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**AGENDA FOR THE REGULAR MEETING OF THE
MIDWEST CITY PLANNING COMMISSION
December 3, 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.

A. CALL TO ORDER

B. MINUTES

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the November 5, 2024 Planning Commission Meeting.

C. ANNOUNCEMENTS

D. DISCUSSION

1. (PC-2191) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Community Commercial District (“C-3”), for the property described as the East 528 feet of the North Half (N/2) of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Two (2), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.
2. (PC-2192) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential to Medium Density Residential; and an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Simplified Planned Unit Development (“SPUD”), for the property described as a part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 4604 Meadowoak Dr., Midwest City.
3. (MP-19) Public hearing, discussion, consideration, and possible action to consider approval of the Minor Plat of Somerset Park Addition for the property described as the property described as all of Lot Thirteen (13) in Block Two (2) in Somerset Park Addition in Oklahoma County, Oklahoma as show by the recorded plat thereof, and a part of Lot twelve (12) in Block Two (2) in Somerset Park Addition in Oklahoma County, Oklahoma, as shown by the recorded plat thereof.
4. (PC-2193) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Office/Retail Land Use and Medium Density Residential Land Use to Commercial Land Use and Medium Density Residential Land Use; and an ordinance to redistrict from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”), for the property described as a tract of land

located in the Northwest Quarter (NW/4) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

5. (PC-2194) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Office/Retail Land Use and Single-Family Detached Residential Land Use to Medium Density Residential; and an ordinance to redistrict from Community Commercial District (“C-3”) and Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”), for the property described as a tract of land located in the Northeast Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.
6. (PC-2195) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to Office/Retail Land Use; and an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”), for the property described as a part of the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma located at 10505 SE 15th Street, Midwest City, Oklahoma.

E. COMMISSION DISCUSSION

F. PUBLIC DISCUSSION

G. FURTHER INFORMATION

H. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

November 5, 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 November 5, 2024 at 5:00 p.m., with the following members present:

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

Commissioners absent: Dean Hinton
 Jim Smith

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
 Ian Bell, Engineering Intern

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 Rick Dawkins seconded by Jess Huskey, to approve the minutes of the October 1, 2024 Planning Commission meeting as presented.
Voting aye: R. Smith, Huskey, Collins, R. Rice and R. Dawkins.
Nay: none.
Motion carried.

C. NEW MATTERS

1. (PC-2189) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Commercial and Public/Semi-Public Land Use to Office/Retail Land Use; and an ordinance to redistrict from Single-Family Detached Residential District w/ Special Use Permit ("R-6 w/ SUP"), Community Commercial District ("C-3"), and General Commercial District ("C-4") to Community Commercial District ("C-3"), for the property described as all of Lots One (1), Two (2), Three (3), Twentyfour (24), Twenty-five (25), Twenty-six (26), in Block Three (3) of Aviation Acres, an Addition to Oklahoma County, Oklahoma according to the recorded plat thereof.

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

There was general discussion amongst the Commission.

The applicant, Chris Rogers, was present and addressed the Commission.

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

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

Nay: None.

Motion Carried.

2. (MP-18) Public hearing, discussion, consideration, and possible action to consider approval of the Minor Plat of Casey's General Store at Town Center Plaza for the property described as a tract of land lying being a part of the Southwest Quarter (SW/4) of Section Ten (10), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma.

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

There was general discussion amongst the Commission.

Clayton Craws - Halff Associates, was present and addressed the Commission on behalf of the applicant.

A motion was made by Jess Huskey, seconded by Dee Collins to recommend approval of this item.

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

Nay: None.

Motion Carried.

3. (PC-2190) Public hearing, discussion, consideration, and possible action to consider approval of the Final Plat of Urban Edge for the property described as a tract of land located in 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.

Emily Richey – Current Planning Manager, presented the staff report

There was general discussion amongst the Commission.

John Doyle, Cedar Creek Engineering - 11912 N Penn was present and addressed the Commission on behalf of the applicant.

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

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

Nay: None.

Motion Carried.

4. (PC-2191) Public hearing, discussion, consideration, and possible action of a resolution an ordinance to redistrict from Single-Family Detached Residential District ("R-6") to Community Commercial District ("C-3"), for the property described as the East 300 feet of the North one-half of the South one-half of the Northeast Quarter of the Southeast Quarter of Section Two, Township 11 North, Range 2 West.

The hearing for this item be postponed until December's Planning Commission meeting. The applicant will be incorporating more of the land area into their proposed redistricting, which will require more surrounding property owners to be notified due to 300ft radius changing.

D. COMMISSION DISCUSSION:

E. PUBLIC DISCUSSION:

F. FURTHER INFORMATION: All items heard and actioned by Planning Commission will be heard by City Council on December 10.

G. ADJOURNMENT:

A motion to adjourn was made by Rick Dawkins, Seconded by Rick Rice.

Voting aye: R. Smith, Huskey, Collins, R. Rice and R. Dawkins.

Nay: None.

Motion Carried.

The meeting adjourned at 5:12 p.m.

Chairman Russell Smith

(cv)

To: Chairman and Planning Commission
From: Matt Summers, Director of Planning & Zoning
Date: December 3, 2024

Subject: (PC-2191) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Community Commercial District (“C-3”) for the property described as the East 528 feet of the North Half (N/2) of the South Half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Two (2), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1021 S. Douglas Blvd., Midwest City.

Executive Summary: This zone change is proposed to correct an issue with the Zoning Map stemming from 1965. This application proposes to rezone the subject property from Single-Family Detached Residential District to Community Commercial District.

The subject property was rezoned to different commercial districts in 1965 and 1995. However, the Zoning Map was not updated to reflect these changes. The updates to the Zoning Regulations in 2010 make it necessary to adopt a new ordinance changing the zoning of the subject property to correct this issue.

The proposed zoning district for the site (C-3) is the same district that was approved for the site in 1995, is supported by the Comprehensive Plan, and would allow continued operation of the hardware store that has been on the subject property for decades.



Both state and local public notice requirements were fulfilled, and staff has not received any comment on this application.

Staff recommends approval of this request.

Dates of Hearings:

Planning Commission- December 3, 2024
City Council- January 28, 2025

Dates of Pre-Development Meetings:

September 24, 2024

Council Ward: Ward 2, Pat Byrne

Proposed Use: Office/Retail

Zoning Districts:

Area of Request- Single-Family Detached Residential District (“R-6”)
North- Medium Density Residential District (“R-MD”) PUD
South- Community Commercial District (“C-3”)
East- Community Commercial District (“C-3”)
West- Medium Density Residential District (“R-MD”) PUD

Land Use:

Area of Request- Commercial/Retail
North- Office
South- Office
East- Commercial/Retail
West- Park/Golf Course

Comprehensive Plan Citation:

The future land use for the subject lot is Office/Retail. The current use and the previously approved zonings for the subject property are supported by the Comprehensive Plan.

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.

Municipal Code Citation:

2.20. - C-3, Community Commercial District

2.20.1. *General Description.* This commercial district is intended for the conduct of business activity which is located at the edge of residential areas but which serves a larger trade area than the immediately surrounding residential neighborhoods

Business uses will most often be found in a wide variety of commercial structures, normally on individual sites with separate ingress, egress, and parking. Because of the varied uses permitted, it is important to be separated as much as possible visually and physically from any nearby residential area and to limit the harmful effects of increased traffic, noise, and general nonresidential activity which will be generated.

Limited outdoor storage, as defined below, and limited open display, as defined below, shall be permitted.

Traffic generated by the uses permitted shall be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

7.2. - Zoning Amendments

7.2.1. *Amendments.* The City Council may from time to time, on its own motion, or on petition from the property owner, or on petition from the property owner's designated representative either by written authority from the property owner, or by order of a court, or on recommendation of the Planning Commission, amend the regulations and districts herein established in accordance with the procedures set forth in this section.

Applications shall only be submitted for contiguous lots or parcels and said lots or parcels shall not be separated by a dedicated street or right-of-way.

A separate application as described in 7.2.1.(A) Applications (below) of this Ordinance is required for each lot or parcel which is not contiguous to any other lot or parcel being considered or said lots or parcels are separated by a dedicated street or right-of-way as set in the legal description of the lot or parcel proposed to be rezoned.

- (A) *Applications.* The following is a list of necessary requirements to be complied with in order to submit an application to amend the regulations and districts:
- (1) Application form completed.
 - (2) Warranty deed establishing current ownership of area of request.
 - (3) Site plan when required by 7.5.1. Site Plan Requirements (Page 183) of this Ordinance.
 - a. Exceptions: See 7.2.1. (C) Exceptions to site plan requirements (below).
 - b. Elimination of site plans: See 7.5.7. Applicant Initiated Elimination of Existing Site Plans (Page 186) and 7.5.8. Expiration of Site Plans (Page 186).
 - (4) Signature of applicant.
- (B) Minimum area and frontage. The minimum area and frontage requirements for rezoning as required in the applicable zoning districts will be met by taking the total contiguous area and frontage of the property being developed as the area and frontage to be listed in the application.
- (C) Exceptions to site plan requirements.
- (1) Properties zoned in conjunction with a site plan as defined in 7.5 Site Plan (Page 183) of this Ordinance shall not require a site plan for rezoning applications where existing structures and improvements are proposed to remain in their present location and no new structures or improvements are proposed.
 - (2) A plan showing only the existing structures, parking, curb cuts and drainage will be submitted with the application.
 - (3) This will be considered a final site plan as defined in 7.5 Site Plan (Page 183) of this Ordinance.

History:

1. This area was rezoned to C-1 in 1965 by Ordinance 836. Due to staff error, this was not reflected on the 1965 zoning maps.
2. In an effort to correct the error in 1965, the area was rezoned to C-3 in 1995 by Ordinance 2607. Due to staff error, this was not reflected on the official zoning map.
3. In 2010, new Zoning Regulations, including new districts and a new zoning map, were adopted. The error from 1995 was made official with the adoption of Ordinance 3131, and established the subject property as being zoned R-6.

Next Steps:

1. If Council approves this rezoning application, the applicant will then proceed with receiving all other applicable permits required for future development.

Staff Comments-

Planning Division:

Staff spoke with the owner of the subject property in September regarding a zoning issue with a shipping container on site. This discussion revealed an error in the City's Zoning Map regarding the subject property.

The proposed zoning district is supported by the Comprehensive Plan and allows the primary use on the subject property by right. The proposed C-3 zoning district fits in well with the surrounding properties, and should not have any adverse impacts on the area.

Staff recommends approval of the proposed rezoning.

Action is at the discretion of the Planning Commission.

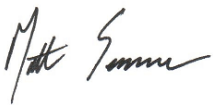
Action Required:

- 1) Approve or reject an ordinance to redistrict from Single-Family Detached Residential District ("R-6") to Community Commercial District ("C-3") the property herein noted, subject to staff comments found in the December 3, 2024 Planning Commission agenda packet and made a part of the PC-2191 file."

Suggested Motion:

"To approve the ordinance redistricting 1021 S. Douglas Blvd. from Single-Family Detached Residential District ("R-6") to Community Commercial District ("C-3"), subject to staff comments found in the December 3, 2024 Planning Commission agenda packet and made a part of the PC-2191 file."

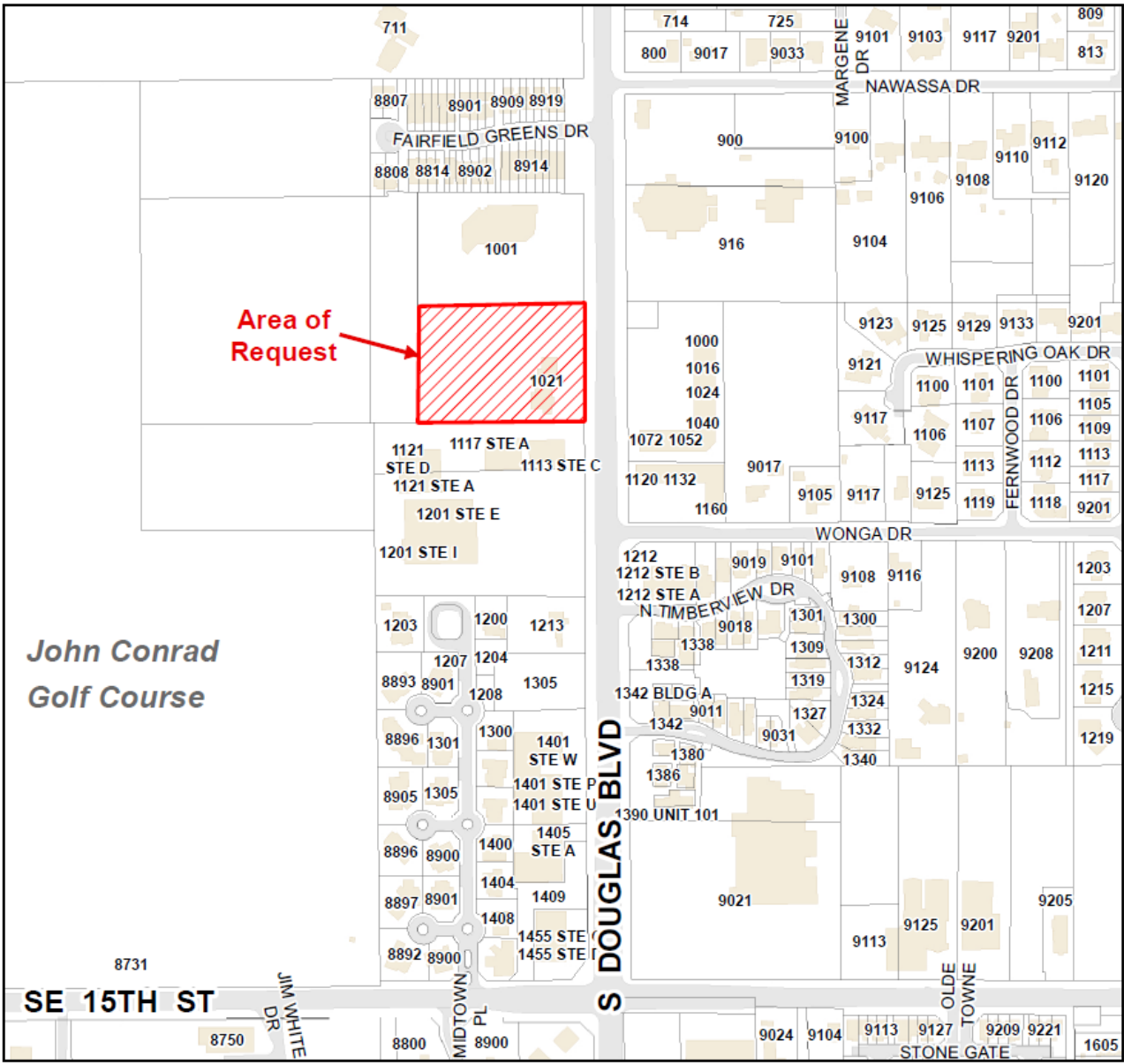
Please feel free to contact my office at (405) 739-1228 with any questions.



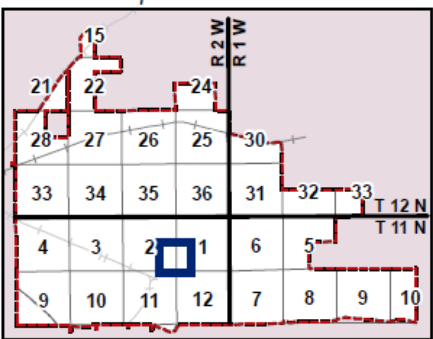
Matt Summers, AICP
Director of Planning & Zoning



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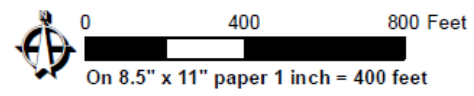
Locator Map



General Map Legend

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

**GENERAL MAP FOR
PC-2191
(SE/4, Sec 2, T11N, R2W)**



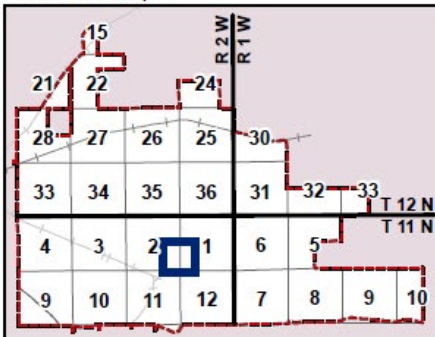
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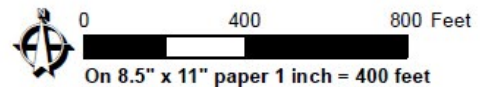
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Locator Map



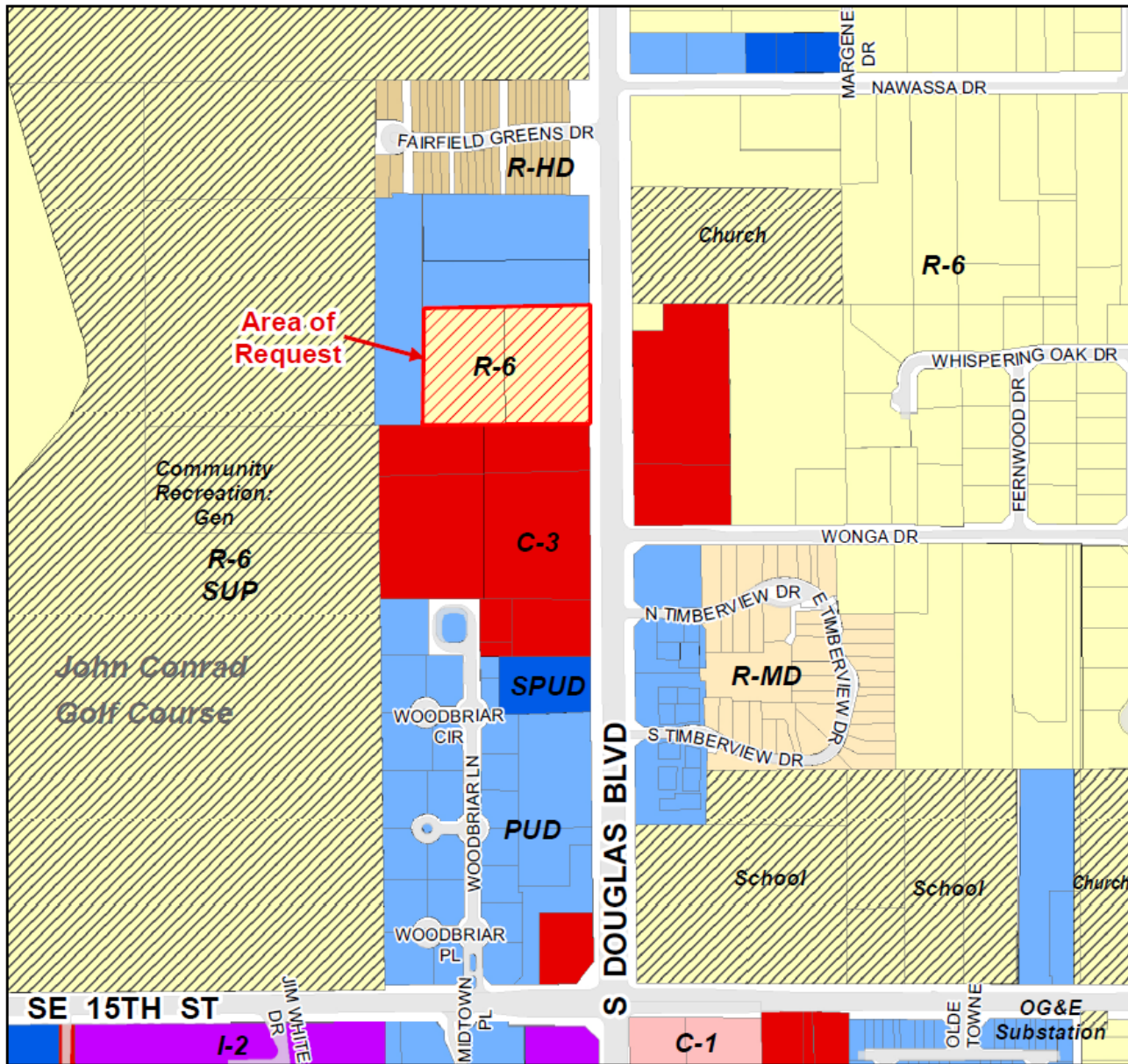
**5/2024 NEARMAP AERIAL VIEW FOR
PC-2191
(SE/4, Sec 2, T11N, R2W)**



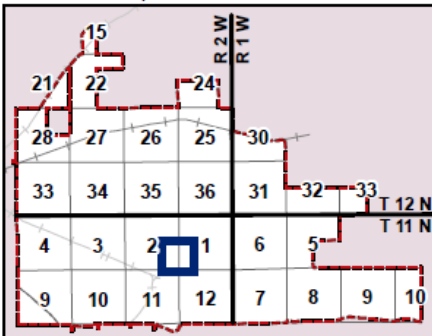
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Locator Map



Current Zoning Legend

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

ZONING MAP FOR PC-2191 (SE/4, Sec 2, T11N, R2W)



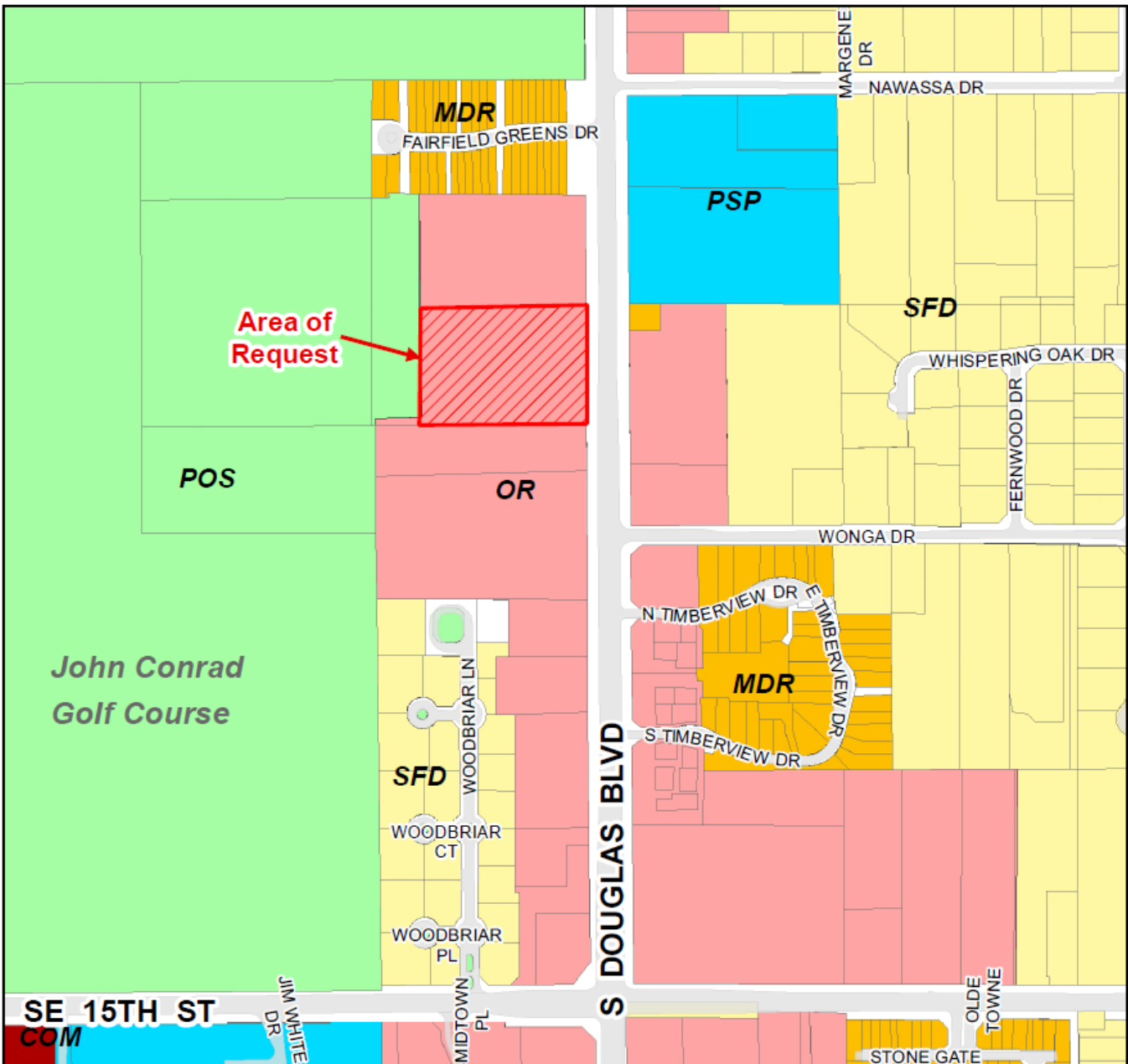
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On 8.5" x 11" paper 1 inch = 400 feet

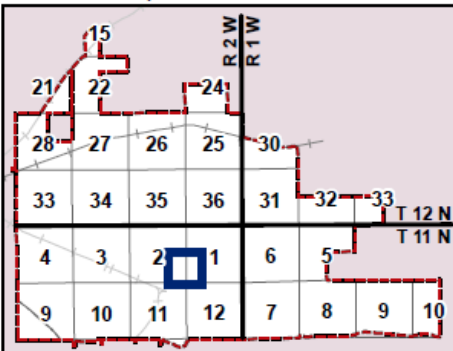
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Locator Map

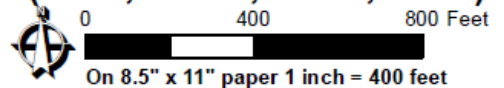


Future Land Use Legend

- 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-2191**

(SE/4, Sec 2, T11N, R2W)

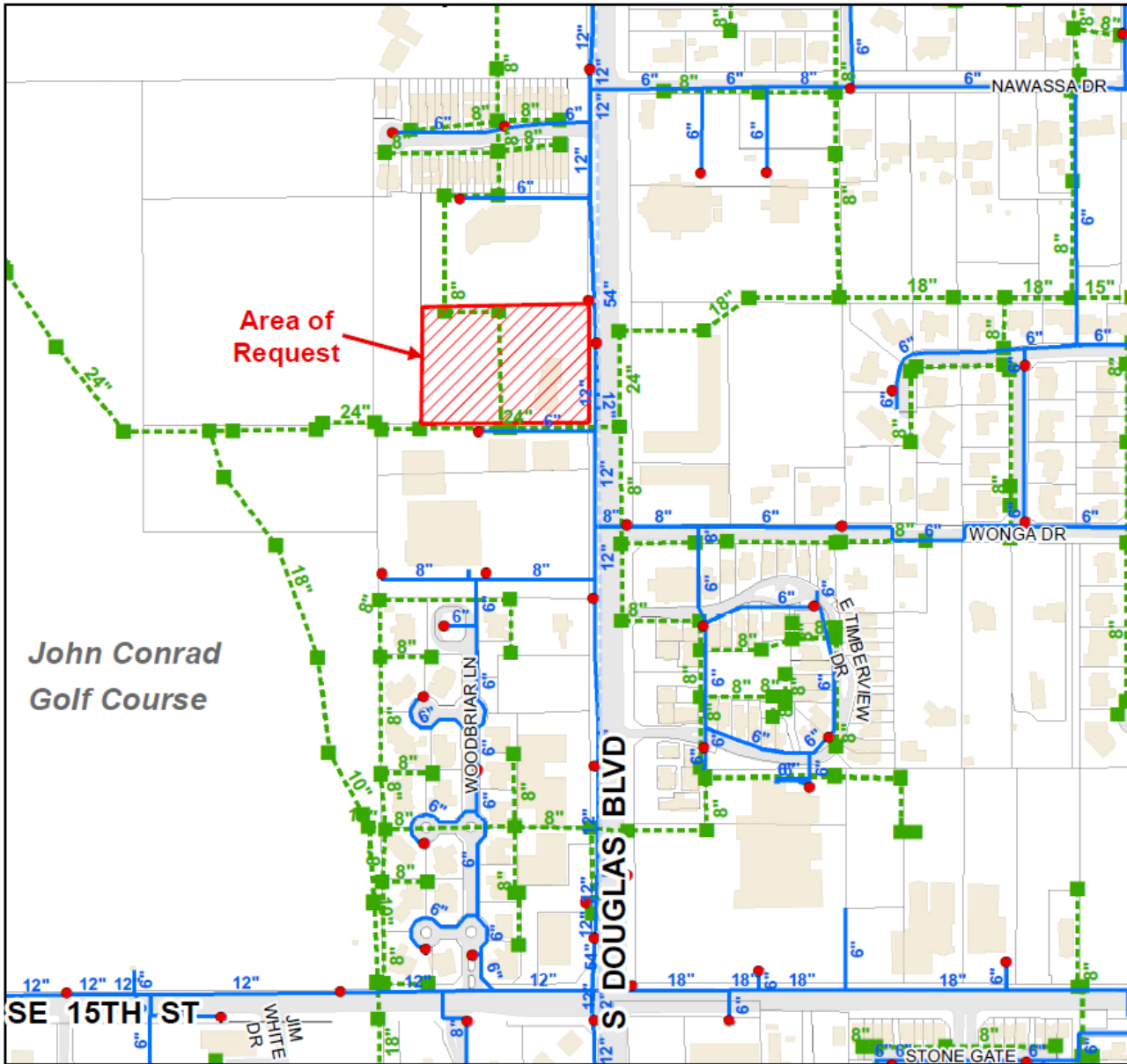


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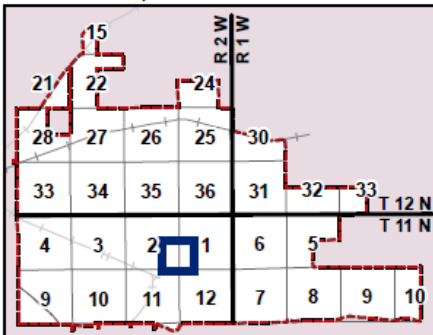
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Locator Map



Water/Sewer Legend

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

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2191
(SE/4, Sec 2, T11N, R2W)**



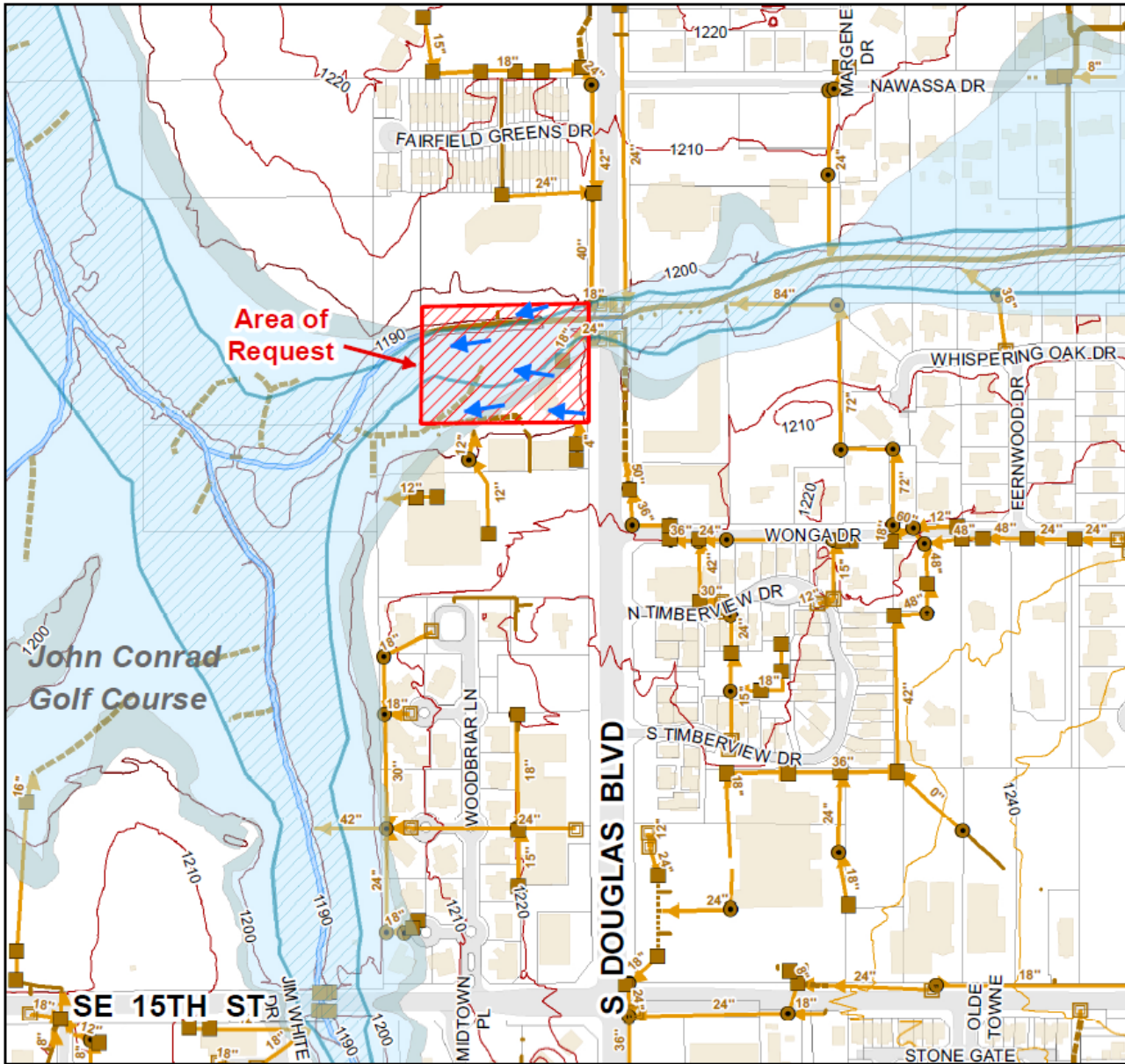
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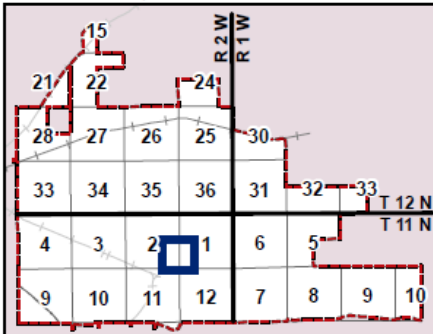
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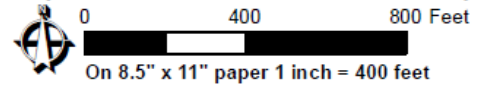
Locator Map



- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1168-1204 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-2191 (SE/4, Sec 2, T11N, R2W)



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To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: December 3, 2024

Subject: (PC-2192) Public hearing, discussion, consideration, and possible action on 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 Simplified Planned Unit Development (“SPUD”), for the property described as a part of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 4604 Meadowoak Dr., Midwest City.

Executive Summary: The applicant, Mr. Melvin Haynes, is requesting to amend the Comprehensive Plan to Medium Density Residential Land Use and rezone the subject property to a Simplified Planned Unit Development with underlying zoning of Two-Family Attached Residential District (“R-2F”).

The subject property is currently vacant, and the Applicant is proposing to construct one (1) duplex.

A SPUD is being proposed to request alleviation of setback requirements. The Applicant is requesting a 5’ setback on northern property line (instead of 7’), and a south building line of 14’ (instead of 20’). Staff recommends approval of both requests. At the time the Subdivision was platted, the side setbacks were 5’, and the lot is a corner lot with a side building line of 20’, which makes it difficult to meet setback requirements. A 14’ side building line still leaves adequate amount of open space between the property line and street.



Public Works requested the Applicant remove some of the trees that are within the Utility Easement to protect the infrastructure from roots, and the Applicant agreed to request.

The Applicant has proposed preserving the existing mature trees on the property that are able to be saved, meeting landscaping requirements for new construction homes, and is proposing 90% exterior masonry which is 5% more than the minimum requirement.

If the rezoning application is approved, any regulations not addressed in the SPUD Master Design Statement shall observe the development regulations for the Two-Family Attached Residential District including, but not limited to, parking, landscaping, and exterior masonry requirements.

The Applicant provided preliminary floor plan and site plan. The site plan indicates the proposed alleviations are reasonable and that the proposal fits the lot appropriately and not adversely impacting the surrounding area.

If the rezoning application is approved, the applicant's next step would be to building permits being issued by the Engineering and Construction Services Department. All applicable code requirements shall be observed.

At the time of this writing, staff has not received any comments regarding this case.

Both state and local notification requirements were met.

Staff recommends approval of this rezoning application, and notes the proposal is subject to formal site plan review when a building permit is pulled, as well as review from the Engineering and Construction Services Department.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- December 3, 2024

City Council- January 28, 2025

Date of Pre-Development Meeting: September 24, 2024

Council Ward: Ward 5, Sara Bana

Owner: M. Elite Investments LLC.

Applicant: Melvin Haynes

Proposed Use: Duplex

Size: The subject property contains an area of 0.2395 acres more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Single-Family Detached Residential

North- Single-Family Detached Residential

South- Single-Family Detached Residential

East- Single-Family Detached Residential

West- Single-Family Detached Residential

Zoning Districts:

Area of Request- Single-Family Detached Residential District ("R-6")

North- Single-Family Detached Residential District ("R-6")

South- Single-Family Detached Residential District ("R-6")

East- PUD (R-2F)

West- Single-Family Detached Residential District ("R-6")

Land Use:

Area of Request- Vacant

North- Single-Family Residence

South- Single-Family Residence

East- Cottage Park Duplexes

West- Single-Family Residence

Comprehensive Plan Citation:

The Future Land Use designation for the subject property is Single-Family Detached Residential. The Single-Family Detached Residential land use designation does not match the proposed SPUD zoning sought by this application, therefore a resolution to amend the Future Land Use Map in the Comprehensive Plan must be made if this application is to be approved. This application proposes to amend the Future Land Use designation for the subject property to Medium Density Residential, which is described below.

Medium Density Residential Land Use

This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide areas for “empty nesters” who may not want the maintenance of a large-lot single-family home and for young families who may find a townhome or duplex more affordable than a single-family home. It is anticipated that new areas for medium density land use will be developed in the future.

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):

- Will the proposed change enhance the site and the surrounding area?
 - **The proposed zone change would enhance the surrounding area by allowing for a low-impact infill development that provides housing to a site that has been undeveloped for over 50 years. The exterior masonry proposed exceeds the minimum quality that was required for the surrounding area, therefore, providing enhanced curb appeal.**
- Is the proposed change a better land use than that recommended by the Future Land Use Plan?
 - **The proposed change is a compatible land use for this area and similar to the existing designation in the Future Land Use Plan.**
- 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 is a small footprint and situated on a corner lot and would not have a negative impact on any residential uses in the area. There will seemingly be no negative traffic congestion.**
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
 - **The uses adjacent to the subject property are similar in nature to those proposed by this application. Cottage Park duplexes abut the property to the east, and a single duplex is generally compatible with single-family homes.**
- 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?
 - **While there is no significant or insignificant benefit to public health, safety, and welfare of the community, the proposed use presents an opportunity for new residents who can add to the sales tax base which aids in the long-term economic well-being of the community.**

Overall, the proposed zoning change from single-family to two-family residential would not adversely impact the surrounding area. However, amending the Future Land Use Plan from Single-Family Detached Residential

to Medium-Density Residential does represent a larger shift. While ultimately staff supports the amendment to the Comprehensive Plan, we do not think it would be appropriate to develop this site as anything more intensive than a two-family development.

Municipal Code Citation:

2.26. – SPUD, Simplified Planned Unit Development

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

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

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

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

- (A) Innovative development. Encourage innovative development and protect the health, safety and welfare of the community;
- (B) Efficient use of land. Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems;
- (C) Appropriate limitations and compatibility. Maintain appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

History:

1. This property is part of the Rolling Meadows Section Two Subdivision approved in 1970.

Next Steps:

If Council approves this rezone, the applicant will need to apply for the appropriate building permits through the Engineering and Construction Services Department.

Staff Comments-

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

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

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

Sanitary Sewerage Collection and Disposal

There is a public sewer main bordering the proposed parcel, an eight (8) inch line running along the east side of the proposed 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 from Meadowoak Drive. Meadowoak Drive is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 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.

Public Works' Comments:

Line Maintenance

Water

- Separate water meters shall be required for each dwelling unit.
- 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

- Backflow preventer(s) shall be installed 3" above final grade.

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.*

Planning Division:

Staff met with the Applicant on September 24, 2024, for a pre-application meeting.

The subject property is currently vacant, and the Applicant is proposing one (1) duplex structure.

Staff feels the proposal satisfies the requirements of a SPUD.

Innovative development. A duplex is innovative way to develop the infill lot that has been vacant for many years

Efficient use of land. The proposal is an efficient use of the land while also maintaining continuity with its surrounding properties.

Appropriate limitations and compatibility. The Master Design Statement maintains appropriate limitations on the character and intensity of use, while also assuring compatibility with adjoining and proximate properties.

The Cottage Park duplexes adjoin the property to the east, and the proposal is similar to the other abutting property owners. With the subject property being a corner lot, there is adequate space for parking and seemingly no adverse impact on the street. Separate addresses shall be required and will be addressed at the time of building permit.

If the rezoning application is approved, anything not addressed in the SPUD Design Statement shall observe the development regulations for R-2F, Two-family Attached Residential District as found in Appendix A of the Midwest City Municipal Code.

Parking:

- 2 spaces per dwelling unit shall be required.

Landscaping:

- The Applicant's Design Statement proposes preserving the mature trees that are able to be saved in addition to meeting the minimum landscaping requirements per Code.

Exterior construction:

- The Applicant's Design Statement proposes 90% masonry material, which is 5% more than the minimum required for residential construction, and the preliminary plans submitted are 100%.

Staff recommends approval of the amendment of the Comprehensive Plan and rezone request based on the analysis and comments above. Staff notes that if this application is approved, the development is still subject to formal site plan review when plans are submitted with the permit application.

Action Required:

Approve or reject to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and to approve or reject the ordinance to redistrict from Single-Family Detached Residential District ("R-6"), to Simplified Planned Unit Development ("SPUD"), for the property noted herein, subject to staff comments as found in the December 3, 2024 agenda packet and made part of PC-2192 file.

Suggested Motions:

“To approve the resolution amending the Comprehensive Plan to Medium Density Residential Land Use subject to Staff Comments found in the December 3, 2024 Planning Commission agenda packet and made a part of the PC-2192 file.”

“To approve the ordinance redistricting 4604 Meadowoak Drive to the Simplified Planned Unit Development zoning district subject to Staff Comments found in the December 3, 2024, Planning Commission agenda packet and made a part of the PC-2192 file.”

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

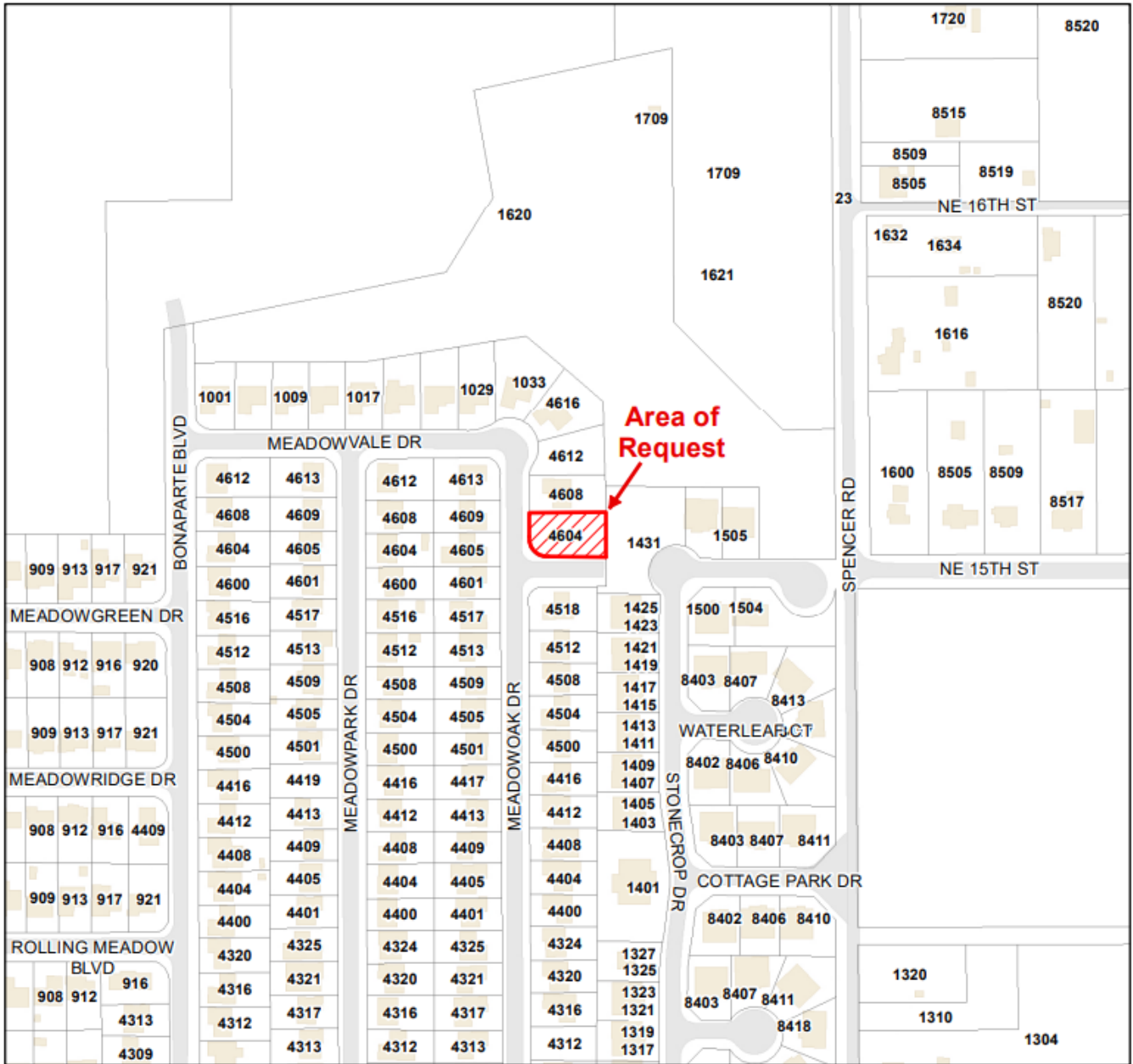


Emily Richey

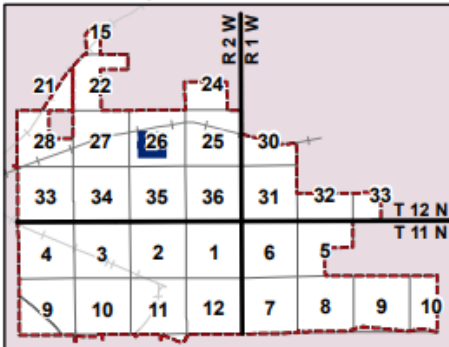
Current Planning Manager



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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-2192
(SW/4, Sec 26, T12N, R2W)**

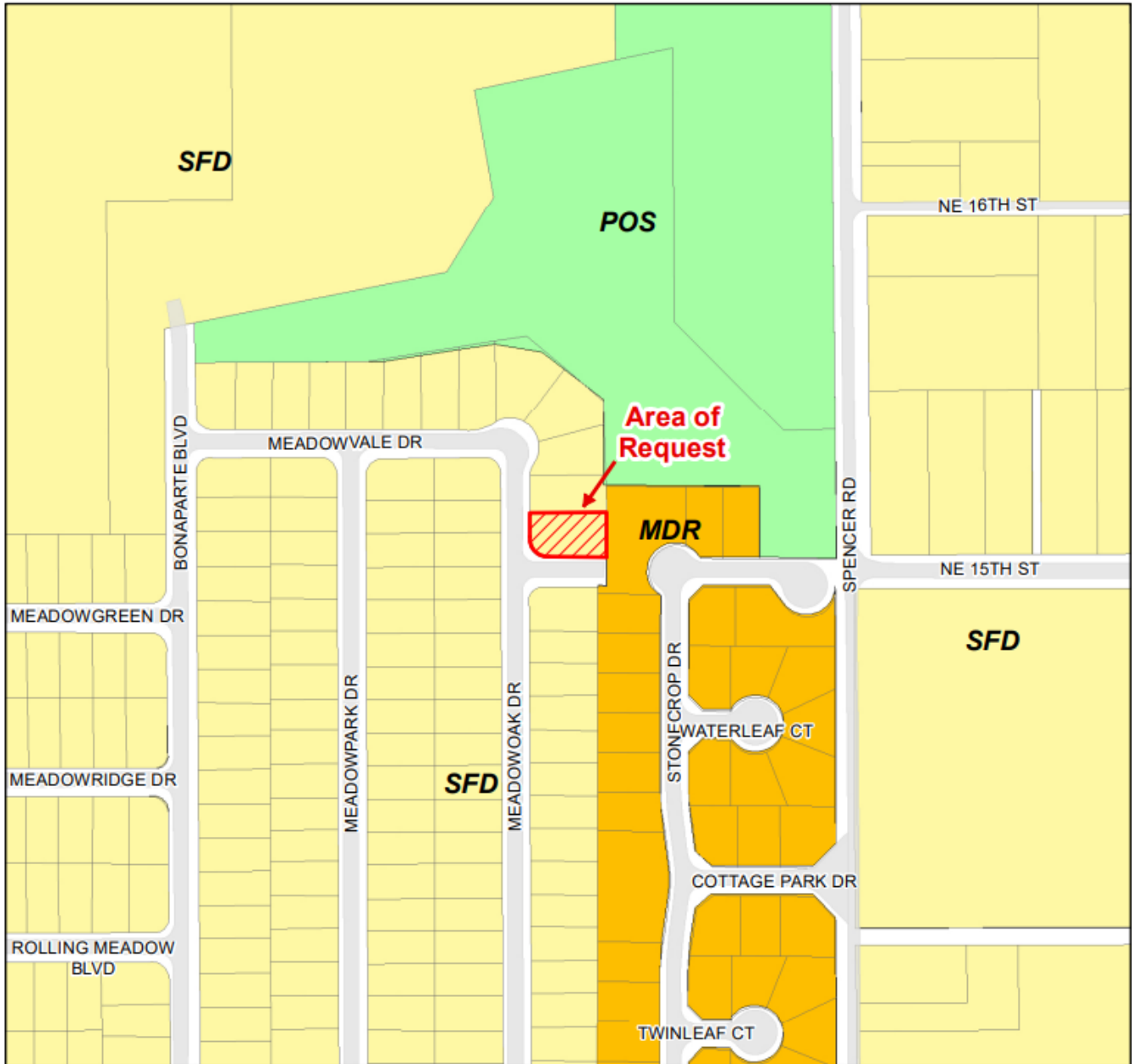


On 8.5" x 11" paper 1 inch = 250 feet

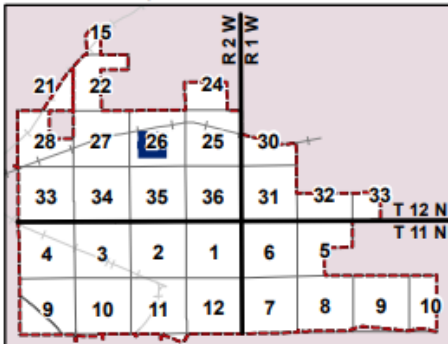
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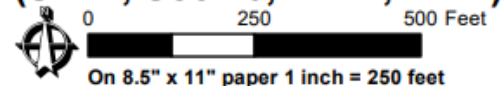
Locator Map



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-2192
(SW/4, Sec 26, T12N, R2W)**

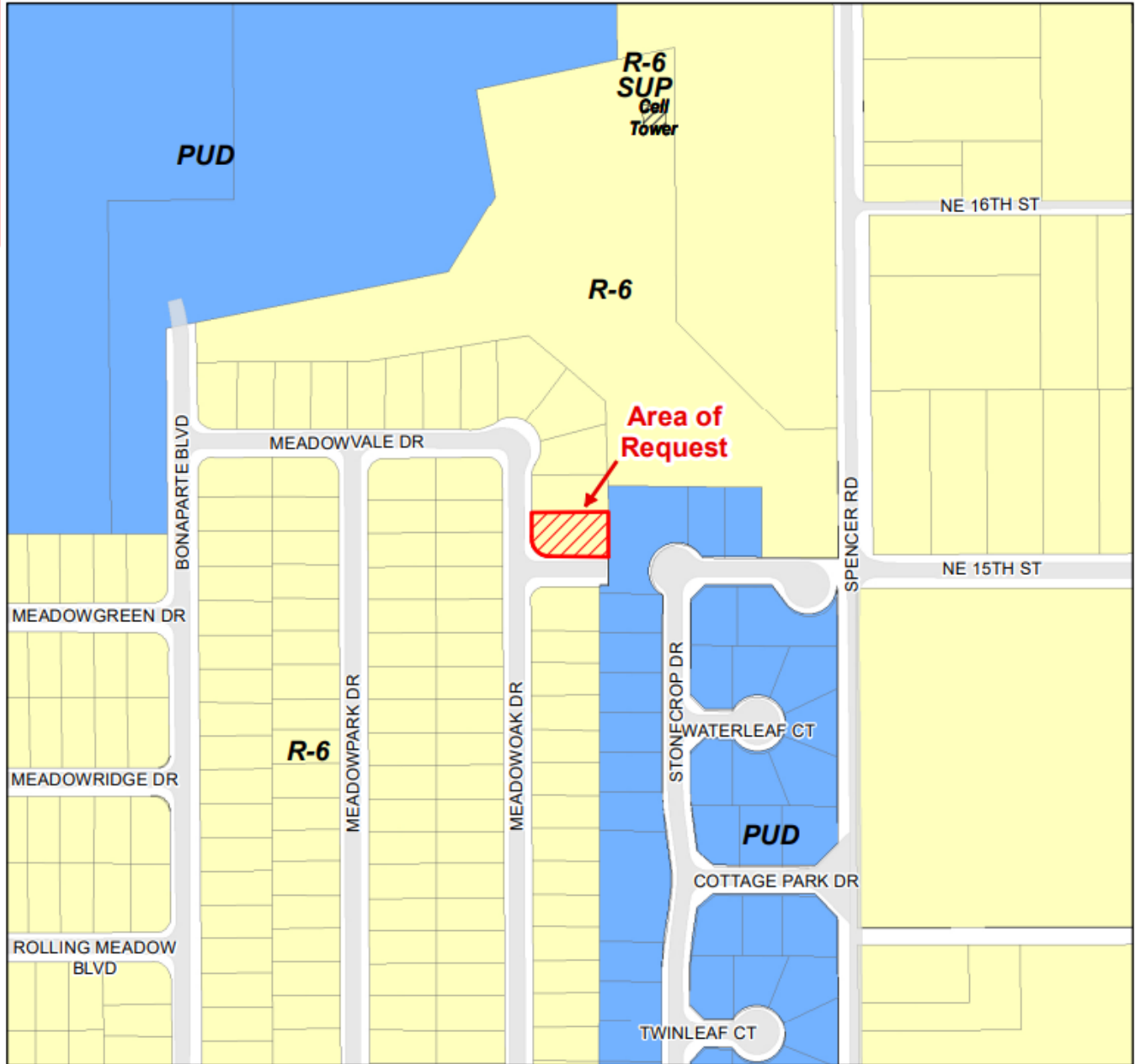


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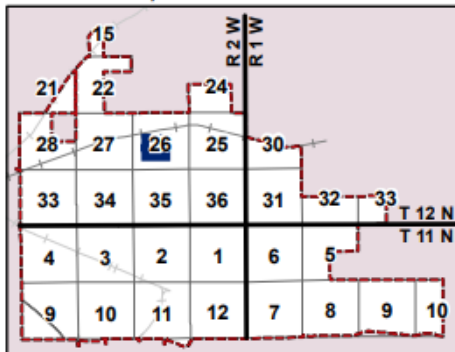
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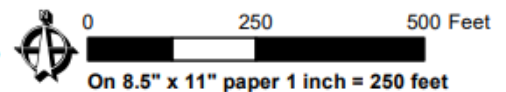
Locator Map



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

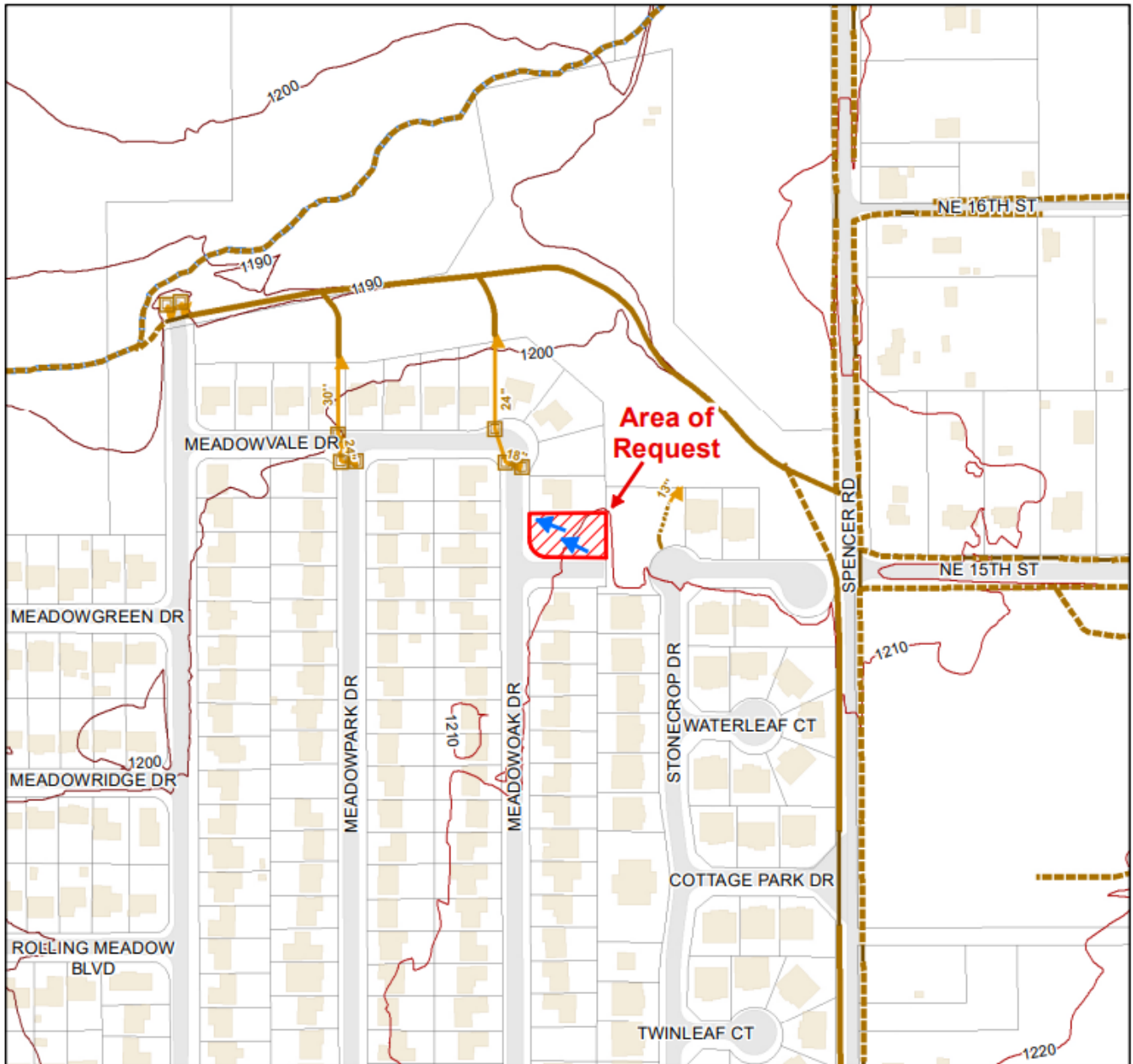
ZONING MAP FOR PC-2192 (SW/4, Sec 26, T12N, R2W)



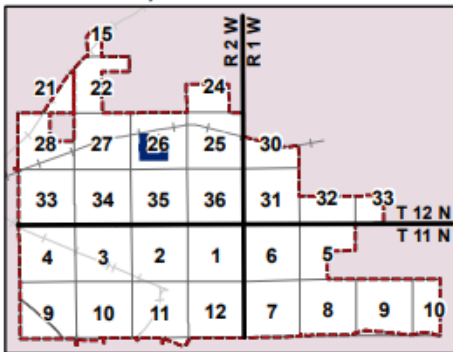
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Locator Map



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

2009 FEMA Floodplains

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

DRAINAGE LOCATION MAP FOR PC-2192 (SW/4, Sec 26, T12N, R2W)



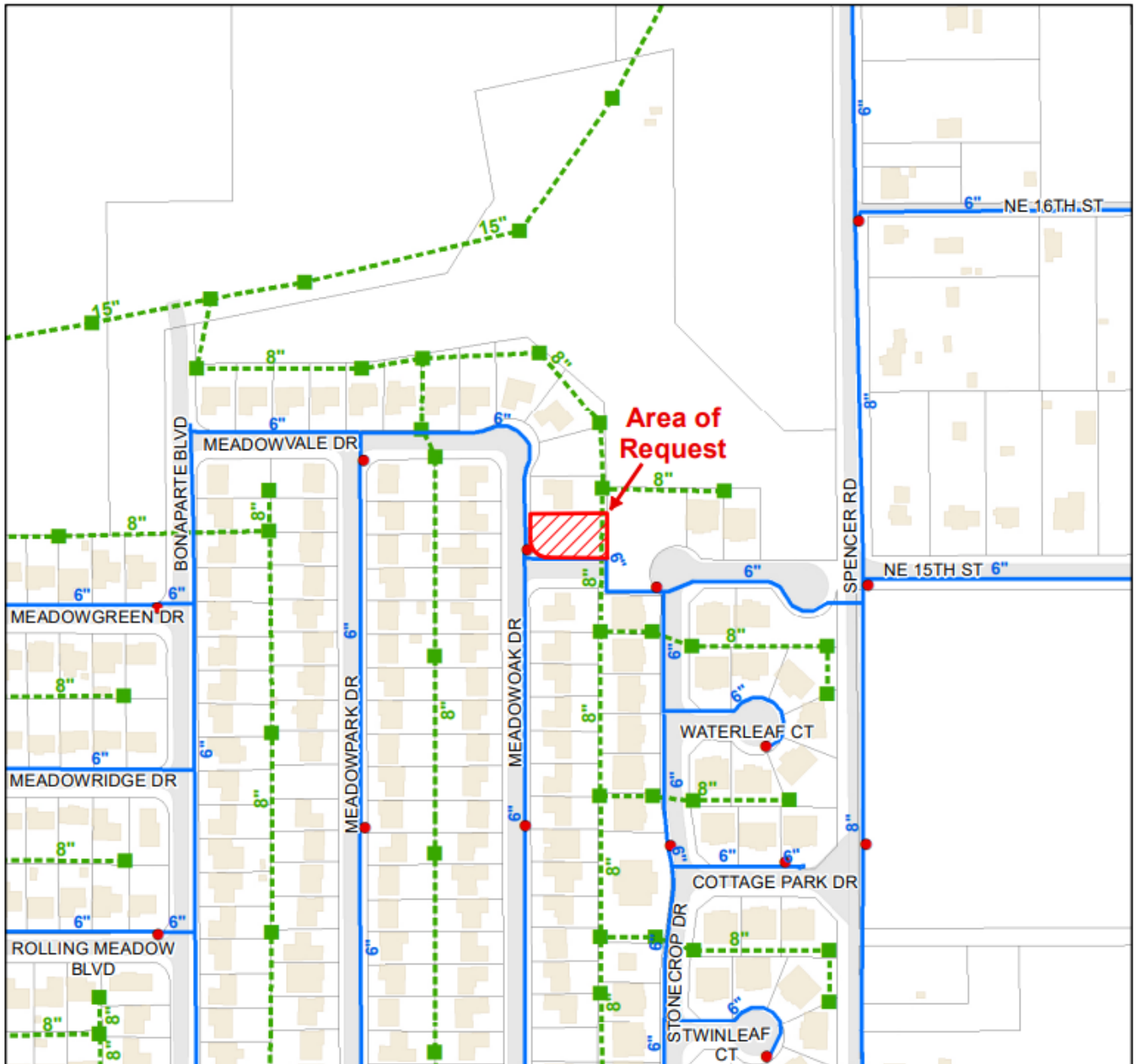
0 250 500 Feet

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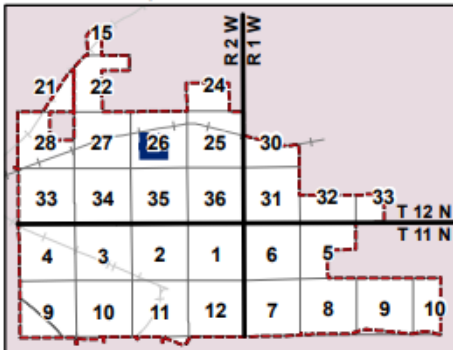
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GIS- Information Technology/ Planning & Zoning



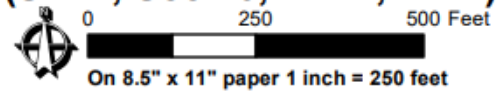
Locator Map



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-2192
(SW/4, Sec 26, T12N, R2W)**



On 8.5" x 11" paper 1 inch = 250 feet

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To: Chairman and Planning Commission

From: Cameron Veal, Planner I

Date: December 3, 2024

Subject: (MP-00019) Public hearing, discussion, consideration, and possible action of approval of the Minor Plat of Somerset Park Addition for the property described as a tract of land being a part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma City, described as Lot Thirteen (13) and a part of Lot Twelve (12) and Lot Fourteen (14) in Block Two (2) of Somerset Park Addition in Oklahoma County, located at 7105 Hilltop Court, Midwest City, Oklahoma.

Executive Summary: This application is for a minor plat.

The applicant, Mr. Logan Brooks, has proposed for this property to be split into two (2) lots.

There is an existing residential structure on the subject property, which will need to be demolished prior to platting to ensure that said plat does not allow a non-compliant building to straddle the newly created property line.

The request meets the criteria to qualify as a minor plat as outlined in Chapter 38 of the Midwest City Municipal Code.

Both state and local notification requirements were met.

At the time of this writing, staff received one call from a surrounding property owner for clarification of the proposal. No opposition was voiced.

Staff recommends approval of this item, contingent upon the removal of the existing structure on the subject property, as well as the provision of a 20-ft. wide drainage and utility easement along the north side of the subject property.

Action is at the discretion of the Planning Commission.

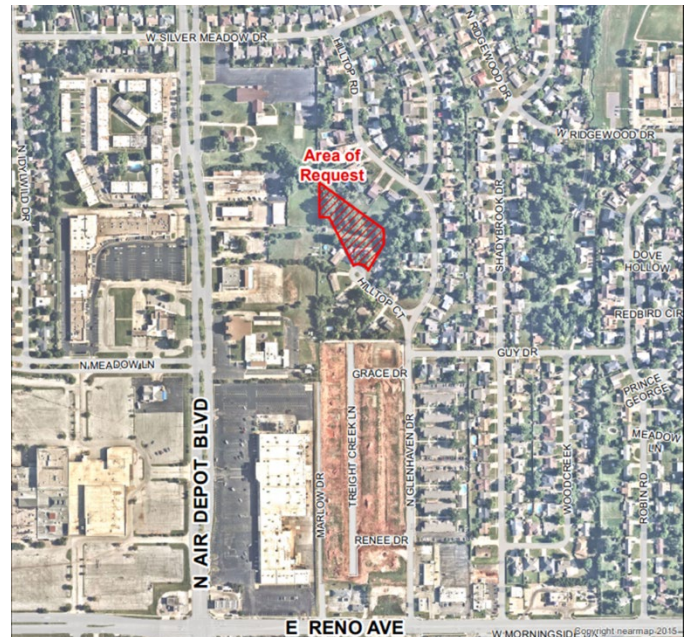
Dates of Hearing:

Planning Commission- December 3, 2024

City Council- January 28, 2025

Pre-Application Meeting Date:

October 4, 2024



Council Ward: Ward 4, Marc Thompson

Owner: Sabih Kalidy, Kalidy LLC

Applicant: Logan Brooks, Kalidy LLC

Municipal Code Citation:

Sec. 38-20. – Minor Plat

Sec. 38.20.1. Purpose.

The purpose of a minor plat is to provide a limited means for simple land division under certain circumstances, which result in minimal lot creation.

In circumstances where not new interior public or private roads are created to serve the subdivision, then a minor plat may be suitable as an instrument to subdivided one (1) lot into five (5) or fewer lots.

Minor plats are intended to ensure the future growth and development of the entire city by ensuring new development does not hinder the provision of public facilities and services to neighboring and nearby properties.

Sec. 38-20.2. Applicability

An application for approval of a minor plat may be filed when all of the following circumstances apply.

Minor plat circumstances.

- (1) The proposed division results in five (5) or fewer lots;
- (2) All lots in the proposed subdivision front onto an existing public or approved private street and the construction or extension of a street or alley is not required to meet these Subdivision Ordinance requirements;
- (3) All lots meet the zoning ordinance area regulations and standards (minimum frontage, etc.); and
- (4) The plat does not require new interior public or private roads to serve the subdivision.

Sec. 38-20.3 Minor plat requirements.

Minor plat requirements.

- (1) The proposed plat shall be for the subdivision of one (1) lot into five (5) or fewer lots.
- (2) No parcel of land shall have more than one (1) minor plat approved during any five-year period.
- (3) The proposed plat shall meet all zoning ordinance requirements.
- (4) The proposed plat shall meet all Subdivision Ordinance requirements (e.g., improvement of substandard streets, per subsection 38-42.3(b)(2)), or the applicant shall pay fee in-lieu.
- (5) Private wells and private wastewater treatment facilities that meet the current city health standards shall be considered adequate when existing public water and sewer lines are not within the required area for utility extension and connection as specified in this Code, and at the discretion of the city engineer.

Sec. 38-20.4. Application requirements.

- (a) *Same as a final plat.* The requirements for the submittal of a minor plat shall be the same as the requirements for a final plat, as outlined in [section 38-19](#), Final plat.

- (b) *Preliminary plat not needed.* As stated in subsection 38-16.6(a)(2), a preliminary plat is not required when a minor plat is submitted.
- (c) *Application preparation.* An application shall be prepared by a land surveyor, registered or an engineer, professional.

Sec. 38-20.5. Review and approval process.

- (a) *Review action and approval action—Same as final plat.* The review and approval processes for a minor plat shall be the same as the review and approval processes for a final plat per [section 38-19](#).
- (b) *Minor plat review criteria.* The following criteria shall be used to determine whether the application for a minor plat shall be approved, approved with conditions, or denied:
 - (1) The minor plat is consistent with all zoning requirements for the property (if applicable), and all other requirements of this Subdivision Ordinance that apply to the minor plat;
 - (2) All lots to be created by the minor plat already are adequately served by improved public street access and by all required city utilities and services and by alleys, if applicable;
 - (3) The ownership, maintenance and allowed uses of all designated easements have been stated on the minor plat; and
 - (4) The plat does not require new interior public or private roads to serve the subdivision.

Sec. 38-20.6. Procedures for minor plat recordation following approval.

The procedures for recordation of a minor plat shall be the same as the procedures for recordation of a final plat, as outlined in section 38-19.10., Procedures for final plat recordation upon approval.

Sec. 38-20.7. Revisions to a minor plat following approval.

Revisions may only be processed and approved as an amending plat, as applicable.

Sec. 38-65.88. Lot, flag.

A lot having access to a street by means of a parcel of land having a depth greater than its frontage, and having a width less than the minimum required lot width. May also be referred to as a panhandle lot.

History:

1. The subject property was platted as a part of Somerset Park Addition in October of 1952

Next Steps:

If Council approves this minor plat, applicant will need to obtain required signatures and file with Oklahoma County.

Staff Comments-

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, a six (6) inch line along the north side of Hilltop Court. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There's an eight (8) inch public sewer main extending along the west side of the area of request. There's a six (6) inch public sewer main extending along the north side of the area of request. 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 area of request exists off of Hilltop Court. 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

Right of way is not required with this application.

Twenty (20) feet of utility / drainage easement is required along the north side of the subject property to provide a corridor for a potential future drainage project.

Planning Division:

Staff met with the applicant on October 04, 2024

There is an existing structure that will be demolished on the subject property.

The proposed plat splits the existing lot into two (2) lots. Both proposed new lots meet the City's requirements for minimum lot size, width, and frontage. Any new structures will need to comply with area regulations and standards for residential districts as outlined in Midwest City Municipal Code.

The request meets the criteria to qualify as a minor plat as outlined in Midwest City Municipal Code.

Staff recommends approval of this item based on the analysis and comments above.

Action Required:

Approve the Minor Plat of Somerset Park Addition for the property noted herein, subject to staff comments as found in the December 3, 2024 agenda packet and made part of the MP-00019 file.

Suggested Motion:

“To approve the Minor Plat of Somerset Park Addition subject to staff comments as found in the December 3, 2024 Planning Commission agenda packet and made part of the MP-00019 file.

Please feel free to contact my office at (405) 739-1265 with any questions.

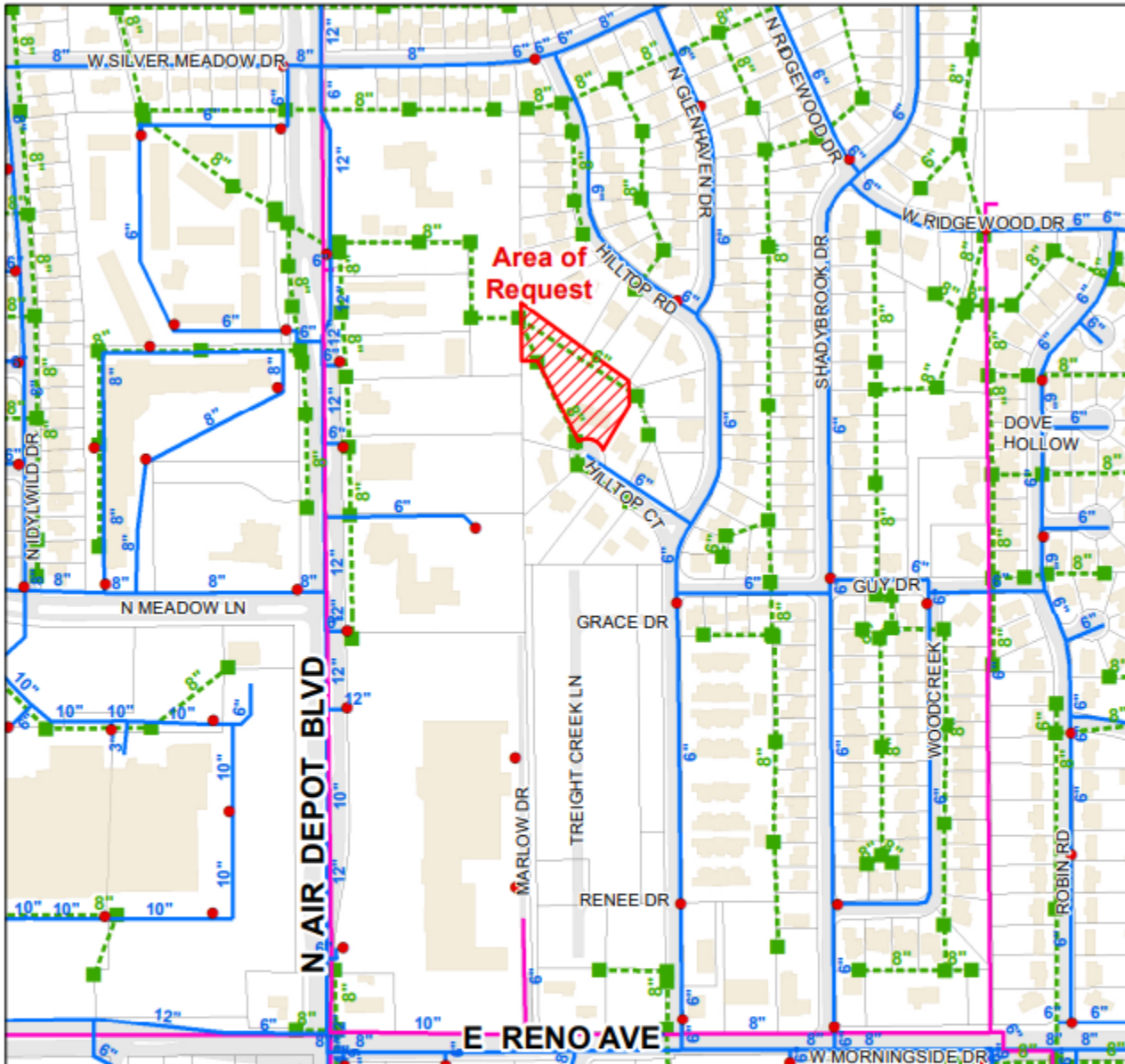
Regards,

Cameron Veal

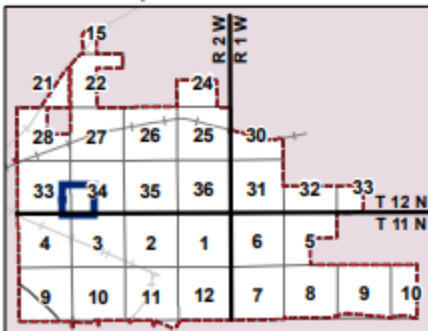
Cameron Veal, Planner I



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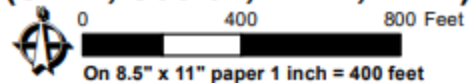
Locator Map



Water/Sewer Legend

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

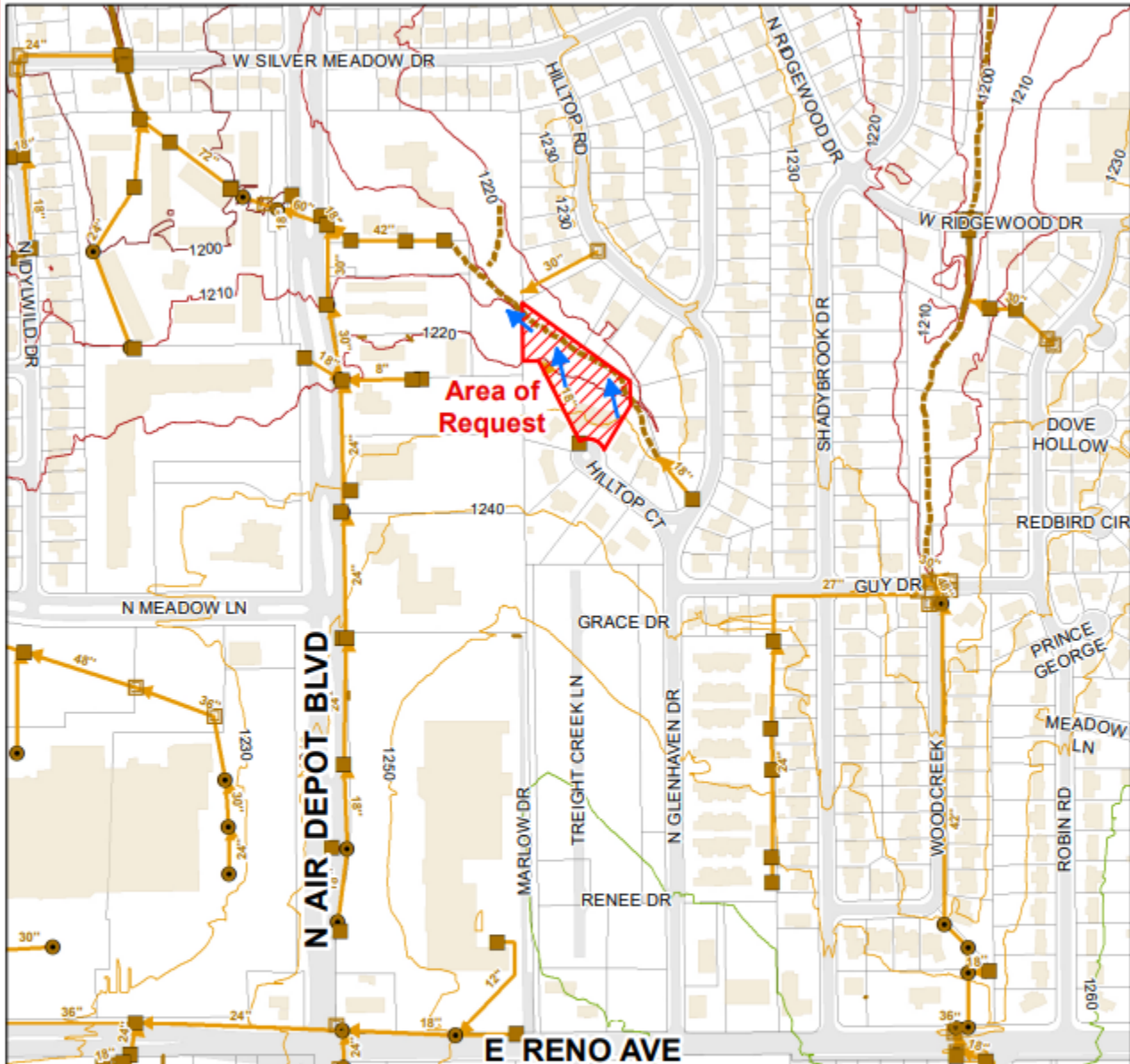
**WATER/SEWER LINE
LOCATION MAP FOR
MP-19
(SW/4, Sec 34, T12N, R2W)**



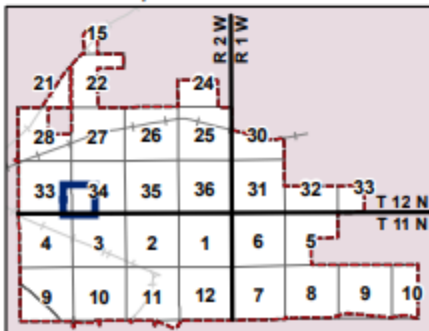
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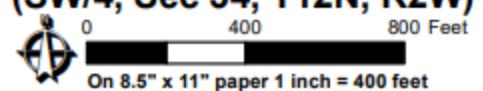
Locator Map



- 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**
- FLOODWAY

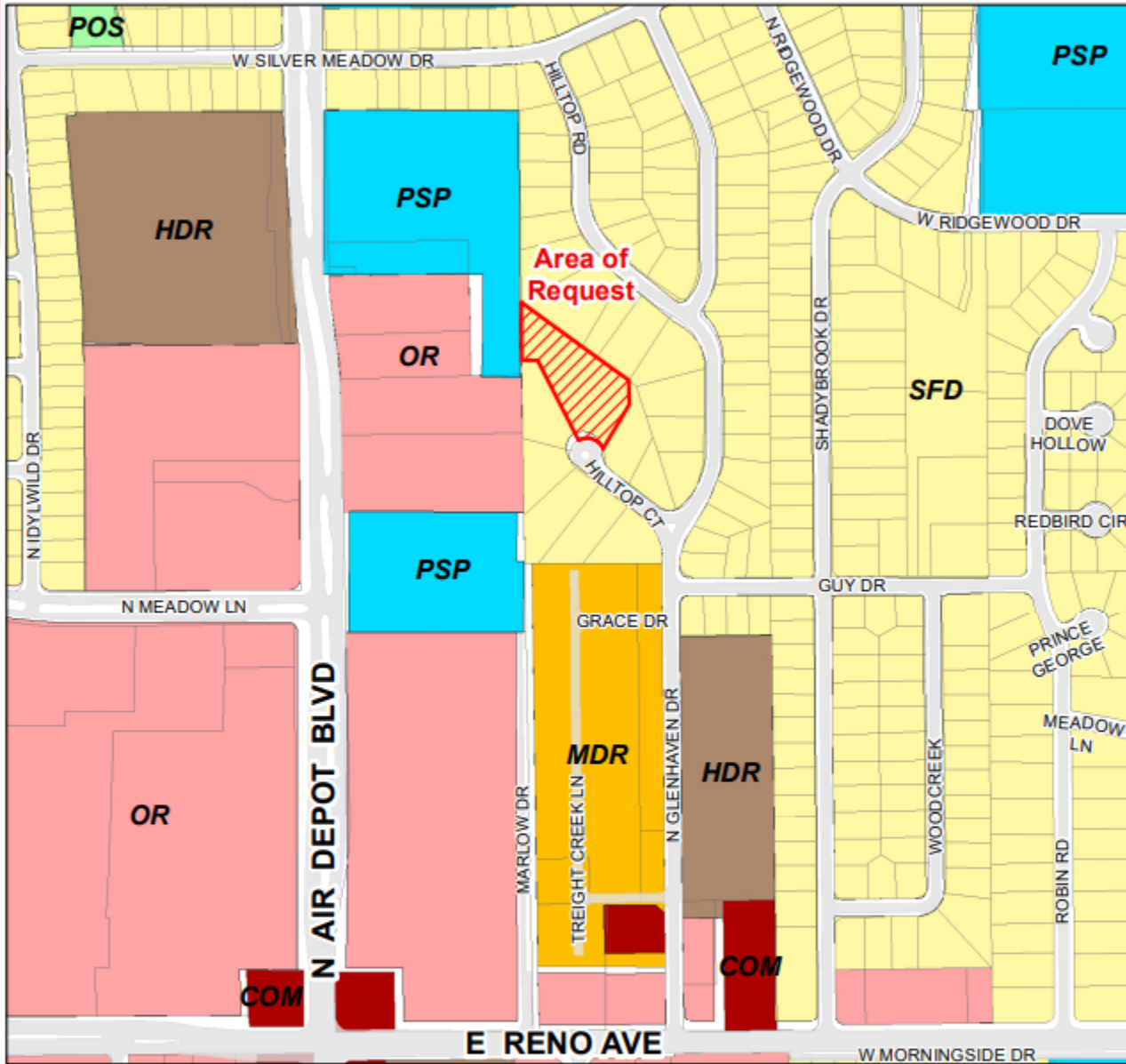
DRAINAGE LOCATION MAP FOR MP-19 (SW/4, Sec 34, T12N, R2W)



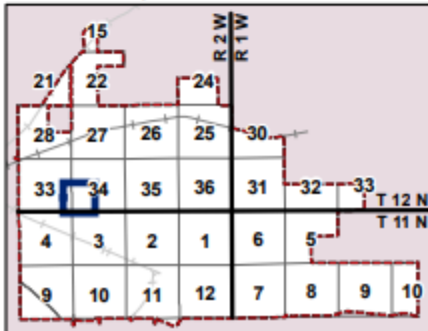
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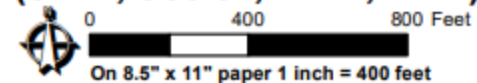
Locator Map



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

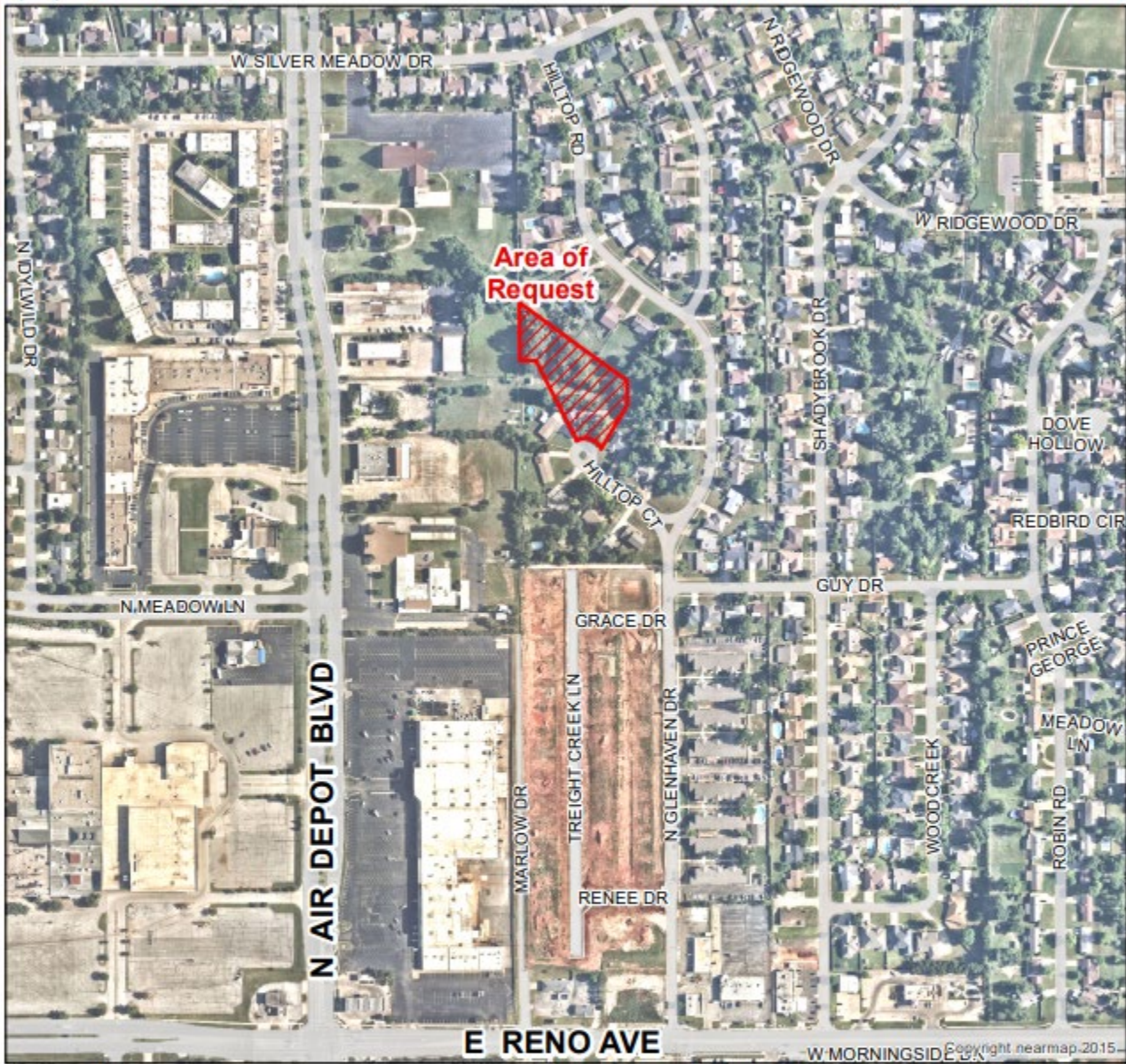
FUTURE LAND USE MAP FOR MP-19 (SW/4, Sec 34, T12N, R2W)



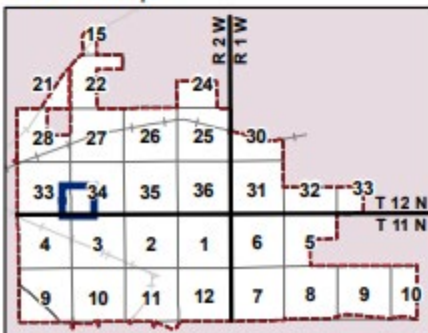
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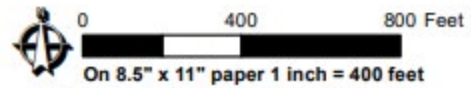
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Locator Map



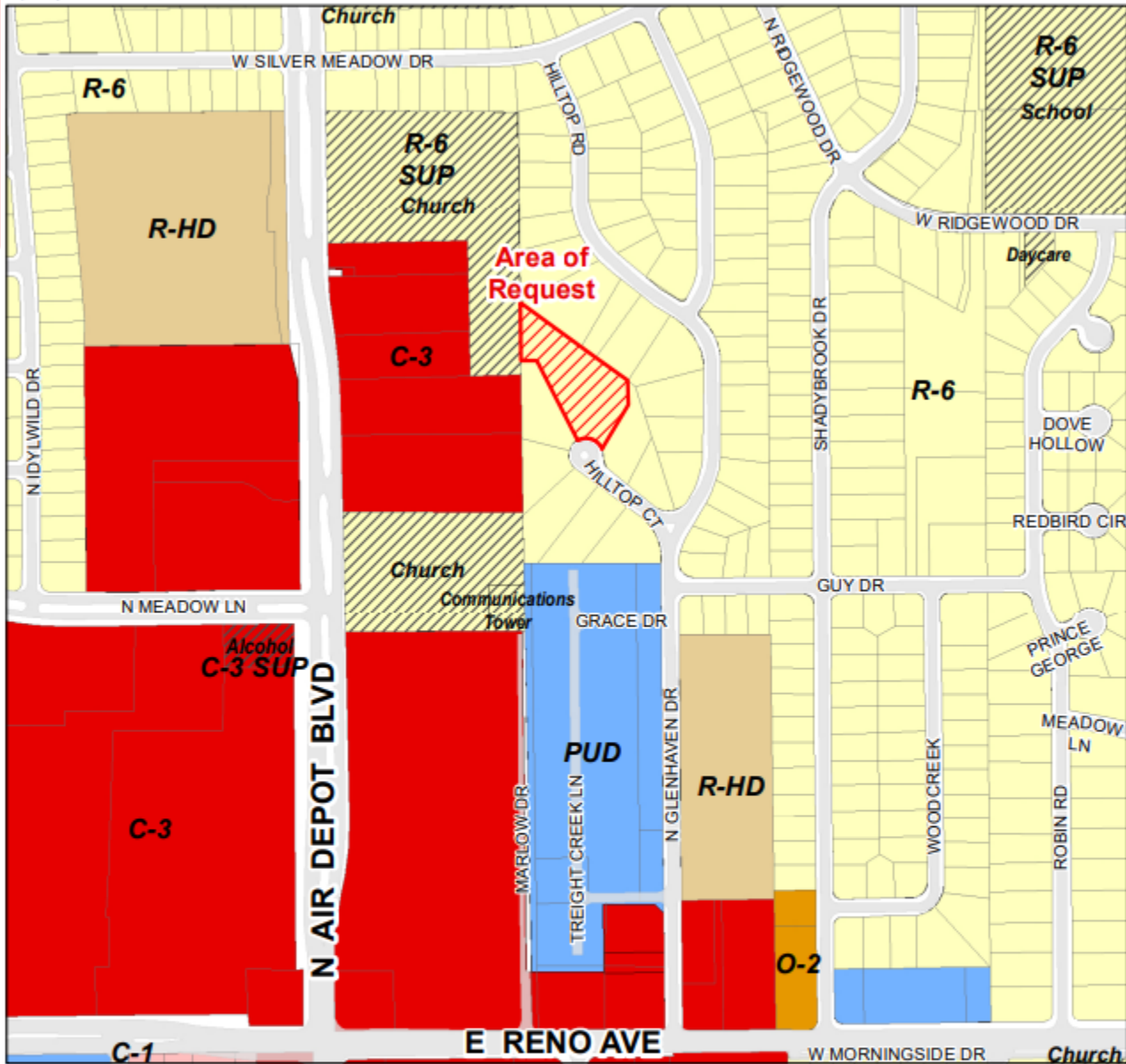
**5/2024 NEARMAP AERIAL VIEW FOR
 MP-19
 (SW/4, Sec 34, T12N, R2W)**



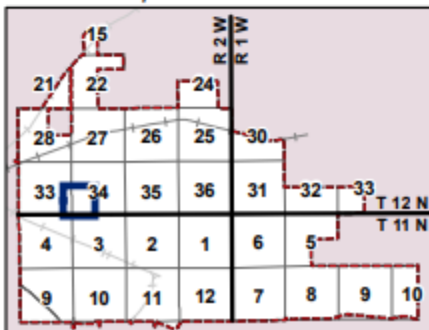
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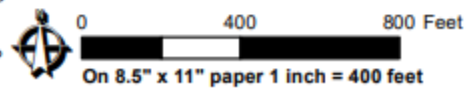
Locator Map



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 MP-19 (SW/4, Sec 34, T12N, R2W)



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To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: December 3, 2024

Subject: (PC-2193) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Office/Retail Land Use and Medium Density Residential Land Use to Commercial Land Use and Medium Density Land Use; and an ordinance to redistrict from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”), for the property described as a tract of land located in the Northwest Quarter (NW/4) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Executive Summary: The applicant, Mr. Luke Rountree, is requesting to amend the Comprehensive Plan to Commercial Land Use and Medium Density Residential Land Use and rezone the subject property to a Planned Unit Development (“PUD”).

The subject property is currently vacant, and the Applicant is proposing to develop the property into a mixed-use concept with various office, retail, and residential components.

A PUD is being proposed to reduce complexity and implement provisions to buffer adjacent residential districts along the eastern and southern perimeter of the property. This PUD excludes particular uses that are deemed inappropriate and non-harmonious from residential zoning districts.



Development Area “A” is approximately 12.10 acres with proposed underlying zoning of General Commercial District (“C-4”). There are several excluded uses that are generally considered incompatible with residential areas, and they are listed in the Master Design Statement attached to this report.

The following perimeter setback regulations as outlined in the Master Design Statement for Development Area “A” are as follows:

- 1) Twenty-five feet from South Westminster Road.
- 2) Twenty-five feet from Southeast 15th Street.
- 3) Zero feet abutting a commercial district with a common wall.
- 4) Five feet abutting a commercial district without a common wall.
- 5) Ten feet abutting a residential district.

Under screening provisions for Development Area “A,” the Applicant proposes a six-foot tall wooden fence to screen solid waste enclosures. Staff recommends they comply with Midwest City Municipal Code which is eight-foot-tall masonry walls.

Development Area “B” is approximately 30.19 acres with proposed underlying zoning of Medium Density Residential District (“R-MD”). The Master Design Statement restricts the maximum residential dwelling units allowed to 224, totaling to be approximately 7.5 dwelling units per acre which is less than the standard threshold for the R-MD district (10-20 dwelling units per acre). This is also approximately 220 units less than what would be allowed by right.

The following perimeter setback regulations as outlined in the Master Design Statement for Development Area “B” are as follows:

- 1) Twenty-five feet from South Westminster Road.
- 2) Twenty feet from Development Area “A”
- 3) Fifty feet (includes tree preservation area) from residential district along eastern boundary.
- 4) Fifty feet (includes tree preservation area) from residential district along southern boundary.
- 5) Seven feet side yard adjacent to lot.
- 6) Fifteen feet side yard adjacent to street.
- 7) Twenty feet or twenty percent of lot depth, whichever is smaller, for rear yard.

The Applicant has proposed the following amenities withing Development Area “B”:

- Approximately 7 acres of existing drainageways to remain in natural condition; Passive recreation opportunities including walking trails; Professional landscaping; Playground; Dog park; Basketball/pickleball courts; Pavillion with grills.

Public Works has preliminary concerns regarding sewer as well as how low the land is, but will be addressed accordingly at platting stage if rezone is approved.

If the rezoning application is approved, any regulations not addressed in the PUD Master Design Statement shall observe the respective underlying development regulations per tract. Development Area “A” shall observe the regulations for the C-4 zoning district, and Development Area “B” shall observe the regulations for the R-MD zoning district.

The current governing PUD is more intensive than what is proposed, and its Master Design Statement includes six (6) tracts with the following zoning districts:

Please note, the current governing PUD was approved under the 1985 Subdivision and Zoning regulations and regulations and uses may differ from the current similarly zoned districts.

Tract A- *General Office* “O-1” with no restricted uses.

Tract B- *Medium Density Residential* “R-3” with no maximum number of dwelling units set (10-20 dwelling units per acre permitted by right).

Tract C- *Medium Density Residential* “R-3” with no maximum number of dwelling units set (10-20 dwelling units per acre permitted by right).

Tract F- *Planned Shopping Center* “C-2” with no restricted uses.

Tract G- *Community Commercial* “C-3” with no restricted uses.

Tract H- *Planned Shopping Center* “C-2” with no restricted uses.

The current governing PUD was approved with a maximum of ten (10) access points to Westminster and seven (7) access points to SE 15th Street.

If the rezoning application is approved, the applicant’s next step would be the platting process. The Applicant intends to plat the property as one (1) lot verses individual lots and keeping it under one ownership. A pre-development meeting shall be required.

Both state and local notification requirements were met.

At the time of this writing, staff has received several calls from residents of Oakwood East in opposition of the proposal. A petition against the rezone was submitted Saturday, November 23, 2024 and staff is working to ensure it meets all criteria to constitute being an official protest that will require a greater majority vote of the Council for rezone approval.

Staff understands the concerns of the surrounding property owners; however, the proposal is considerably less intense than what is currently allowed by right and the Applicant has provided additional physical buffers of protection between the existing residential homes as well as restricting uses that are incompatible with single-family developments.

Staff recommends approval of the amendment of the Comprehensive Plan and rezone request, however, there are some portions of the Master Design Statement that need to be refined or require more clarification. The requested revisions are minor, and staff has no reason to believe the Applicant cannot have the changes made prior to the January 28, 2025 Council date. Staff also notes the development still must satisfy all Subdivision Regulations and the sewer capacity will be scrutinized by Engineering and Public Works.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- December 3, 2024

City Council- January 28, 2025

Date of Pre-Development Meeting: September 12, 2024

Council Ward: Ward 6, Rick Favors

Owner: Luke Rountree- Westminster40, LLC

Applicant: Luke Rountree- Westminster40, LLC

Engineer: Aaron Hale- Engineered by Design, PLLC

Proposed Use: Mixed-use development

Size: The subject property contains an area of 1,842,071.74 square feet more or less

Development Proposed by Comprehensive Plan:

Area of Request- Office/Retail and Medium Density Residential

North- Office/Retail; Single-Family Detached Residential

South- Single-Family Detached Residential
East- Medium Density Residential; Single-Family Detached Residential
West- Office/Retail; Single-Family Detached Residential

Zoning Districts:

Area of Request- Planned Unit Development (“PUD”)
North- Planned Unit Development (“PUD”); Single-Family Detached Residential District (“R-6”)
South- Single-Family Detached Residential District (“R-6”)
East- Planned Unit Development (“PUD”); Single-Family Detached Residential District (“R-6”)
West- Community Commercial District “C-3”); Single-Family Detached Residential District (“R-6”); Planned Unit Development (“PUD”)

Land Use:

Area of Request- Vacant
North- Vacant
South- Oakwood East
East- Oakwood East
West- Vacant Land; Mid-Del Youth & Family

Comprehensive Plan Citation:

The Future Land Use designations for the subject property are Office/Retail and Medium Density Residential. The Office/Retail and Medium Density Residential land use designations do not match the proposed PUD zoning sought by this application, therefore a resolution to amend the Future Land Use Map in the Comprehensive Plan must be made if this application is to be approved. This application proposes to amend the Future Land Use designation for the subject property to Commercial and Medium Density Residential, which are described below.

Commercial Land Uses

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

It should be noted that within recommended commercial areas, office uses and retail uses should be permitted as well; however, most commercial uses should not be permitted within office/retail areas.

Medium Density Residential Land Use

This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide areas for “empty nesters” who may not want the maintenance of a large-lot single-family home and for young families who may find a townhome or duplex more affordable than a single-family home. It is anticipated that new areas for medium density land use will be developed in the future.

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):

- Will the proposed change enhance the site and the surrounding area?
 - **The proposed zone change would enhance the surrounding area by allowing for restrictive development on an undeveloped site.**
- Is the proposed change a better land use than that recommended by the Future Land Use Plan?
 - **The proposed change is a compatible land use for this area and similar to the existing designation in the Future Land Use Plan. The Design Statement submitted with this application prohibits many of the uses adjoining residential developments might find incompatible.**
- 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 adjacent residential areas in a negative matter if protective buffers are not put in place. The proposal addresses concerns that staff and the community would typically have when higher density residential developments and commercial use abut single-family developments. The Master Plan map indicates existing treelines that are proposed to remain, and a plan to further reduce visual impacts by strategically restricting building heights.**
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
 - **Not all uses adjacent to the subject property are similar in nature, but the proposal helps protect the integrity of the existing single-family development. The proposal would be compatible with the abutting apartment complex and neighborhood.**
- 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?
 - **While there is no significant or insignificant benefit to public health or safety of the community, the proposed use presents an opportunity for new residents who can add to the sales tax base which aids in the long-term economic well-being of the community. Previously adopted plans for the site included office, commercial, and apartment uses. The proposed use is a benefit to the public welfare, by reducing the scale and intensity of the uses proposed in this area.**

Overall, the proposed zoning change from would not adversely impact the surrounding area. While ultimately staff supports the amendment to the Comprehensive Plan, we do not think it would be appropriate to develop this site as anything more intensive than what is proposed nor without protective buffers in place.

Municipal Code Citation:

2.25. – PUD, Planned Unit Development

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

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

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

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

- (A) *Innovative land development.* Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.
- (B) *Flexibility within developments.* Permit flexibility within the development to maximize the unique physical features of the particular site.
- (C) *Efficient use of land.* Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems, and encourage diversified living environments and land uses.
- (D) *Function, design, and diversity.* Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.
- (E) *Modifications to development requirements.* Provide a vehicle for negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

History:

1. February, 1985 (PC-820) A 660' x 35' tract located 1320' east of Westminster Drive was rezoned to C-1 Neighborhood Commercial PUD.
2. October 1, 1985 (PC-855) Planning Commission considered a request for a PUD and continued the item to allow applicant to revise the Design Statement and Master Development Plan Map.
3. October 9, 1985 (PC-855) Planning Commission recommended approval of the request for PUD subject to the following noted changes:
 - A. The southern drive into Tract A is to be relocated approximately 90' to the north to provide for proper separation;
 - B. Where the density is noted as "home/acre" in the R-3 districts (Tracts B, C, D), it should read "15 dwelling units/acre."
4. October 22, 1985 (PC-855) Council approved Oakwood Park PUD.
5. October 28m 1986 (PC-938) Council approved Oakwood Park amended PUD.
6. September 2022 (PC-2125) Westminster40 application to rezone was considered by Planning Commission with staff's recommendation to deny application until sewer system has been evaluated and capacity issues can be addressed. More than 50% of the lots within 300' signed a protest, therefore, three-fifths favorable votes of the members of Council would have been required for approval. October 25, 2022 applicant requested to withdraw application.
7. This property is located in the east side collection basin currently within the sewer assessment area.

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 parcel, an eighteen (18) inch line running along the south side of S.E. 15th Street and a twenty four (24) inch line running along the west side of Westminster Road. 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 the subject property.

Note the area of request is located in the east side collection basin currently under the sewer assessment area. 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 S.E. 15th Street and Westminster Road. S.E. 15th Street is classified as a secondary arterial in the 2008 Comprehensive Plan. Westminster Road 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. The subject property has a regional detention facility that serves the adjacent Oakwood East subdivision. This drainage facility must be evaluated and accounted for as part of any preliminary plat application. Any alteration to this regional detention facility in the future cannot increase the net runoff of stormwater from this site.

Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

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

Fire Marshal's Comments:

This code analysis has been provided with the current information provided from the applicant. This list is not an allinclusive 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.

Fire will verify water supply and apparatus roads at platting stage. Conceptual plans did not have clear number of dwelling units at the time Fire Marshal's Office provided notes.

All newly gated communities shall install an emergency rapid access device prior to the operation of any controlled access device. Such emergency rapid access device and location thereof must be approved by the appropriate fire official prior to installation or use. - Midwest City Ord. Sec. 15-26 (IFC 506).

Multiple family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. IFC D106.

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. Such dwellings located in areas not served by city water may qualify for the following exceptions:

- (1) Those having installed an approved residential sprinkler system per NFPA 13D;
- (2) Those having installed an approved fire detection and alarm system per NFPA 72 that is continuously monitored by a central station.

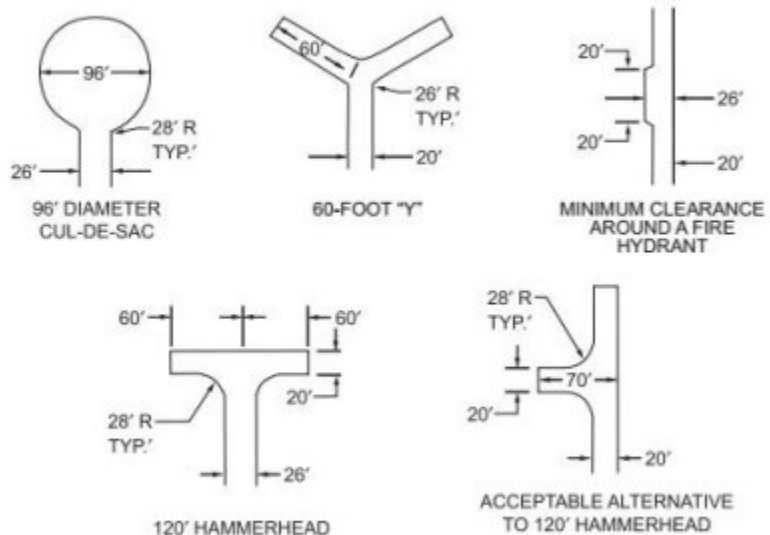
Access and operational standards for controlled access gates and gated subdivisions shall meet the requirements set forth in Midwest City Ordinance Sec. 15-26.

All new commercial construction and gated communities and business 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.



Public Works' Comments:

Line Maintenance

More notes will be provided at the platting stage. The notes provided are intended to inform the Applicant of requirements, but subject to additional comments and evaluation at platting stage.

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).
- Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22. Clearance around fire hydrants shall be installed per Midwest City Municipal Code Sections 15-20 and 43-54 (b).
- Water 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

- Applicant will be required to conduct a lift station evaluation- proposed density may require an upsize to the 8" sanitary sewer line.
- Sewer main extension/relocation plans shall be approved by Oklahoma Department of Environmental Quality and the City of Midwest City prior to Line Maintenance approval of building permit(s).
- Sewer manhole clearance shall meet Midwest City Municipal Code Section 43-106 (b).
- 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

- The Applicant proposes a six-foot tall wooden fence to screen solid waste enclosures. Staff recommends they comply with Midwest City Municipal Code which is eight-foot-tall masonry walls.

Planning Division:

Staff met with the applicant September 12, 2024, for a pre-application meeting.

The subject property is currently undeveloped, and the Applicant is proposing to develop the property into a mixed-use concept with various office, retail, and residential components.

Development Area “A” is approximately 12.10 acres with proposed underlying zoning of General Commercial District (“C-4”). There are several excluded uses that are generally considered incompatible with residential areas, and they are listed in the Master Design Statement attached to this report.

If the rezoning application is approved, anything not addressed in the PUD Master Design Statement shall observe the development regulations for C-4, General Commercial District as found in Appendix A of the Midwest City Municipal Code Section 3.3.- Area Regulations and Standards for Mixed Use and Nonresidential Districts.

Outdoor Storage:

- Outdoor display, staging or storage of equipment and/or materials shall not be allowed.

Landscaping:

- The Applicant’s Master Design Statement proposes meeting all requirements of Midwest City Municipal Code.

Screening:

- The Applicant’s Master Design Statement does not request alleviation from what is required per Midwest City Municipal Code, with the following exceptions:
 1. No internal screening of differing uses within Development Area “A” are required.
 2. Service equipment (including HVAC equipment) shall ne screen to the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.
 3. Screening materials for solid waste collection and loading areas shall be a six-foot tall wooden fence. Trash dumpsters shall have a door which shall remain closed when not in use.
**Staff does not recommend alleviation from dumpster enclosure requirements required per Code.*

Parking:

- The Applicant’s Master Design Statement does not request alleviation from what is required per Midwest City Municipal Code. Parking will be determined by use(s).

Lighting:

1. The mounting height of each fixture light shall not exceed 20’ as measured from the pavement to the light fixture.
2. A maximum light level of 0.5 foot-candles (measured at three feet (3’) above grade) shall be obtained at the perimeter of the PUD boundary. In conjunction with the detailed site plan and landscape plan review, a photometric study shall be submitted to and approved by the Midwest City Planning Commission and City Council in accordance with the City of Midwest City Zoning Code.

Signage:

- The Applicant’s Master Design Statement outlines the following:
 1. Two (2) Commercial Development Entrance Signs may be located along 1) S Westminster Road and 2) S.E. 15th Street. The Commercial Development Entrance Signs shall identify businesses and uses

located anywhere within Development Area A. Each sign shall not exceed 35 feet in height or 230 square feet of display surface area.

2. Within each lot, an on-site ground sign shall be allowed but shall not exceed 20 feet in height or 75 square feet of display surface area.
3. No sign shall exceed an illumination of seventy-foot candles (70 fc) as measured at a two-foot (2') distance from the source of the illumination. Illuminated signs shall not face a residential district. Electronic message signs are prohibited.

Exterior Construction:

- The Applicant's Master Design Statement does not request variation from what is required per Midwest City Municipal Code.

Development Area "B" is approximately 30.19 acres with proposed underlying zoning of Medium Density Residential District ("R-MD"). The Master Design Statement restricts the maximum residential dwelling units allowed to 224, totaling to be approximately 7.5 dwelling units per acre which is less than the standard threshold for the R-MD district (10-20 dwelling units per acre). This is also approximately 220 units less than what would be allowed by right.

If the rezoning application is approved, anything not addressed in the PUD Master Design Statement shall observe the development regulations for R-MD, Medium Density Residential District as found in Appendix A of the Midwest City Municipal Code Section 3.2.- Area Regulations and Standards for Residential Districts.

Maximum Residential Dwelling Units:

- 224.

Maximum Number of Stories per Building:

- Single Story- Allowed anywhere in Development Area "B."
- 2 or 3 Stories- Allowed with the following restrictions:
 1. Not allowed within 150 feet from residential districts along eastern boundary.
 2. Not allowed within 150 feet from residential district along southern boundart.

Landscaping & Screening:

- The Applicant's Master Design Statement proposes the following-
 1. Along the southern and eastern boundaries of Development Area B, where abutting existing residential lots, trees shall be preserved and the area included in a twenty-five foot (25') wide tree preservation and landscaping easement. All landscaping services shall observe protection of existing and proposed utilities, per Appendix A: 5.2 and Section 42-10. Protection of Utilities.
 2. An 8-foot, masonry screening fence will be placed on the zoning line between commercial and residential in compliance with Midwest City Zoning Code

Exterior Construction:

- The Applicant's Master Design Statement does not request variation from what is required per Midwest City Municipal Code- 85% masonry shall be required.

Signage:

- The Applicant's Master Design Statement outlines the following:

1. An entry identification sign shall be permitted at each primary street entrance of the project (for a total of two (2) entry identification signs) with a maximum of 64 square feet of display signage surface per sign.
2. Additional signage for amenities within the project will be allowed with a maximum of 16 square feet per sign.

Access & Circulation

- The Applicant notes the following- There shall be two (2) gated entrances for Development Area B from South Westminster Road. Interior vehicular access shall be derived from the primary entrance locations with private streets (26 feet in width) throughout.

Staff feels the proposal satisfies the general design and development guidelines for PUDs to consider:

Intensities. The proposed development conforms to the general level of intensity outlined within the comprehensive plan and in a matter and at a scale that is compatible with adjacent developed neighborhoods.

Amenities. The PUD provides several amenities.

Minimum land area and frontage. The commercial portion of the tract meets the minimum area and frontage required for the associated conventional zoning.

Streets. The street design for the proposed development allows for minimal excessive traffic through residential areas. Street design will be analyzed more in depth at platting stage. The conceptual plan does not depict any parking that would require vehicles backing into traffic on the arterials.

Parking. Front building line in the residential area is not going to be less than twenty (20) feet, therefore, staff does not believe it is necessary to require more parking as outlined in Code.

Relationship to abutting uses. The master development plan includes commitments to landscaping and screening to separate the PUD from the abutting properties. The master development plan also establishes areas with height limitations where the transition abuts a lower intensity area.

Mixed land use developments. The PUD master plan specifically establishes appropriate guidelines to assure harmonious development.

Common access. The PUD master plan establishes specific standards and locations for common access within the development and abutting arterial streets.

Staff understands the concerns of the surrounding property owners; however, the proposal is considerably less intense than what is currently allowed by right and the Applicant has provided additional physical buffers of protection between the existing residential homes as well as restricting uses that are incompatible with single-family developments.

Staff recommends approval of the amendment of the Comprehensive Plan and rezone request based on the analysis and comments above but notes the development still must satisfy all Subdivision Regulations and the sewer capacity will be scrutinized by Engineering and Public Works.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject to amend the Comprehensive Plan from Office/Retail Land Use and Medium Density Residential Land Use to Commercial Land Use and Medium Density Residential Land Use; and to approve or reject the ordinance to redistrict from Planned Unit Development (“PUD”), to Planned Unit Development (“PUD”), for the property noted herein, subject to staff comments as found in the December 3, 2024 agenda packet and made part of PC-2193 file.

Suggested Motions:

“To approve the resolution amending the Comprehensive Plan to Commercial Land Use and Medium Density Residential Land Use subject to Staff Comments found in the December 3, 2024, Planning Commission agenda packet and made a part of the PC-2193 file.”

“To approve the ordinance redistricting the property noted herein to the Planned Unit Development zoning district subject to Staff Comments found in the December 3, 2024, Planning Commission agenda packet and made a part of the PC-2193 file.”

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

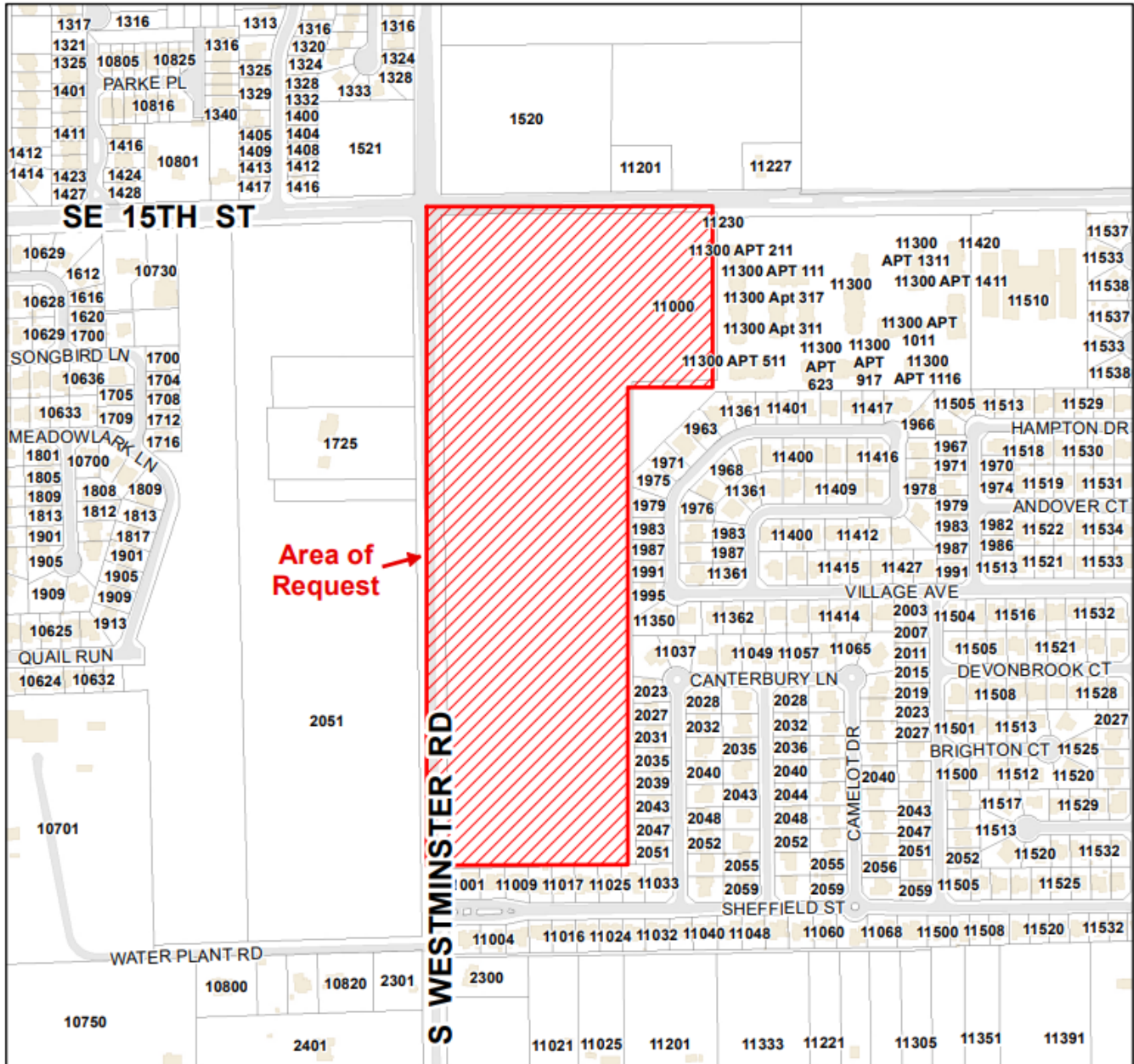


Emily Richey

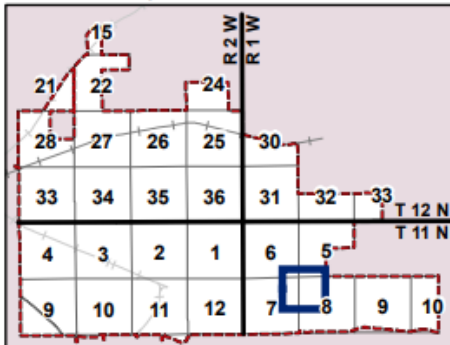
Current Planning Manager



GIS- Information Technology/ Planning & Zoning



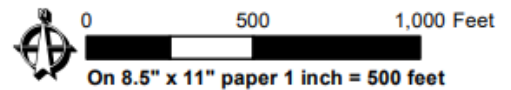
Locator Map



General Map Legend

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

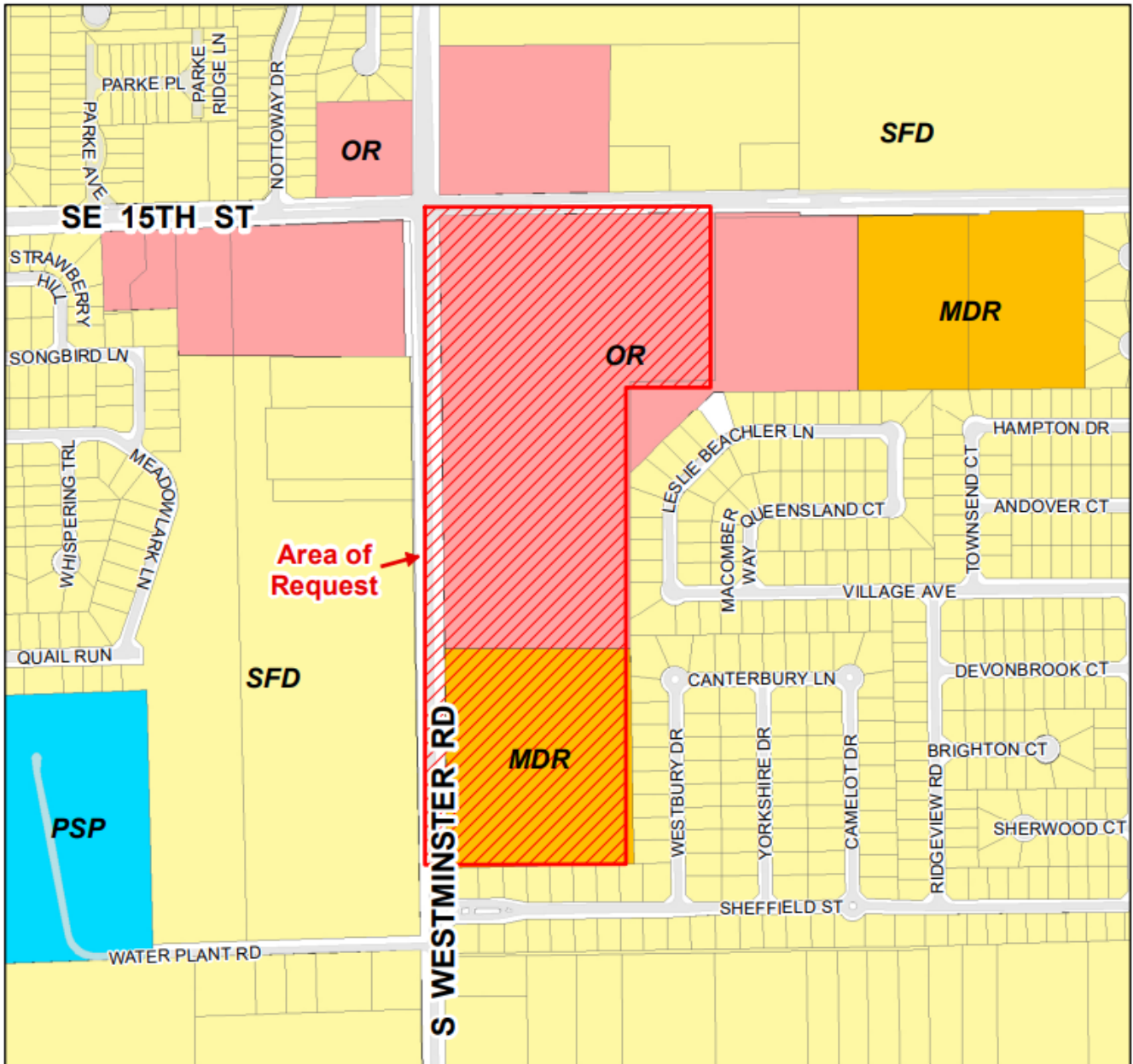
**GENERAL MAP FOR
PC-2193
(NW/4, Sec 8, T11N, R1W)**



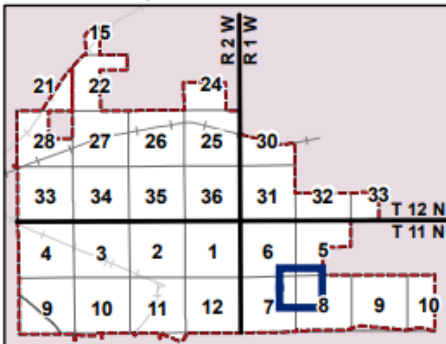
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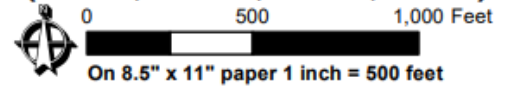
Locator Map



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

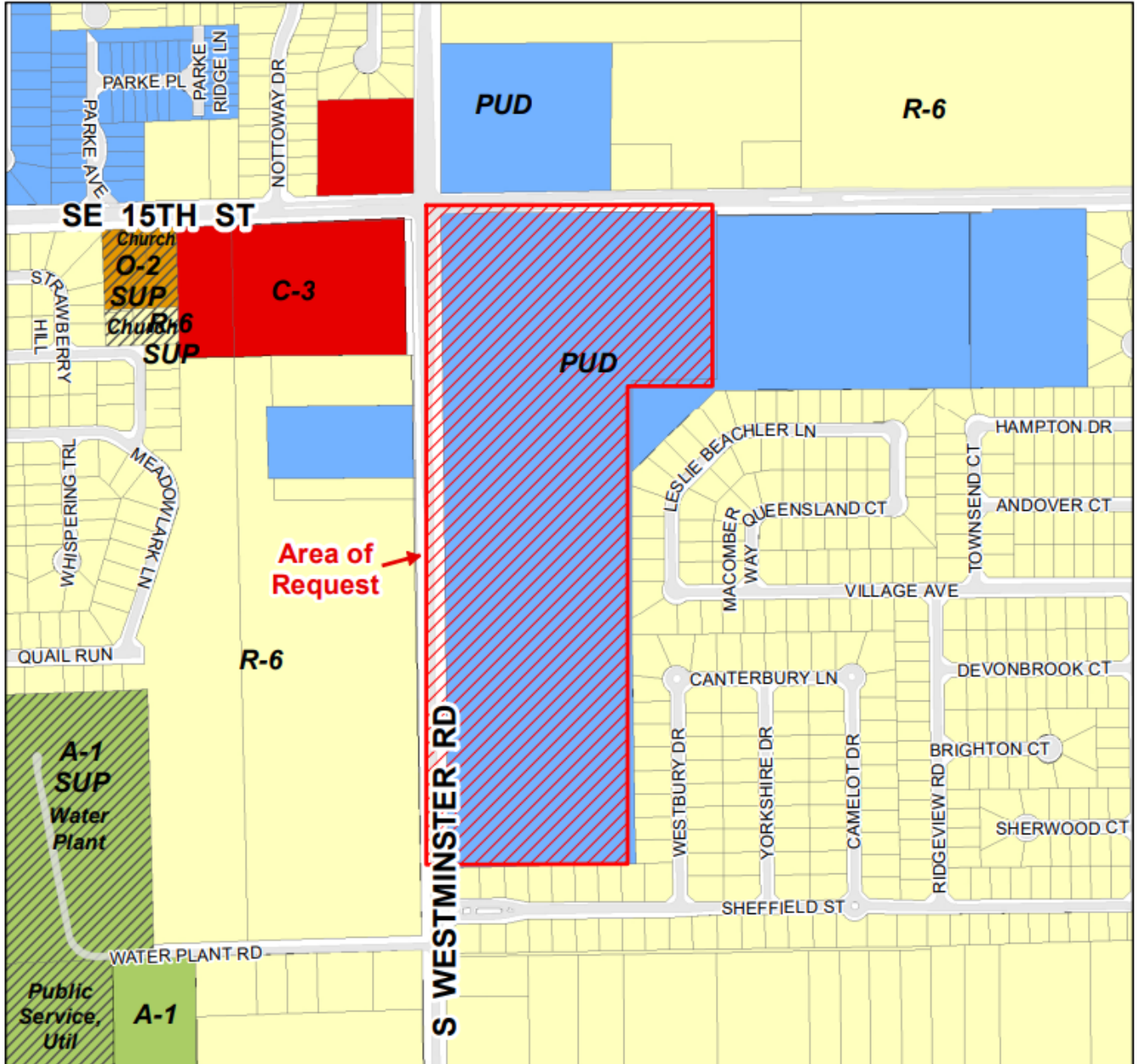
FUTURE LAND USE MAP FOR PC-2193 (NW/4, Sec 8, T11N, R1W)



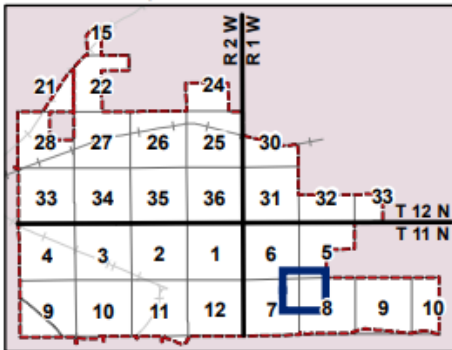
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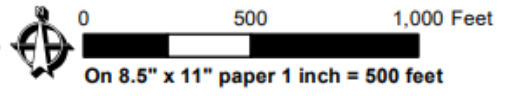
Locator Map



Current Zoning Legend

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

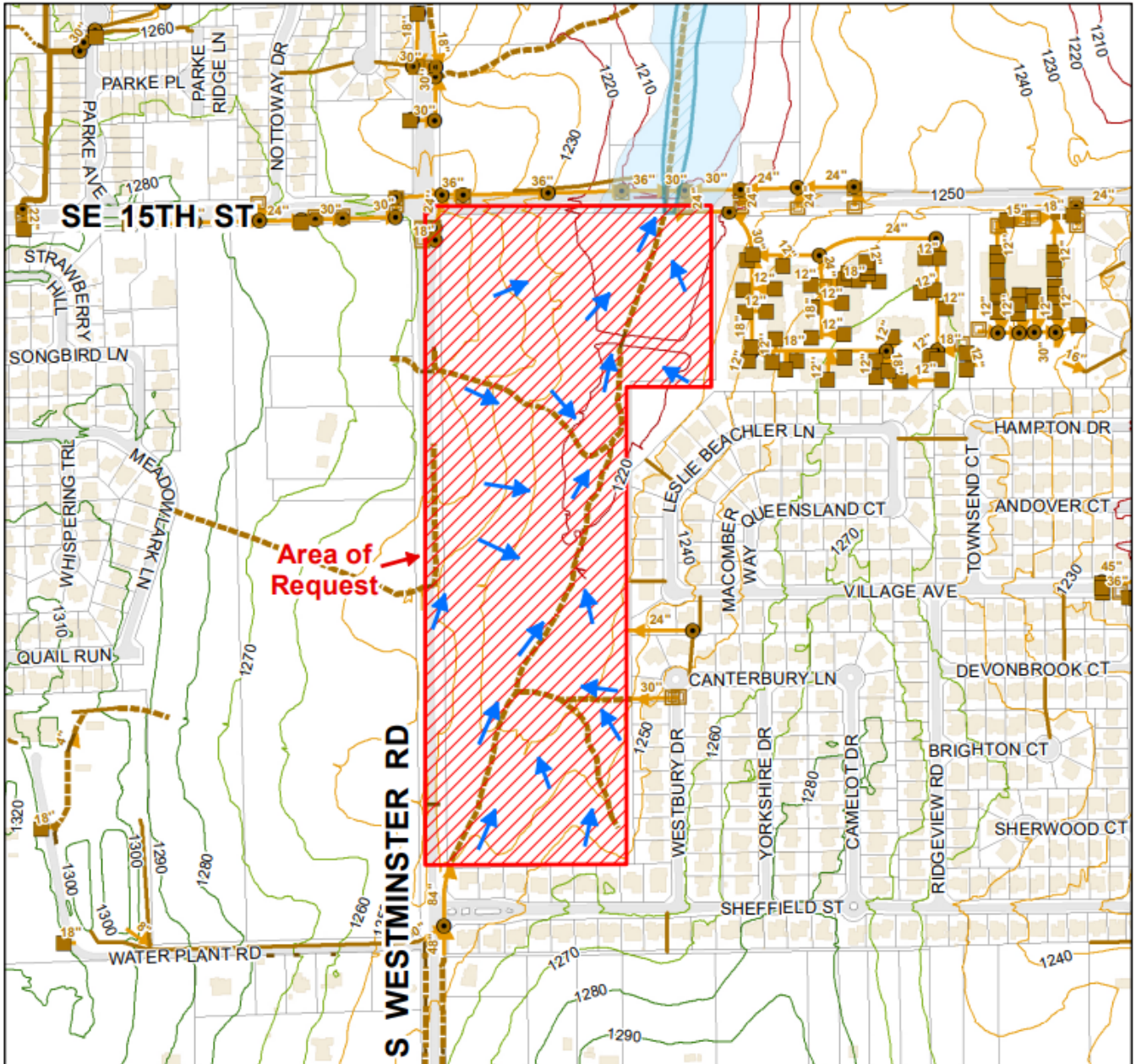
ZONING MAP FOR PC-2193 (NW/4, Sec 8, T11N, R1W)



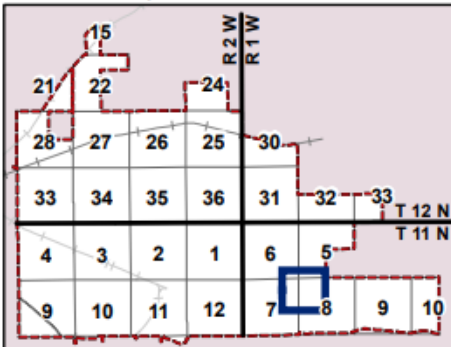
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Locator Map

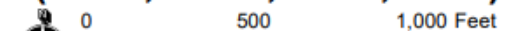


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

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

**DRAINAGE
LOCATION MAP FOR
PC-2193
(NW/4, Sec 8, T11N, R1W)**

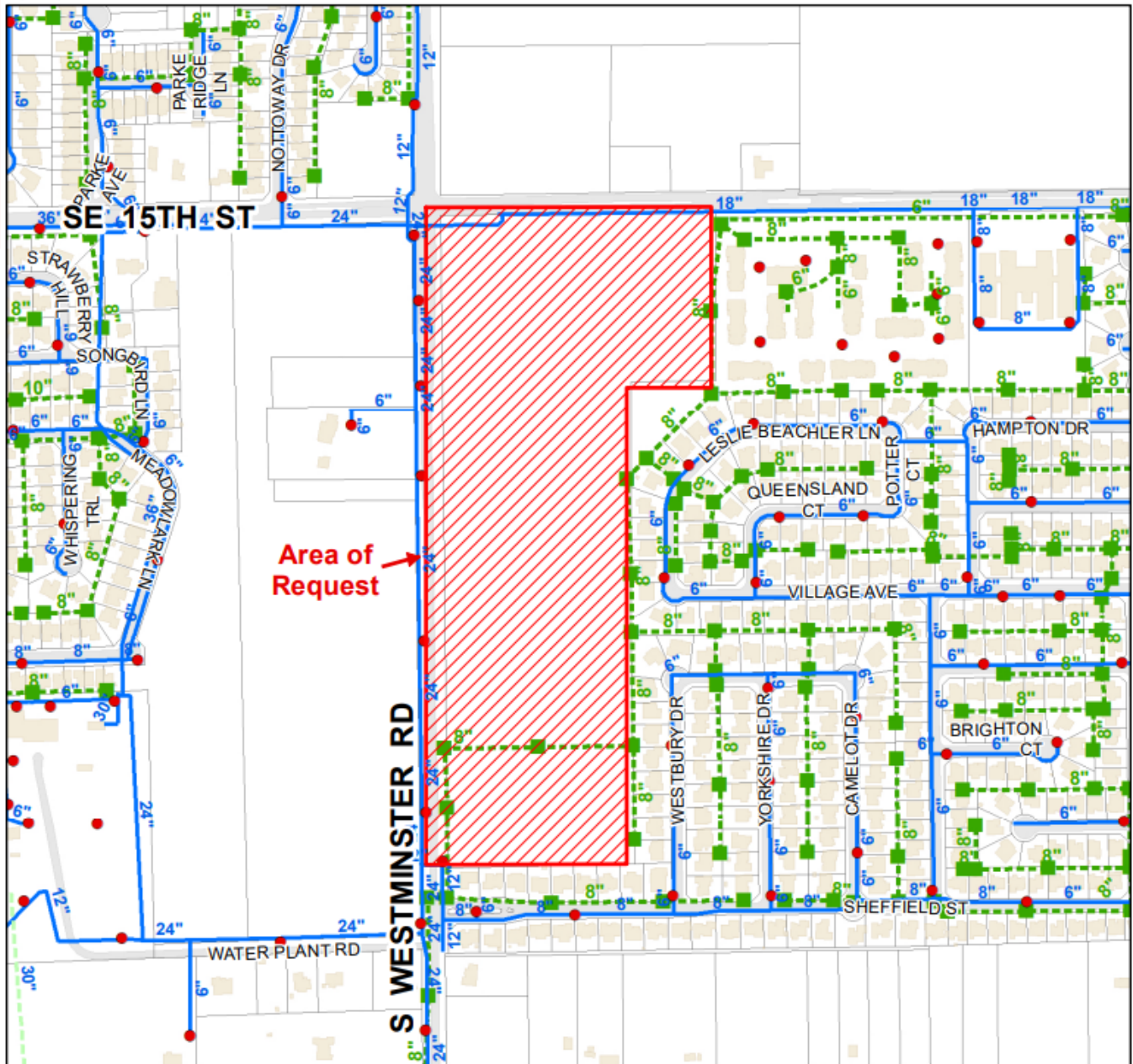


On 8.5" x 11" paper 1 inch = 500 feet

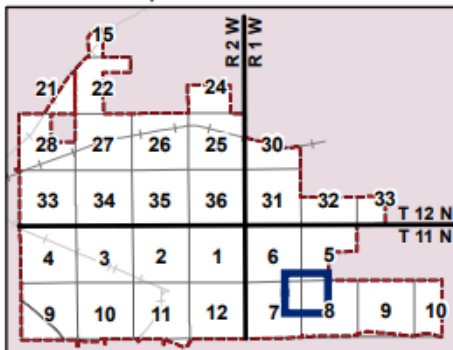
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Locator Map



Water/Sewer Legend

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

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2193
(NW/4, Sec 8, T11N, R1W)**

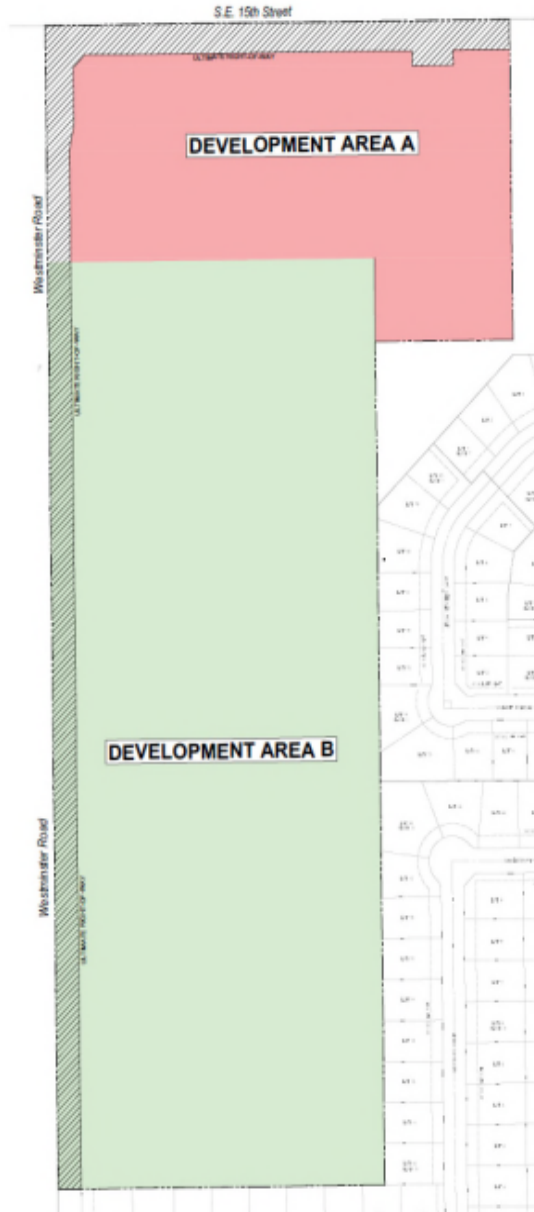
0 500 1,000 Feet

On 8.5" x 11" paper 1 inch = 500 feet

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DEVELOPMENT AREAS SUMMARY

AREA	USE	SF	ACRES	% OF TOTAL	ZONING
A	Office Retail	527,163.46	12.10	28.6	C-4
B	Multi-Family Residential	1,314,908.28	30.19	71.4	R-MD

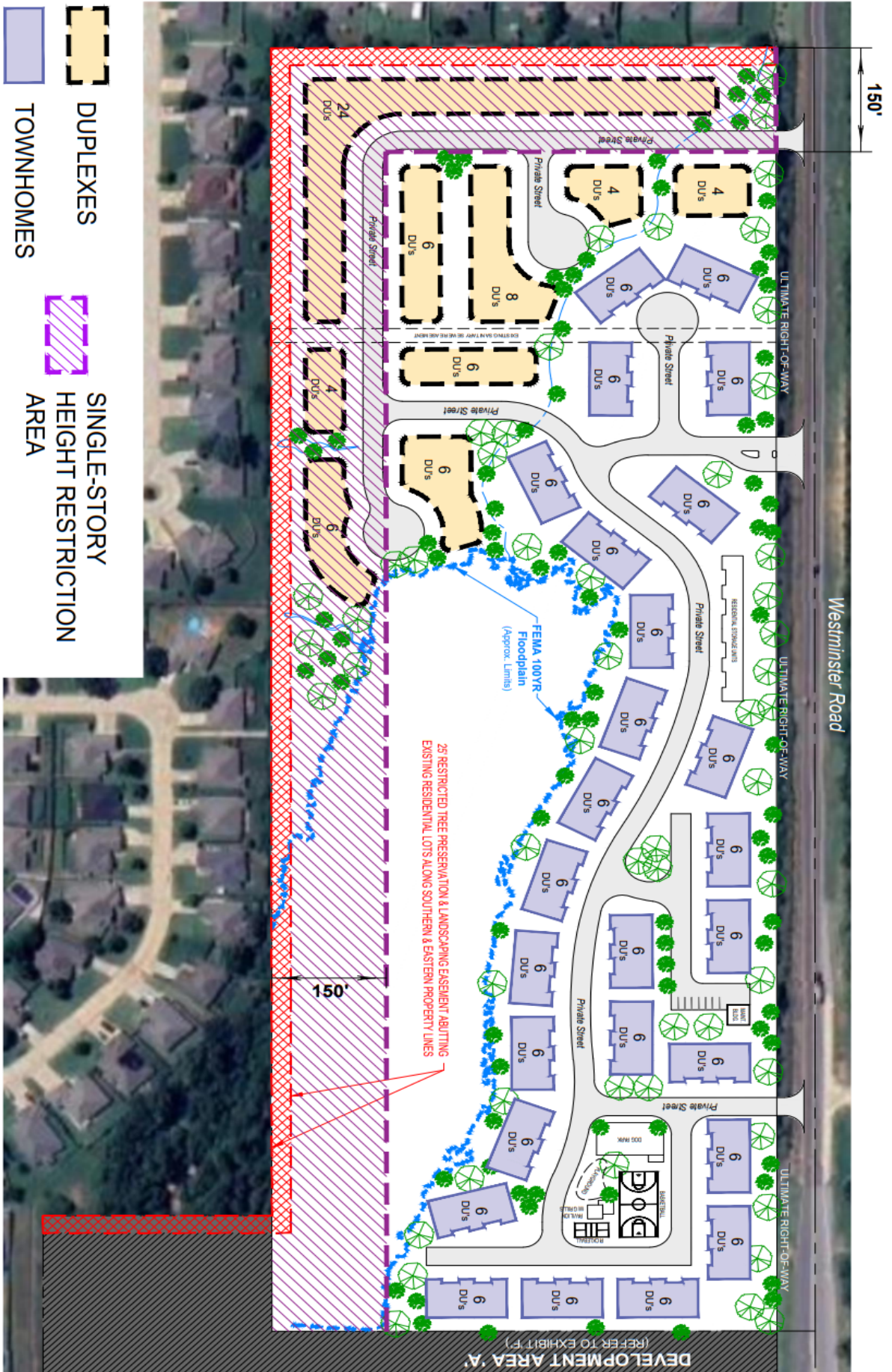





NOTE: SITE GEOMETRY, STREET PATTERNS, ETC. SHOWN HEREON ARE SUBJECT TO CHANGE AND ARE SHOWN FOR REFERENCE ONLY IN ORDER TO CONVEY THE INTENT OF THE PROPOSED DEVELOPMENT. THE PUD TEXT CONTAINING DEVELOPMENT STANDARDS SHALL GOVERN FINAL SITE DESIGN.

EXHIBIT F - CONCEPTUAL SITE PLAN (Development Area 'A')





-  DUPLEXES
-  TOWNHOMES
-  SINGLE-STORY HEIGHT RESTRICTION AREA

NOTE: SITE GEOMETRY, STREET PATTERNS, ETC. SHOWN HEREON ARE SUBJECT TO CHANGE AND ARE SHOWN FOR REFERENCE ONLY IN ORDER TO CONVEY THE INTENT OF THE PROPOSED DEVELOPMENT. THE PUD TEXT CONTAINING DEVELOPMENT STANDARDS SHALL GOVERN FINAL SITE DESIGN.

EXHIBIT G - CONCEPTUAL SITE PLAN (Development Area 'B')



**Planned Unit Development
PC-2193**

Oak Hollow

42.3 ACRES

SOUTHEAST CORNER OF SE 15TH ST & S WESTMINSTER RD

MIDWEST CITY, OKLAHOMA

November 15, 2024



DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN

P.O. Box 548
Bixby, Oklahoma 74008
Phone: (918) 798-8356



**ENGINEERED BY
DESIGN**

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Exhibit E – Comprehensive Plan Map.....	9
Exhibit F – Conceptual Site Plan (Development Area ‘A’)	10
Exhibit G – Conceptual Site Plan (Development Area ‘B’)	11
II. DEVELOPMENT STANDARDS	
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Development Area A	13-16
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I. Development Concept

Oak Hollow is a commercial/residential Planned Unit Development of 42.3 acres located at the southeast corner of Southeast 15th and South Westminster Road in Midwest City, Oklahoma County, State of Oklahoma. Oak Hollow provides for a variety of allowed uses within the commercial area and transitions to a gated, multi-family residential community comprised of townhomes and duplexes.

Adjacent to the property are several different land uses and zoning classifications, as follows:

EAST:	Multi-family Residential & R-6: Single-Family Residential - R-HD
NORTH:	SE 15 th Street
WEST:	S Westminster RD
SOUTH:	Single-Family Residential - R-6

This property is currently a mixed-use planned unit development with commercial, office and residential as outlined in Oakwood Park PC-938. The current zoning map designates the entire property as C&R Commercial/Residential district.

The purpose of this PUD is to reduce complexity and implement provisions to buffer adjacent residential districts along the eastern and southern perimeter of the property. This PUD excludes particular uses that are deemed inappropriate and non-harmonious with the surrounding area.

The location of private streets, amenities and open space have been designed to appropriately buffer and transition commercial land uses and density from residential zoning districts.

The Conceptual Site Plan (Exhibit 'F') provides an anticipated build-out strategy showing multiple uses, but due to the nature of commercial development, it is impossible to predict the final development plan. This PUD establishes the development standards, allocation of uses, etc., however, each individual, specific site location or lot shall provide a detailed site plan for each phase of development.

Legal Description

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHT (8), TOWNSHIP ELEVEN NORTH (T-11-N), RANGE ONE WEST (R-1-W) OF THE INDIAN MERIDIAN (I.M.), OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST QUARTER OF SAID NW/4; THENCE N 89°59'27 " E ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 1009.01 FEET; THENCE S 00°00'33 " E A DISTANCE OF 640.00 FEET; THENCE S 89°59'27 " W AND PARALLEL WITH THE SAID NORTH LINE OF THE NW/4 A DISTANCE OF 298.91 FEET; THENCE S 00°01'04 " E A DISTANCE OF 328.62 FEET TO THE NORTHWESTERLY CORNER OF OAKWOOD EAST VILLAGE SECTION 4, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE CONTINUING S 00°01'04 " E ALONG THE WEST LINE OF SAID OAKWOOD EAST VILLAGE SECTION 4 AND THE AMENDED FINAL PLAT OF OAKWOOD EAST VILLAGE ROYALE, ACCORDING THE RECORDED PLAT THEREOF, A DISTANCE OF 1356.35 FEET (1356.31 FEET-MEASURED); THENCE S 89°58'56 " W ALONG THE NORTH LINE OF BLOCK 3 OF SAID AMENDED FINAL PLAT OF OAKWOOD EAST ROYALE A DISTANCE OF 710.00 FEET (709.82 FEET-MEASURED) TO A POINT ON THE WEST LINE OF SAID NW/4; THENCE N 00°01'04 " W (N 00°01'21 " W - MEASURED) ALONG SAID WEST LINE A DISTANCE OF 2325.00 FEET (2325.07 FEET-MEASURED) TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,842,071.74 SQ. FEET OR 42.29 ACRES.

EXHIBIT A
VICINITY MAP

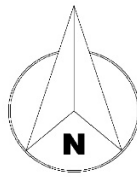


EXHIBIT B
AERIAL PHOTO

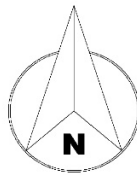
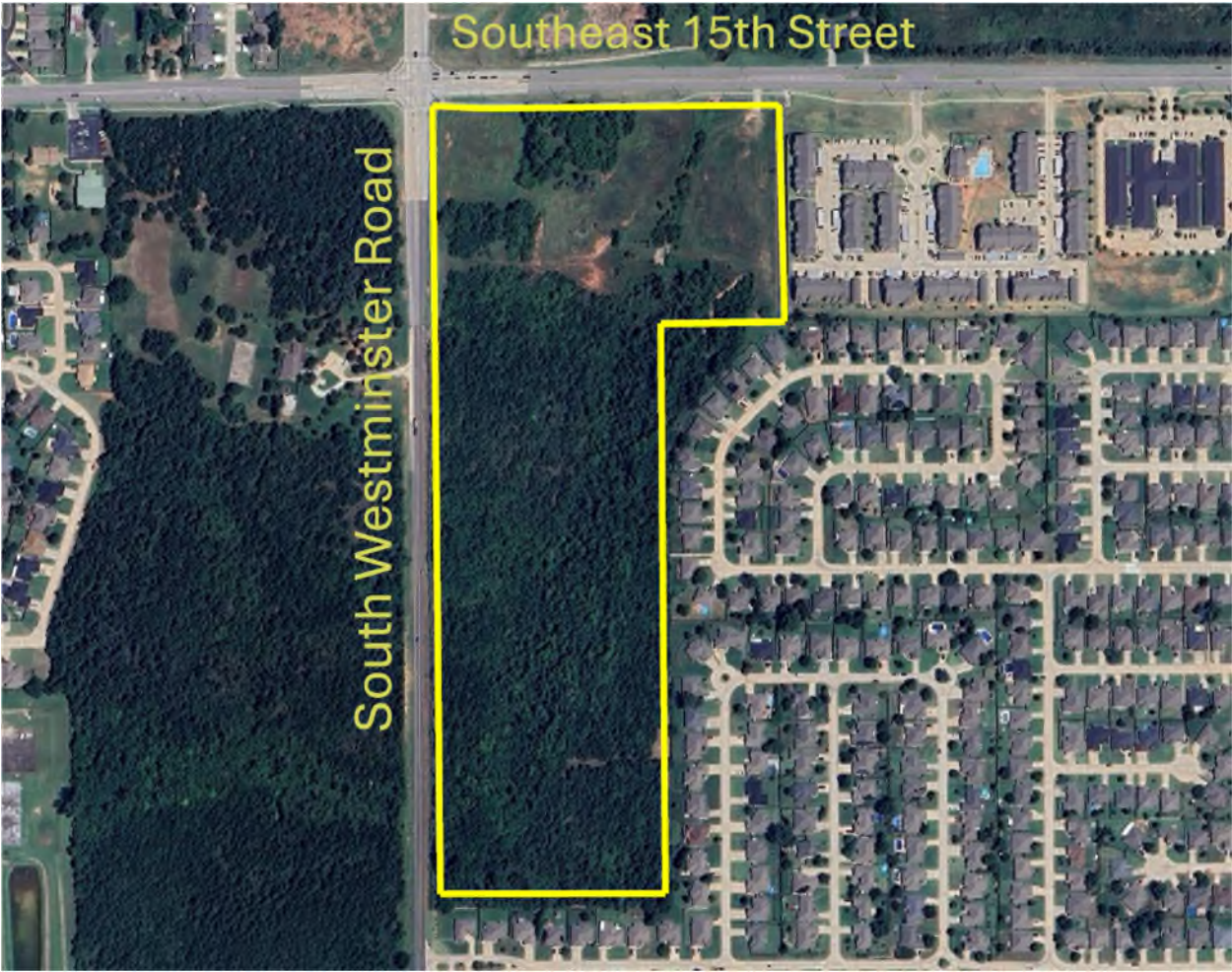
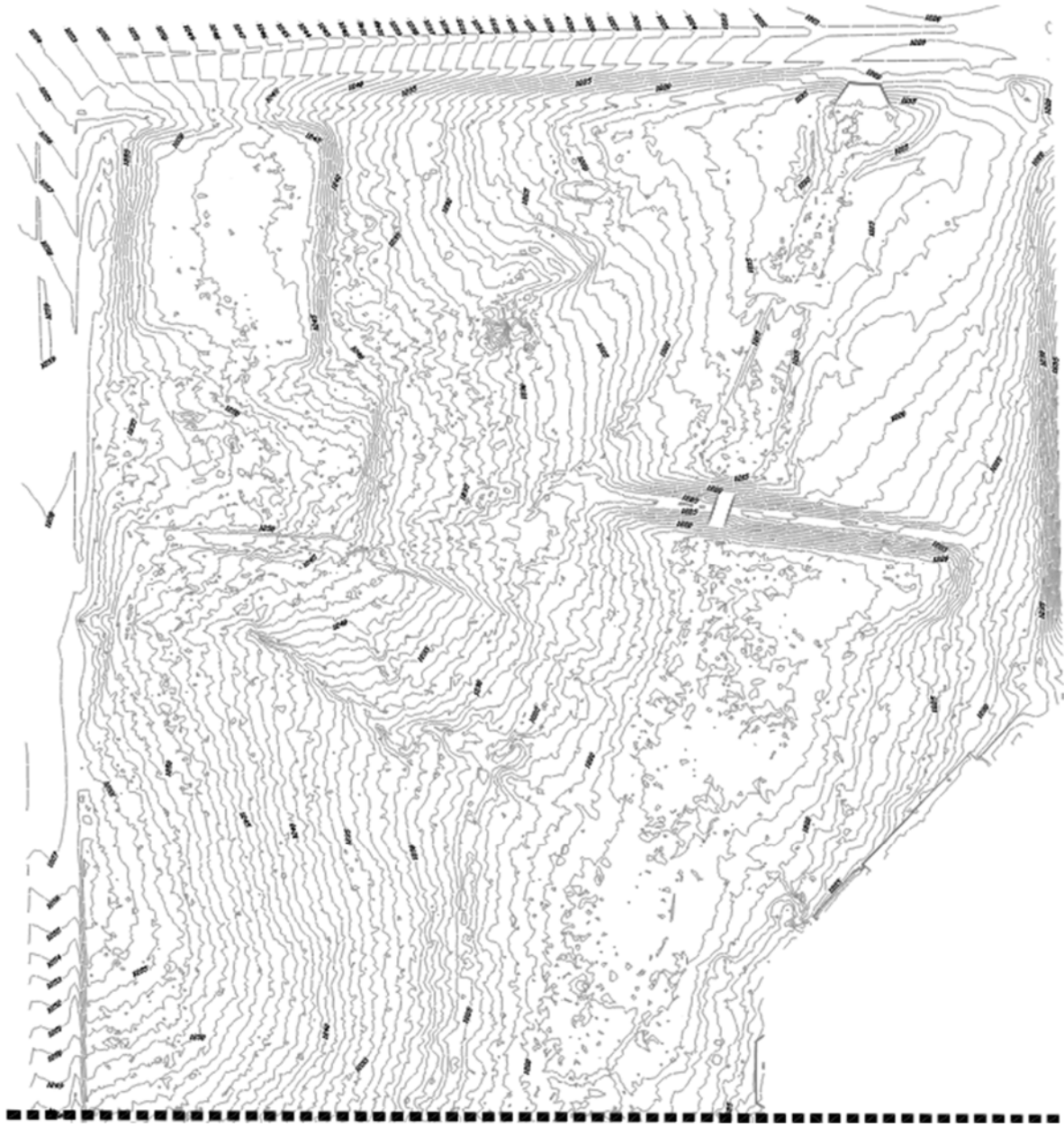
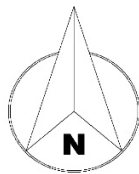


EXHIBIT C
SITE TOPOGRAPHY



MATCH LINE PAGE 7



MATCH LINE PAGE 6

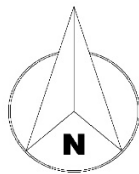
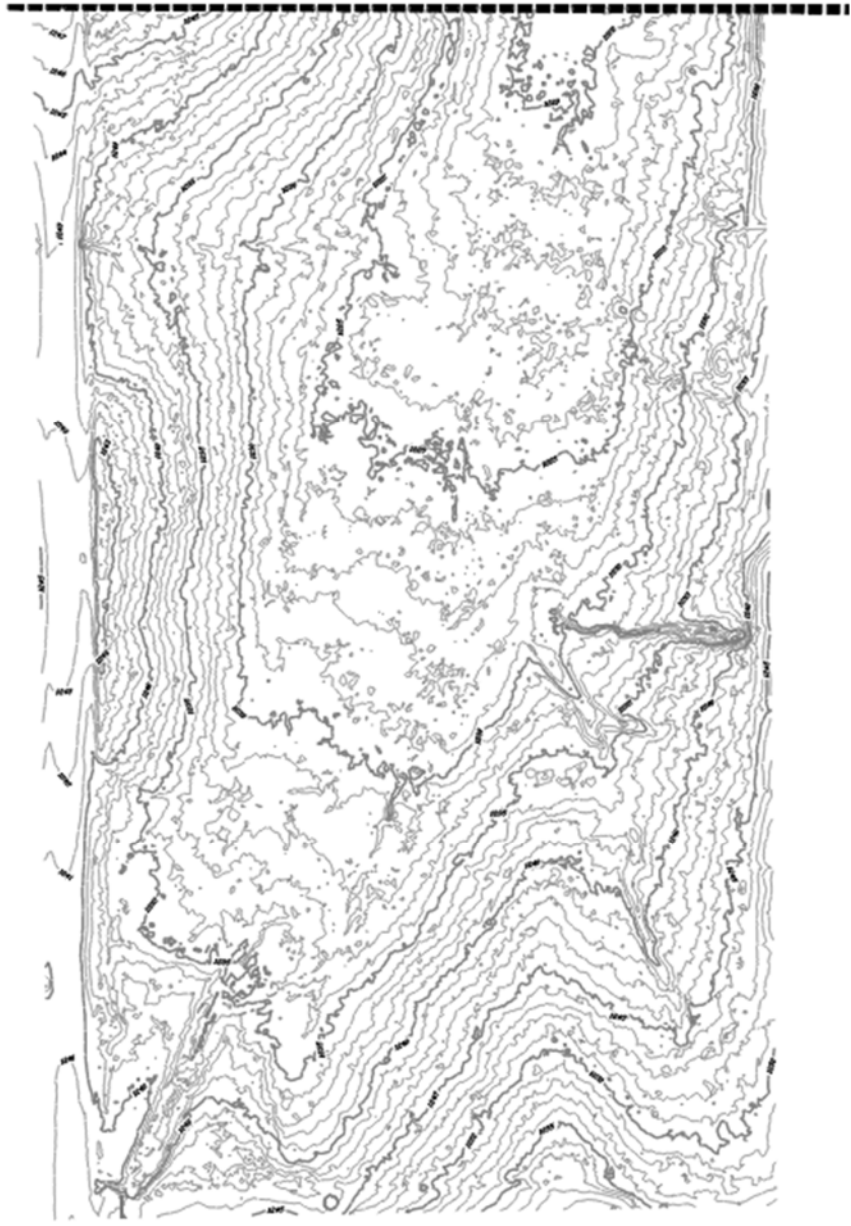


EXHIBIT E COMPREHENSIVE PLAN MAP

OR

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.

Medium Density Residential

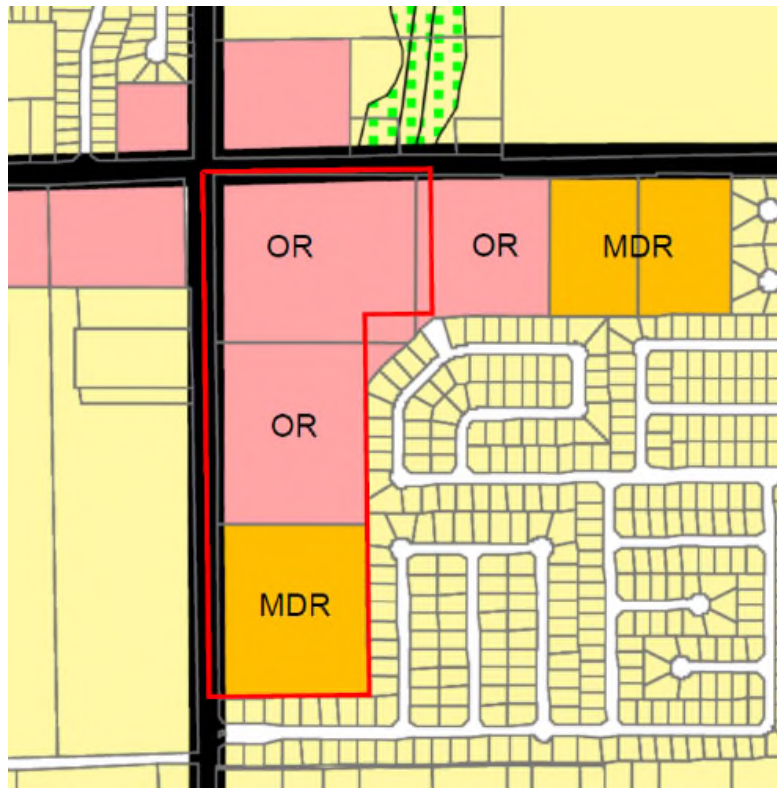
This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide areas for “empty nesters” who may not want the maintenance of a large-lot single-family home and for young families who may find a townhome or duplex more affordable than a single-family home. It is anticipated that new areas for medium density land use will be developed in the future.

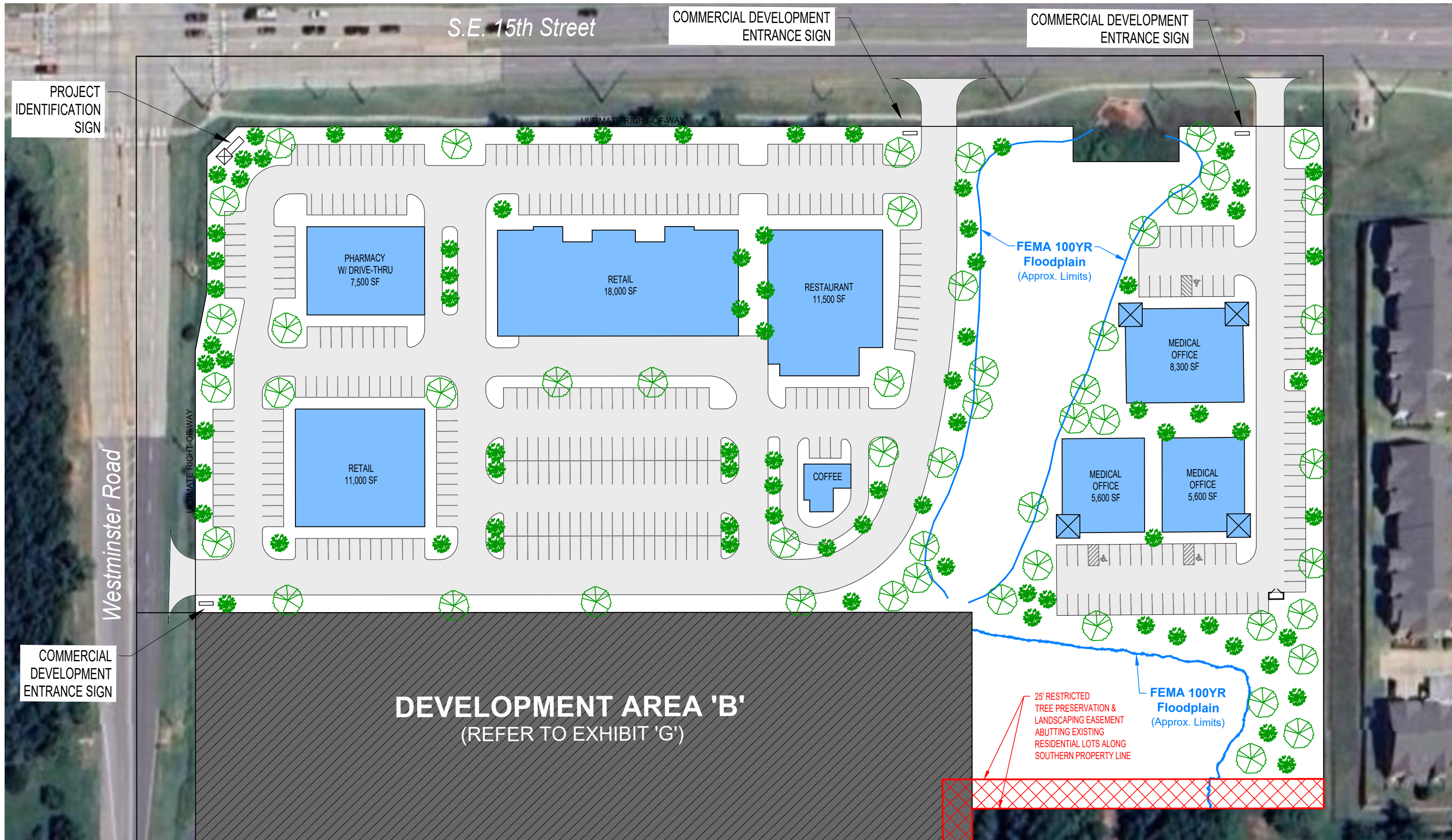
Land Area:

OR – 12.5 Ac +/-

MDR – 29.8 Ac +/-

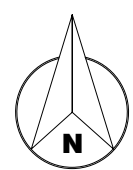
- SFD - Single-Family Detached Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MH - Manufactured Home
- TC - Town Center
- POS - Parks/Open Space
- PSP - Public/Semi-Public
- OR - Office/Retail
- COM - Commercial
- IND - Industrial
- Special Planning Areas
- APZ - Accident Potential Zone
- Floodplain
- City Limits

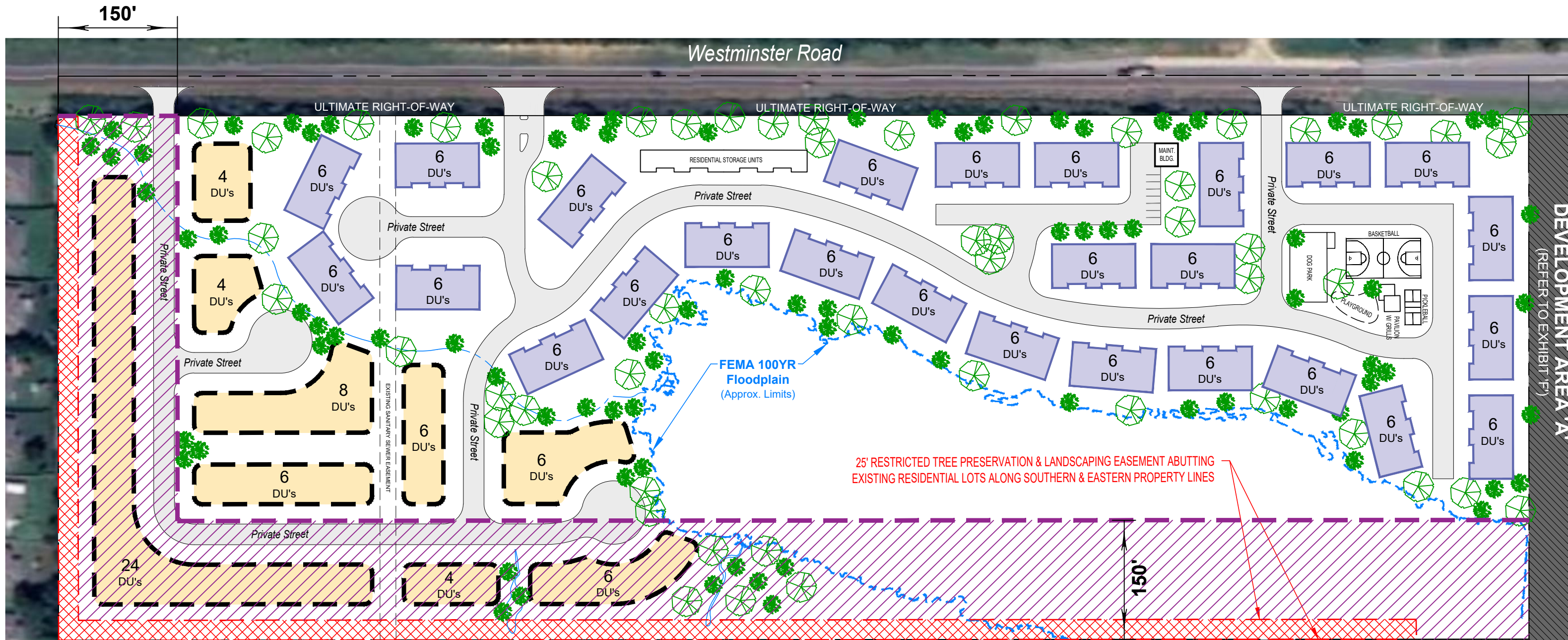




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EXHIBIT F - CONCEPTUAL SITE PLAN (Development Area 'A')



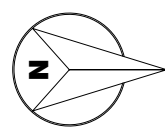


DEVELOPMENT AREA 'A'
(REFER TO EXHIBIT 'F')

- DUPLEXES
- TOWNHOMES
- SINGLE-STORY HEIGHT RESTRICTION AREA

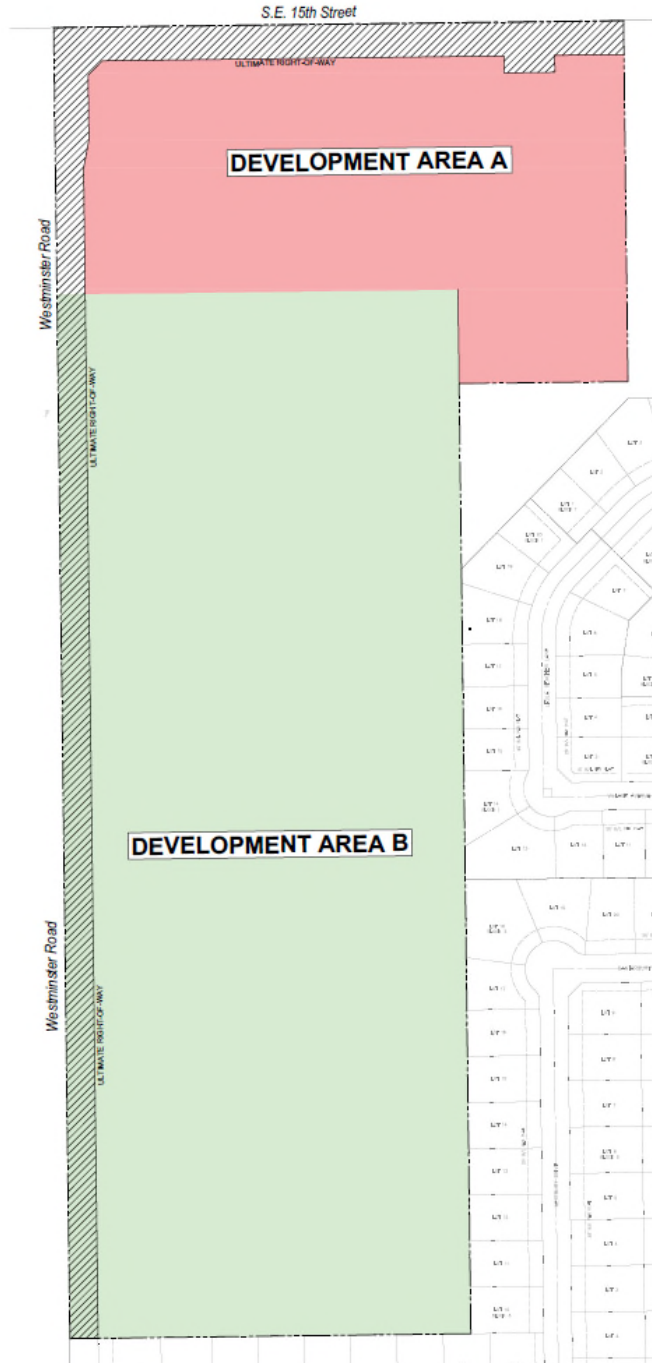
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EXHIBIT G - CONCEPTUAL SITE PLAN (Development Area 'B')



DEVELOPMENT AREAS SUMMARY

AREA	USE	SF	ACRES	% OF TOTAL	ZONING
A	Office Retail	527,163.46	12.10	28.6	C-4
B	Multi-Family Residential	1,314,908.28	30.19	71.4	R-MD



DEVELOPMENT AREA – A

Gross Lot Area (prior to right-of-way dedication):527,163.46 SF (12.10 AC)

Net Lot Area (after right-of-way dedication): 441,310.49 SF (10.13 AC)

Zoning: C-4

General Description: This commercial district is designed for the conduct of personal and business services and the general retail trade of the community and the surrounding area (as defined by Zoning Code Section 2.21.1. – C-4).

Permitted Uses:

- Use Unit 4.2.9: Home Occupation
- Use Unit 4.3.1: Public Service or Utility: Light
- Use Unit 4.3.2: Public Service or Utility: Moderate
- Use Unit 4.3.6: Low Impact Institutional: Neighborhood Related
- Use Unit 4.3.9: Cultural Exhibits
- Use Unit 4.3.10: Library Services and Community Centers
- Use Unit 4.3.11: Community Recreation: Restricted
- Use Unit 4.3.12: Community Recreation: General
- Use Unit 4.3.13: Community Recreation: Property Owners’ Association
- Use Unit 4.4.1: Administrative and Professional Office
- Use Unit 4.4.3: Agricultural Supplies and Services
- Use Unit 4.4.6: Animals Grooming and Sales
- Use Unit 4.4.15: Building Maintenance Services
- Use Unit 4.4.16: Business Support Services
- Use Unit 4.4.17: Child Care Center and Adult Day Care Center
- Use Unit 4.4.18: Communications Services: Limited
- Use Unit 4.4.20: Construction Sales and Services
- Use Unit 4.4.21: Convenience Sales and Personal Services
- Use Unit 4.4.23: Eating Establishments: Drive-In
- Use Unit 4.4.24: Eating Establishments: Fast Food
- Use Unit 4.4.26: Eating Establishments: Sit-Down, Alcoholic Beverages not Permitted
- Use Unit 4.4.29: Food and Beverage Retail Sales
- Use Unit 4.4.35: Gasoline Sales: Restricted
- Use Unit 4.4.36: Gasoline Sales: General
- Use Unit 4.4.37: Health Clubs
- Use Unit 4.4.38: Laundry Services
- Use Unit 4.4.40: Medical Services: Restricted
- Use Unit 4.4.41: Medical Services: General
- Use Unit 4.4.42: Participant Recreation and Entertainment: Indoor Permitted

- Use Unit 4.4.45: Personal Services: Restricted
- Use Unit 4.4.46: Personal Service: General
- Use Unit 4.4.48: Repair Services: Consumer
- Use Unit 4.4.49: Research Services
- Use Unit 4.4.50: Retail Sales and Services: General
- Use Unit 4.4.58: Off-Street Parking: Accessory Parking
- Use Unit 4.4.59: Off-Street Parking: Commercial Parking
- Use Unit 4.4.60: Off-Street Parking: Personal Vehicle Storage

Excluded Uses:

- Use Unit 4.5.10: Commercial Medical Marijuana Grower
- Use Unit 4.4.4: Alcoholic Beverage Retail Sales
- Use Unit 4.4.10: Automotive Equipment: Light
- Use Unit 4.4.12: Automotive Sales and Rentals: Light
- Use Unit 4.4.14: Automotive and Equipment: Storage
- Use Unit 4.4.8: Animal Sales and Services: Kennels and Veterinary, Restricted
- Use Unit 4.4.28: Eating Establishments: Sit-Down, Alcoholic Beverages Permitted
- Use Unit 4.4.34: Funeral and Interment Services: Undertaking
- Use Unit 4.4.39: Manufactured Housing and Travel Trailers: Sales and Rentals
- Use Unit 4.4.43: Participant Recreation and Entertainment: Indoor, Alcoholic Beverages and Low-Point Beer Permitted
- Use Unit 4.4.47: Personal Storage
- Use Unit 4.4.53: Spectator Sports and Entertainment: Restricted
- Use Unit 4.4.54: Spectator Sports and Entertainment: General
- Use Unit 4.4.56: Tourist Accommodations: Campground
- Use Unit 4.4.57: Tourist Accommodations: Lodging
- Use Unit 4.5.1: Custom Manufacturing
- Use Unit 4.5.2: Light Industrial: Restricted
- Use Unit 4.5.8: Wholesaling, Storage and Distribution: Restricted
- Use Unit 4.7.6: Horticulture

Minimum Lot Area:12,000 SF

Minimum Lot Width:100 feet

Maximum Building Height: Per Section 5.4.2 Midwest City Zoning Code

Minimum Building Setbacks:

From South Westminster Road (ultimate right-of-way)25 feet

From Southeast 15th Street (ultimate right-of-way) 25 feet

Abutting a commercial district with a common wall0 feet

Abutting a commercial district without a common wall5 feet
Abutting a residential district10 feet

Maximum Building Square Footage: N/A

Maximum Impervious Surface Coverage: 90% of lot area

Percentage to remain natural open space: 10% of lot area

Screening: No internal screening of differing uses within Development Area 'A' are required.

Outdoor Storage:

1. Outdoor display, staging or storage of equipment and/or materials shall NOT be allowed.

Landscaping:

Per Appendix A: 5.2

Screening:

1. Service equipment (including HVAC equipment) shall be screened so the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.
2. Screening materials for solid waste collection and loading areas shall be a six-foot tall wooden fence. Trash dumpsters shall have a door which shall remain closed when not in use.

Parking:

Per Appendix A: Table 5.3-2

Lighting:

1. The mounting height of each fixture light shall not exceed 20' as measured from the pavement to the light fixture.
2. A maximum light level of 0.5 foot-candles (measured at three feet (3') above grade) shall be obtained at the perimeter of the PUD boundary. In conjunction with the detailed site plan and landscape plan review, a photometric study shall be submitted to and approved by the Midwest City Planning Commission and City Council in accordance with the City of Midwest City Zoning Code.

Signage:

No sign permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Midwest City Planning Commission and City Council in accordance with the City of Midwest City Zoning Code.

1. Two (2) Commercial Development Entrance Signs may be located along 1) S Westminster Road and 2) S.E. 15th Street. The Commercial Development Entrance Signs shall identify businesses and uses located anywhere within Development Area A. Each sign shall not exceed 35 feet in height or 230 square feet of display surface area.
2. Within each lot, an on-site ground sign shall be allowed but shall not exceed 20 feet in height or 75 square feet of display surface area.
3. No sign shall exceed an illumination of seventy-foot candles (70 fc) as measured at a two-foot (2') distance from the source of the illumination. Illuminated signs shall not face a residential district. Electronic message signs are prohibited.

Detailed Site Plan and Landscape Plan Review:

No building permit shall be issued until a detailed site plan and landscape plan are submitted to and approved by the Midwest City Planning Commission and City Council in accordance with the Midwest City Zoning Code. Any standard requirements of the Midwest City Fire Marshal, City Engineer, City Planner and City Attorney shall be met as part of the PUD detailed site plan and landscape plan approval.

DEVELOPMENT AREA - B

Gross Lot Area (prior to right-of-way dedication): 1,314,908.28 SF (30.19 AC)

Net Lot Area (after right-of-way dedication): 1,222,304.63 SF (28.06 AC)

Zoning: R-MD

General Description: This is a residential district to provide for medium density housing ranging from ten (10) to twenty (20) dwelling units per gross acre.

Permitted Uses:

- Use Unit 1: Areawide Uses
- Use Unit 4.2.2: Two-family Attached Residential (Duplexes)
- Use Unit 4.2.3: Townhouse (Single-Family Attached)
- Use Unit 4.2.4: Multifamily Residential
- Use Unit 4.2.10: Accessory Dwelling Unit, Attached or Detached
- Use Unit 4.3.13: Community Recreation: Property Owners' Association
- Use Unit 4.4.58: Off-Street Parking: Accessory Parking

Excluded Uses:

- Use Unit 4.2.9: Home Occupation
- Use Unit 4.2.1: Single-Family Detached Residential
- Use Unit 4.2.6: Industrialized Home Residential (Prefabricated or Modular Home)
- Use Unit 4.3.11: Community Recreation: Restricted
- Use Unit 4.3.12: Community Recreation: General
- Use Unit 4.3.1: Public Service or Utility: Light
- Use Unit 4.3.2: Public Service or Utility: Moderate
- Use Unit 4.7.3: Animal Raising: Personal

Maximum Residential Dwelling Units Allowed by Zoning Code: 555

Based on maximum 2,200 SF per Dwelling Unit per Midwest City Zoning Code - Table 3.2-1

Maximum Residential Dwelling Units Proposed by this PUD: 224

Minimum Building Setbacks:

From South Westminster Road (ultimate right-of-way) 25 feet

From Development Area 'A' 20 feet

From residential district along eastern boundary 50 feet (includes tree preservation area)

From residential district along southern boundary 50 feet (includes tree preservation area)

Side yard adjacent to lot 7 feet

Side yard adjacent to street 15 feet

Rear yard 20 feet or 20% of lot depth, whichever is smaller

Maximum Number of Stories per Building:

Single Story Allowed anywhere in Development Area B

2 or 3 Stories Allowed with the following restrictions:

From residential district along eastern boundary Not Allowed within 150 feet

From residential district along southern boundary Not Allowed within 150 feet

Maximum Building Height: 45 feet

Amenities:

- Approx. 7 Acres of existing drainageways to remain in natural condition
- Passive recreation opportunities including walking trails
- Professional landscaping
- Playground
- Dog Park
- Basketball / Pickleball Courts
- Pavillion w/ Grills

Building Materials:

Where facing private streets, the exterior walls of the first floor (up to the top of the first-floor plate line) of a dwelling shall be 100% masonry or stone; provided that the area of all windows, doors, other openings, and covered porches located on said exterior walls shall be excluded in the determination of the area of the exterior walls. A total of 85% of the exterior of the dwelling shall be masonry.

Allowed exterior materials include brick, rock, stucco, stone and cementitious fiberboard.

Landscaping & Screening:

Along the southern and eastern boundaries of Development Area B, where abutting existing residential lots, trees shall be preserved and the area included in a twenty-five foot (25') wide tree preservation and landscaping easement. All landscaping services shall observe protection of existing and proposed utilities, per Appendix A: 5.2 and Section 42-10. Protection of Utilities.

An 8-foot, masonry screening fence will be placed on the zoning line between commercial and residential in compliance with Midwest City Zoning Code.

Signage:

An entry identification sign shall be permitted at each primary street entrance of the project (for a total of two (2) entry identification signs) with a maximum of 64 square feet of display signage surface per sign.

Additional signage for amenities within the project will be allowed with a maximum of 16 square feet per sign.

Access & Circulation:

There shall be two (2) gated entrances for Development Area B from South Westminster Road. Interior vehicular access shall be derived from the primary entrance locations with private streets (26 feet in width) throughout.

Platting Requirement:

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat, submitted to, and approved by the Midwest City Planning Commission and City Council and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and Midwest City shall be a beneficiary thereof.

III. General Provisions

Topography and Existing Soils:

The property consists of a mix of large mature trees and dense underbrush and gently sloping terrain from east to west. The Soil Survey of Oklahoma County, Oklahoma was used to help identify soil types present on the site which consists of:

- 79.4%- Harrah fine sandy loam, 3 to 5 percent slopes
- 0.9%- Littleaxe fine sandy loam, 1 to 3 percent slopes
- 15.7%- Stephenville-Darnell-Newalla, 3 to 8 percent slopes

Drainage:

Drainage and grading design shall be submitted to and approved by the City Engineer and in accordance with Midwest City Engineering Design Criteria.

Utilities:

Proposed public utility infrastructure design shall be submitted to and approved by the City Engineer and in accordance with Midwest City Engineering Design Criteria.

Vehicular Access and Circulation:

All private driveway and/or street connections along S.E. 15th Street and South Westminster Road shall be subject to the City Engineer and Fire Marshal's approval of locations, spacing, widths, and curb return radii.

Emergency Vehicle Access:

Fire apparatus roads shall be established and maintained throughout the development for emergency vehicles and comply with Midwest City Municipal Code.

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: December 3, 2024

Subject: (PC-2194) Public hearing, discussion, consideration, and possible action on a resolution to amend the Comprehensive Plan from Office/Retail Land Use and Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and an ordinance to redistrict from Community Commercial District (“C-3”) and Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”), for the property described as a tract of land located in the Northeast Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Executive Summary: The applicant, Mr. Joel Bryant, is requesting to amend the Comprehensive Plan to Medium Density Residential Land Use and rezone the subject property to a Planned Unit Development (“PUD”) with underlying zoning of Medium Density Residential District (“R-MD”).

The subject property is approximately 9.35 acres and is currently vacant. The Applicant is proposing to construct duplexes and plans to maintain the northern portion of the parcel as Community Commercial District (“C-3”) zoning, which will be incorporated into the final plat.

The Master Design Statement limits the maximum number of dwelling units to ninety-six (96). It also sets the size requirement for the structures as a minimum of 2,000 square feet and a maximum of 3,500 square feet. There will be two (2) entrances for access to the property; one (1) from S. Westminster Road and one (1) from SE 15th Street. Shared access shall be permitted between the north and south properties.

The following perimeter setback regulations as outlined in the Master Design Statement are as follows:

- 1) Twenty-five feet along Westminster Road and SE 15th Street.
- 2) Zero from the North property line where it abuts commercial zoning.
- 3) Along the West property lines, twenty feet when abutting adjacent property zoned R-6, otherwise, ten feet.
- 4) Ten feet.

The Applicant has put in measures to provide more privacy to the existing single-family residences abutting the proposal, including a 20’ setback and limiting the structures along the west boundary to being one-story in height. In addition to the increased setback and height restriction for the western property line, sight-proof screening between the proposed development and any bordering properties zoned Single-Family Detached Residential (“R-6”) shall be required.



If the rezoning application is approved, any regulations not addressed in the PUD Master Design Statement shall observe the development regulations for the Medium Density Residential District.

If the rezoning application is approved, the Applicant's next step would be the platting process. The Applicant intends to plat the subject property as one (1) lot, verses individual lots, to keep the development under one ownership. A pre-development meeting shall be required.

At the time of this writing, staff has received a few calls of opposition from Windsong residents.

Both state and local notification requirements were met.

Staff recommends approval of the amendment of the Comprehensive Plan and rezone request, however, there are some portions of the Master Design Statement that need to be refined or require more clarification. The requested revisions are minor, and staff has no reason to believe the Applicant cannot have the changes made prior to the January 28, 2025 Council date. Staff also notes the development still must satisfy all Subdivision Regulations.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- December 3, 2024

City Council- January 28, 2025

Date of Pre-Development Meeting: September 5, 2024

Council Ward: Ward 6, Rick Favors

Owner: Les Chateaux, LLC

Applicant: Les Chateaux, LLC

Engineer: Mark Grubbs- Grubbs Consulting, LLC

Proposed Use: Duplexes

Size: The subject property contains an area of 9.35 acres more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Office/Retail

North- Single-Family Detached Residential

South- Single-Family Detached Residential

East- Office/Retail

West- Single-Family Detached Residential

Zoning Districts:

Area of Request- Community Commercial District ("C-3")

North- Single-Family Detached Residential District ("R-6"); Community Commercial District ("C-3")

South- Single-Family Detached Residential District ("R-6"); Planned Unit Development ("PUD")

East- Planned Unit Development ("PUD")

West- General Office District with Special Use Permit ("O-2" w/ SUP); Single-Family Detached Residential District ("R-6")

Land Use:

Area of Request- Vacant

North- Nottoway Addition

South- Mid-Del Youth & Family Center

East- Vacant

West- Happy Times Kool Kidz Center; Windsong Addition

Comprehensive Plan Citation:

The Future Land Use designation for the subject property is Office/Retail and Single-Family Detached Residential. The Office/Retail and Single-Family Detached Residential land use designation does not match the proposed PUD zoning sought by this application, therefore a resolution to amend the Future Land Use Map in the Comprehensive Plan must be made if this application is to be approved. This application proposes to amend the Future Land Use designation for the subject property to Medium Density Residential, which is described below.

Medium Density Residential Land Use

This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide areas for “empty nesters” who may not want the maintenance of a large-lot single-family home and for young families who may find a townhome or duplex more affordable than a single-family home. IT is anticipated that new areas for medium density land use will be developed in the future.

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):

- Will the proposed change enhance the site and the surrounding area?
 - **The proposed zone change would enhance the vacant site by developing it in a manner compatible with surrounding properties. Duplexes have very similar use pattern in terms of traffic patterns, noise types and volume, odors, and lighting. Visually, single- and two-story duplexes will fit in with the character of surrounding properties.**
- Is the proposed change a better land use than that recommended by the Future Land Use Plan?
 - **The proposed change is a compatible land use for this area and similar to the existing designation in the Future Land Use Plan.**
- 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 is generally compatible with the adjacent residential areas.**
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
 - **The uses adjacent to the subject property are similar in nature to those proposed by this application. Duplexes are generally compatible with single-family homes and their appearance is similar in nature because they follow the same development regulations as single-family homes.**

- 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?
 - **While there is no significant or insignificant benefit to public health, safety, and welfare of the community, the proposed use presents an opportunity for new residents who can add to the sales tax base which aids in the long-term economic well-being of the community.**

Overall, the proposed zoning change from Single-Family Detached Residential to a Planned Unit Development governed by Medium Density Residential would not adversely impact the surrounding area. However, amending the Future Land Use Plan from Single-Family Detached Residential to Medium-Density Residential does represent a larger shift. While ultimately staff supports the amendment to the Comprehensive Plan, we do not think it would be appropriate to develop this site as anything more intensive than a two-family development.

Municipal Code Citation:

2.25. – PUD, Simplified Planned Unit Development

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

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

The PUD is subject to special review procedures within 7.3 PUD Application and Review (Page 174), and once approved by the City Council it becomes a special zoning classification for the property it represents.

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

- (A) *Innovative land development.* Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.
- (B) *Flexibility within developments.* Permit flexibility within the development to maximize the unique physical features of the particular site.
- (C) *Efficient use of land.* Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems, and encourage diversified living environments and land uses.
- (D) *Function, design, and diversity.* Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.
- (E) *Modifications to development requirements.* Provide a vehicle for negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

History:

1. This property has been zoned Single-Family Detached Residential as far as records indicated.
2. This property is located in the East Side Collection Basin currently within the sewer assessment area.

Next Steps:

If Council approves this rezone, the applicant will then proceed with the preliminary plat. 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 parcel, a twenty-four (24) inch line running along the south side of S.E. 15th Street and a twenty-four (24) inch line running along the west side of Westminster Road. 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 no public sewer mains bordering the proposed parcel. An eight (8) inch line runs off site close to the west side of the subject property in the Windsong Addition. An eight (8) inch line also runs off site close to the north side of the subject property in the Nottoway Addition.

Note the area of request is located in the east side collection basin currently under the sewer assessment area. 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 S.E. 15th Street and Westminster Road. S.E. 15th Street is classified as a secondary arterial in the 2008 Comprehensive Plan. Westminster Road 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:

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.

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.

All newly gated communities shall install an emergency rapid access device prior to the operation of any controlled access device. Such emergency rapid access device and location thereof must be approved by the appropriate fire official prior to installation or use. - Midwest City Ord. Sec 15-26 (IFC 506).

Multiple family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. IFC D106.

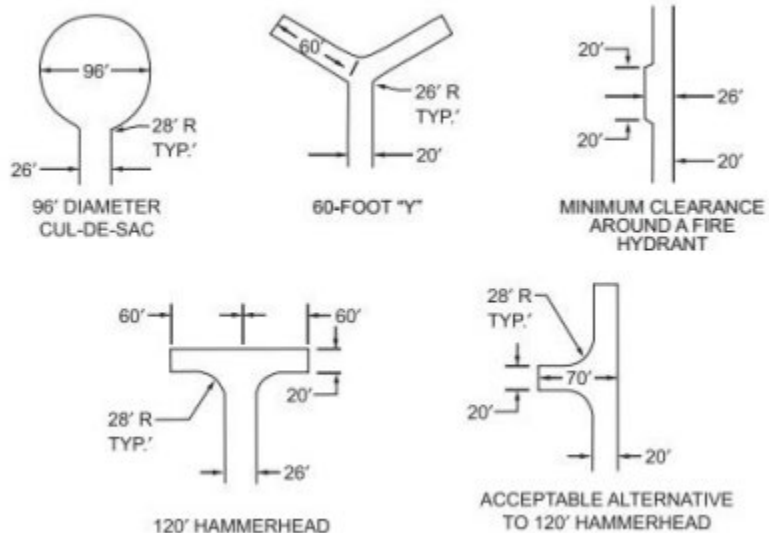
Fire hydrants shall be located and so spaced that no hose lay from a fire apparatus exceeds five hundred (500) feet within areas containing one- and two-family detached dwellings. Such dwellings located in areas not served by city water may qualify for the following exceptions:

- (1) Those having installed an approved residential sprinkler system per NFPA 13D;
- (2) Those having installed an approved fire detection and alarm system per NFPA 72 that is continuously monitored by a central station.

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 business 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.

Public Works' Comments:

More notes will be provided at the platting stage. The notes provided are intended to inform the Applicant of requirements, but subject to additional comments and evaluation at platting stage

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).
- Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22. Clearance around fire hydrants shall be installed per Midwest City Municipal Code Sections 15-20 and 43-54 (b).
- Separate water meters shall be required for each dwelling unit.
- 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

- Sewer main extension/relocation plans shall be approved by Oklahoma Department of Environmental Quality and the City of Midwest City prior to Line Maintenance approval of building permit(s).
- Sewer manhole clearance shall meet Midwest City Municipal Code Section 43-106 (b).

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.*

Planning Division:

Staff met with the applicant September 5, 2024, for a pre-application meeting.

The subject property is currently undeveloped, and the Applicant is proposing to construct duplexes.

The property is approximately 9.35 acres. Conventional R-MD zoning would allow for approximately 93-187 dwelling units. Through the PUD, the Applicant is limiting the number of dwelling units to 96. Staff believes this is a reasonable limit and safeguards the density from being incompatible with the surrounding single-family homes.

Staff feels the proposal satisfies the general design and development guidelines for PUDs to consider:

Intensities. The proposed development conforms to the general level of intensity outlined within the comprehensive plan and in a matter and at a scale that is compatible with adjacent developed neighborhoods.

Amenities. Sidewalks shall be installed in usable space for pedestrians. The Design Statement states the detention area will have a walking trail, pergola, benches, and/or fishing.

Minimum land area and frontage. Not applicable for the proposed residential development, however, the commercial portion of the tract that will be incorporated with the final plat meets the minimum area and frontage required for the associated conventional zoning.

Streets. The street design for the proposed development allows for minimal excessive traffic through residential areas. Street design will be analyzed more in depth at platting stage.

Parking. Due to the development proposed to being platted as one lot, the parking is not impacted for the residential development and the proposed parking will meet Midwest City Municipal Code.

Relationship to abutting uses. The master development plan includes commitments to landscaping and screening to separate the PUD from the abutting properties. The master development plan also establishes areas with height limitations where the transition abuts a lower intensity area.

Mixed land use developments. The PUD master plan specifically establishes appropriate guidelines to assure harmonious development.

Common access. The PUD master plan establishes specific standards and locations for common access within the development and abutting arterial streets.

If the rezoning application is approved, anything not addressed in the PUD Master Design Statement shall observe the development regulations for R-MD, Medium Density Residential District as found in Appendix A of the Midwest City Municipal Code.

Parking:

- The Applicant's Master Design Statement does not request alleviation from what is required per Midwest City Municipal Code- 2 spaces per dwelling unit shall be required.

Landscaping:

- The Applicant's Master Design Statement proposes meeting all requirements of Midwest City Municipal Code with the following exceptions:
 - There shall be two trees (minimum 2 ½ inch caliper measured 12 inches above ground and minimum 6 feet in height) planted for each duplex structure. Tree species shall be limited to those approved in Section 42-5 of the Midwest City Zoning Ordinance.
 - A minimum of 10% of the PUD property shall consist of landscaped area. Landscaped areas shall be dispersed throughout the PUD site, instead of providing for 75% of the landscaping within the front yard of the property.
 - On-site detention areas may be counted toward meeting landscape percentage, excluding hard-surfaced areas.
 - Cedar trees are deemed to be invasive and wildfire risks and shall not be considered as tree canopy. Preservation of existing trees shall not be required.

- No street tree, other than those species listed as small trees in Section 42-5 of the 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 water line, sewer line, transmission line or other utility.

Screening:

- o The Applicant's Master Design Statement does not request alleviation from what is required per Midwest City Municipal Code. Sight-proof screening between abutting residentially zoned properties shall be required as well as any applicable thoroughfare screening (to be addressed with platting).

Exterior Construction:

- o The Applicant's Master Design Statement does not request variation from what is required per Midwest City Municipal Code- 85% masonry shall be required.

Signage:

- o The Applicant's Master Design Statement does not request variation from what is allowable per Midwest City Municipal Code, however, the erection of billboard/non-accessory and electronic message display signs are explicitly prohibited within the PUD.

Staff recommends approval of the amendment of the Comprehensive Plan and rezone request based on the analysis and comments above. Though staff recommends approval of the Master Design Statement, there are some portions that need to be refined or require more clarification. The requested revisions are minor, and staff has no reason to believe the Applicant cannot have the changes made prior to the January 28, 2025, Council date.

Action Required:

Approve or reject to amend the Comprehensive Plan from Office/Retail Land Use and Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and to approve or reject the ordinance to redistrict from Community Commercial District ("C-3") and Single-Family Detached Residential ("R-6"), to Planned Unit Development ("PUD"), for the property noted herein, subject to staff comments as found in the December 3, 2024 agenda packet and made part of PC-2194 file.

Suggested Motions:

"To approve the resolution amending the Comprehensive Plan to Medium Density Residential Land Use subject to Staff Comments found in the December 3, 2024 Planning Commission agenda packet and made a part of the PC-2194 file."

"To approve the ordinance redistricting the property noted herein to the Planned Unit Development zoning district subject to Staff Comments found in the December 3, 2024 Planning Commission agenda packet and made a part of the PC-2194 file."

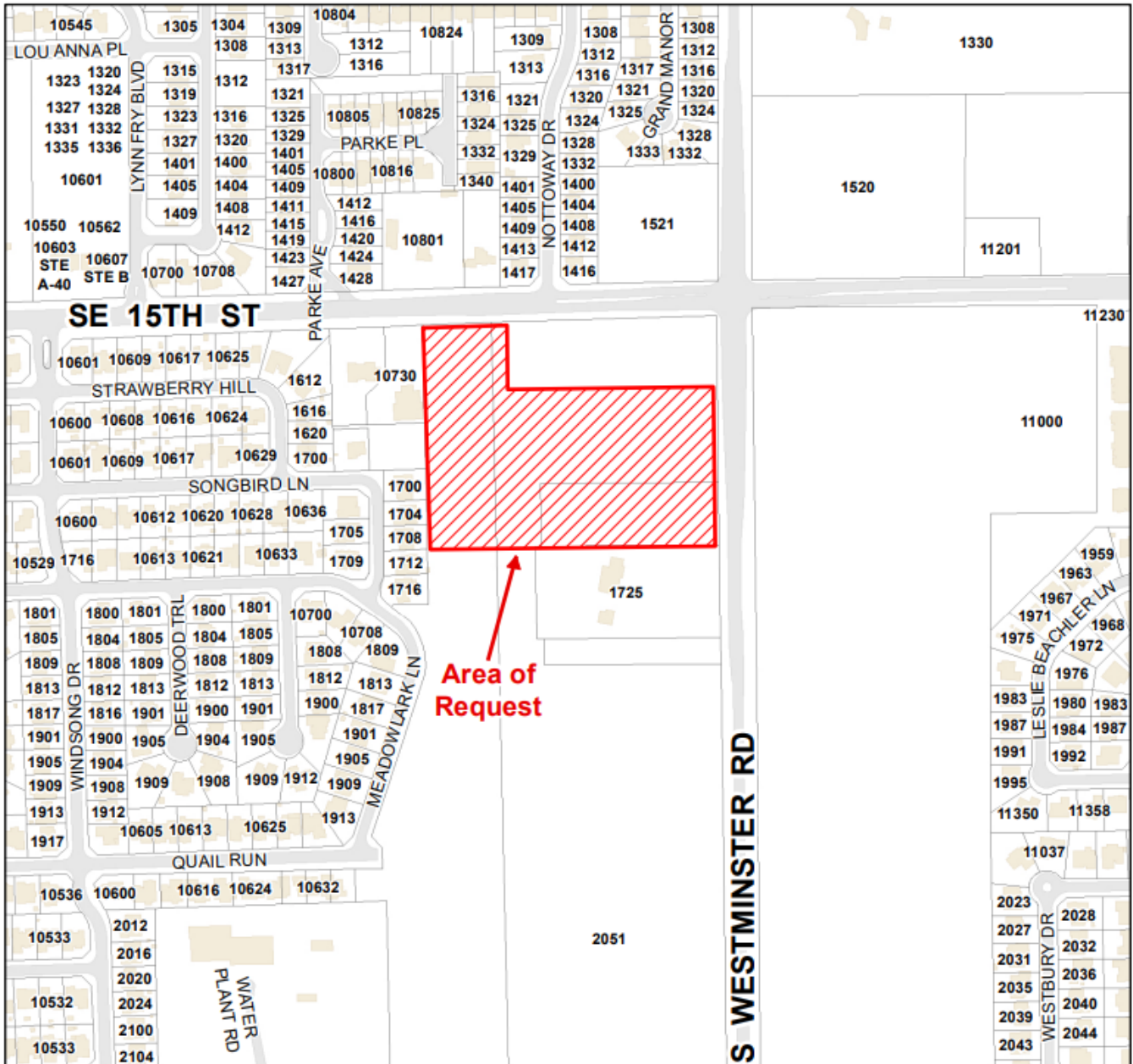
Please feel free to contact my office at (405) 739-1223 with any questions.



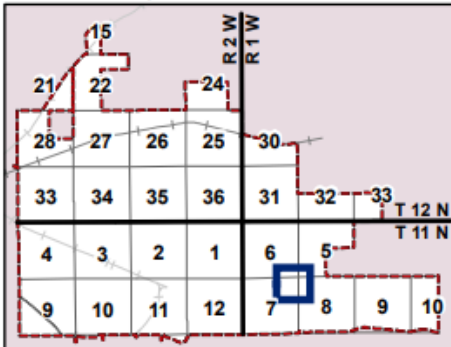
Emily Richey, Current Planning Manager



GIS- Information Technology/ Planning & Zoning



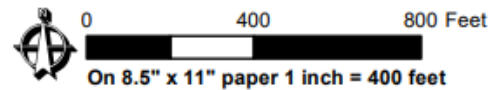
Locator Map



General Map Legend

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

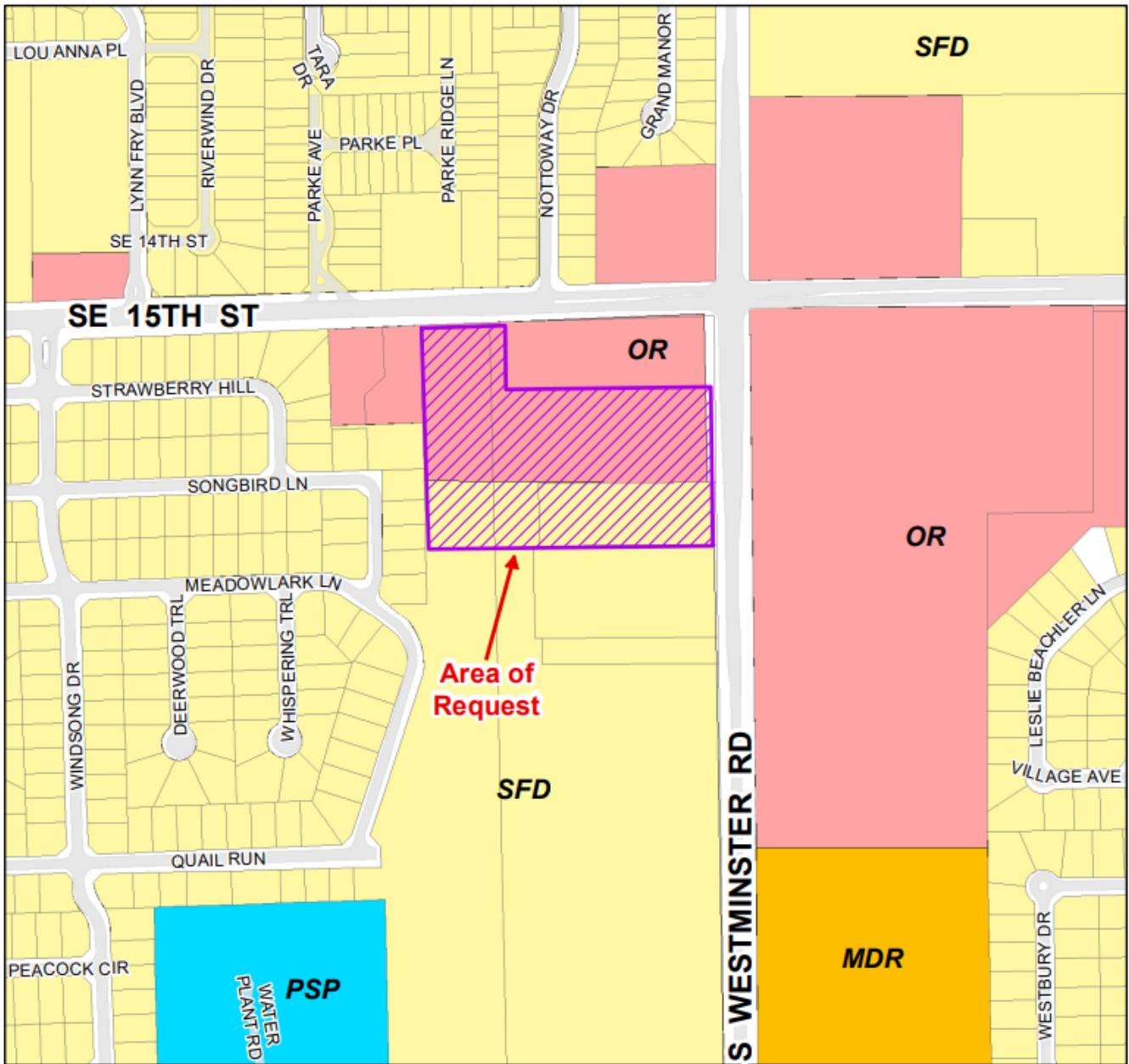
**GENERAL MAP FOR
PC-2194
(NE/4, Sec 7, T11N, R1W)**



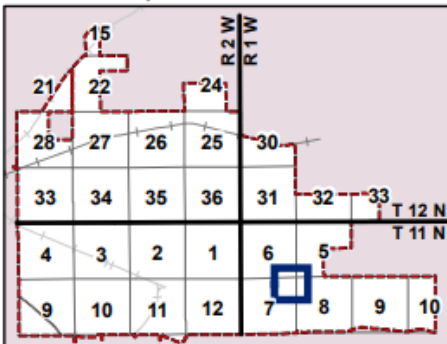
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GIS- Information Technology/ Planning & Zoning



Locator Map

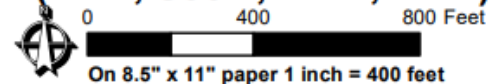


Future Land Use Legend

- 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-2194**

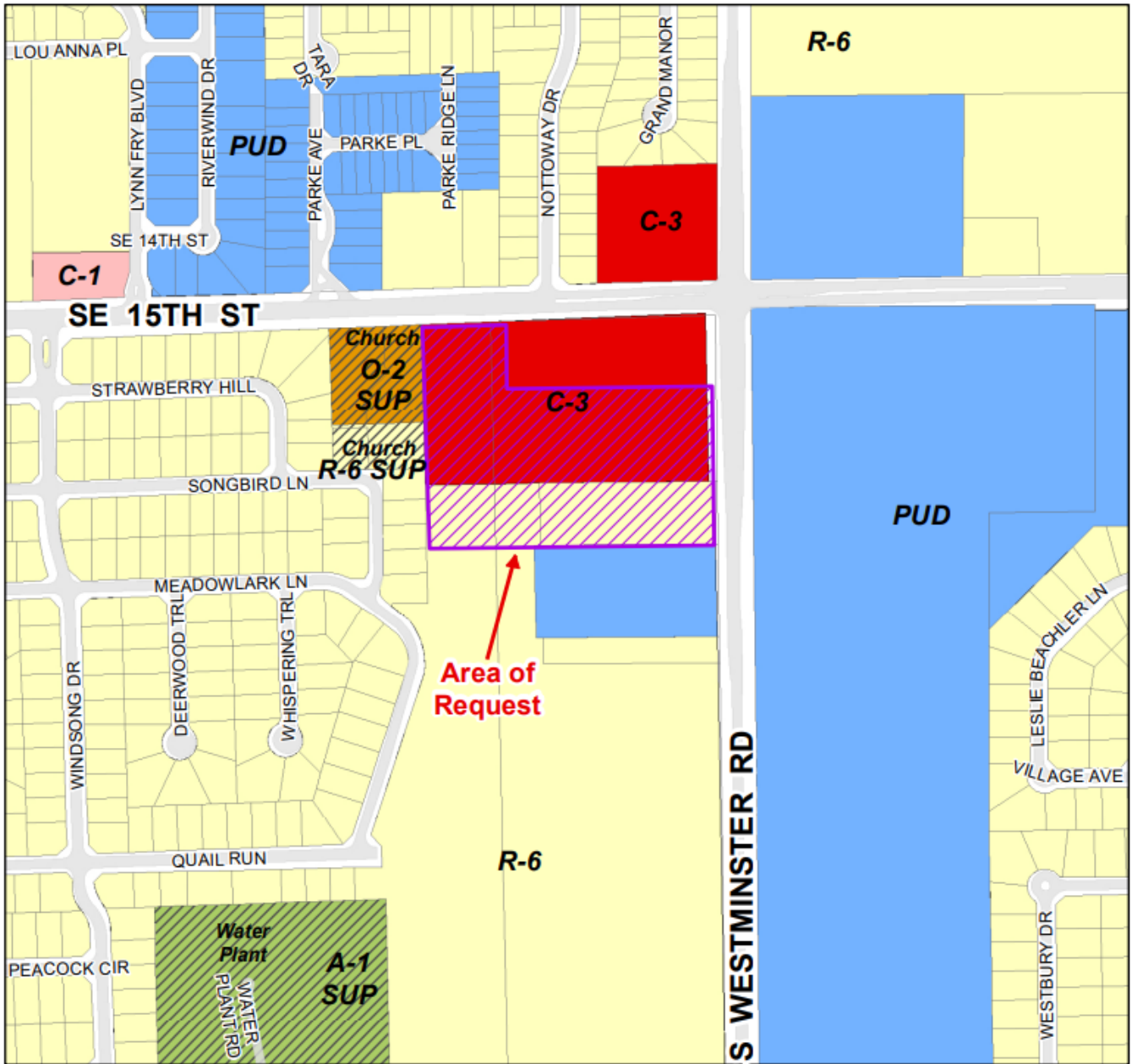
(NE/4, Sec 7, T11N, R1W)



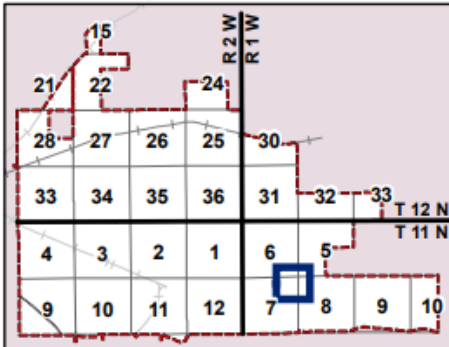
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GIS- Information Technology/ Planning & Zoning



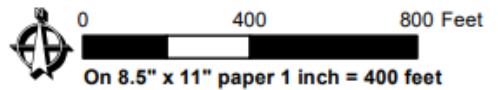
Locator Map



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-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

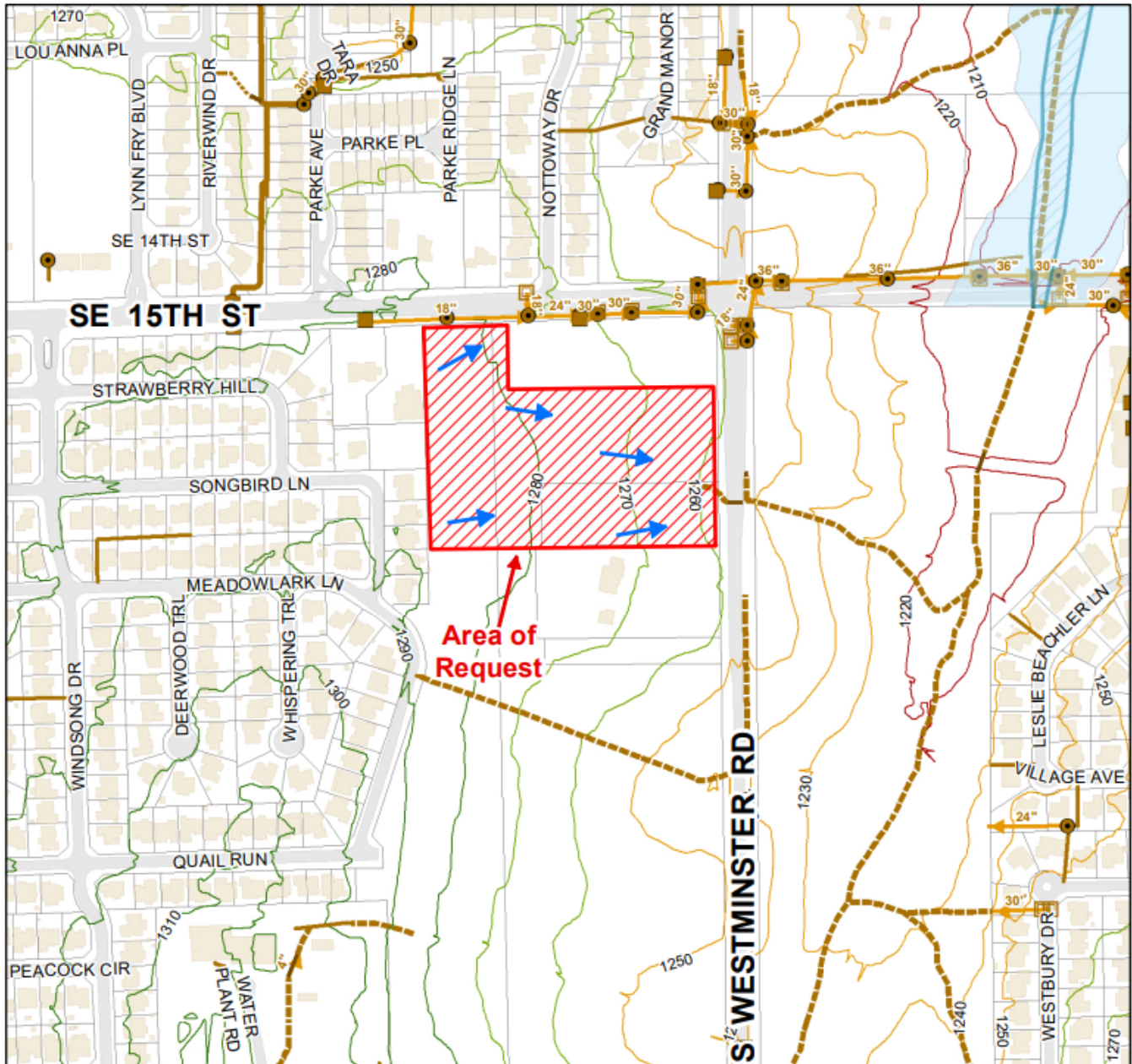
ZONING MAP FOR PC-2194 (NE/4, Sec 7, T11N, R1W)



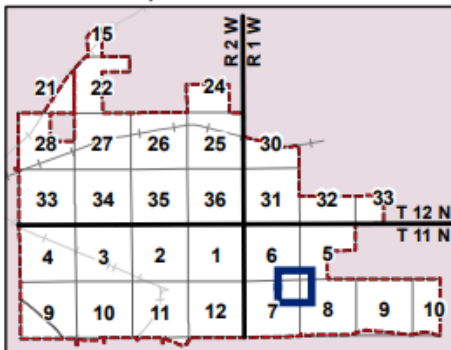
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GIS- Information Technology/ Planning & Zoning



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-2194
(NE/4, Sec 7, T11N, R1W)**



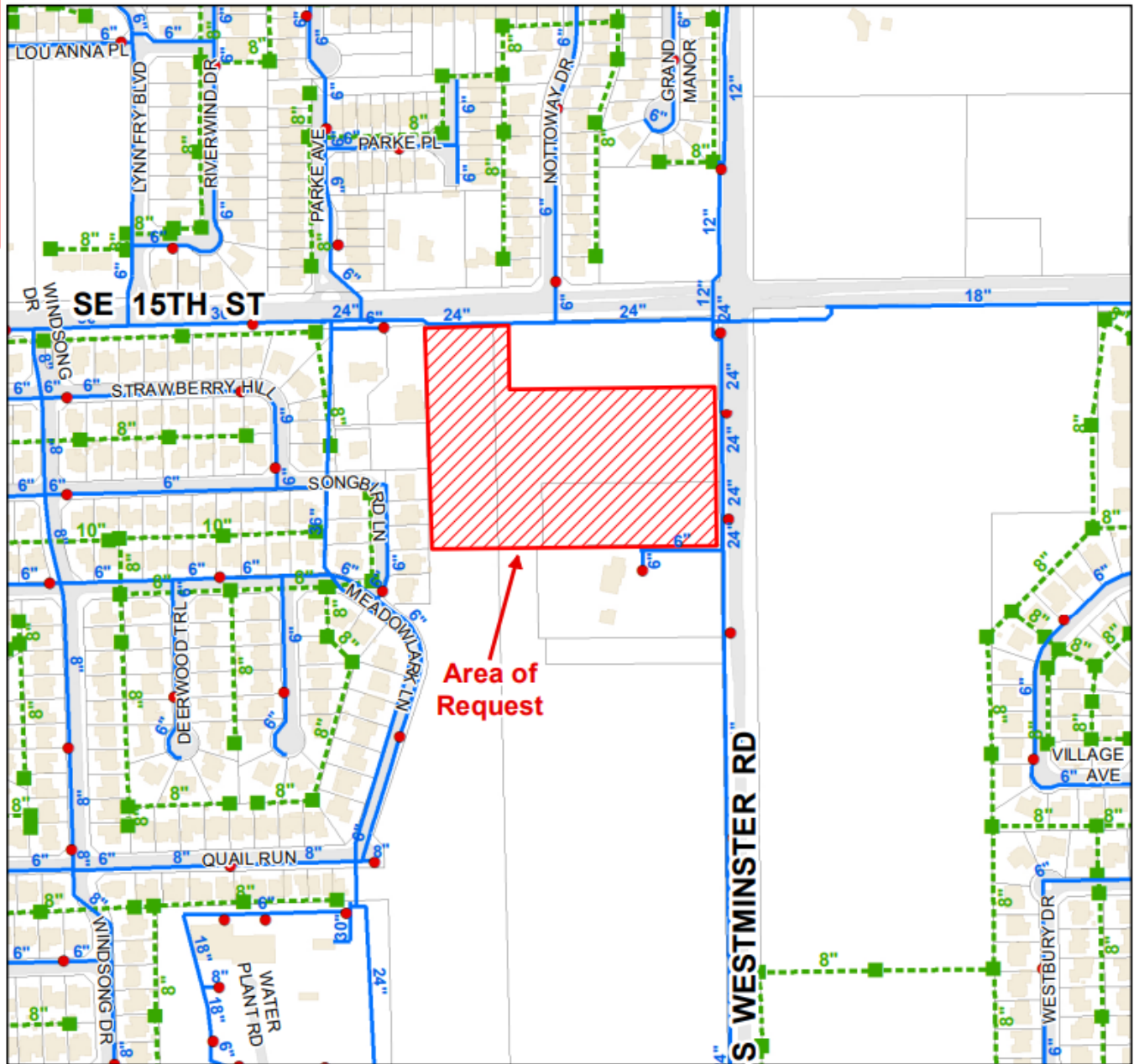
0 400 800 Feet

On 8.5" x 11" paper 1 inch = 400 feet

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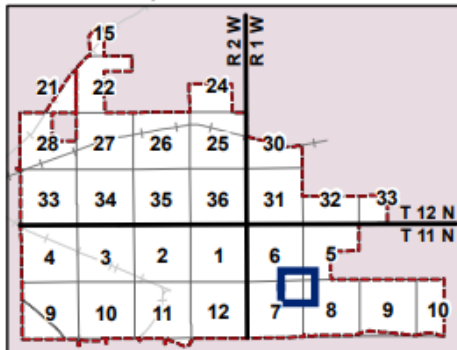


GIS- Information Technology/ Planning & Zoning



Area of Request

Locator Map



Water/Sewer Legend

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

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2194
(NE/4, Sec 7, T11N, R1W)**



0 400 800 Feet

On 8.5" x 11" paper 1 inch = 400 feet

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MASTER DEVELOPMENT PLAN
Improvements shown are conceptual. Final design to be determined at building permit stage.



Scale: 1/8" = 1'-0"
North Arrow
Logo for Tanner Consulting LLC
Tanner Consulting LLC
1000 West 10th Street, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-1111
Website: www.tannerconsulting.com

EXHIBIT B



THE CITY OF MIDWEST CITY
PLANNED UNIT DEVELOPMENT
MASTER DESIGN STATEMENT
For
ELEMENT RESIDENTIAL

~~October 22, 2024~~
November 14, 2024

PREPARED FOR:

**Les Chateaux, LLC
10607 SE 15th Street, Suite B
Midwest City, OK 73130**

PREPARED BY:

**Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com**

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1.0 INTRODUCTION

This Planned Unit Development consists of 9.35 acres, is unplatted and located within the Northeast Quarter of Section 7, Township 11 North, Range 1 West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in Exhibit A, attached, and made a part of this Design Statement.

3.0 OWNER/DEVELOPER

The developer of the property described in Section 2.0 is Les Chateaux, LLC.

4.0 SITE AND SURROUNDING AREA

The property is currently vacant and zoned C-3 Community Commercial District. Property to the north is zoned C-3 and vacant. Property to the east across Westminster Road is vacant and zoned PUD with commercial and residential uses proposed. Property to the south is occupied with the youth and family services building and zoned R-MD and R-6. Property to the west is zoned O-2 and R-6 and is developed with a children's center and residences. The proposed PUD will be a compatible transition and buffer between the adjacent residential development to the west and the proposed commercial uses to the north.

5.0 PHYSICAL CHARACTERISTICS

The site is currently undeveloped. The property drains from west to east and has heavy tree cover on the eastern portion, with limited tree cover on the western portion. The elevation of the site is 1285 feet along the west boundary, sloping to an elevation of 1258 feet along Westminster Road. The hydrologic soil group on the property is a mixture of Littleaxe fine sandy loam and urban land complex with Stephenville Darnell Newalla complex.

6.0 CONCEPT

The concept for this planned unit development is to create a medium-density multi-family development consisting of duplex structures on one parcel with shared parking and access, resulting in a maximum density of 10.27 dwelling units per acre.

7.0 SERVICE AVAILABILITY

7.1 STREETS

The property is located on the west side of Westminster Road, a two-lane paved secondary arterial street with no curb/gutter, and SE 15th Street, a four-lane paved arterial street with curb and gutter.

7.2 SANITARY SEWER

The developer will extend public sanitary sewer to the property per ordinance.

7.3 WATER

Public water will be provided to the property from the existing 24 inch public water line along Westminster Road, adjacent to the site.

7.4 FIRE PROTECTION

Police and Fire protection are available from the City of Midwest City. The nearest fire station is Station 5 at 801 S. Westminster Road.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

Gas, electrical, and telephone services serve several developments in the area of this Planned Unit Development and have lines adjacent to the subject property. Proper coordination with the various utility companies will be made in conjunction with this Development.

7.6 PUBLIC TRANSPORTATION

Public transportation is not available to this site. However, as part of the Trails Master Plan a segment identified as the Choctaw Creek Connector affects the subject site. The developer will provide area along the east boundary of the subject site for the connector trail.

7.7 DRAINAGE

The property is located in the Choctaw Creek drainage basin. Development of this parcel will comply with the Midwest City Municipal Code, 2020, as amended.

8.0 COMPREHENSIVE PLAN

The subject property is currently designated office/retail on the Future Land Use Map.

9.0 SPECIAL DEVELOPMENT REGULATIONS

The following Zoning Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this planned unit development. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Zoning Regulations of this PUD. For purposes of interpretation of these Zoning Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the Midwest City Municipal Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Midwest City Municipal Code, as amended (Code), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel

of land subject to this PUD, the provisions of the code shall prevail and be controlling; provided however, that in the event of a conflict between the Zoning Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this planned unit development, such Zoning Regulations of this PUD shall prevail and be controlling.

9.1 USE AND DEVELOPMENT REGULATIONS

The Use and Development Regulations of the R-MD Medium Density Residential District shall govern the property, except as modified herein.

9.2 LOT/BUILDING REGULATIONS

- a) No more than 96 residential units shall be permitted.
- b) All structures bordering R-6 zoning along the West boundary shall be limited to one story in height.
- c) Each residential structure shall be a minimum of 2,000 square feet and a maximum of 3,500 square feet.
- d) Perimeter building setback regulations for the PUD property shall be:
 - 1) Twenty-five feet along Westminster Road and SE 15th Street.
 - 2) Zero from the North property line where it abuts commercial zoning.
 - 3) Along the West property line, twenty feet when abutting adjacent property zoned R-6, otherwise, ten feet.
 - 4) Ten feet.

9.3 FAÇADE REGULATIONS

Pursuant to Midwest City Municipal Code regulations and similar to the design depicted on Exhibit C, Building Elevations.

9.4 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of Midwest City's Landscaping Ordinance in place at the time of development, except as follows:

- a. There shall be two trees (minimum 2½ inch caliper measured 12 inches above ground and minimum 6 feet in height) planted for each duplex structure. Tree species shall be limited to those approved in Section 42-5 of the Midwest City Zoning Ordinance.
- b. A minimum of 10% of the PUD property shall consist of landscaped area. Landscaped areas shall be dispersed throughout the PUD site, instead of providing for 75% of the landscaping within the front yard of the property.

- c. On-site detention areas may be counted toward meeting landscape percentage, excluding hard-surfaced areas.
- d. Cedar trees are deemed to be invasive and wildfire risks and shall not be considered as tree canopy. Preservation of existing trees shall not be required.
- e. No street tree, other than those species listed as small trees in Section 42-5 of the 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 water line, sewer line, transmission line or other utility.

9.5 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements.

9.6 PLATTING REGULATIONS

Platting shall be required for this PUD. The platting of individual lots for each structure shall not be required. Developmental phasing shall be allowed as a part of the development of this PUD. It is the intention of the developer to incorporate the abutting commercially zoned property to the north into a final plat for the entire development project.

9.7 ACCESS REGULATIONS

- a) Access to the PUD property shall be permitted from one entrance from Westminster Road and one entrance from SE 15th Street.
- b) Shared access with properties to the north and south shall be permitted.
- c) Security gates shall be permitted.

9.8 SIGN REGULATIONS

a) FREESTANDING SIGNS

Per the base zoning district.

b) WALL SIGNS

Attached signs will be in accordance with the base zoning district regulations.

c) BILLBOARD SIGNS

Non-Accessory signs shall be prohibited within this PUD.

d) ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.9 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Appendix A, Section 5.11, of the Midwest City Municipal Code, 2020, as amended.

9.10 PARKING REGULATIONS

The design of all parking facilities shall be in accordance with Appendix A, Section 5.3 of the Midwest City Municipal Code, 2020, as amended. Garages may be counted toward compliance with parking regulations.

9.11 SIDEWALK REGULATIONS

Construction and placement of interior sidewalks shall comply with Midwest City Municipal Code requirements. Area shall be provided along the east boundary, adjacent to Westminster Road for construction of the Choctaw Creek Connector, a segment of the Midwest City Trails Master Plan.

9.12 OTHER REGULATIONS

- a. The detention area shall be permitted to be utilized for recreational purposes that will include a combination of a walking trail, pergola, benches and/or fishing.
- b. Cluster mailbox areas shall be permitted.
- c. Development (i.e. building construction) will commence in one phase.

10.0 EXHIBITS

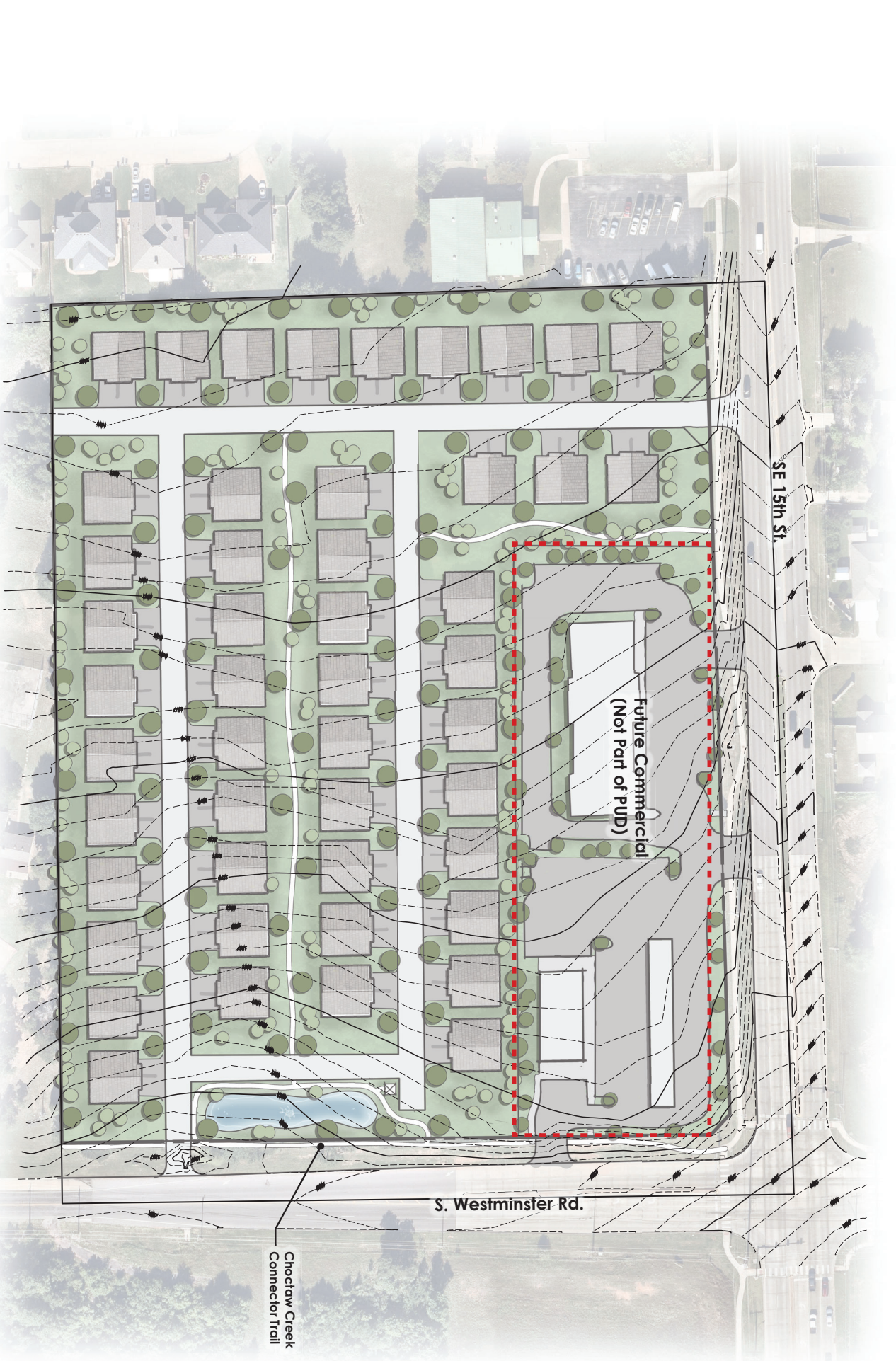
- Exhibit A: Legal Description
Exhibit B: Master Development Plan – Conceptual
Exhibit C: Building Elevations

EXHIBIT A
LEGAL DESCRIPTION
ELEMENT

A tract or parcel located in the Northeast Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Northeast corner of the NE/4 of Section 7; Thence S88°10'11"W along the North line of said NE/4 a distance of 880.00 feet; Thence S01°49'49" E a distance of 60.00 feet to a point on the Right-of-Way line and the POINT OF BEGINNING; Thence N88°10'11"E along said Right-of-Way line a distance of 237.22 feet; Thence S00°43'10"E a distance of 182.50 feet; Thence N89°16'50"E a distance of 581.50 feet; Thence S00°43'10"E and parallel to the East line of the NE/4 a distance of 450.00 feet; Thence S89°16'50"W a distance of 806.50 feet to a point on the East line of WINDSONG ADDITION SECTION 4; Thence N01°49'49"W along said East line a distance of 628.02 feet to the POINT OF BEGINNING.

Containing 407,318.62 Sq. Ft. or 9.35 Acres, more or less.



MASTER DEVELOPMENT PLAN
 Improvements shown are conceptual. Final design to be determined at building permit stage.

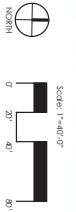




EXHIBIT C

To: Chairman and Planning Commission

From: Cameron Veal, Planner I

Date: December 3, 2024

Subject: (PC-2195) Public hearing, discussion, consideration, and possible action of resolution amending the Comprehensive Plan from Single-Family Detached Residential Land Use to Office/Retail Land use, and an ordinance to reclassify from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”) governed by Restricted Commercial District (“C-1”) for the property described as a part of the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma located at 10505 SE 15th Street, Midwest City, Oklahoma.

Executive Summary: The applicant, Mr. Joel Bryant, is requesting to rezone the subject property from R-6, Single-Family Detached Residential District to PUD, Planned Unit Development, governed by the C-1, Restricted Commercial District.

The site is currently undeveloped, and the applicant is proposing to create a garden style commercial development with individually owned lots and shared parking.

If approved, the applicant may proceed with the platting process through the Planning and Zoning Department. All applicable code requirements shall be observed.

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

Both state and local notification requirements were met.

At the time of this writing, staff has not received any phone calls from surrounding property owners regarding this item.

Staff recommends approval of the rezone and amendment to the Comprehensive Plan.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- December 3, 2024

City Council- January 28, 2025

Pre-Application Meeting Date:

September 5, 2024 (**Follow-up meeting on November 13, 2024**)

Council Ward: Ward 6, Rick Favors



Owner: Heartland and Cattle, LLC

Applicant: Joel Bryant/Grubbs Consulting

Proposed Use: Office/Retail

Size: The subject property has a frontage of 326.06 off SE 15th St., a depth of 309 feet, and contains an area of 2.3158 Acres or 100,623.60 sq. ft., more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Single-Family Detached Residential

North- Single-Family Detached Residential

South- Single-Family Detached Residential

East- Single-Family Detached Residential

West- Single-Family Detached Residential

Zoning Districts:

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

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

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

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

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

Land Use:

Area of Request- Vacant Lot

North- Single-Family Residency

South- Single-Family Residency

East- Single-Family Residency

West- Single-Family Residency

Municipal Code Citation:

2.25. PUD, Planned Unit Development

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

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

The PUD is subject to special review procedures within [7.3](#) PUD Application and Review (Page 174), and once approved by the City Council it becomes a special zoning classification for the property it represents.

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

- (A) *Innovative land* development. Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the Comprehensive Plan.

- (B) *Flexibility within* developments. Permit flexibility within the development to maximize the unique physical features of the particular site.
- (C) *Efficient use of land*. Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems, and encourage diversified living environments and land uses.
- (D) *Function, design, and diversity*. Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.
- (E) *Modifications to development requirements*. Provide a vehicle for negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

Midwest City Comprehensive Plan Citation

Chapter 3 Thoroughfare Plan

3.8 *Secondary Divided Arterial* - The secondary divided arterial roadway is the second of the two new roadway sections to be recommended with this Thoroughfare Plan. In general, the purpose of the secondary divided arterial roadway is to add a raised median to the existing secondary arterial roadway sections. The benefits of including a median in arterial construction have been previously mentioned in the primary divided arterial discussion.

Chapter 4 Future Land Use Plan

4.23 *Administration of the Future Land Use Plan & Map Interpretation Policies Development Proposals & the Future Land Use Plan* - At times, the City will likely encounter development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the Future Land Use Plan (Plate 4-1). Review of such development proposals should include the following considerations:

- Will the proposed change enhance the site and the surrounding area?
- Is the proposed change a better land use than that recommended by the Future Land Use Plan?
- 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?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- 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?

Development proposals that are inconsistent with the Future Land Use Plan (or that do not meet its general intent) should be reviewed based upon the above questions and should be evaluated on their own merit. It should be incumbent upon the applicant to provide evidence that the proposal meets the aforementioned considerations and supports community goals and objectives as set forth within this Comprehensive Plan.

History:

1. The property was zoned R-1-D with the adoption of the 1985 Zoning Map, and later rezoned as R-6 (PC-1729)

Next Steps:

If Council approves this rezone, the Applicant can proceed with the appropriate platting approval process.

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 example. This is a rezoning application, and the construction references are provided to make the Applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are public water mains bordering the proposed parcel, a thirty six (36) inch line running along the south side of S.E. 15th Street and a six (6) inch line running along the part of the west side of Moore Avenue. Any new building permit or plat application will require extending the six (6) inch line along the full frontage of Moore Avenue. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There's a public sewer main bordering the proposed parcel, a twelve (12) inch line running along the east side of Moore Avenue. 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 S.E. 15th Street and Moore Avenue. S.E. 15th Street is classified as a secondary arterial in the 2008 Comprehensive Plan. Moore Avenue is classified as a collector road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

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

Easements and Right-of-Way

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

Fire Marshal's Comments:

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.

Fire apparatus access roads and fire department water lines shall be installed and made serviceable prior to vertical construction and shall remain serviceable during the time of construction. Fire apparatus access roads are required to provide all weather access for emergency vehicles and also hold the imposed load of 75,000 lbs.

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).

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 15-22.
- Water main extension plans shall be approved by ODEQ and Midwest City prior to Line Maintenance approval of building permit(s).
- Water meter(s) shall be installed per Ordinance. Potential issues may include:
 - "Green Belt" 43-54
 - "Dedicated meter" 43-18

Sewer

- Sewer main extension plans shall be approved by ODEQ and Midwest City prior to Line Maintenance approval of building permit(s)

Planning Division:

Comprehensive Planning:

The Applicant is requesting a rezoning for the subject property to a PUD, Planned Unit Development governed by C-1, Restricted Commercial, and an amendment to the Comprehensive Plan to Office/Retail Land use. It is currently zoned R-6, Single-Family Residential, and its current zoning designation is in line with what is called

for in the Future Land Use Map in the Comp Plan (Single Family Detached Residential). At times the City encounters development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the Future Land Use Map. When reviewing these development proposals, the following should be considered:

- **Will the proposed change enhance the site and the surrounding area?** The proposed change could enhance the surrounding area (see other responses).
- **Is the proposed change a better land use than that recommended by the Future Land Use Plan?** It is difficult to say whether residential would be better. The Comprehensive Plan guidance on “mid-block” areas, such as the subject property. This guidance suggests that residential, light retail, and office uses are all appropriate at this location.
- **Will the proposed use impact adjacent residential areas in a negative manner? No**
Or will the proposed use be compatible with and or enhance adjacent residential areas? Yes. It will be compatible and provide low impact neighborhood commercial opportunities.
- **Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation and other general aspects of compatibility?** No hours of operation were discussed in the PUD, but it is architecturally compatible with residential zoning and could provide local services.
- **Does the proposed use present a significant benefit to the public health, safety and welfare of the community? No.**
Would it contribute to the City's long-term economic well-being? Proposed development could if some of the retail uses provided sales-tax revenue. The PUD does not state what specific uses would be allowed or desired, so the C-1 base zoning along with the size of the units will control what goes into the proposed development. As a result, it is unclear if it would contribute more to our long-term economic well-being. Roof-tops are also a potential economic tool, but 2 acres could only support about fourteen homes in R-6 Zoning.

C-1, Restricted Commercial District underlying zoning and Office/Retail Land Use allow for low intensity uses, which can serve the day-to-day needs of the residents of surrounding neighborhoods without having an adverse impact on adjacent neighborhoods. The subject property is also within ½ mile of other commercial areas and can contribute to the economic well-being of the local area.

The *Thoroughfare Plan* found in the City’s Comprehensive Plan calls for the portion of SE 15th St. that lies upon the subject property’s frontage be developed into a secondary divided arterial, which will provide enhanced safety and opportunities for beautification along the area, ideal for the increase in motorist and pedestrian traffic that is anticipated with the proposed development. Future platting of the site will address any potential right-of-way dedications or sidewalk construction.

While the *Trails Master Plan* does not call for a planned trail to go along the proposed site, it is in proximity to multiple Phase III trails, providing potential for increased walkability and increase connectivity to surrounding neighborhoods and commercial areas.

The proposed Office/Retail Use has the potential to provide significant benefit to the welfare of the community, and staff believes that it will contribute to the local area and City’s long-term economic well-being.

Current Planning:

Staff met with the Applicant on September 5, 2024, for a pre-application meeting, and on November 13, 2024, to discuss changes to the PUD that were previously recommended by staff.

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

If this item is approved by council, the applicant may proceed with the platting process through the Planning and Zoning Department.

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

Action is at the discretion of the Planning Commission.

Action Required

Approve or reject the resolution to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to Office/Retail Land use, and the ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”) governed by Restricted Commercial District (“C-1”) for the property noted herein, subject to staff comments as found in the December 3, 2024 Planning Commission agenda packet and made part of the PC-2195 file.

Suggested Motion:

“To approve the resolution to amend the Comprehensive Plan to Office/Retail Land use and the ordinance redistricting to Planned Unit Development (“PUD”) for 10505 SE 15TH ST, subject to staff comments as found in the December 3, 2024, Planning Commission agenda packet and made part of the PC-2195 file.”

Please feel free to contact my office at (405) 739-1265 with any questions.

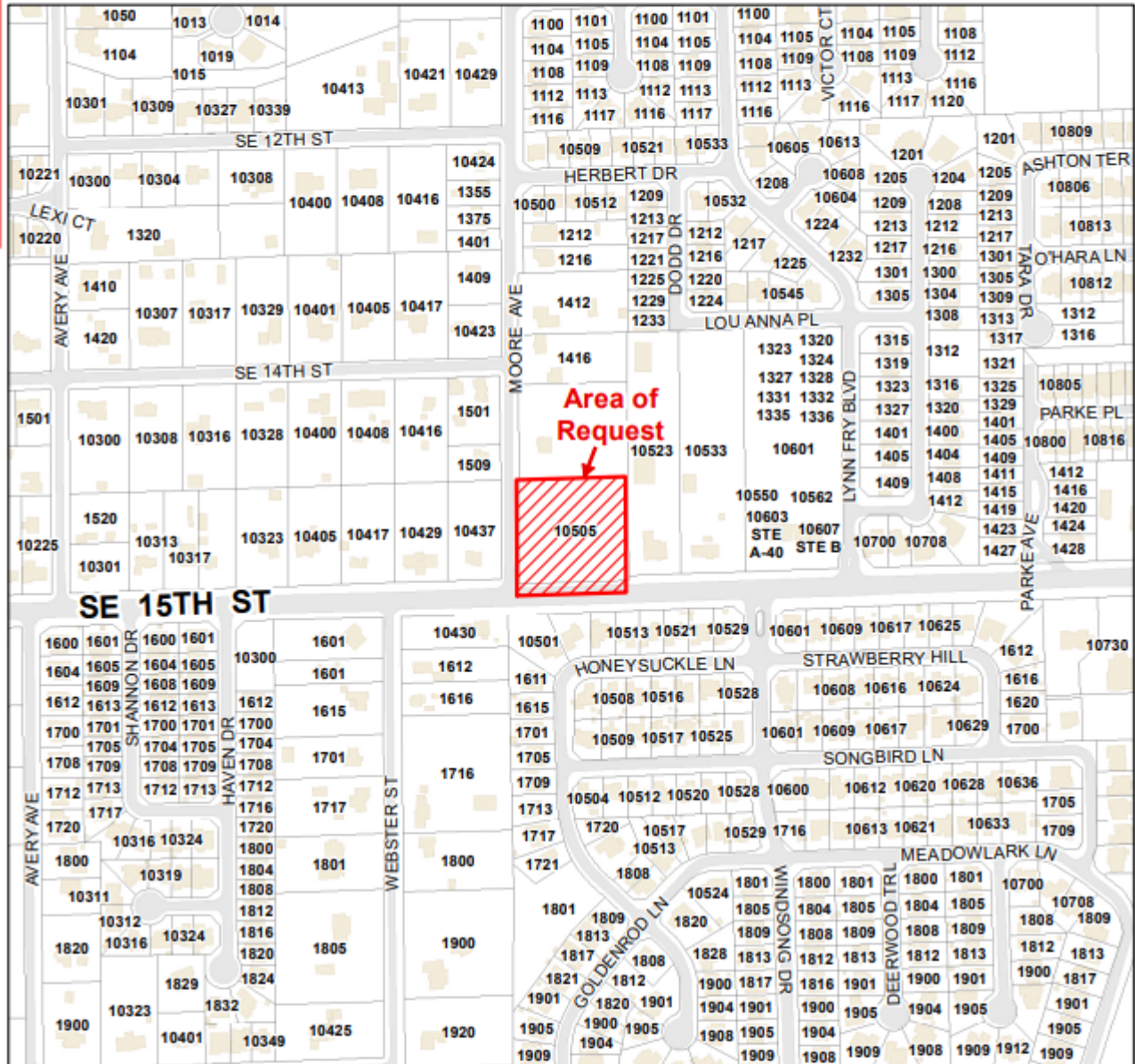
Regards,



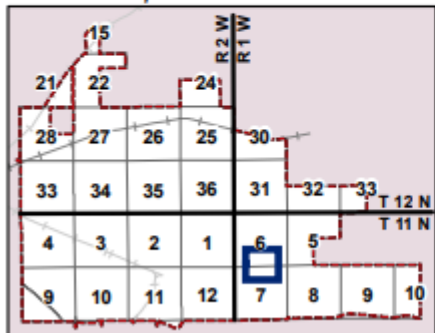
Cameron Veal, Planner I









GIS- Information Technology/ Planning & Zoning



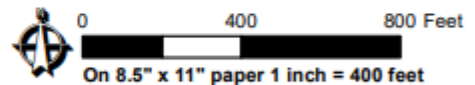
Locator Map



General Map Legend

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

**GENERAL MAP FOR
PC-2195
(SE/4, Sec 6, T11N, R1W)**



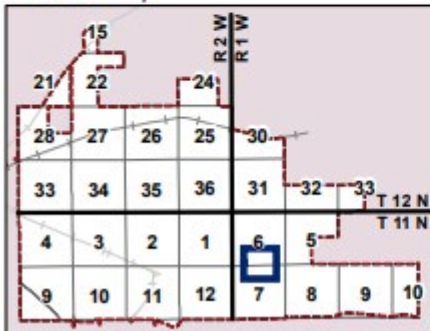
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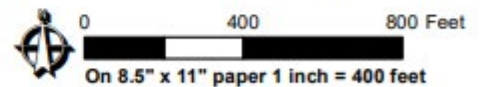
GIS- Information Technology/ Planning & Zoning



Locator Map



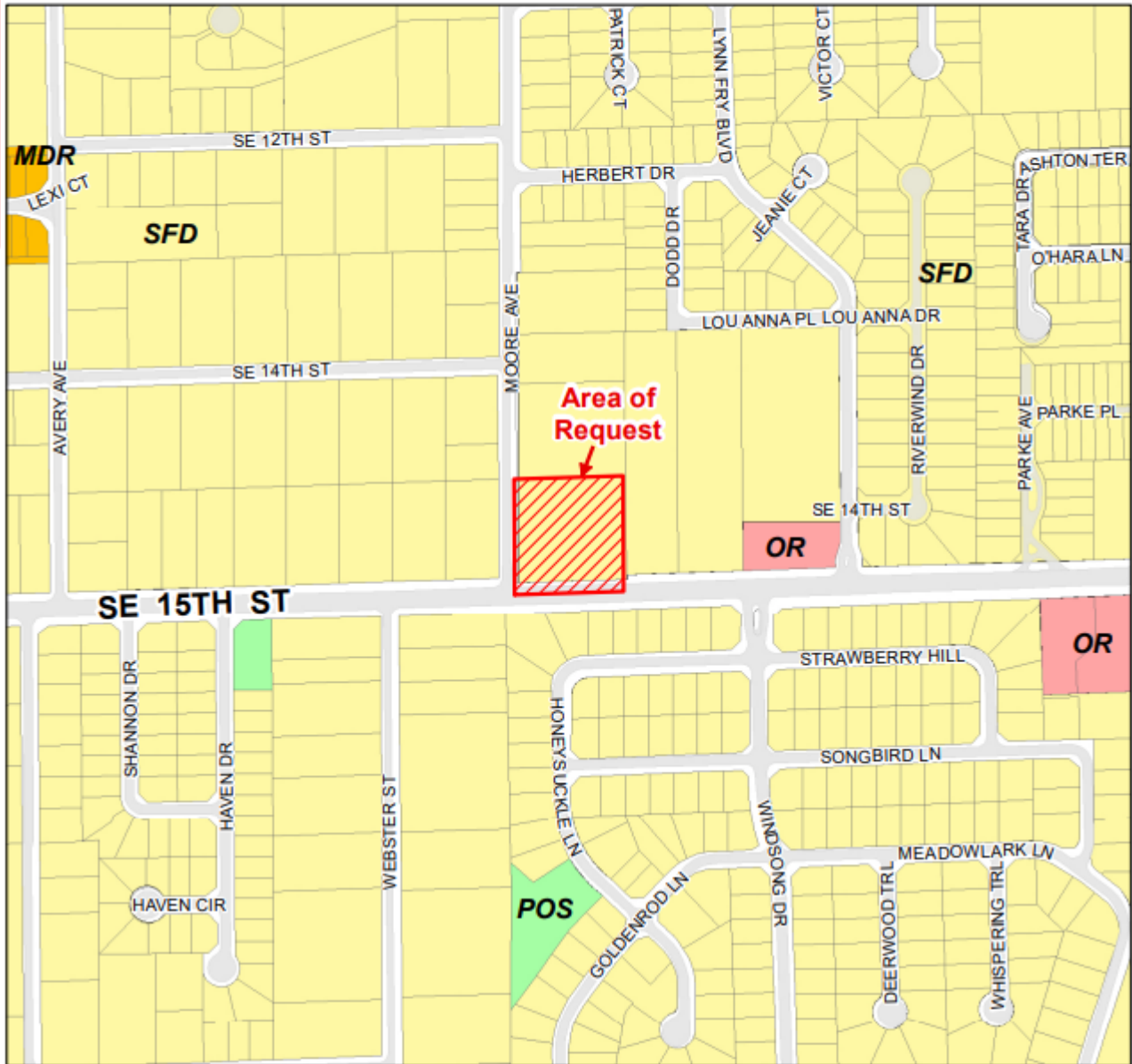
5/2024 NEARMAP AERIAL VIEW FOR PC-2195 (SE/4, Sec 6, T11N, R1W)



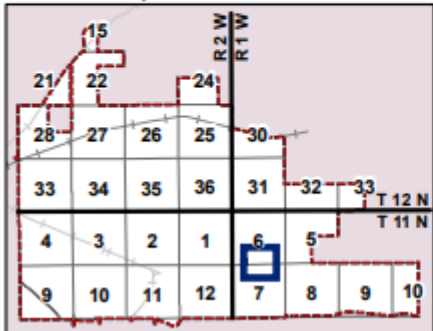
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Locator Map



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-2195
(SE/4, Sec 6, T11N, R1W)**



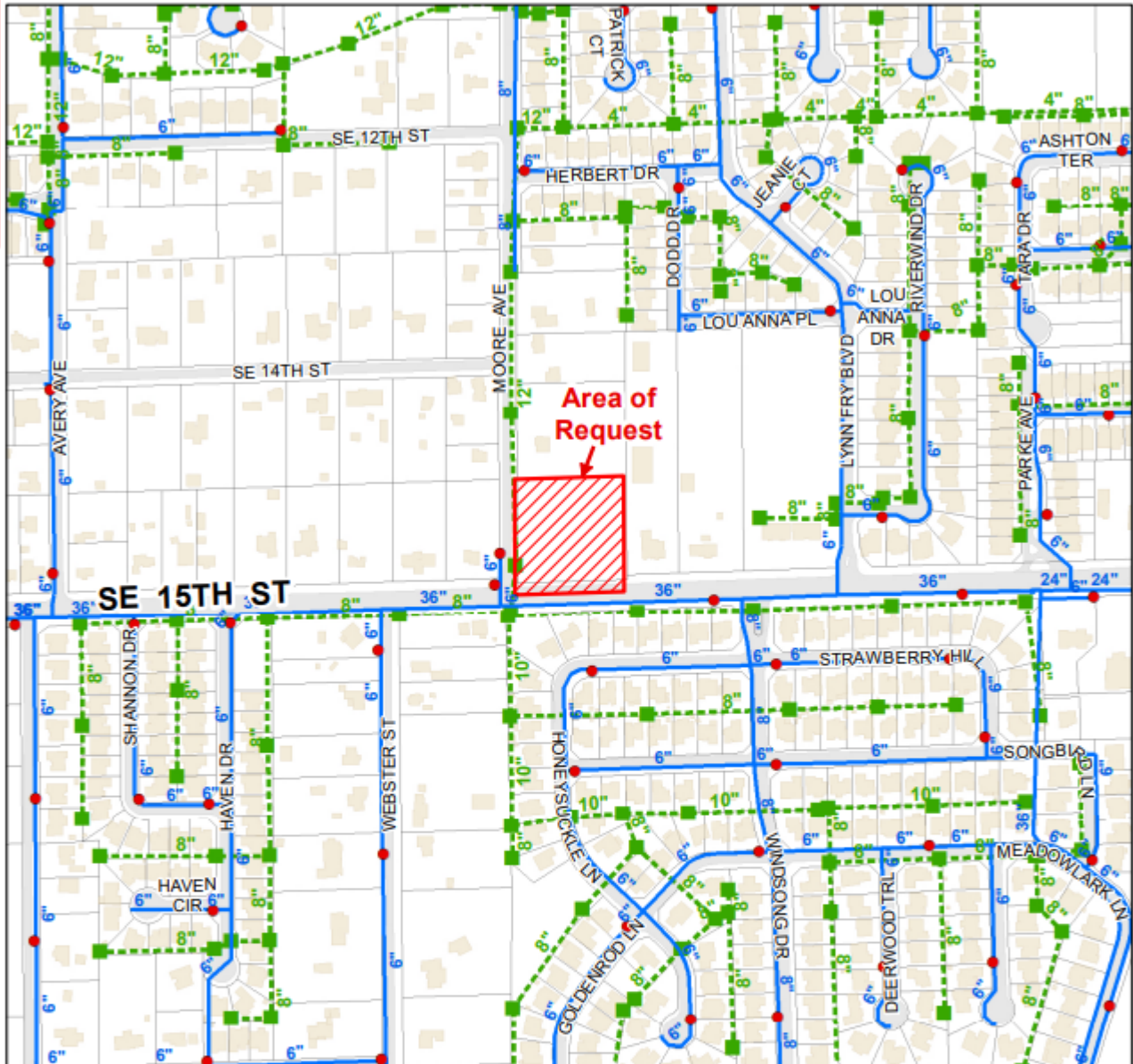
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On 8.5" x 11" paper 1 inch = 400 feet

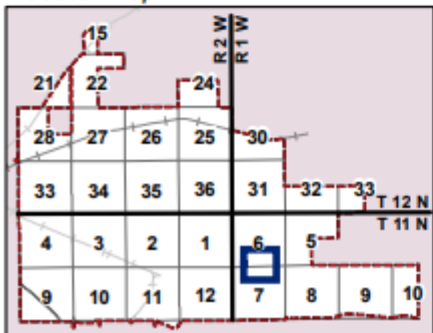
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Locator Map

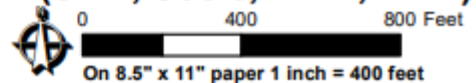


Water/Sewer Legend

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

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2195**

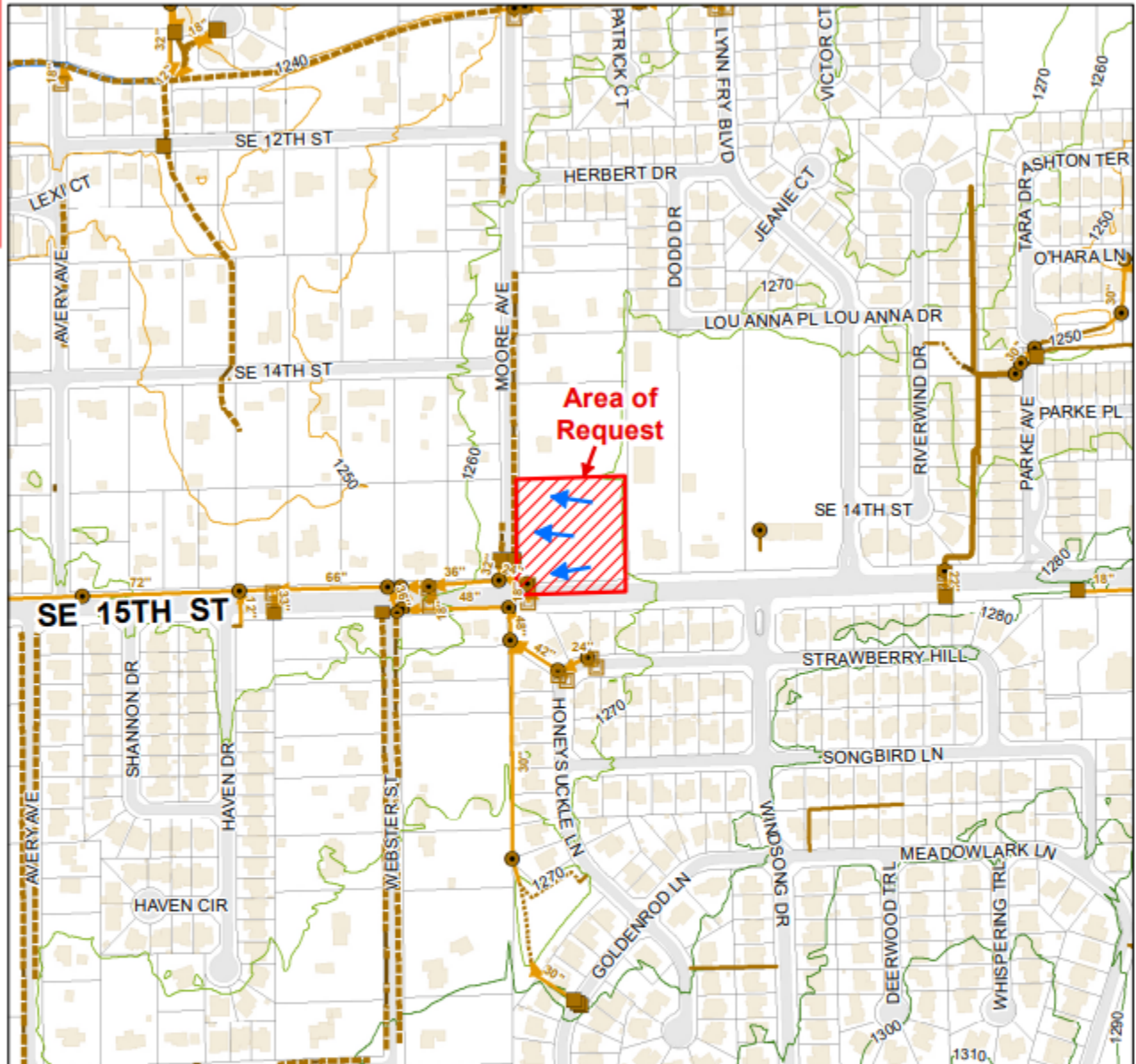
(SE/4, Sec 6, T11N, R1W)



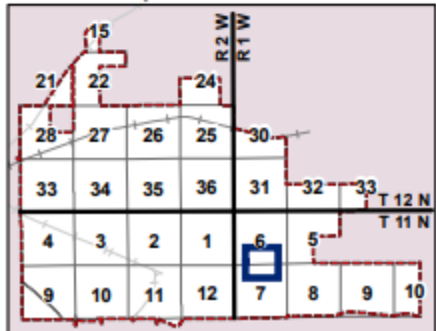
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GIS- Information Technology/ Planning & Zoning



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-2195

(SE/4, Sec 6, T11N, R1W)



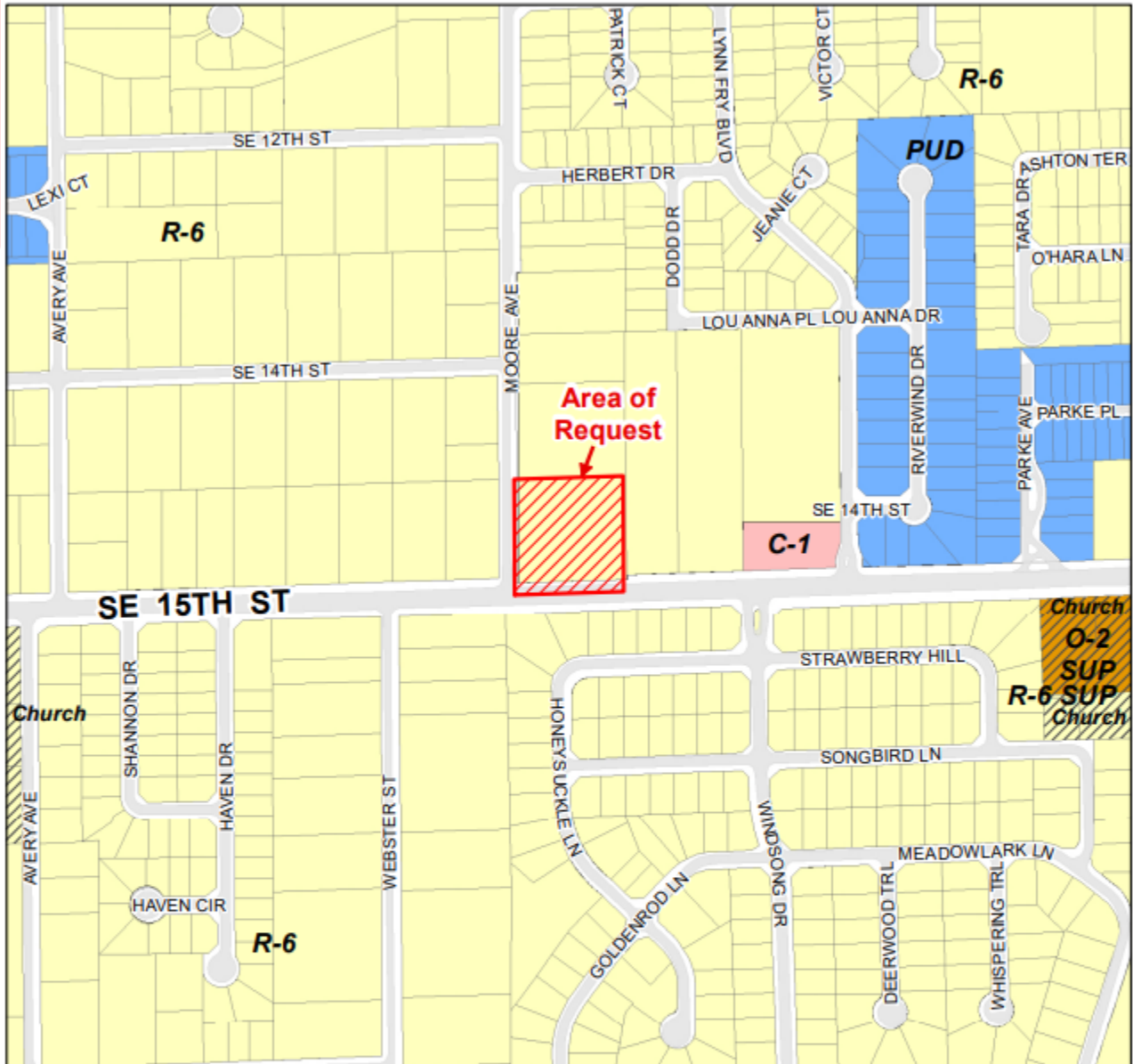
0 400 800 Feet

On 8.5" x 11" paper 1 inch = 400 feet

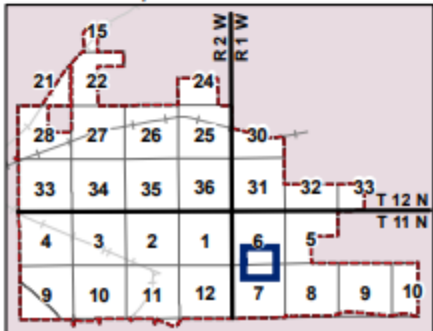
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Locator Map



Current Zoning Legend

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

ZONING MAP FOR PC-2195 (SE/4, Sec 6, T11N, R1W)



0 400 800 Feet

On 8.5" x 11" paper 1 inch = 400 feet

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THE CITY OF MIDWEST CITY
PLANNED UNIT DEVELOPMENT
MASTER DESIGN STATEMENT
For
ELEMENT OFFICE PARK

~~September 18, 2024~~
November 14, 2024

PREPARED FOR:

**Les Chateaux, LLC
10607 SE 15th Street, Suite B
Midwest City, OK 73130**

PREPARED BY:

**Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com**

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1.0 INTRODUCTION

This Planned Unit Development consists of 2.31 acres, is unplatted and located within the Southeast Quarter of Section 6, Township 11 North, Range 1 West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in Exhibit A, attached, and made a part of this Design Statement.

3.0 OWNER/DEVELOPER

The owner and developer of the property described in Section 2.0 is Les Chateaux, LLC.

4.0 SITE AND SURROUNDING AREA

The property is currently vacant and zoned R-6 Single Family Detached Residential District. Property to the north and east is also zoned R-6 and is developed with single family residences. Property to the west, across Moore Avenue, and to the south, across SE 15th Street is zoned R-6 and developed with single family residences.

5.0 PHYSICAL CHARACTERISTICS

The site is currently undeveloped. The property drains from east to west and has sparse tree cover. The elevation of the site is 1271 feet along the east boundary, sloping to an elevation of 1265 feet along Moore Avenue. The hydrologic soil group on the property is Littleaxe-Urban Land Complex.

6.0 CONCEPT

The concept for this planned unit development is to create a garden style commercial development with individually owned lots and shared parking.

7.0 SERVICE AVAILABILITY

7.1 STREETS

The property is located on the north side of SE 15th Street, a four lane curb and gutter street, and on the east side of Moore Avenue, an asphalt street with no curb and gutter.

7.2 SANITARY SEWER

There is public sanitary sewer along Moore Avenue, adjacent to the property.

7.3 WATER

There is a six inch public water line located on the west side of Moore Avenue, and a 36 inch public water line located across from the property, along the south side of SE 15th Street.

7.4 FIRE PROTECTION

Police and Fire protection are available from the City of Midwest City. The nearest fire station is Station 5 at 801 S. Westminster Road.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

Gas, electrical, and telephone services serve several developments in the area of this Planned Unit Development and have lines adjacent to the subject property. Proper coordination with the various utility companies will be made in conjunction with this Development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently available adjacent to this site.

7.7 DRAINAGE

The property is located in the Soldier Creek drainage basin. Development of this parcel will comply with the requirements of the Midwest City Municipal Code, 2020, as amended.

8.0 COMPREHENSIVE PLAN

The subject property is currently designated single family detached residential on the Future Land Use Map.

9.0 SPECIAL DEVELOPMENT REGULATIONS

The following Zoning Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this planned unit development. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Zoning Regulations of this PUD. For purposes of interpretation of these Zoning Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the Midwest City Municipal Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Midwest City Municipal Code, as amended (Code), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the code shall prevail and be controlling; provided however, that in the event of a conflict between the Zoning Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this planned unit development, such Zoning Regulations of this PUD shall prevail and be controlling.

9.1 USE AND DEVELOPMENT REGULATIONS

The Use and Development Regulations of the C-1 Restricted Commercial District shall govern the property, except as modified herein.

9.2 LOT/BUILDING REGULATIONS

- a) There shall be no interior building setback requirements within a platted lot.
- b) Perimeter building setback regulations for the PUD property shall be:
 - 1) Twenty-five feet along the west (Moore Avenue) and south (SE 15th Street).
 - 2) Ten feet from the North property line
 - 3) Ten feet along the East
- c) There shall be no maximum impervious surface coverage requirement within a platted lot.
- d) Platted lots are not required to have frontage on an approved street. Frontage for platted lots shall be permitted from platted private drives and/or platted private shared parking areas.

9.3 FAÇADE REGULATIONS

Pursuant to Midwest City Municipal Code regulations.

9.4 LANDSCAPING AND AMENITY REGULATIONS

The subject parcel shall meet all requirements of Midwest City's Landscaping Ordinance in place at the time of development, except that tree and shrub plantings required for each lot shall be permitted to be located outside the boundaries of the platted lot, but within the limits of the PUD property and a maximum of half of the required trees may be planted within adjacent street rights-of-way. Trees planted within and along public street rights-of-way may be counted toward the total number of trees required on-site.

On-site detention areas may be counted toward meeting landscape percentages, excluding hard-surfaced areas.

An area shall be provided for amenities to include park benches and/or a picnic table.

9.5 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements.

9.6 PLATTING REGULATIONS

Platting shall be required for this PUD.

9.7 ACCESS REGULATIONS

- a) Access to the PUD property shall be permitted from no more than one driveway onto Moore Avenue and no more than one driveway onto SE 15th Street.
- b) Access to individually platted lots shall be permitted from private drives. The private drive shall be placed within a platted common area and/or platted access easement designated for access purposes. Minimum easement/common area width of private drives shall be 24 feet. Minimum paving width of private drives shall be 24 feet.
- c) Platted lots are not required to have frontage on an approved street. Access and frontage for platted lots shall be permitted from private drives and/or shared parking areas. The property owners through the use of recorded covenants and restrictions shall govern maintenance of the private drives.

9.8 SIGNAGE REGULATIONS

a) FREESTANDING SIGNS

Per the base zoning district, except that one monument sign shall be permitted at the driveway entrance from SE 15th Street identifying the development and users/entities within each platted lot.

b) WALL SIGNS

Wall signs will be in accordance with the base zoning district regulations.

c) BILLBOARD SIGNS

Billboard signs shall be prohibited within this PUD.

d) ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.9 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Appendix A, Section 5.11, of the Midwest City Municipal Code, 2020, as amended.

9.10 PARKING REGULATIONS

- a) The parking formula for all uses shall be one space required for every 300 square feet of building area.
- b) A platted lot is not required to provide on-site parking. Required parking and maneuvering may be provided within a platted common area and/or private access easement. Off-site shared parking and maneuvering shall be permitted in order to comply with parking requirements.

- c) The design of all parking facilities shall be in accordance with Appendix A, Section 5.3 of the Midwest City Municipal Code, 2020, as amended.

9.11 SIDEWALK REGULATIONS

Development shall comply with all municipal sidewalk requirements.

9.12 OTHER REGULATIONS

- a) Dumpster areas must comply with current ordinance requirements and may be located within the shared parking area/private access easement but shall not encroach within public utility easements.

10.0 EXHIBITS

- Exhibit A: Legal Description
- Exhibit B: Master Development Plan – Conceptual
- Exhibit C: Conceptual Utility Plan
- Exhibit D: Conceptual Building Elevations

EXHIBIT A
LEGAL DESCRIPTION
ELEMENT OFFICE PARK

A part of the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian in Oklahoma County, Oklahoma, more particularly described as follows:

Beginning on the South line of said Section at a point 21 feet East of the Southwest Corner of said SE/4;

Thence East a distance of 309 feet;

Thence North a distance of 326.06 feet;

Thence West a distance of 309 feet;

Thence South a distance of 326.06 feet to the point or place of beginning, containing 100,878.41 square feet or 2.3158 acres, more or less.

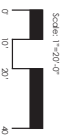


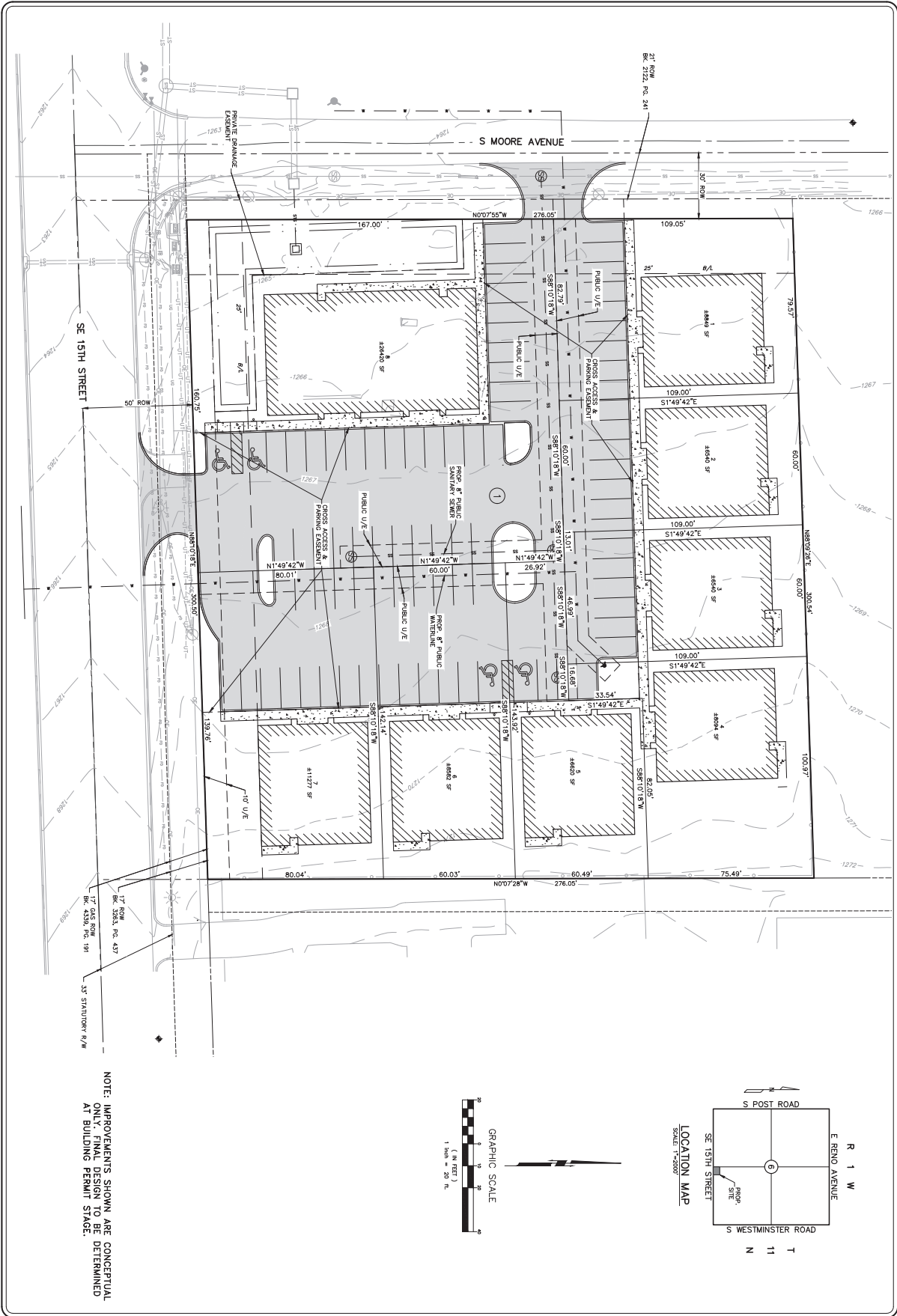
Bryant - Element Office - Midwest City, OK

Exhibit B - Master Development Plan

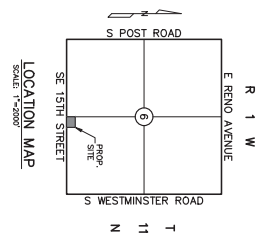
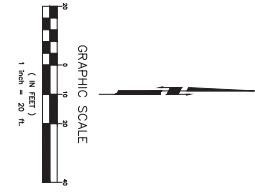
Improvements shown are conceptual only; final design to be determined at building permit stage.

14 November 2024
 Tanner Project # 24327





NOTE: IMPROVEMENTS SHOWN ARE CONCEPTUAL ONLY. FINAL DESIGN TO BE DETERMINED AT BUILDING PERMIT STAGE.



ELEMENT OFFICE PARK

SHEET NUMBER
EXHC

Proj. No.: 24-035
Date: 11/13/2024
Scale: (Var.) 1/4" = 1'-0"
Drawn By: JNE
Checked By: JNE
Approved By: MCH

REVISIONS		
NO.	DESCRIPTION	DATE

ELEMENT OFFICE PARK
10505 SE 15TH STREET
MIDWEST CITY, OK 73130
CONCEPTUAL UTILITY PLAN



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 285-0941
Fax: (405) 285-0949
RUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/25



EXHIBIT D
Conceptual Building Elevation
1 of 2



EXHIBIT D
Conceptual Building Elevation
2 of 2