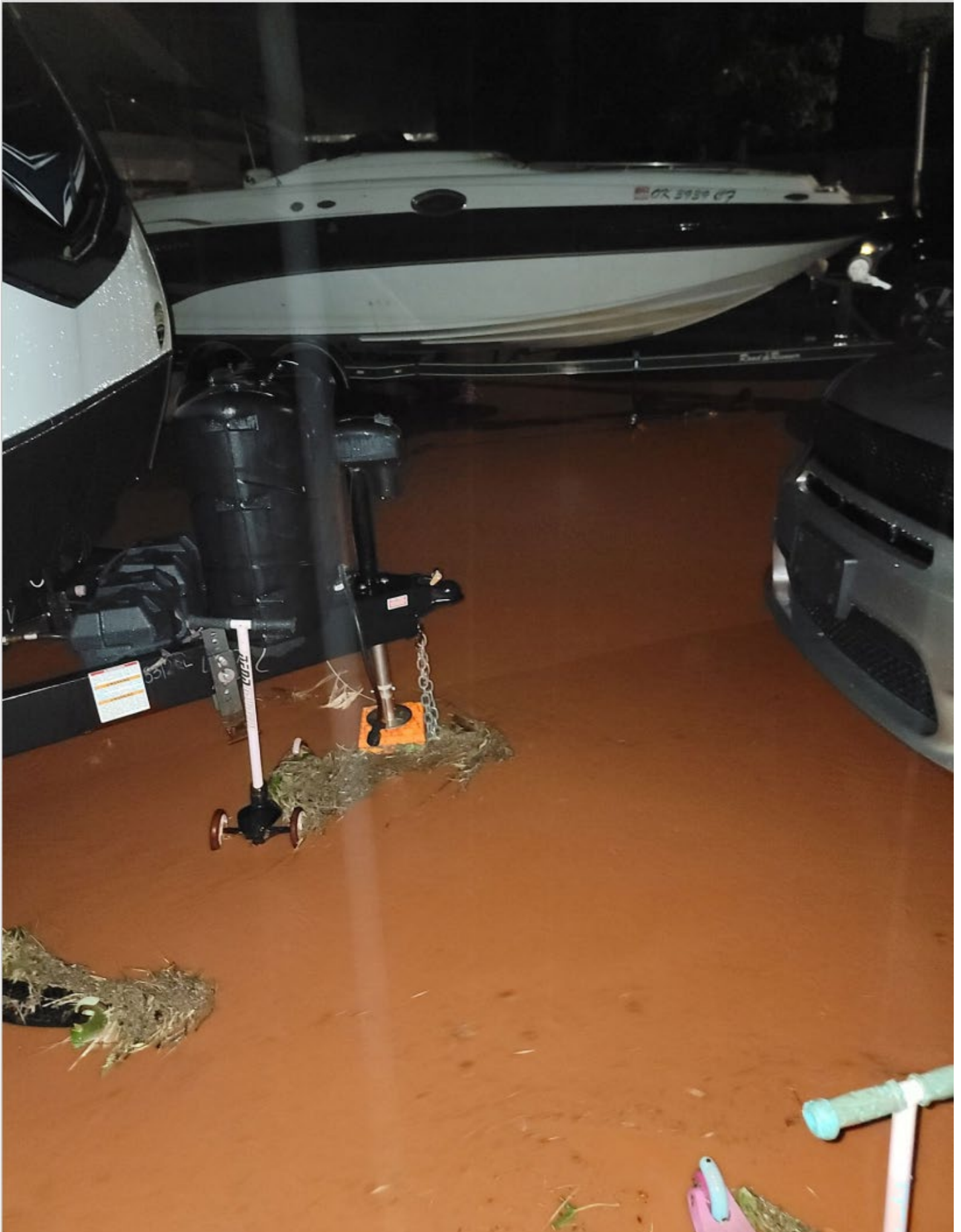
Record drawings have been submitted to the city and filed accordingly. Bonds were provided for all the public infrastructure and a lien release has been received.

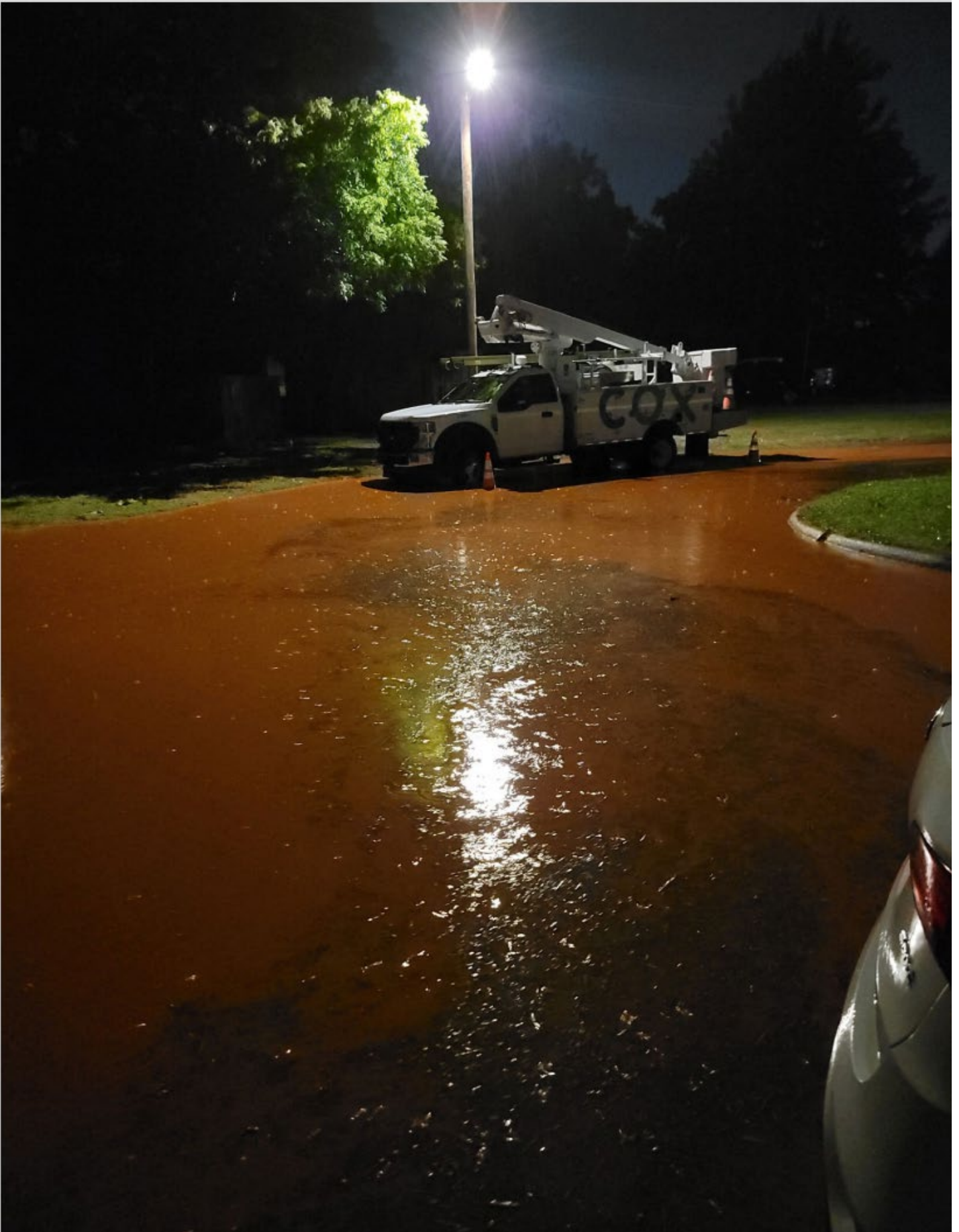
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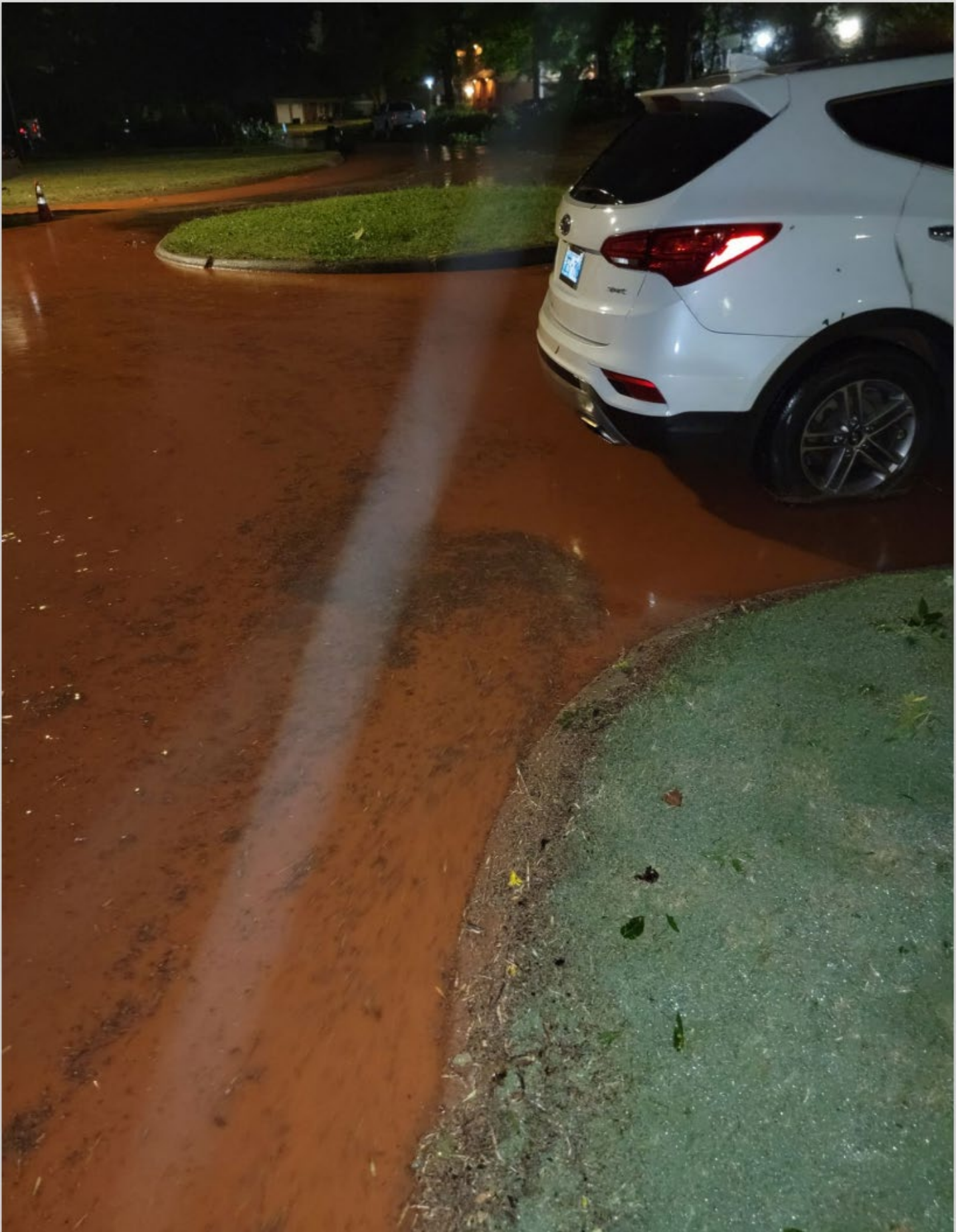














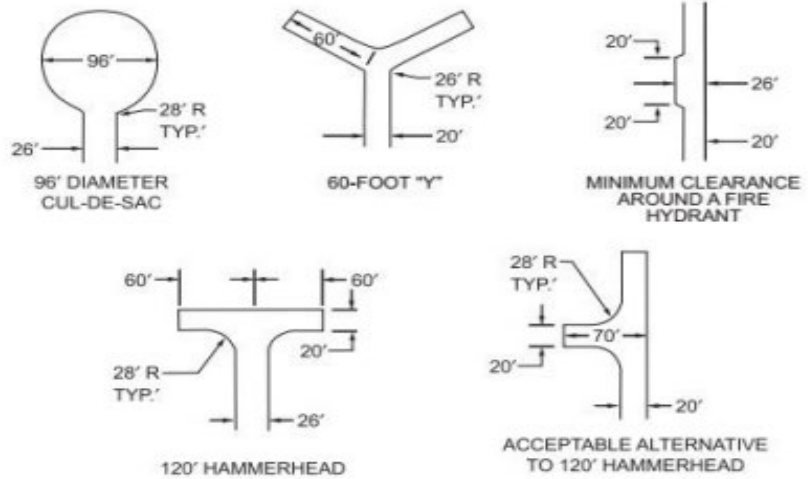
Fire Marshal's Comments:

Fire hydrants shall be located and so spaced that no hose lay from a fire apparatus exceeds five hundred (500) feet within areas containing one- and two-family detached dwellings.

Access and operational standards for controlled access gates and gated subdivisions shall meet the requirements set forth in Midwest City Ordinance Sec. 15-26,

All new commercial construction and gated communities and businesses in the city shall provide an approved emergency rapid access device or key box.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).



Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. Fire apparatus access roads shall not exceed 10 percent in grade.

This code analysis has been provided with the current information provided from the applicant. This list is not an all inclusive list of compliance due to the limited information available at the time of this report. A full review can be completed once a comprehensive floor plan/life safety analysis is provided by the architect/designer of record.

Public Works' Comments:

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (“ODEQ”) and Midwest City prior to Line Maintenance approval of building permit(s).
- Water meter(s) shall be installed in “green belt” per Midwest City Municipal Code Section 43-54.
*Two-foot horizontal green belt buffer zone and vertical clearance zone of five feet.

Sewer

- Sanitary sewer is available to the property. The applicant shall be responsible for communicating the anticipated daily sewer discharge.

Landscaping

Protection of Utilities.

- No street tree, other than those species listed as small trees in section 42-5 of Midwest City Municipal Code, may be planted near or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground waterline, sewer line, transmission line or other utility.

Distance from fireplugs.

- No street trees shall be planted closer than ten (10) feet from any fireplug per Section 42-9 of Midwest City Municipal Code.

**Please note, these requirements do not supersede landscape requirements per Zoning Regulations. If landscaping is to be removed due to encroachment of required utilities protection buffer and/or fireplug distance requirements, new landscaping plan shall be submitted to Planning & Zoning for approval.*

Sanitation

The applicant is speaking with the Solid Waste Manager about the possibility of using dumpsters instead of residential polycarts.

If dumpsters are permitted, dumpster enclosure requirements shall be observed and location shall be approved by Planning & Zoning (would have to be in a common area).

Planning Division:

Staff met with the applicant June 19, 2024 for a pre-application meeting.

This final plat includes forty-one (41) lots with a total of 9.70 acres.

The Master Development Plan identifies two (2) tracts.

Tract 1 has frontage along N. Glenhaven. According to the PUD, the following uses would be permitted on Tract 1:

- Single-family detached residential
- Accessory dwelling unit, attached and detached
- Public service or utility: light
- Community Recreation: restricted
- Community Recreation: Property owners' association
- Off-street parking: accessory parking

Tract 2 is accessible by two (2) access points off of N. Glenhaven. According to the PUD, the following uses would be permitted on Tract 2:

- Single-family detached residential
- Two-family attached residential (duplexes)
- Townhouse (single-family attached)
- Home occupation
- Accessory dwelling unit, attached and detached
- Public service or utility: light
- Community Recreation: restricted
- Community Recreation: Property owners' association
- Off-street parking: accessory parking

The PUD allows a maximum of 100 dwelling units.

All development regulations outlined in the PUD Master Design Statement shall be observed. Any regulation not addressed in the PUD shall abide by the R-MD development regulations.

Development is subject to formal site plan review when building permits are pulled.

The City Attorney reviewed the Declaration of Covenants, Conditions, and Restrictions and gave his approval after applicant submitted requested revisions.

At the time this staff report was written, staff and the applicant are still working on a long-term solution to the stormwater issues involving this development. Staff may offer a recommendation at the Planning Commission meeting.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the Final Plat of Glenhaven for the property noted herein, subject to staff comments as found in the August 6, 2024 Planning Commission agenda packet and made part of the PC-2182 file.

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

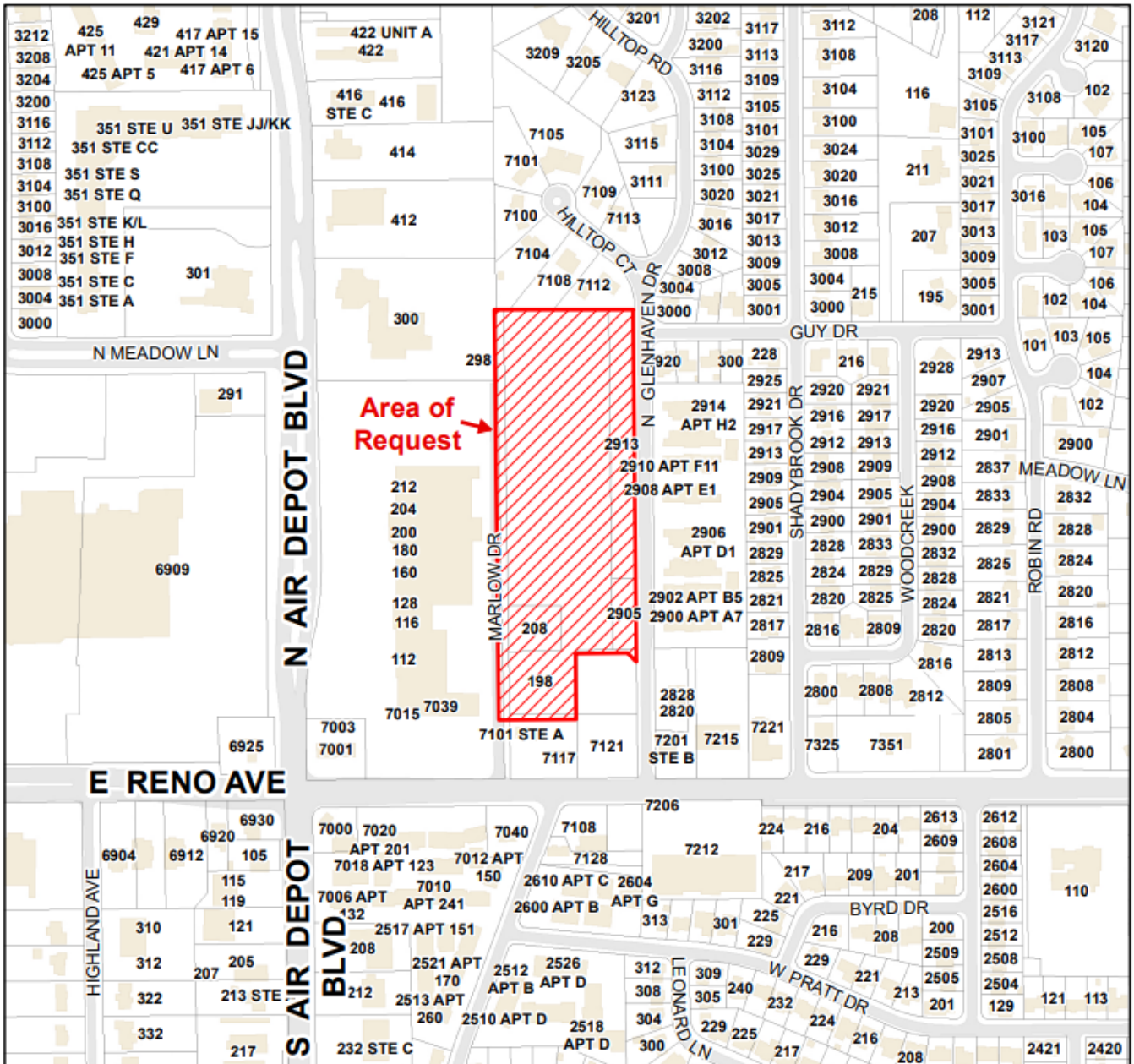


Emily Richey

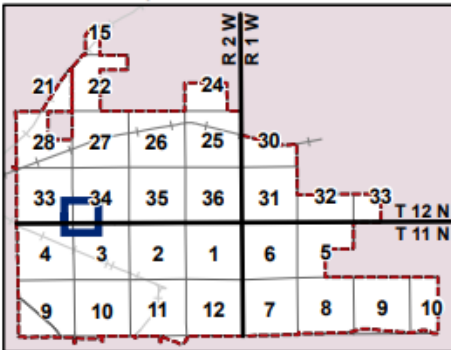
Current Planning Manager



GIS- Information Technology/ Planning & Zoning



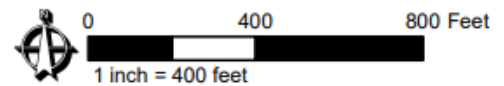
Locator Map



General Map Legend

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

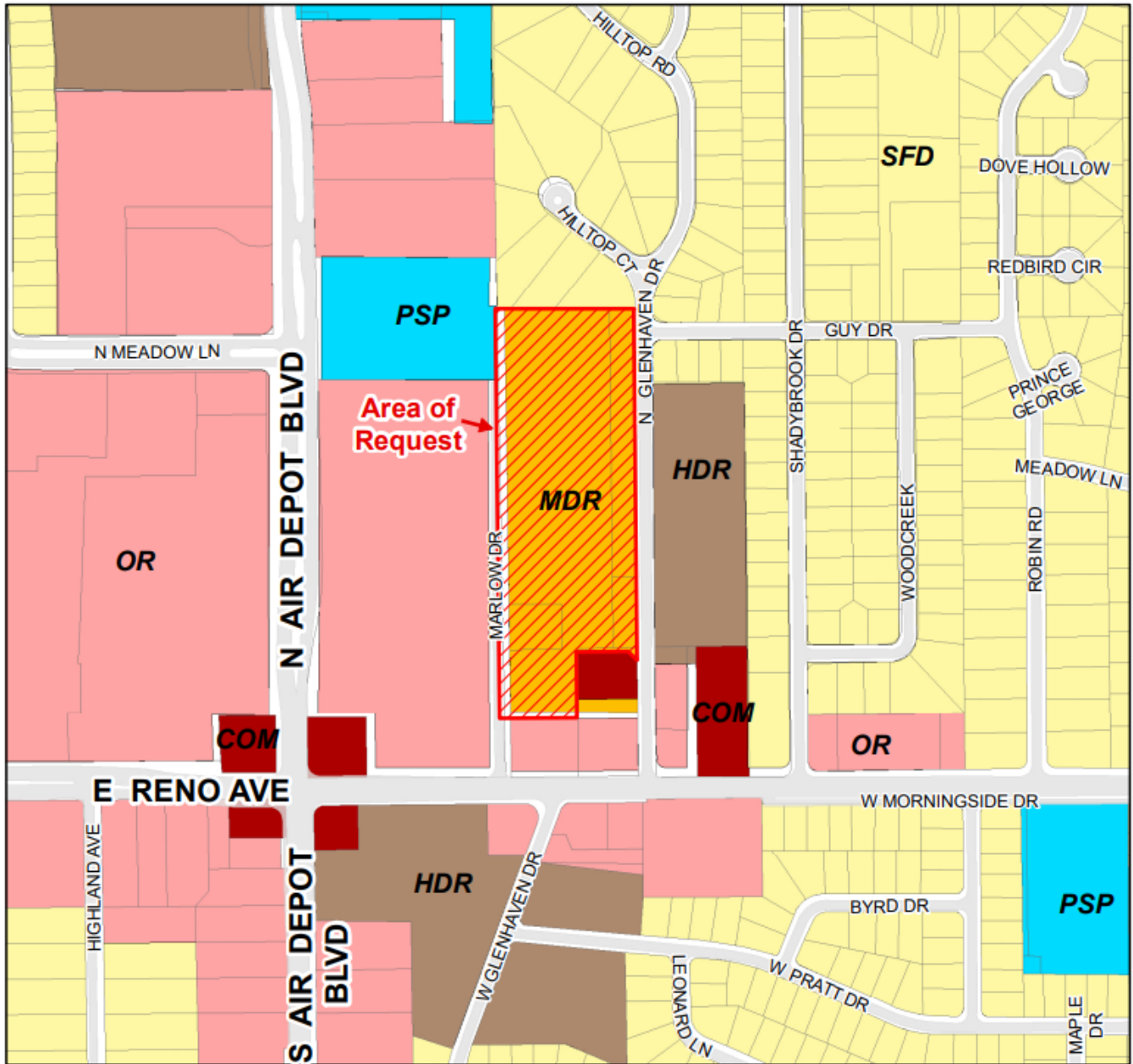
**GENERAL MAP FOR
PC-2182
(SW/4, Sec 34, T12N, R2W)**



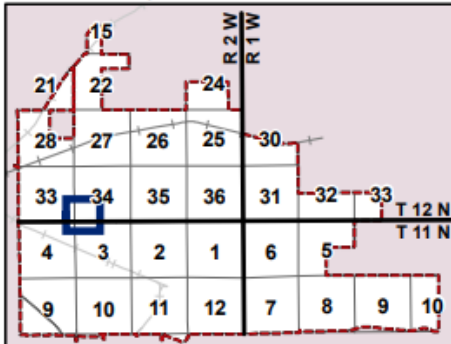
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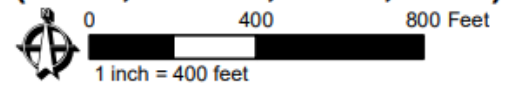
Locator Map



Future Land Use Legend

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

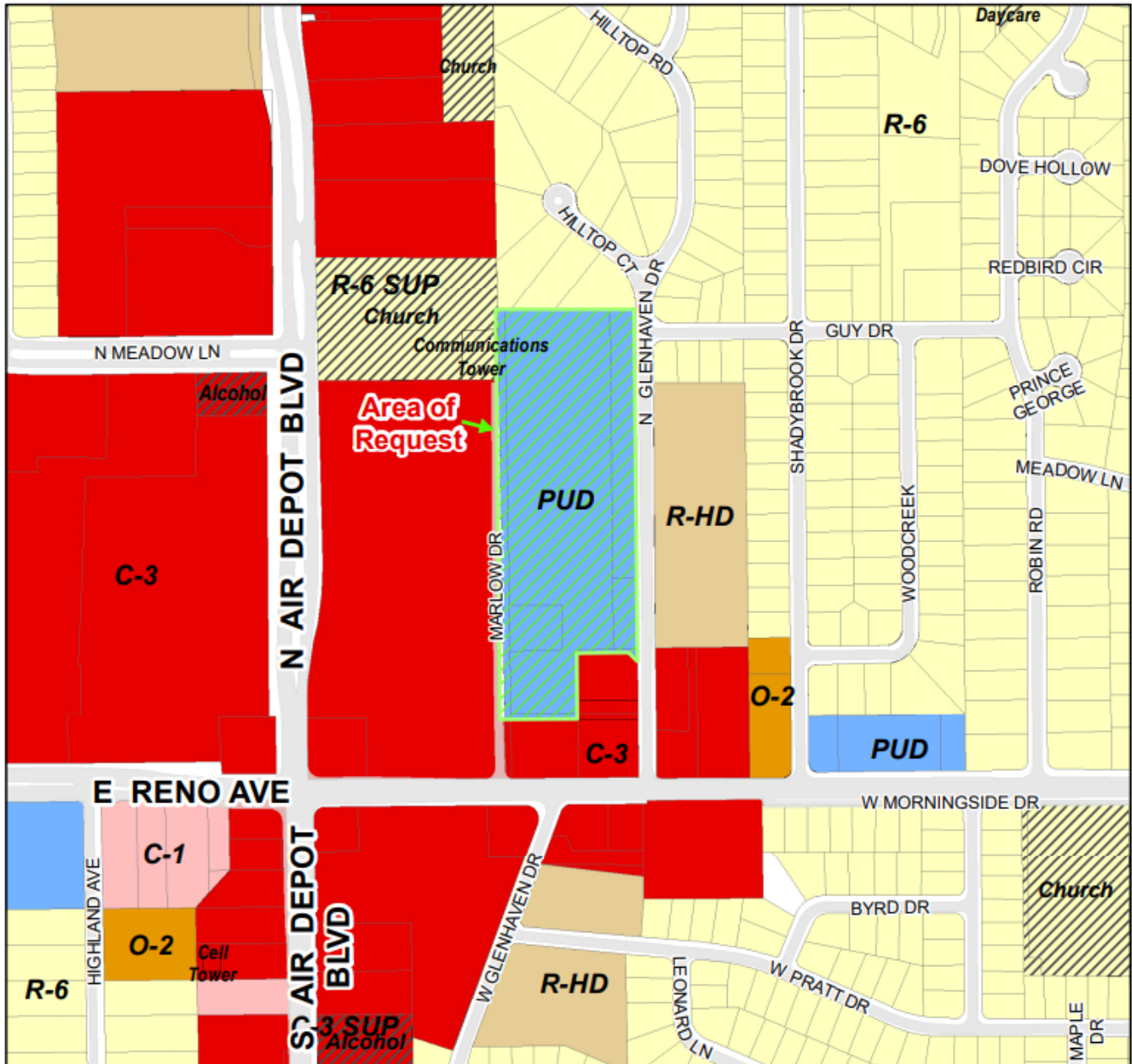
FUTURE LAND USE MAP FOR PC-2182 (SW/4, Sec 34, T12N, R2W)



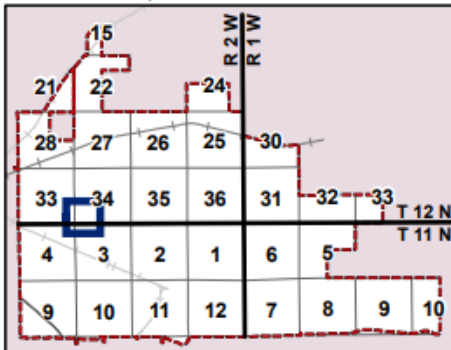
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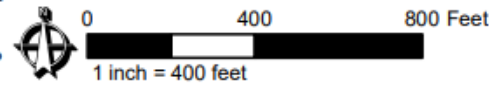
Locator Map



Current Zoning Legend

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

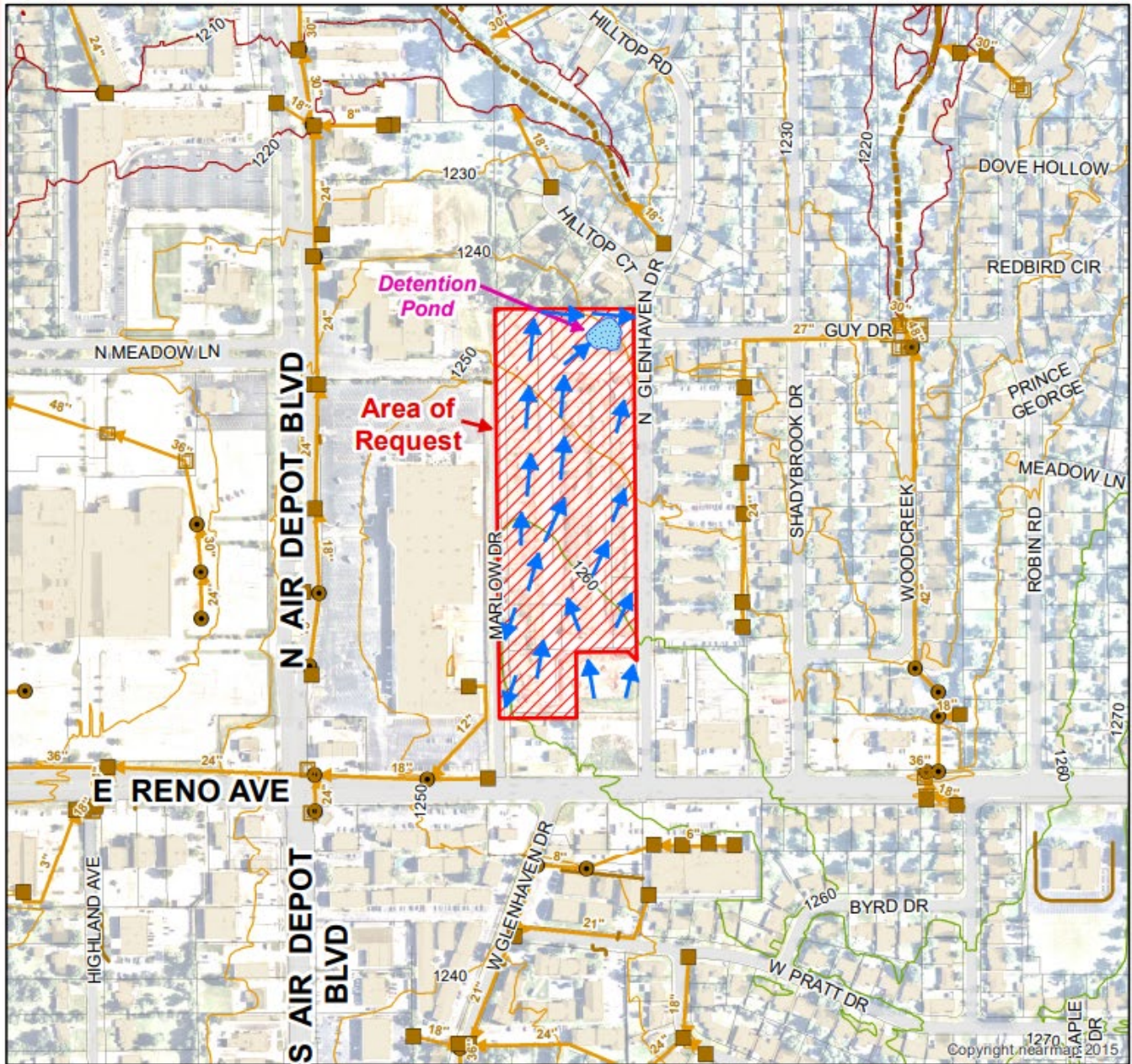
ZONING MAP FOR PC-2182 (SW/4, Sec 34, T12N, R2W)



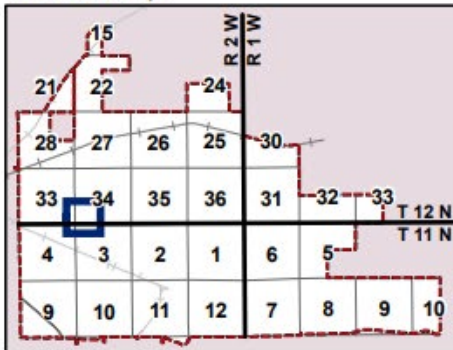
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Locator Map

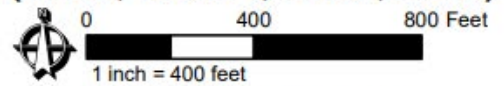


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

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

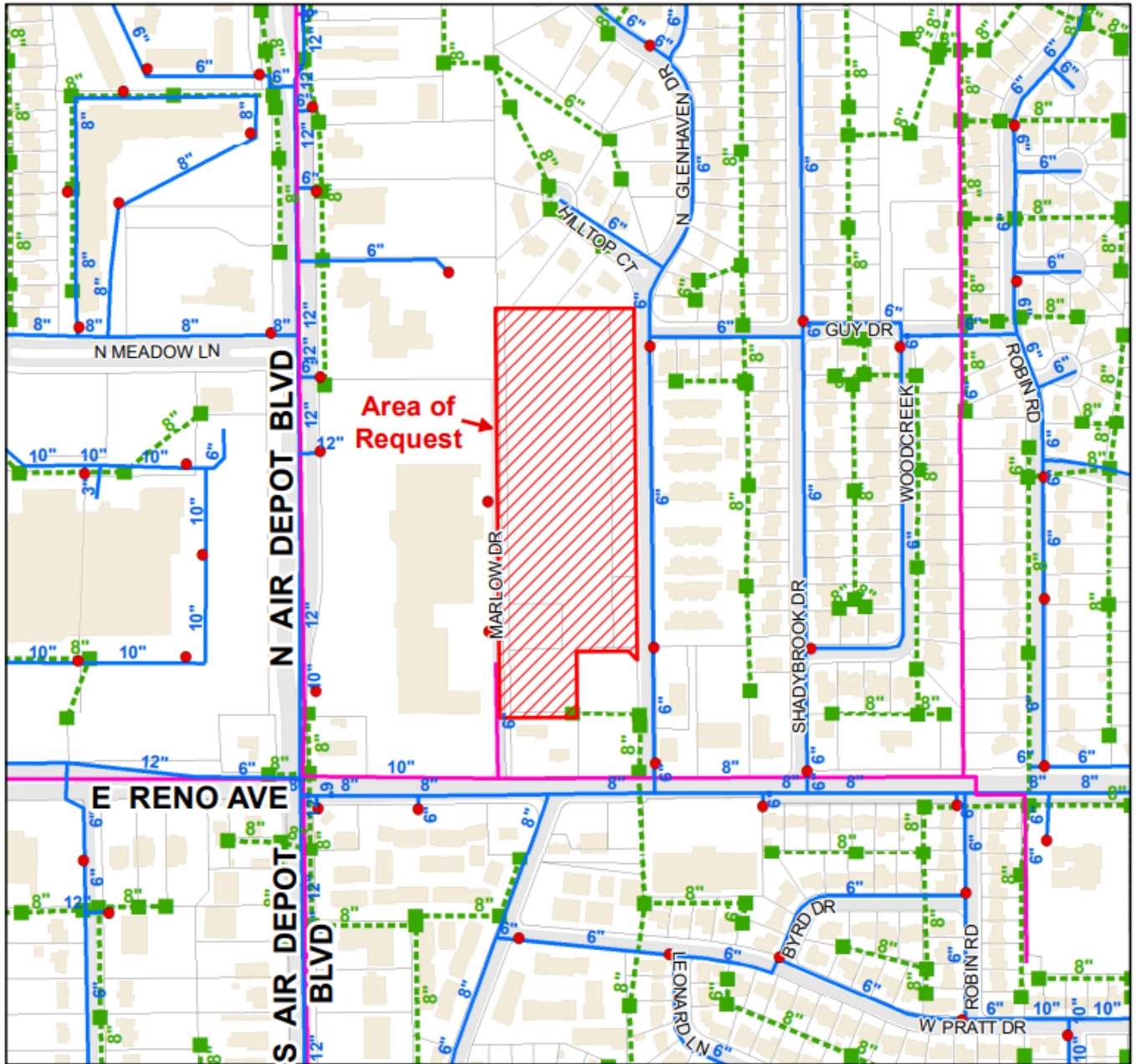
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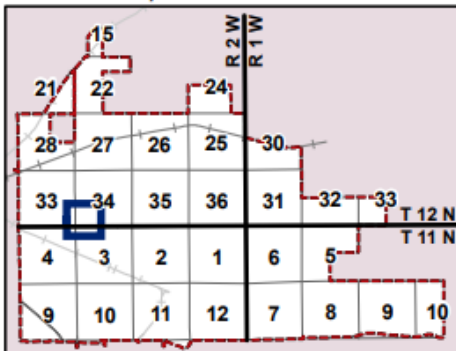
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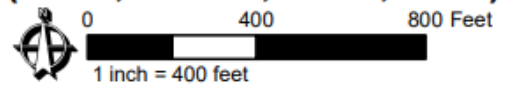
Locator Map



Water/Sewer Legend

- Fire Hydrants
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**WATER/SEWER LINE
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SURVEYOR:
GOLDEN LAND SURVEYING
4131 NW 122nd Street, Suite 100
OKLAHOMA CITY, OK 73120
(405) 849-8910

DEVELOPER:
BENTWOOD INVESTMENTS, LLC
3117 N. SOWER ROAD, SUITE 150
EDMOND, OKLAHOMA 73034
(405) 849-8910

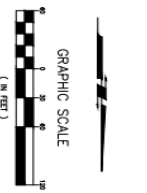
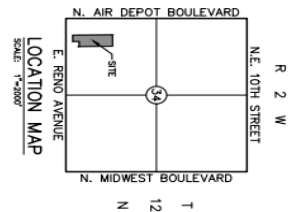
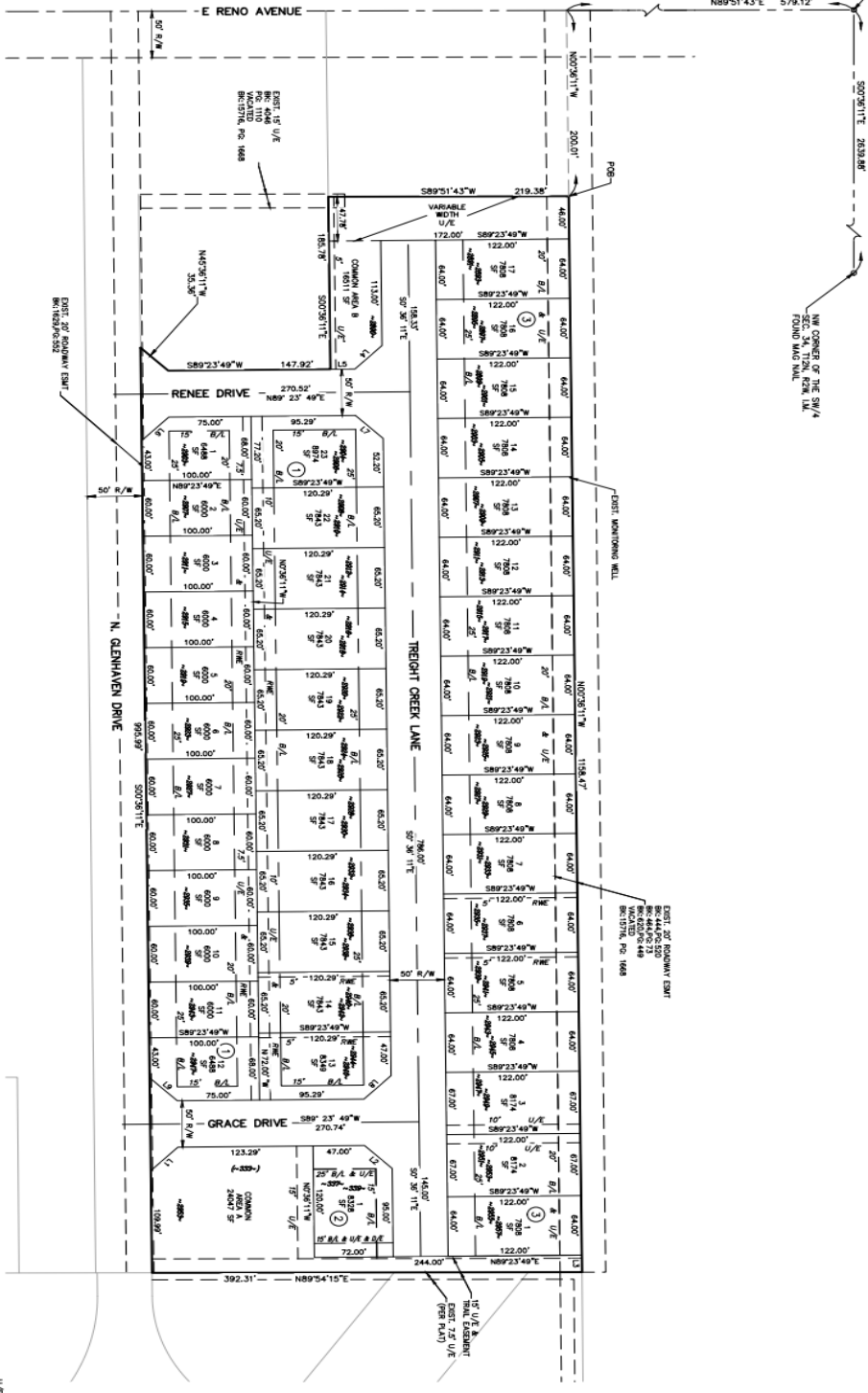
ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SHAW ROAD
YUKON, OKLAHOMA 73099
(405) 283-9411

FINAL PLAT
of
GLENHAVEN
A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION NORTH-TWO (24), TOWNSHIP NINE (12) NORTH, RANGE TWO (2) WEST OF THE NORTH BERRIAN, MERIDIAN (17), OKLAHOMA COUNTY, OKLAHOMA.

SUBMISSION CONTAINS:
FOUR (4) LOTS IN
SECTION 24, TOWNSHIP 9N,
RANGE 2W, MERIDIAN 17N,
OKLAHOMA COUNTY,
OKLAHOMA.

POB
SW CORNER OF THE SW/4
SEC. 24, T24N, R2W, M17W
MATCHING REFERENCES
FROM 5/21/2018 COOR

NW CORNER OF THE SW/4
SEC. 24, T24N, R2W, M17W
FURNISH INFO ONLY



LOT	LINE	TABLE
1	1	SECTION 24, T24N, R2W, M17W
2	2	SECTION 24, T24N, R2W, M17W
3	3	SECTION 24, T24N, R2W, M17W
4	4	SECTION 24, T24N, R2W, M17W
5	5	SECTION 24, T24N, R2W, M17W
6	6	SECTION 24, T24N, R2W, M17W
7	7	SECTION 24, T24N, R2W, M17W
8	8	SECTION 24, T24N, R2W, M17W
9	9	SECTION 24, T24N, R2W, M17W
10	10	SECTION 24, T24N, R2W, M17W
11	11	SECTION 24, T24N, R2W, M17W
12	12	SECTION 24, T24N, R2W, M17W
13	13	SECTION 24, T24N, R2W, M17W
14	14	SECTION 24, T24N, R2W, M17W
15	15	SECTION 24, T24N, R2W, M17W

- PLAT NOTES:**
1. A GENERAL IS REQUIRED IN EACH LOT WHERE IT ADJUTS DRIVE RENEE DRIVE, TREIGHT CREEK DRIVE, AND GRACE DRIVE. THE GENERAL IS TO BE SUBMITTED PRIOR TO THE RECORDING OF THIS PLAT FOR THE AFFECTED LOT.
 2. MAINTENANCE OF COMMON AREAS A & B IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
 3. CONTINGENT OF RIGHT OF WAY MONUMENTS SHALL BE AS FOLLOWS:
PAVED SURFACES - A WAGONER NAIL WITH A WAGONER STAMPED "GOLDEN CA 7363"
UNPAVED SURFACES - A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "GOLDEN CA 7363"
 4. THE FINAL PLAT BOUNDARY AND LOT CORNER MONUMENTS SHALL BE AS FOLLOWS:
#4 BAR W/ CAP STAMPED "GOLDEN CA 7363" UNLESS OTHERWISE NOTED

GOLDEN
LAND SURVEYING

4131 NW 122nd Street, Suite 100, Oklahoma City, Oklahoma 73120
Telephone: (405) 849-8910 Do Not Call 1-877-219-8910
CA # 7363 / Exp. Date - 6/30/2026
www.goldensurveying.com

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING

1800 S. SHAW ROAD
YUKON, OKLAHOMA 73099
PHONE: (405) 283-9411
WWW.GRUBBSCONSULTING.COM

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: August 6, 2024

Subject: (PC-2183) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to High Density Residential Land Use; and an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to High Density Residential District (“R-HD”), for the property described as a part of the Northeast Quarter (NE/4) of Section Twenty-Six (26), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1905 & 1919 N. Douglas Blvd., Midwest City.

Executive Summary: The Applicant, Mr. Brad Schwab of Cornerstone Housing Group LLC, is requesting to amend the Comprehensive Plan to High Density Residential Land Use and rezone the property to High Density Residential District.

The subject property is currently vacant and the conceptual plan provided by the applicant shows six (6) buildings totaling one hundred ninety-eight (198) dwelling units. The proposed number of dwelling units decreased from the initial two hundred twenty-five (225) units. The proposed concept includes a unit mix of 54 one-bedroom units, 84 two-bedroom units, 42 three-bedroom units, and 18 four-bedroom uses.

Staff would like it noted that if the rezoning is approved, it does not guarantee all the proposed units will fit on site. If this application is approved, all development regulations for the R-HD district shall be observed (which includes a maximum building coverage of 60% of lot area) and all permitted uses in the R-HD district will be allowed.

Though the Future Land Use is currently designated as Low Density Residential, due to it abutting a primary arterial, High Density Residential could be a compatible use. Transition areas should be incorporated into the plans that are adjacent to single-family residential areas.

Sight-proof screening shall be required. When a property zoned high density residential lies adjacent to property zoned single- or two-family residential, the owner of the property zoned high density residential must erect sight-proof screening along all sides of the property abutting single or two-family residential prior to multi-family use of the property.

To avoid a negative lift station impact, it is recommended to evaluate and implement a sewer extension along NE 17th Street to 8625 NE 17th Street. This will allow for a gravity flow to the Water Resource Recovery Facility (“WRRF”) and not impact the lift station.



If the rezone is approved, the applicant will then go through the preliminary plat process. At that time, water, sewer, drainage, and street requirements will be addressed.

The applicant hosted a neighborhood meeting at the Community Center in June to give a presentation to surrounding property owners of the proposal. A few surrounding property owners voiced their objection to the proposal. Concerns of density, privacy, safety, and traffic were voiced.

Both state and local requirements were met.

Staff has received 2 phone calls and an email (attached) in opposition to the proposal.

Staff recommends approval of amending the Comprehensive Plan and of the rezone.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- August 6, 2024

City Council- August 27, 2024

Date of Pre-Development Meeting:

March 27, 2024

Council Ward: Ward 5, Sara Bana

Owner: Gary Weed (Clearwater Holdings, LLC)

Applicant: Brad Schwab (Cornerstone Housing Group, LLC)

Proposed Use: Multifamily housing

Size: The subject property has a frontage of approximately 602 feet off NE 17th, a depth of 804 feet, and contains an area of 483,516 square feet, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Single-Family Detached Land Use

North- Single-Family Detached Land Use

South- Single-Family Detached Land Use

East- Single-Family Detached Land Use

West- Single-Family Detached Land Use

Zoning Districts:

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

North- C-3, Community Commercial District

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

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

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

Land Use:

Area of Request- Vacant

North- A-1 Accounting & Tax Service; Summit Peak Self Storage

South- Single-family residences

East- Star View Heights Addition

West- Single-family residences

Comprehensive Plan Citation:

The future land use designation for the property is Single-Family Detached Residential. The proposed use does not fall within the parameters of the current future land use designation, therefore, an amendment to the Comprehensive Plan is required if the rezoning is approved.

The Applicant has requested the future land use designation be changed to High Density Residential.

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.

In instances where a development proposal does not directly reflect the land use pattern for a site shown on the Future Land Use Map, the Comprehensive Plan directs us to consider the following (staff comments in bold):

1. Will the proposed change enhance the site and the surrounding area?
New development with the most updated development regulations could enhance the surrounding area. The required landscaping and screening could enhance the arterial corridor.
2. Is the proposed change a better land use than that recommended by the *Future Land Use Plan*?
The proposed change is neither better nor worse than what it recommended by the Future Land Use Plan.
3. Will the proposed use impact adjacent residential areas in a negative manner? Or will the proposed use be compatible with and/or enhance, adjacent residential areas?
The proposed use could impact residential areas in a negative manner if the property falls into disrepair. However, required open space and sight-proof screening may aid in mitigating potential negative impacts.
4. Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
Most of the adjacent uses are residential. Therefore, the potential residents of the apartments would generally have the same traffic habits as the single-family detached residents. The masonry requirement percentage is the same for multifamily developments as single-family (85%).
5. Does the proposed use present a significant benefit to the public health, safety, and welfare of the community? Would it contribute to the City's long-term economic well-being?
The proposed use would offer more housing for the north side of town which could result in more residents who shop local to contribute to sales tax.

The Comprehensive Plan states, "It should be incumbent upon the applicant to provide evidence that the proposal meets the aforementioned considerations and supports community goals and objectives..." This information is not a part of the application materials submitted for staff review. The applicant should be prepared, in presentations before the Planning Commission and City Council to justify the amendment to the Comprehensive Plan including why High Density Residential is a better use of the site than Single-Family Detached Residential.

Municipal Code Citation:

2.10. R-HD, High Density Residential District

2.10.1. *General Description.* This residential district is intended to provide for a density of more than twenty (20) units per gross acre. The principal use of land is for a wide variety of dwelling types. Related recreational, religious, and educational uses normally located to service residential areas also are permitted to provide the basic elements of convenient, balanced, and attractive living areas.

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

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

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

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

History:

1. Property has been zoned single-family detached residential as far as our records indicate.

Next Steps:

If Council approves this rezone, the applicant can proceed with the preliminary plat process. A pre-development meeting shall be required.

Staff Comments-

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

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are public water mains bordering the proposed parcels, a twelve (12) inch line running along the west side of North Douglas Boulevard and a six (6) inch line running along the south side of N.E. 17th Street. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

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

Note the area of request is not located in the east side collection area currently under the sewer moratorium. However, the increase in density that will be granted with this rezoning will require the applicant to do a sewer capacity study on this particular part of the collection system, analyzing the impact the proposed development will have on the existing downstream system. This study will be required as part of any preliminary plat application.

Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from North Douglas Boulevard and N.E. 17th Street. North Douglas Boulevard is classified as a primary arterial road in the 2008 Comprehensive Plan. N.E. 17th Street 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. However, the high density that will be granted with this rezoning will require an extensive drainage analysis to negate any potential impact to the subject property, the adjacent properties, and the capacity of the existing drainage collection system. This analysis will be required as part of any preliminary plat application.

Easements and Right-of-Way

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

Fire Marshal's Comments:

Fire hydrants shall be located and so spaced that no hose lay from a fire apparatus exceeds five hundred (500) feet within areas containing one and two-family detached dwellings.

Access and operational standards for controlled access gates and gated subdivisions shall meet the requirements set forth in Midwest City Ordinance Section 15-26.

- All new commercial construction and gated communities and businesses in the city shall provide an approved emergency rapid access device or key box.

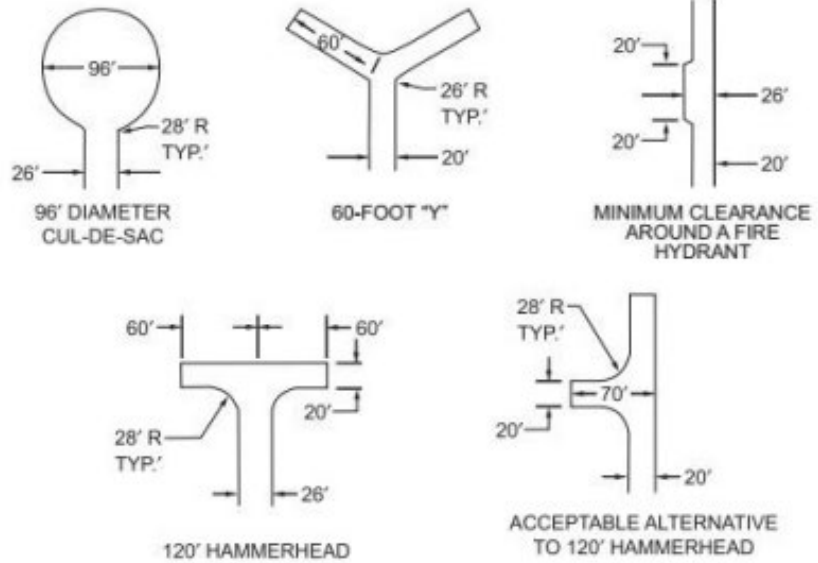
Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

Multiple-family residential projects having more than 100 dwelling units are required to have two separate fire apparatus access roads. They shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured at a straight line between accesses.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. Fire apparatus access roads shall not exceed 10 percent in grade.

This code analysis has been provided with the current information provided by the applicant. This list is not an all-inclusive list compliance due to the limited information available at the time of this report. A full review can be completed once a comprehensive floor plan/life safety analysis is provided by the architect/designer of record.



Public Works' Comments:

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (“ODEQ”) and Midwest City prior to Line Maintenance approval of building permit(s).
- Water meter(s) shall be installed in “green belt” per Midwest City Municipal Code Section 43-54.
*Two-foot horizontal green belt buffer zone and vertical clearance zone of five feet.

Sewer

- Sanitary sewer is available to the property. The applicant shall be responsible for communicating the anticipated daily sewer discharge and impact to lift station.
- To avoid a negative lift station impact, it is recommended to evaluate and implement a sewer extension along NE 17th Street to 8625 NE 17th Street (manhole B-3-046). This will allow for a gravity flow to the Water Resource Recovery Facility (“WRRF”) and not impact the lift station.

Landscaping

Protection of Utilities.

- No street tree, other than those species listed as small trees in section 42-5 of Midwest City Municipal Code, may be planted near or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground waterline, sewer line, transmission line or other utility.

Distance from fireplugs.

- No street trees shall be planted closer than ten (10) feet from any fireplug per Section 42-9 of Midwest City Municipal Code.

**Please note, these requirements do not supersede landscape requirements per Zoning Regulations. If landscaping is to be removed due to encroachment of required utilities protection buffer and/or fireplug distance requirements, new landscaping plan shall be submitted to Planning & Zoning for approval.*

Sanitation

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

(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 Direction in compliance with this 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.
2. An unobstructed approach shall be provided to allow refuse collection trucks to maneuver on the property without the backing onto a public street.

Stormwater

- All applicable land disturbance permits shall be pulled.

Planning Division:

Staff met with the applicant March 27, 2024 for a pre-development meeting.

The subject property is currently vacant and the conceptual plan provided by the applicant shows six (6) buildings totaling one hundred ninety-eight (198) dwelling units. The proposed number of dwelling units decreased from the initial two hundred twenty-five (225) units. The proposed concept includes a unit mix of 54 one-bedroom units, 84 two-bedroom units, 42 three-bedroom units, and 18 four-bedroom uses.

The Comprehensive Plan calls for mid-block properties, such as the subject property, to be developed as residential, light retail, or office uses. It also states that high density residential should be located adjacent to arterial roadways, incorporate transition area adjacent to single-family residential dwellings, and provide useable open space. This site, and the concept plan, have taken some of these items into account. If the application is approved, the site plan submitted with the building permit could try to provide additional buffering along the southern and western property lines. Useable open space is proposed with the playground site, and possibly also between the two easternmost apartment buildings. Any site plans submitted for approval should clarify the number of acres of useable open space being provided.

Staff would like it noted that if the rezoning is approved, it does not guarantee all the proposed units will fit on site. If this application is approved, all development regulations for the R-HD district shall be observed and all permitted uses in the R-HD district will be allowed.

Masonry requirements:

- All multi-family developments shall consist of eighty-five (85) percent masonry materials.
- Prohibited: Concrete masonry units, concrete panel construction, vinyl siding, wood engineered or manufactured wood, medium density fiberboard, particle board, or Masonite shall be prohibited in the construction of residential units.
- Approved masonry materials for residential construction include brick, rock, stone, stucco, cementitious fiberboard and other materials as approved by staff.

Parking requirements:

4.2.4. Multifamily Residential

- Efficiency and 1 bedroom (1.5 spaces per dwelling unit)
- Two or more bedrooms (2 spaces per dwelling unit)

Landscaping requirements:

- a. A base landscaping of six (6) trees and twelve (12) shrubs is required for a new building.
- b. Two (2) trees and two (2) shrubs are required for every ten (10) parking spaces installed.
- c. Trees planted pursuant to this section shall meet the standards contained in Chapter 42 (Tree Ordinance) of the Midwest City Code of Ordinances.
- d. A minimum of ten (10) percent of the net land area being developed must be dedicated to landscape/open space area.
- e. Street right-of-way dedicated for public use shall not be counted as part of the landscape/open space area or island(s).
- f. Trees planted within street right-of-way may be counted as part of the number of trees required.
- g. No more than twenty-five (25) percent of the total required trees may be located in the right-of-way.
- h. All requirements pertaining to size and separation from utilities shall meet the regulations as specified in Chapter 42 (Tree Ordinance) of the Midwest City Code of Ordinances.
- i. Existing trees that meet the requirements of Chapter 42 (Tree Ordinance) of the Midwest City Code of Ordinances and 5.2.5.(B)(2) (Page 86) of this Ordinance may be counted to meet required landscaping.
- j. No less than seventy-five (75) percent of the landscaping installed shall be in the front yard of the property.
- k. Street trees shall be required along the frontage of all arterials and conform to the standards for spacing and tree type as set forth in the latest version of the Midwest City Landscape Plan.

Screening

- Sight-proof screening shall be required. When a property zoned high density residential lies adjacent to property zoned single- or two-family residential, the owner of the property zoned high density residential must erect sight-proof screening along all sides of the property abutting single or two-family residential prior to multi-family use of the property.

Staff recommends approval of amending the Comprehensive Plan to High Density Residential Land Use and the ordinance to redistrict the subject property to High Density Residential District based on the analysis and comments above.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the resolution amending the Comprehensive Plan from Low Density Residential Land Use to High Density Residential Land Use; and to approve or reject the ordinance to redistrict from Single-Family

Detached Residential District (“R-6”) to High Density Residential District (“R-HD”) for the property noted herein, subject to staff comments as found in the August 6, 2024 Planning Commission agenda packet and made part of the PC-2183 file.

Suggested Motions:

“To approve the resolution amending the Comprehensive Plan to High Density Residential Land Use subject to staff comments found in the August 6, 2024, Planning Commission agenda packet and made part of the PC-2183 file.”

“To approve the ordinance redistricting 1905 N. Douglas Boulevard and 1919 N. Douglas Boulevard to the High-Density Residential District subject to staff comments found in the August 6, 2024 Planning Commission agenda packet and made part of the PC-2183 file.”

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

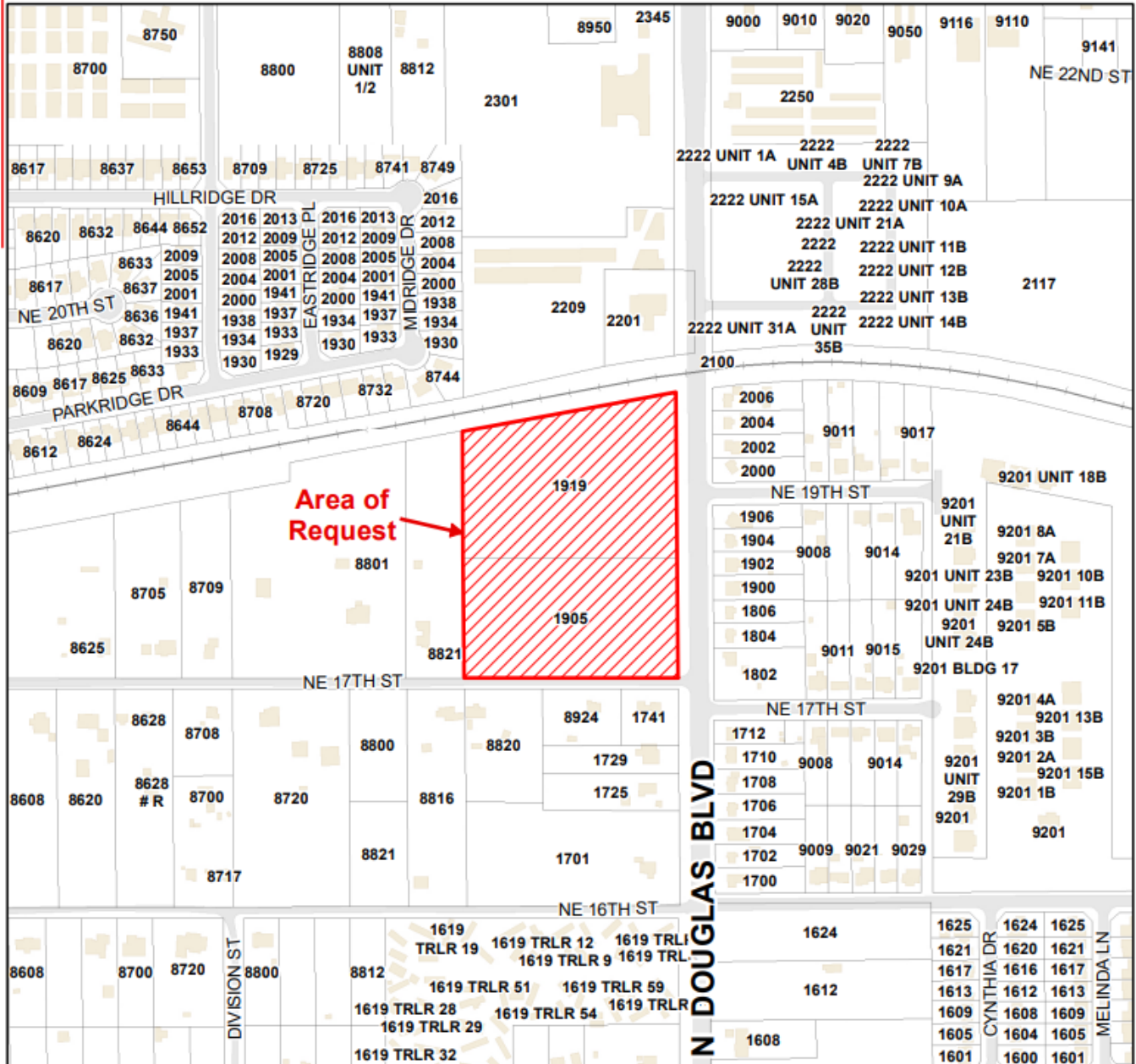
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Emily Richey

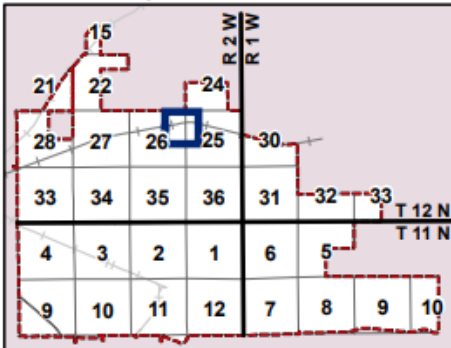
Current Planning Manager



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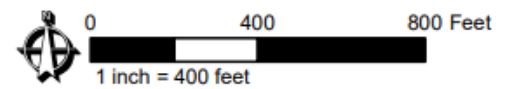
Locator Map



General Map Legend

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

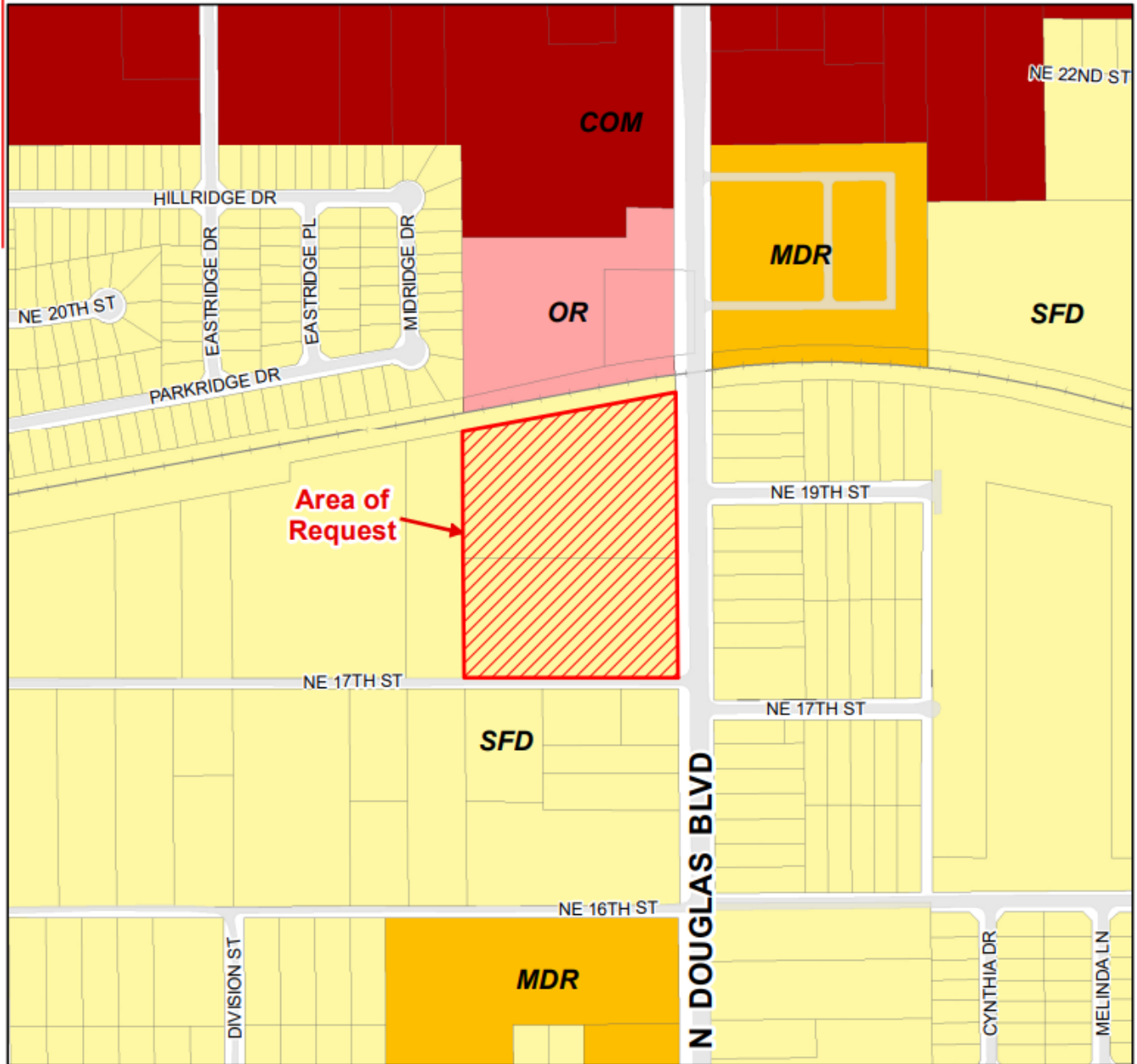
**GENERAL MAP FOR
PC-2183
(NE/4, Sec 26, T12N, R2W)**



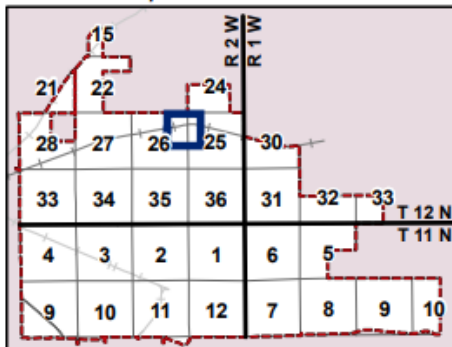
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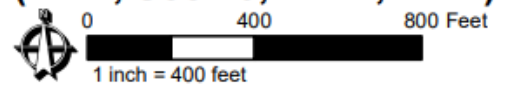
Locator Map



Future Land Use Legend

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

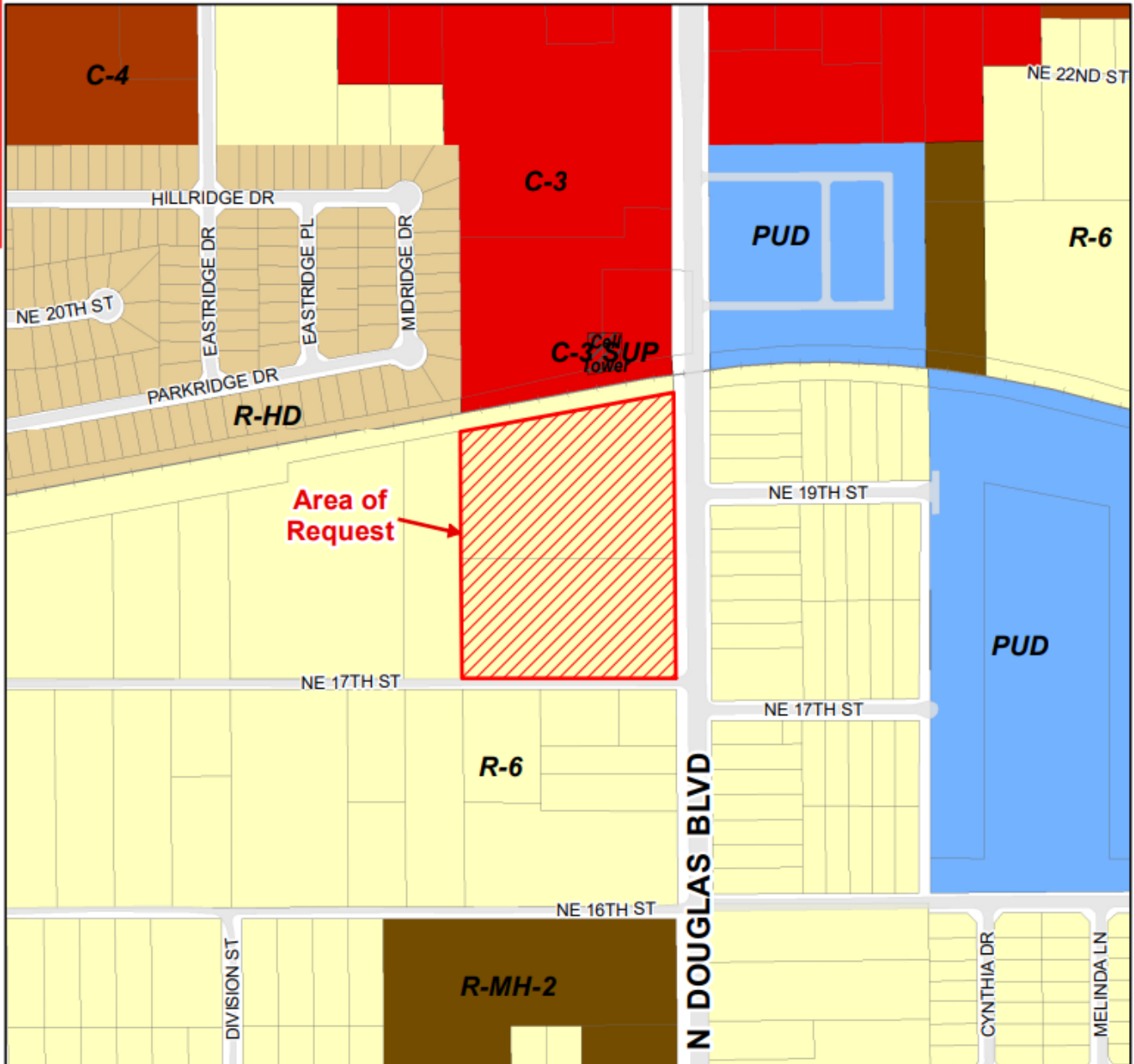
**FUTURE LAND USE
MAP FOR
PC-2183
(NE/4, Sec 26, T12N, R2W)**



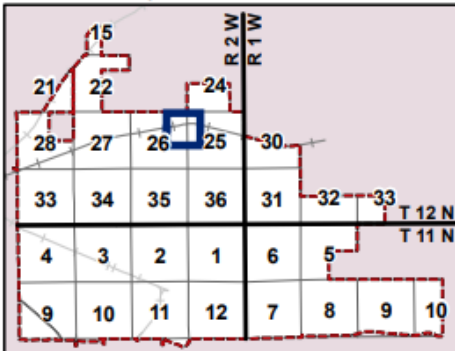
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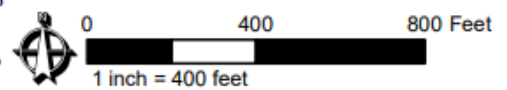
Locator Map



Current Zoning Legend

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

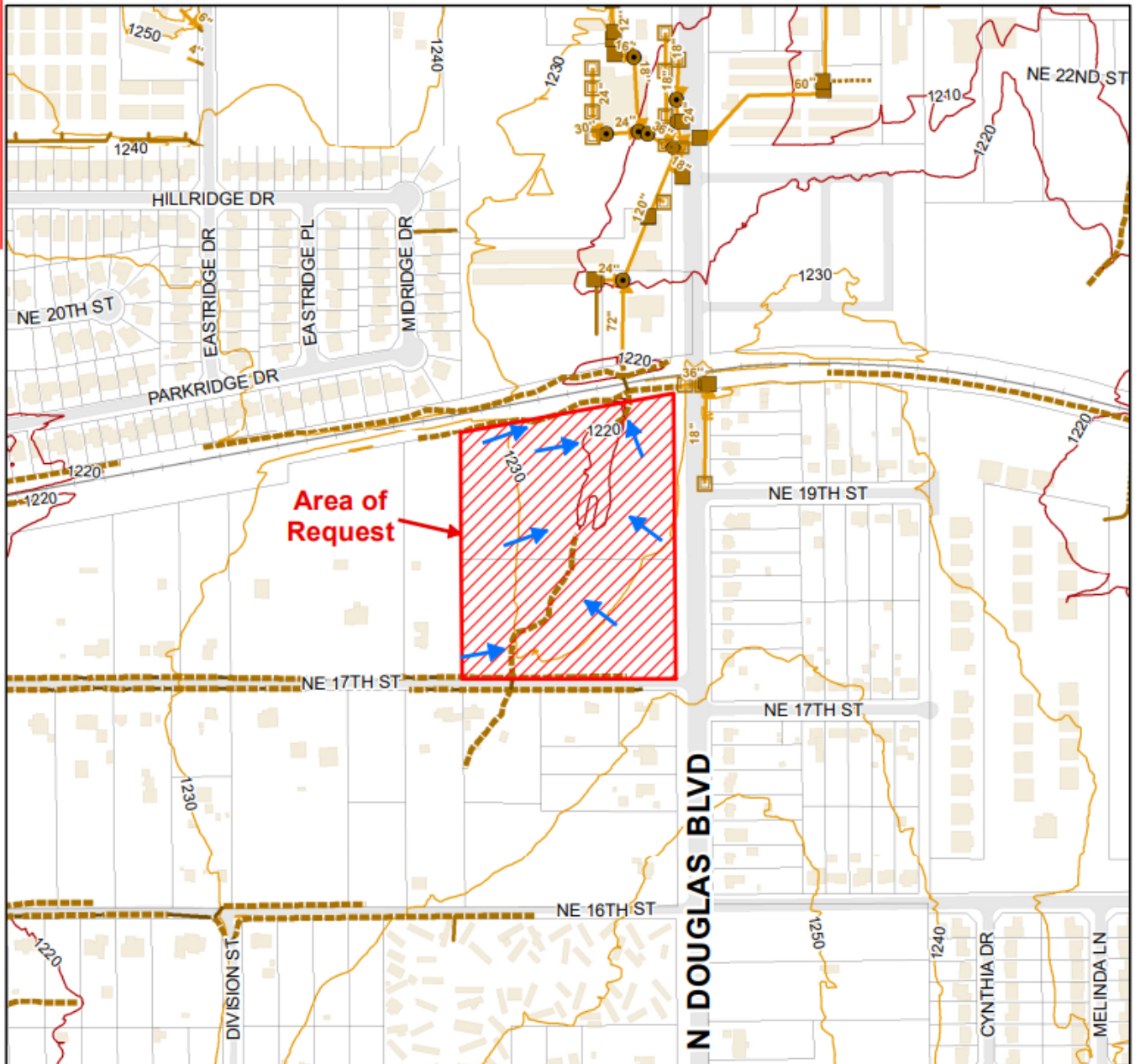
**ZONING MAP FOR
PC-2183
(NE/4, Sec 26, T12N, R2W)**



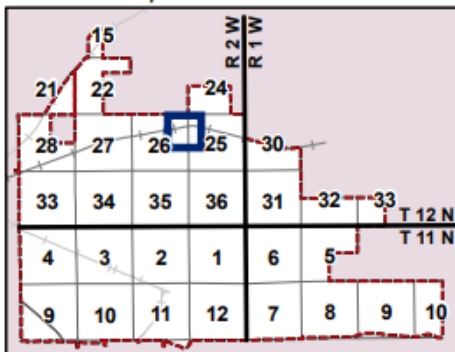
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GIS- Information Technology/ Planning & Zoning



Locator Map

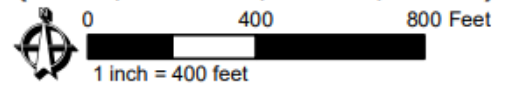


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

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

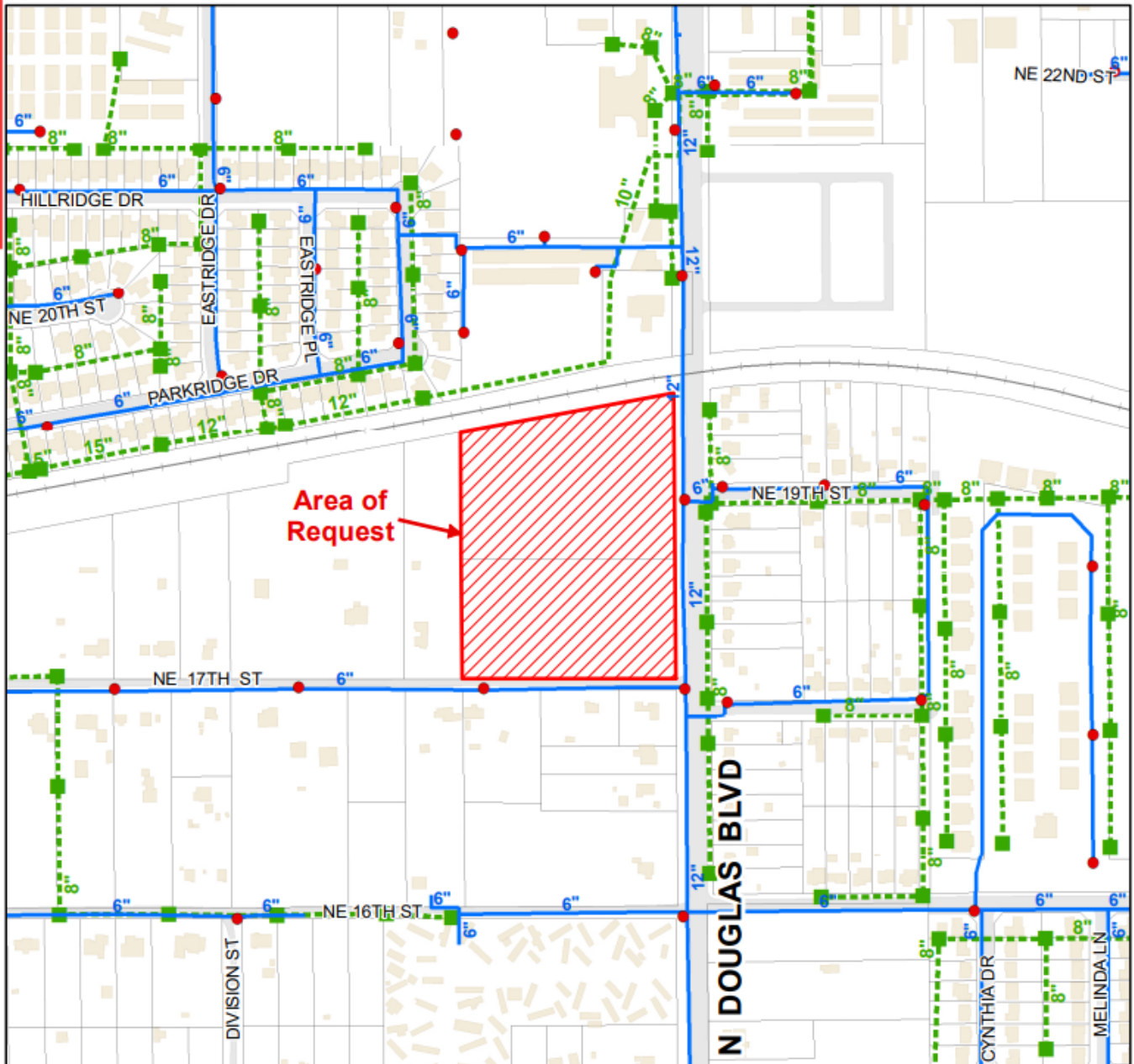
DRAINAGE LOCATION MAP FOR PC-2183 (NE/4, Sec 26, T12N, R2W)



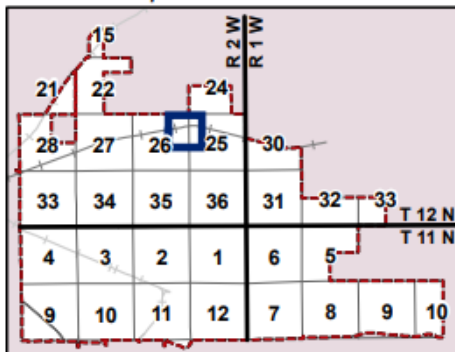
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GIS- Information Technology/ Planning & Zoning



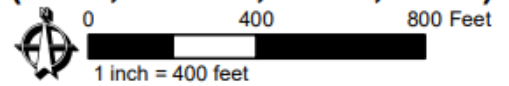
Locator Map



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-2183
(NE/4, Sec 26, T12N, R2W)**



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Re: [External] PC 2183



Darryl Ljunghammar <djunghammar@gmail.com>
To: Emily Richey



Mon 7/15/2024 4:26 PM

You replied on Mon 7/15/2024 4:31 PM

 This sender djunghammar@gmail.com is from outside your organization.

Block sender

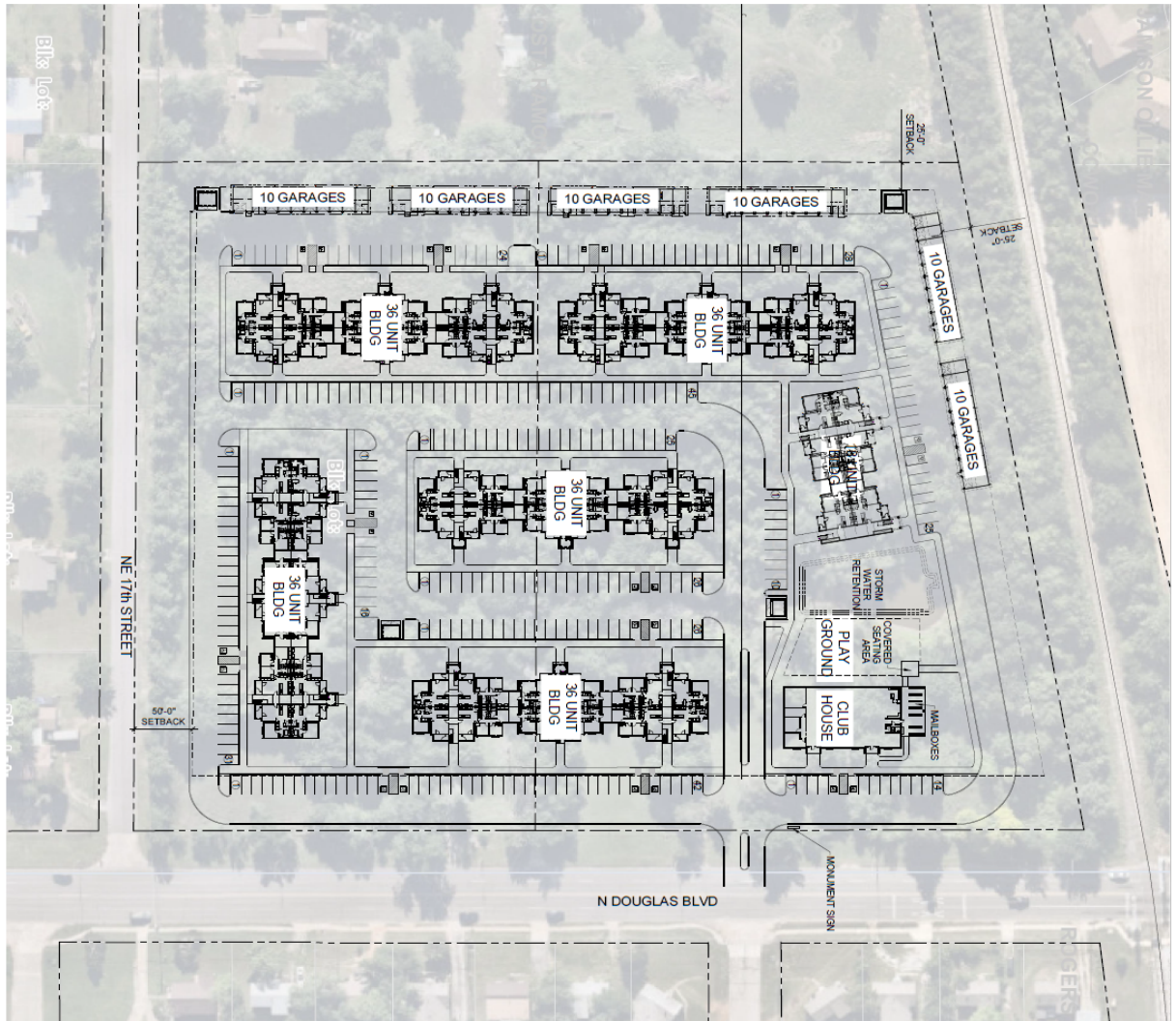
Thank you, I will be on the look out for the petition.

I would like to give you my official objection to the rezoning. The rezoning will overly increase noise, traffic, crime and pollution in my neighborhood. Also there is no long term plan for this area that includes anything other than single family use and it should be kept that way. All of the above issues will greatly reduce my quality of life in this neighborhood if this is approve. Therefore I urge the Planning Commission to reject this zoning change.

Thank you,

Daryl Ljunghammar

SITE PLAN
SCALE: 1/8" = 1'-0"



C1.1

NO.	DATE	DESCRIPTION

RE ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
 2443 South 156th Circle
 Omaha, NE 68130-2512
 (402) 330-8287 Fax: (402) 330-8331
 email: RWEArchitects@RWEArchitects.com

CONSTRUCTION

CORNERSTONE APARTMENTS
 N DOUGLAS BLVD
 MIDWEST CITY, OK

PROGRESS PRINT
 (NOT FOR CONSTRUCTION)



**Engineering and
Construction Services**
100 N Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1220

TO : Honorable Chairman and Planning Commission

FROM : Brandon Bundy, P.E., Director

DATE : August 6, 2024

SUBJECT : Discussion, consideration, and possible action of appointing a representative of the Planning Commission to the City of Midwest City ADA Transition Plan Committee.

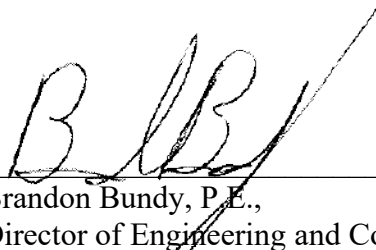
On August 11, 2015, the Midwest City Council voted to accept the Americans with Disabilities Act (ADA) Self Evaluation and Transition Plan and an ADA Transition Plan Committee made up of five people who live and/or work in Midwest City as well as one Planning Commissioner and one City Councilperson. Each person serves a three year term. The ADA Transition Plan Committee typically meets twice a year in May and November.

Mr. Dean Hinton has been the Planning Commission appointee since 2015 and would need to be either reaffirmed as appointee or a new representative selected.

Of note, there continues to be a vacancy for one citizen at large. This Committee represents citizens who are knowledgeable with physical impairments and recommend priorities for removal of physical barriers to accessibility in transportation systems and facilities for people with disabilities. If anyone has a candidate; please contact me for further vetting.

Current members are as follows:

	Representing	Expires
<i>Vacancy</i>	<i>Citizen at large</i>	<i>Vacant</i>
Sara Bana	City Council	<i>Expired 08/27/24</i>
Earl Foster	Citizen at large	<i>Expired 08/27/24</i>
Dean Hinton	Planning Commission	<i>Expired 08/27/24</i>
Max Wilson	Citizen at large	12/09/25
Rick Lewis	Citizen at large	12/09/25
John Reininger	Citizen at large	12/12/26



Brandon Bundy, P.E.,
Director of Engineering and Construction Services