

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

**AGENDA FOR THE REGULAR MEETING OF THE
MIDWEST CITY PLANNING COMMISSION
February 4, 2025 – 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 January 7, 2025 Planning Commission Meeting.
2. Discussion and consideration of adoption, including any possible amendments of the minutes of the January 14, 2025 Special Planning Commission Meeting.

C. ANNOUNCEMENTS

D. DISCUSSION

1. (MP-20) Public hearing, discussion, consideration, and possible action to consider approval of the Minor Plat of Sooner Rose II 2nd Addition described as all of Lot Two (2) in Block Two (2) of Sooner Rose II Addition, an addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof.
2. (PC-2203) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Planned Unit Development (“PUD”) to an amended Planned Unit Development (“PUD”), for the property described as Lot One (1), in Block One (1) of Tonick Plaza, an Addition to the City of Midwest City, Oklahoma County, Oklahoma, According to the Recorded Plat Thereof, located at 10011 SE 15th Street, Midwest City, Oklahoma.

E. COMMISSION DISCUSSION

F. PUBLIC DISCUSSION

G. FURTHER INFORMATION

H. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

January 7, 2025 - 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 January 7, 2025 at 5:00 p.m., with the following members present:

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

Commissioners absent:
Staff present: Matthew Summers, Planning and Zoning Director
 Emily Richey, Current Planning Manager
 Patrick Menefee, City Engineer
 Julie Shannon, Planner III
 Cameron Veal, Planner I
 Don Maisch, City Attorney

A. CALL TO ORDER

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

B. MINUTES

1. A motion was made by Rick Dawkins seconded by Dean Hinton, to approve the minutes of the December 3, 2024 Planning Commission meeting as presented.
Voting aye: R. Smith, Huskey, Hinton, J. Smith, Collins, R. Rice and R. Dawkins.
Nay: none.
Motion carried.

C. NEW MATTERS

1. (PC-2196) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to a Simplified Planned Unit Development (“SPUD”), for the property described as a tract of land in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 920 N. Air Depot Blvd., Midwest City.

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

There was general discussion amongst the Commission.

The applicant, David Box – 522 Colcord Dr was present and addressed the Commission. The applicant shared that they met with residents in the neighborhood and agreed to limit the allowable uses to the ones necessary for a Dollar General.

Chairperson Smith asked about the nature of the store and whether it would be a traditional Dollar

General or more similar to a grocery store.

Mr. Box clarified that the development would be a traditional Dollar General as opposed to a more grocery-style store. They also requested to use a 5ft sign instead of 4ft.

Staff agreed to meet with applicant after Planning Commission meeting to discuss potential signage changes.

Dennis Roberts - 3421 N Glenhaven Dr. spoke in opposition, saying that there were too many of these types of developments near that area. Also shared concerns about increased traffic that could come with it.

Jeff Luther - 1735 N Ridgewood Dr. spoke in opposition and shared concerns about existing traffic issues being exacerbated due to development.

Debra Hackworth - 3620 N Ridgewood Dr. spoke in opposition and shared concerns about existing traffic issues being exacerbated due to development. Also shared concerns about the development decreasing home value.

Chairperson Smith asked if there would be any drainage issues with this development

Patrick Menefee – City Engineer shared that they did not see any drainage issues occurring.

The Applicant clarified that a 135ft setback was placed into the designs and they would be leaving greenspace on the property as a buffer between the development and residential areas.

Ken Stephens - 3613 Ridgewood Dr. spoke in opposition and shared concerns about drainage and traffic.

A motion was made by Huskey, seconded by Collins to recommend approval of this item, subject to staff comments and signage changes approved by staff.

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

Nay: Hinton

Motion Carried.

2. (PC-2199) Public hearing, discussion, consideration, and possible action of an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 7, Development Review Procedures, Sub-Section 7.1.1., Mandatory Pre-Application Conference for Plans and Applications; Sub-Section 7.1.6., Fees; Subsection 7.5.1., Site Plan Requirements; Sub-Section 7.5.6., Fees; Sub-Section 7.8., Special Exceptions; and providing for repealer and severability.

Matt Summers – Planning and Zoning Director presented the proposed ordinance amendments.

There was general discussion amongst the Commission.

A motion was made by Rick Rice, seconded by Rick Dawkins to recommend approval of this item, subject to changes suggested by the Planning Commission.

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

Nay: None.

Motion Carried.

3. (PC-2197) Public hearing, discussion, consideration, and possible action of an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 5, Supplemental Regulations, Sub-Section 5.2.3., Fencing and Screening; Sub-Section 5.7.8., Steel Shipping Containers/Personal Storage Units; Sub-Section 5.9., Application for Establishment of Private or Quasi-Private Facility; Sub-Section 5.17.1., Carport Requirements; Sub-Section 5.18., Residential Cluster Development Option, and providing repealer and severability.

Matt Summers – Planning and Zoning Director presented the proposed ordinance amendment.

There was general discussion amongst the Commission.

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

Nay: None.

Motion Carried.

4. (PC-2198) Public hearing, discussion, consideration, and possible action of an ordinance amending Midwest City Code, Appendix A, Zoning Regulations, Section 6, Development Review Bodies, Sub-Section 6.1.2, Final Authority for Deciding Applications and Appeals; Sub-Section 6.2.9., Role of Review and Recommendation to the City Council; Sub-Section 6.4.1., Responsibilities; Sub-Section 6.5.2., Purpose and Responsibilities; Sub-Section 6.6.1., Summary of Review Authority, and providing for repealer and severability.

Matt Summers – Planning and Zoning Director presented the proposed ordinance amendment.

There was general discussion amongst the Commission.

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

Nay: None.

Motion Carried.

D. COMMISSION DISCUSSION:

E. PUBLIC DISCUSSION:

F. FURTHER INFORMATION:

1. Comprehensive Plan Community Open House, January 14, 2025, from 6:30 PM to 8:00 PM at the Midwest City Community Center.

G. ADJOURNMENT:

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

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

Nay: None.

Motion Carried.

The meeting adjourned at 5:46 p.m.

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

January 14, 2025

This special meeting of the Midwest City Planning Commission was held with City Council in the City Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on January 14, 2025 at 4:00 p.m., with the following members present:

Commissioners present: Russell Smith
 Dee Collins
 Rick Rice
 Rick Dawkins

Commissioners absent: Jess Huskey
 Dean Hinton
 Jim Smith

A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 4:00 p.m.

B. DISCUSSION ITEMS

1. Presentation and discussion regarding the Midwest City Comprehensive Plan Update:

Matt Summers introduced Dawn Warrick, project manager with Freese and Nichols, Inc. Ms. Warrick and Jake Lange made a presentation about the project to update the Comprehensive Plan and facilitated discussion about the project.

C. ADJOURNMENT

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

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

Nay: None.

Motion Carried.

The meeting adjourned at 5:50 p.m.

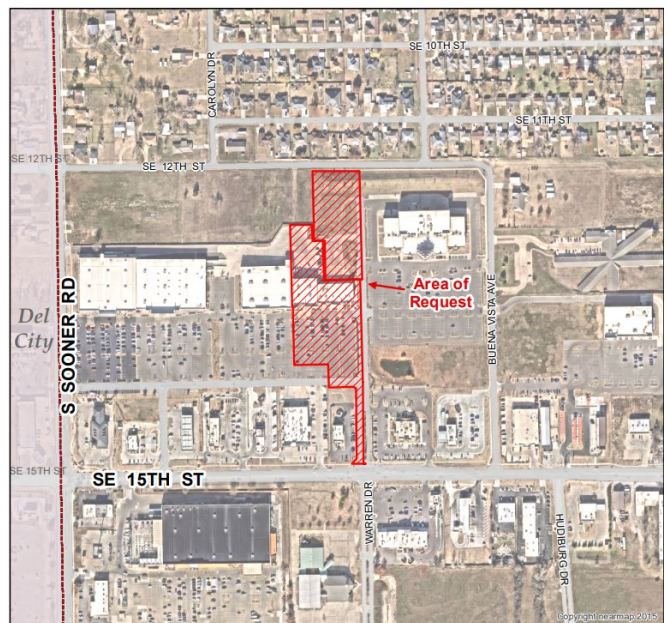
Chairman Russell Smith

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: February 4, 2025

Subject: (MP-00020) Public hearing, discussion, consideration, and possible action of approval of the Minor Plat of Sooner Rose II 2nd Addition for the property described as all of Lot Two (2) in Block Two (2) of Sooner Rose II Addition, an addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Executive Summary: The Applicant, Mr. Terence Haynes, has proposed this minor plat application to create an additional lot from Lot 2, Block 2, Sooner Rose Addition II. The Midwest City Council in 2018 approved the original subdivision based on a positive recommendation by the Planning Commission.

Although the application meets the criteria to qualify as a minor plat as outlined in Chapter 38 of the City of Midwest City Code of Ordinances, the net buildable area is significantly limited due to existing easements: A 24-foot mutual access agreement spans the property to link 5800 SE 12th ST (Lot 1, Block 3) to the north/side driveway that provides legal access to SE 15th Street (see Page 12); and there are two 7.5' utility easements paralleling the east and west property lines (see Page 11). The Applicant is aware of these limitations as SMC Consulting Engineers designed the Subdivision.



Both state and local notification requirements were met.

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

Staff recommends approval of this item.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- February 4, 2025

City Council- February 25, 2025

Pre-Application Meeting Date: November 19, 2024

Council Ward: Ward 1, Susan Eads

Owner: SR 2 Dev, LLC

Applicant: Terence L. Haynes- SMC Consulting Engineers, P.C.

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.

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 are public water mains bordering and bisecting the proposed parcel, eight (8) inch lines along the north side, the south side and bisecting 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 are public sewer mains bordering and bisecting the proposed parcel, eight (8) inch lines along the north side and bisecting 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 area of request exists off of S.E. 12th Street, S.E. 15th Street, and from access easements throughout the development. 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 is not required with this application.

Planning Division:

Staff met with the applicant November 19, 2024.

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 is at the discretion of the Planning Commission.

Action Required:

Approve or reject the Minor Plat of Sooner Rose II 2nd Addition for the property noted herein, subject to staff comments as found in the February 4, 2025, agenda packet and made part of the MP-00020 file.

Suggested Motion:

“To recommend approval of the Minor Plat of Sooner Rose II 2nd Addition subject to Staff Comments found in the February 4, 2025, Planning Commission agenda packet and made part of the MP-00020 file.”

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

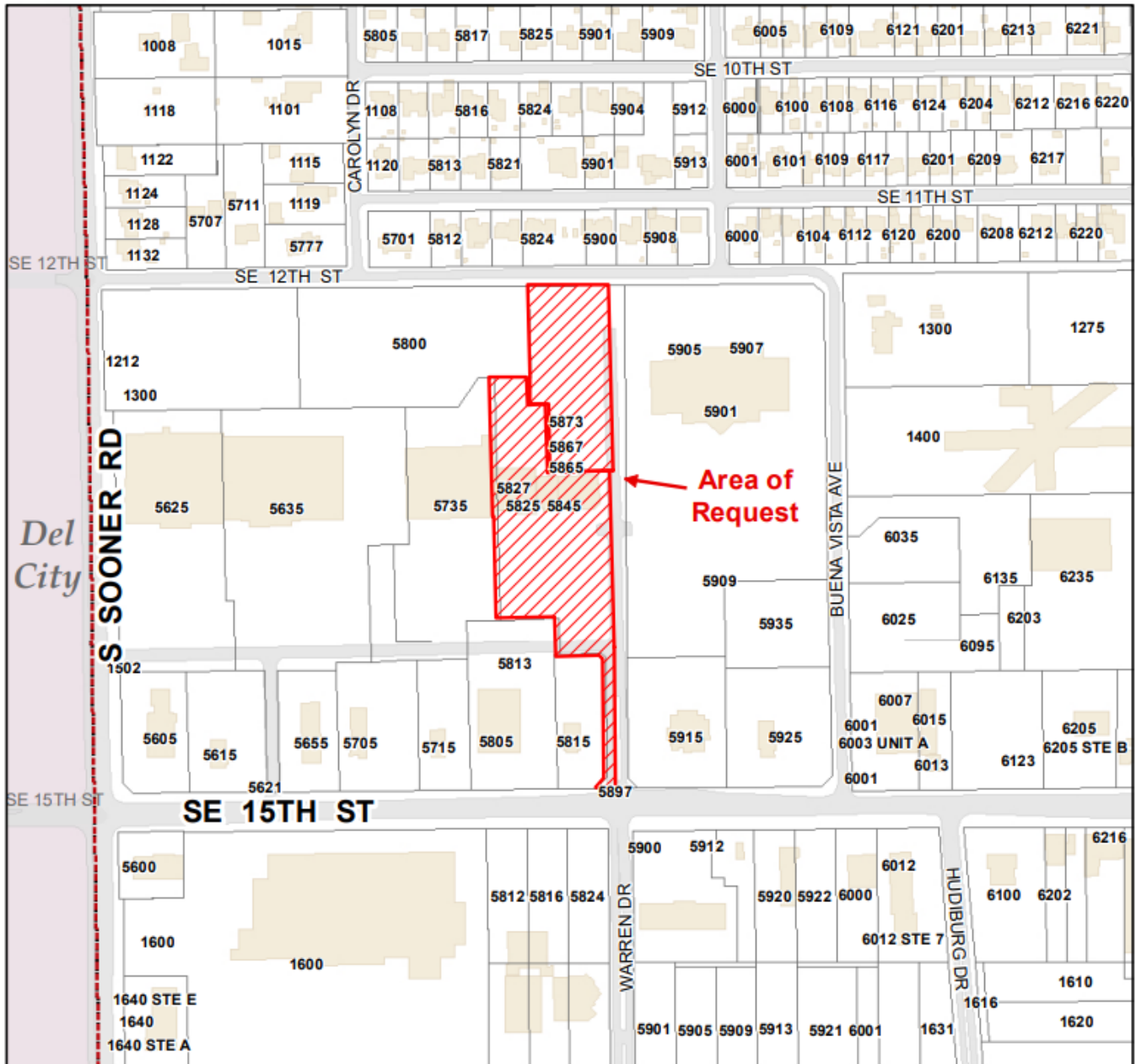


Emily Richey

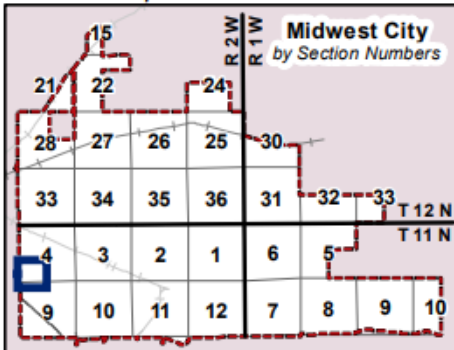
Current Planning Manager










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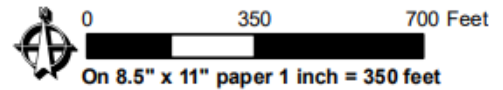
Locator Map



General Map Legend

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

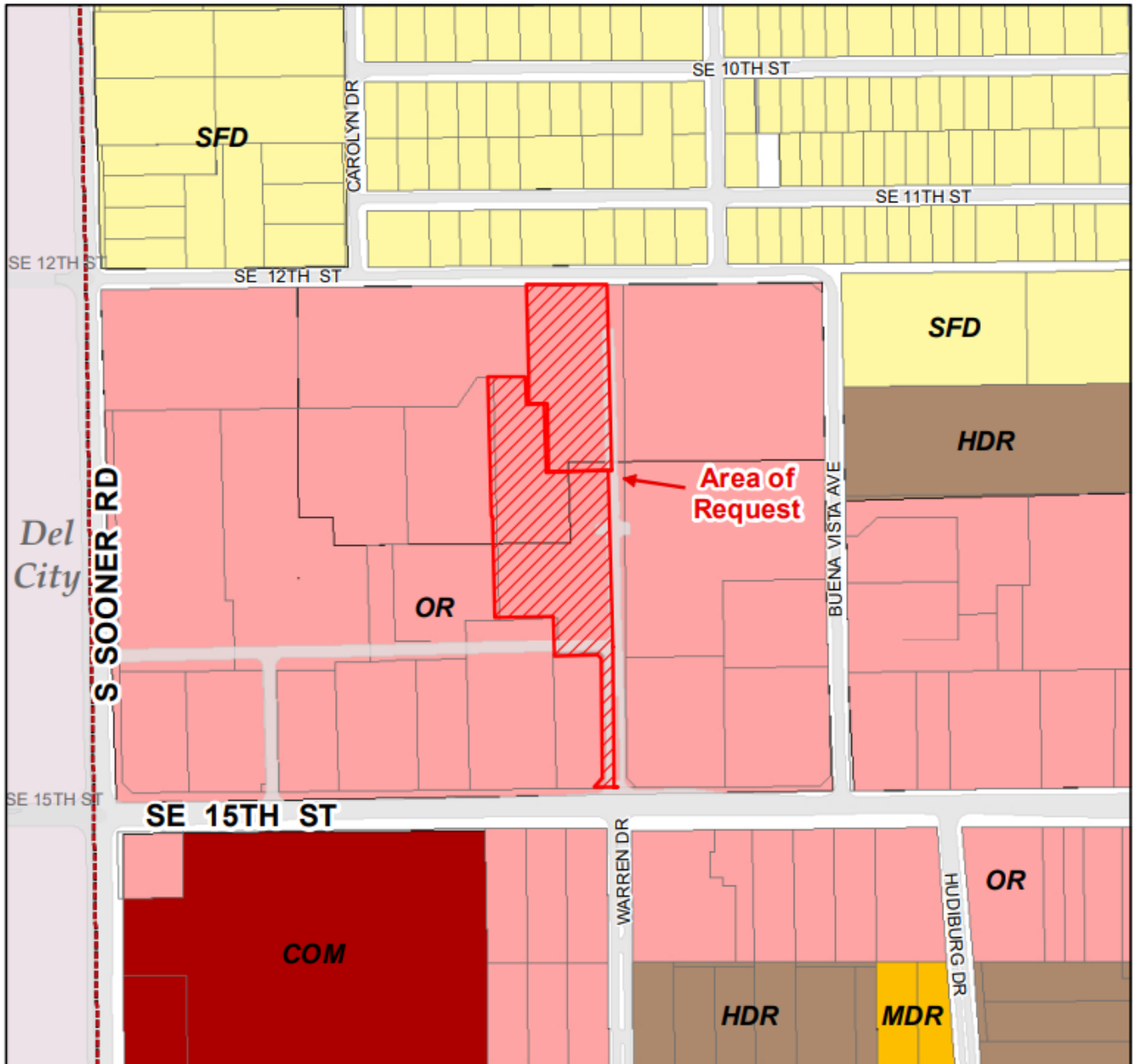
**GENERAL MAP FOR
MP-20
(SW/4, Sec 4, T11N, R2W)**



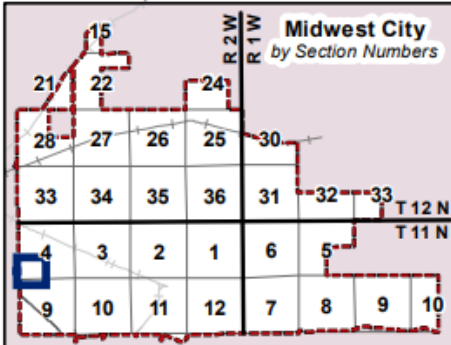
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Locator Map

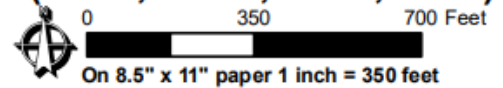


Future Land Use Legend

- 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-20
(SW/4, Sec 4, T11N, R2W)**

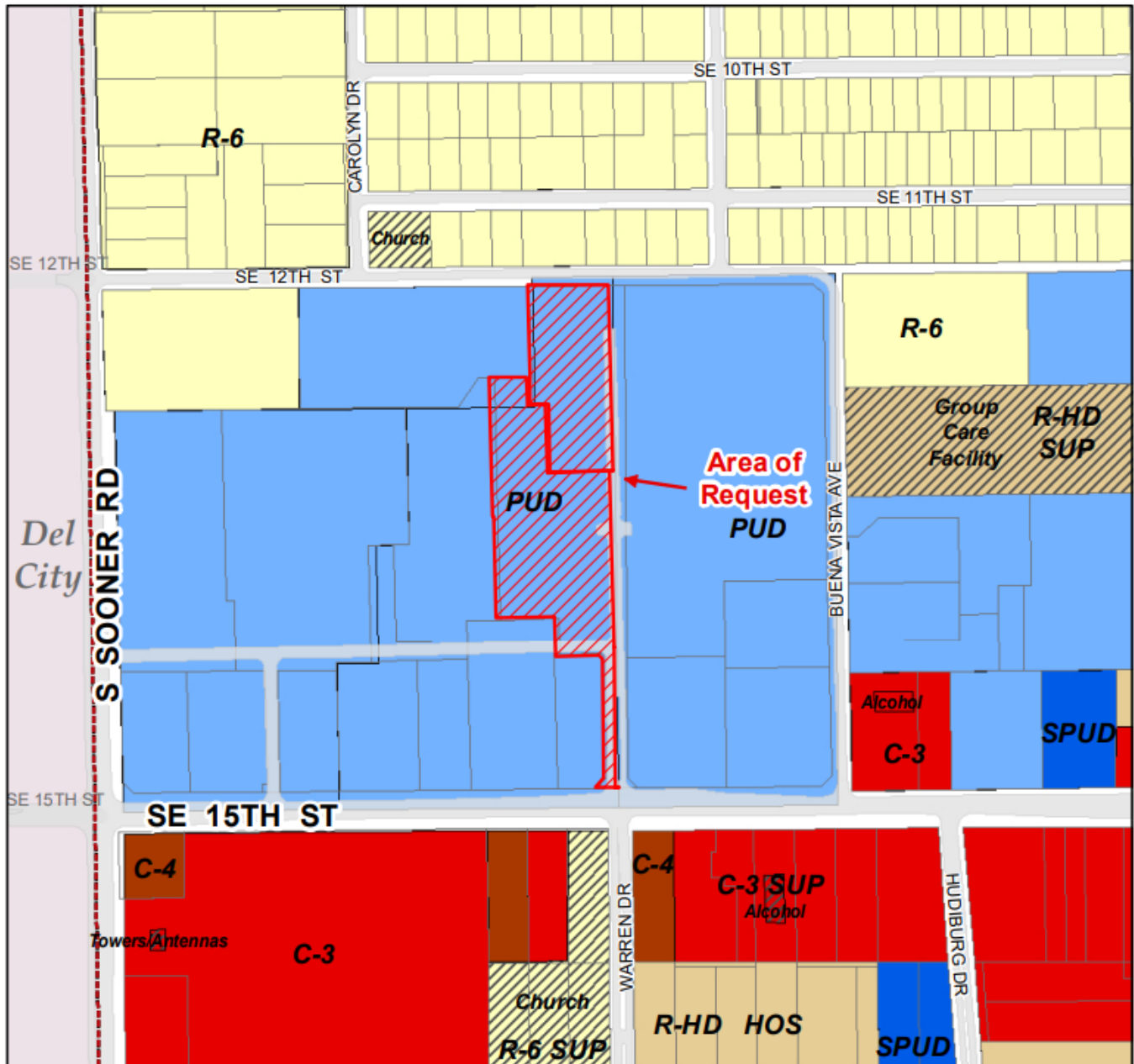


On 8.5" x 11" paper 1 inch = 350 feet

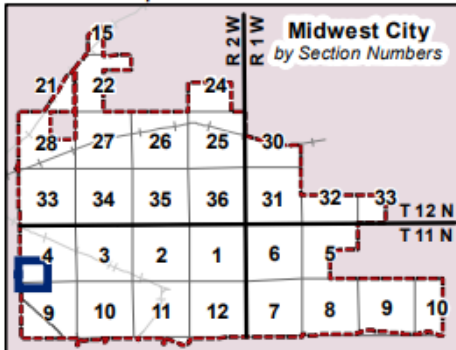
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Locator Map



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 MP-20 (SW/4, Sec 4, T11N, R2W)



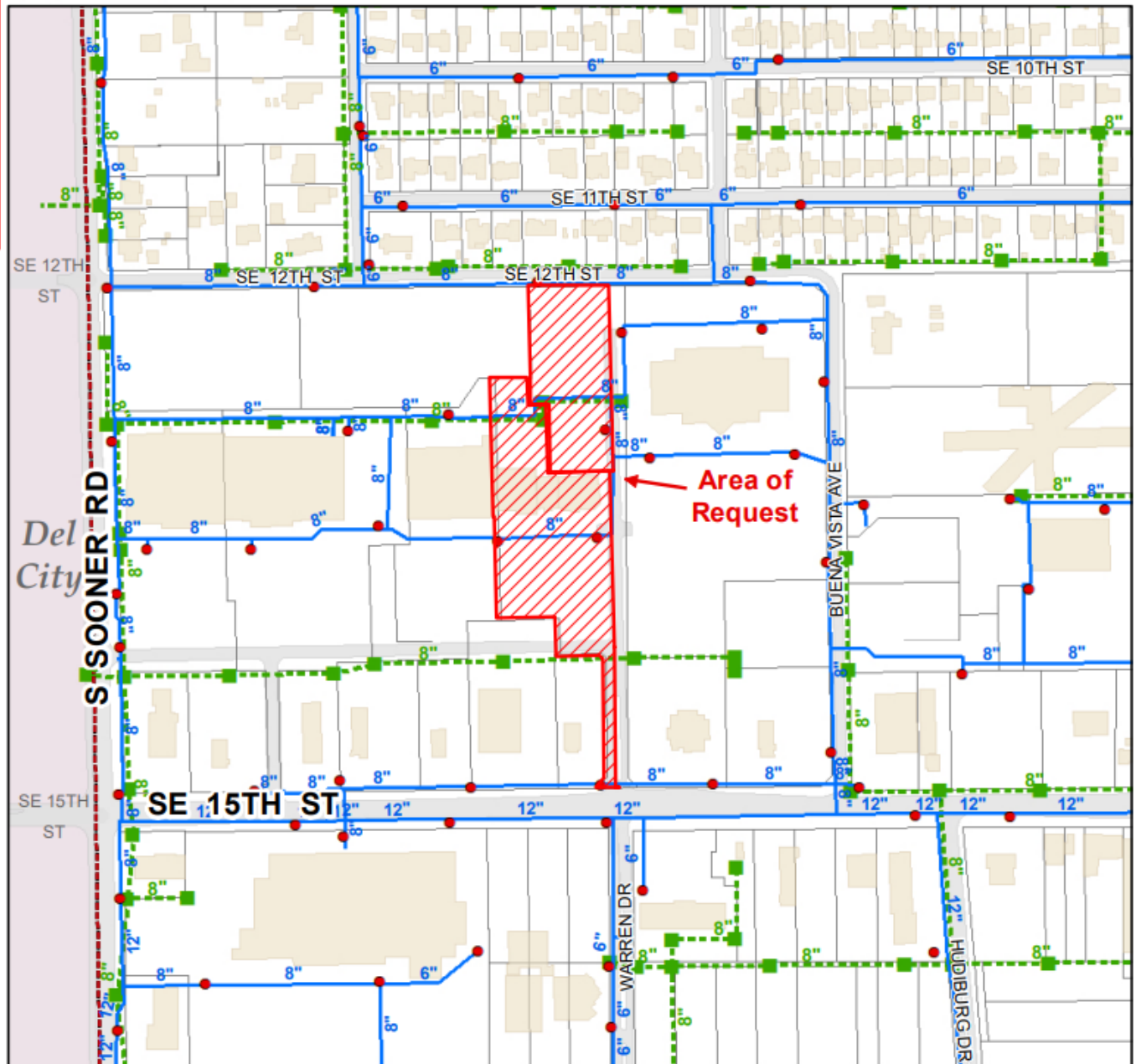
0 350 700 Feet

On 8.5" x 11" paper 1 inch = 350 feet

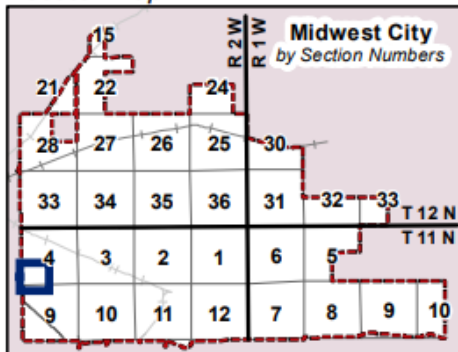
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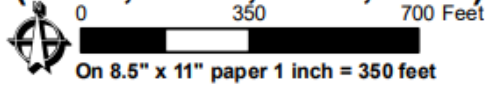
Locator Map



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
MP-20
(SW/4, Sec 4, T11N, R2W)**



On 8.5" x 11" paper 1 inch = 350 feet

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MINOR PLAT
SOONER ROSE II 2nd ADDITION
AN ADDITION TO THE CITY OF MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA
BEING A REPLAT OF LOT 2, BLOCK 2, SOONER ROSE II ADDITION AND
A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 2 WEST, I.M.
OKLAHOMA COUNTY, OKLAHOMA

PLAT DESCRIPTION:

All of Lot Two (2) in Block Two (2) of SOONER ROSE II ADDITION, an addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 17 of Plats of Page 19 in the records of the Oklahoma County Clerk.

Said described tract of land contains an area of 245,752 square feet or 5.617 acres, more or less.

COUNTY TREASURER'S CERTIFICATE

I, _____, hereby certify that I am the duly elected and acting County Treasurer of Oklahoma County, State of Oklahoma, and that the tax records of said County show all taxes paid for the year 2025 and all prior years on the land shown on the plat of SOONER ROSE II 2nd ADDITION, an addition to the City of Midwest City, Oklahoma County, Oklahoma that the required statutory security has been requested in the office of the County Treasurer, upon receipt of payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this _____ day of _____, 2025.

COUNTY TREASURER

LICENSED LAND SURVEYOR

I, Ronald A. Masfield, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the plat of SOONER ROSE II 2nd ADDITION, an addition to the City of Midwest City, Oklahoma County, Oklahoma, consisting of Four (4) sheets, represents a survey made under my supervision on the _____ day of _____, 2025, and that monuments shown thereon actually exist and their positions are correctly shown. This said survey meets the minimum minimum standards for the practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors, and that said Plat complies with the requirements of Title 11 Section 41-105 of the Oklahoma State Statutes.

Clean Group Engineering, LLC
7020 N. Green Street, Suite 500
Oklahoma City, OK 73116
PHONE: 405-642-1369

Ronald A. Masfield, Licensed Land Surveyor No. 1613
Oklahoma Certificate of Authorization No. 6414 Expires June 30, 2026

STATE OF OKLAHOMA, s.s.

COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2025, personally appeared Ronald A. Masfield, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires: _____ NOTARY PUBLIC

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, City or the land shown on the annexed plat of SOONER ROSE II 2nd ADDITION, a subdivision of a part of the Southwest Quarter of Section 4, T-11-N, R-2-W, of the City of Midwest City, Oklahoma County, Oklahoma appears to be vested in _____ on this day of _____, 2025, unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this _____ day of _____, 2025. _____, PRESIDENT

CERTIFICATE OF CITY OF MIDWEST CITY PLANNING COMMISSION

I, _____, Chairman of the City of Midwest City Planning Commission, certify that the bonded or installed improvements comply with the approved standards and specifications on this _____ day of _____, 2025.

PLANNING COMMISSION CHAIRMAN

ACCEPTANCE OF DEDICATIONS

I, _____, Mayor of the City of Midwest City, Oklahoma County, Oklahoma, hereby certify that the said City Council duly approved this plat in Midwest City, Oklahoma, on the _____ day of _____, 20____.

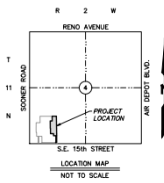
ATTEST: _____ MAYOR

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Midwest City, Oklahoma, hereby certify that I have examined the records of said City and find that all delinquent payments on unencumbered installments have been paid in full and that there is no special assessment procedure now pending against the land on the plat of SOONER ROSE II 2nd ADDITION to the City of Midwest City, Oklahoma.

Signed by the City Clerk on this _____ day of _____, 2025.

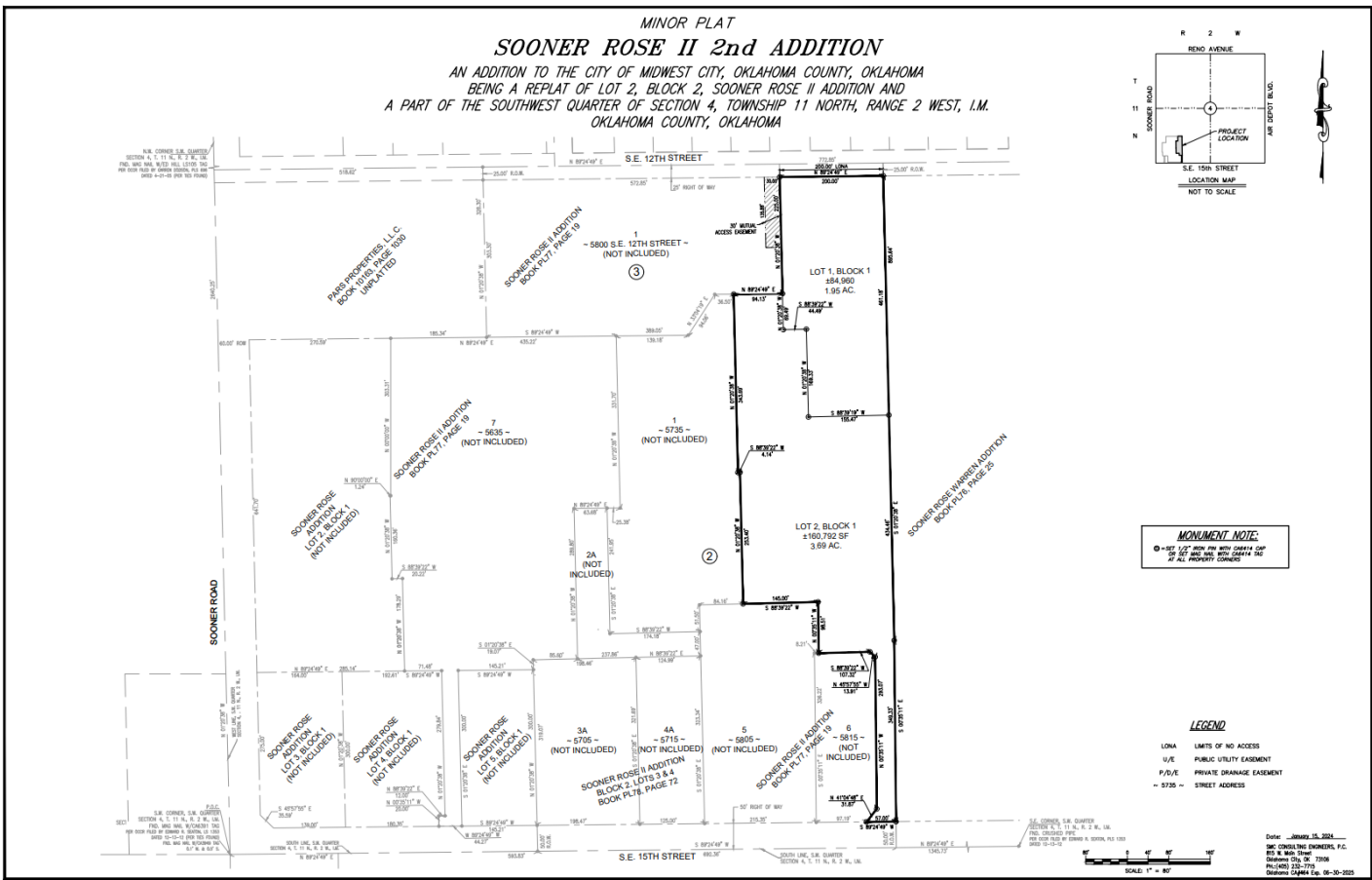
CITY CLERK

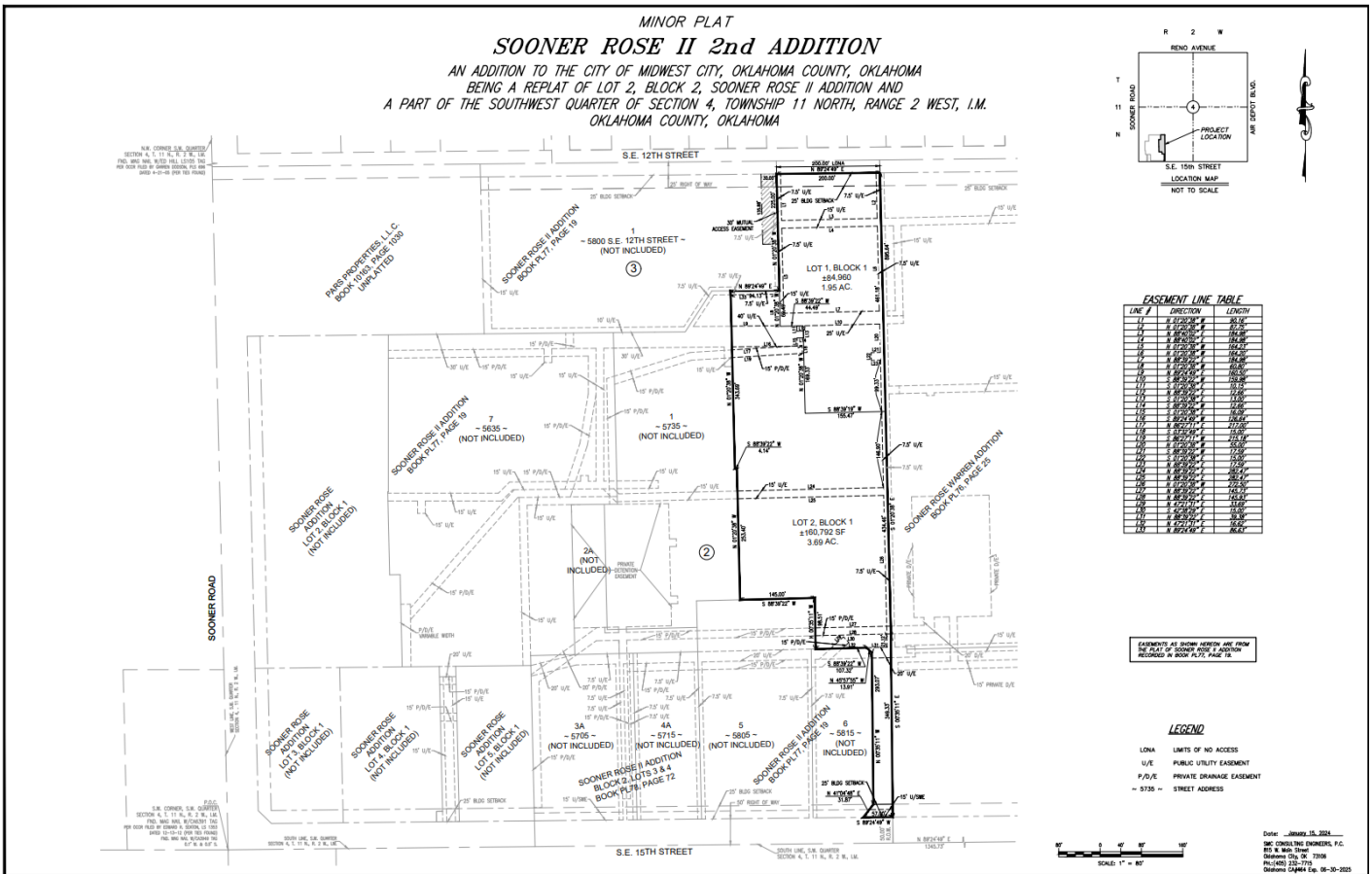


- () OWNER'S NOTARY SEAL
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- () PROFESSIONAL SURVEYOR'S SEAL
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- () ABSTRACTOR'S SEAL
- () ABSTRACTOR'S NOTARY SEAL
- () CITY CLERK'S SEAL

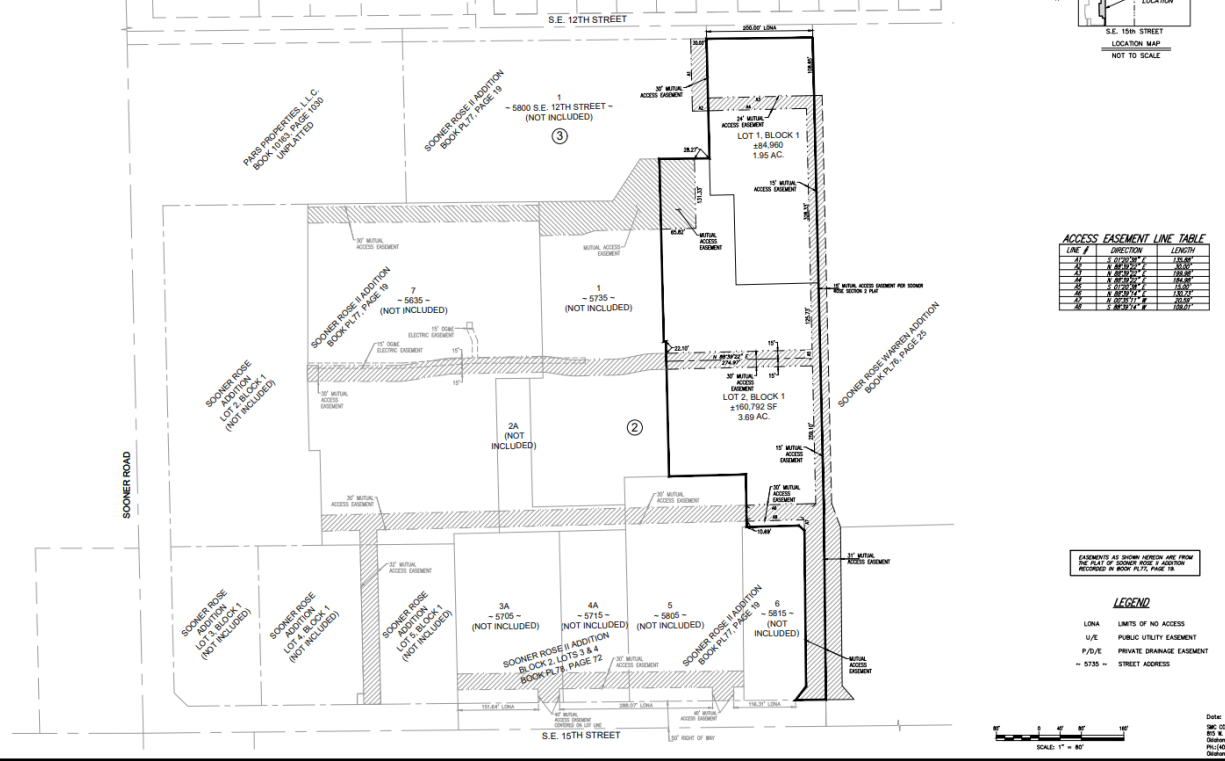
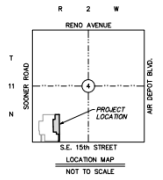
Date: January 13, 2025
360 CHOKING BENDS, P.C.
803 N. W. 5th St
Midwest City, OK 73104
PH: (405) 232-7715
Midwest 12484 Exp. 06-30-2025

The basis of bearings for this plat is the Oklahoma State Plane Coordinate System (North Zone) using a bearing of South 89°24'49" West as the result line of the Southwest Quarter of Section 4, Township 11 North, Range 2 West of the Indian Meridian.





MINOR PLAT
SOONER ROSE II 2nd ADDITION
AN ADDITION TO THE CITY OF MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA
BEING A REPLAT OF LOT 2, BLOCK 2, SOONER ROSE II ADDITION AND
A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 2 WEST, I.M.
OKLAHOMA COUNTY, OKLAHOMA

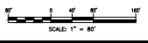


ACCESS EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
A1	N 88°50'00" E	33.00'
A2	S 88°50'00" E	33.00'
A3	N 88°50'00" E	33.00'
A4	S 88°50'00" E	33.00'
A5	N 88°50'00" E	33.00'
A6	S 88°50'00" E	33.00'
A7	N 88°50'00" E	33.00'
A8	S 88°50'00" E	33.00'

EASEMENTS AS SHOWN HEREON ARE FROM
THE PLAT IN SOONER ROSE II ADDITION
RECORDED IN BOOK P.77, PAGE 18.

LEGEND
LOMA LIMITS OF NO ACCESS
U/E PUBLIC UTILITY EASEMENT
P,D/E PRIVATE DRAINAGE EASEMENT
- 5735 - STREET ADDRESS



Date: January 20, 2025
BY: JAMES E. BROWER, P.E.
P.L.#192 22-7718
Distr. CD#44 10-30-2025

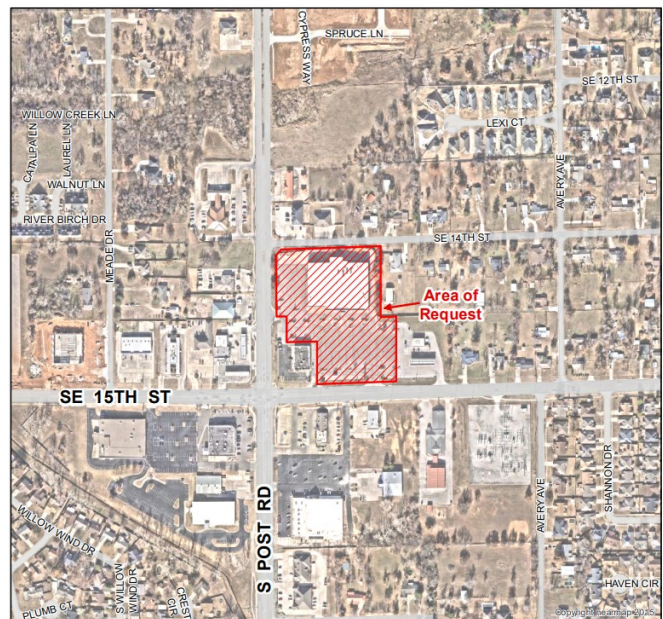
To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: February 4, 2025

Subject: (PC-2203) Public hearing, discussion, consideration, and possible action approving an Ordinance to redistrict from Planned Unit Development (“PUD”) to Amended Planned Unit Development (“PUD”), for the property described as Lot One (1), in Block One (1) of Tonick Plaza, an Addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, located at 10011 SE 15th Street, Midwest City, Oklahoma.

Executive Summary: The Applicant, Jeff Williams with WenJest Corporation, is requesting to amend the existing Planned Unit Development.

The subject property contains a vacant building formerly operating as Mini Max grocery store.

The Applicant would like to convert the existing structure to Sky Zone Indoor Trampoline Park. The proposed use falls under the zoning use unit classification 4.4.42 *Participant Recreation and Entertainment: Indoor*. This use is not permitted within the current PUD Master Design Statement, therefore, the Applicant is requesting to amend the PUD to include the above mentioned use. It is also being requested to amend the sign regulations by allowing the existing wall sign locations to continue. Please note, the original PUD did not allow for a wall sign on the south wall. However, that has historically been the main entrance for prior occupancies, and signs were previously permitted for that location. Approving this would not change the character of Tonick Plaza regarding signage, as that is what has always been allowed.



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

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

Both state and local notification requirements were met.

At the time of this writing, staff received five (5) phone calls from nearby property owners inquiring about what the proposed rezone is, but no objections have been expressed after explanation.

Staff recommends approval of the rezone.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- February 4, 2025

City Council- February 25, 2025

Date of Pre-Development Meeting: November 21, 2024

Council Ward: Ward 6, Rick Favors

Owner: Jeff Williams, WenJest Corporation

Applicant: Jeff Williams, WenJest Corporation

Proposed Use: Sky Zone (trampoline park)

Size: The subject property has a frontage of 345.09 feet, a depth of 577.94 feet, and contains an area of 241,573 square feet, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Office/Retail

North- Commercial; Single-Family Detached Residential

South- Office/Retail

East- Single-Family Detached Residential

West- Office/Retail

Zoning Districts:

Area of Request- PUD, Planned Unit Development governed by C-3, Community Commercial District

North- C-1, Restricted Commercial District; R-6, Single-Family Detached Residential District

South- C-3, Community Commercial District

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

West- C-1, Restricted Commercial District; C-3, Community Commercial District

Land Use:

Area of Request- Vacant building, previously Mini Max grocery store

North- Office spaces, Jordan Building, single-family homes

South- Various retail shops and restaurants

East- Leavitt's SE 15th St. Acres Subdivision

West- Wert-Simpson Dental; La Petite Academy

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.

4.4.42. *Participant Recreation and Entertainment: Indoor.* Those participant recreation and entertainment uses conducted within an enclosed building.

History:

1. (PC-369) September 1978, Council denied a request to amend the Long Range Plan 1985 from Commercial and Low Density Residential to Commercial and redistrict from R-1, Single Family Residential to C-1 Neighborhood Commercial for Lots 13, 14 and 15 Leavitts SE 15th Street Acres.
2. (PC-748) June 1984, Council approved rezoning from R-1 to C-1 for Lot 16, Leavitts SE 15th Street Acres.
3. (PC-943) October 1986, Council approved rezoning with a site plan from R-1-D to C-3 for Lots 13, 14, and 15 Leavitts SE 15th Street Acres.
4. (PC-1260) August 1995, Council approved resolution to amend the comprehensive plan from levels 1, 2, and 4 to level 4, and an ordinance to redistrict from R-1-D, C-1, and C-3, to a Planned Unit Development.

Next Steps:

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

Staff Comments-

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

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are public water mains bordering the proposed parcel, a thirty-six (36) inch line along the south side of S.E. 15th Street, an eight (8) inch line along the south side of S.E. 14th Street, and a thirty-six (36) inch line along the east side of Post 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 public sewer mains bordering the proposed parcel, an eight (8) inch line along the north side of S.E. 15th Street and an eight (8) inch line along the east side of Post Road. 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, S.E. 14th Street, and from Post Road. S.E. 15th Street is classified as a secondary arterial road in the 2008 Comprehensive Plan. Post Road is classified as a secondary arterial road in the 2008 Comprehensive Plan. S.E. 14th Street is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application. There is no sidewalk across the full frontage of the parcel. Any new building permit will require sidewalk across the full frontage of the proposed parcel.

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 are required with this application.

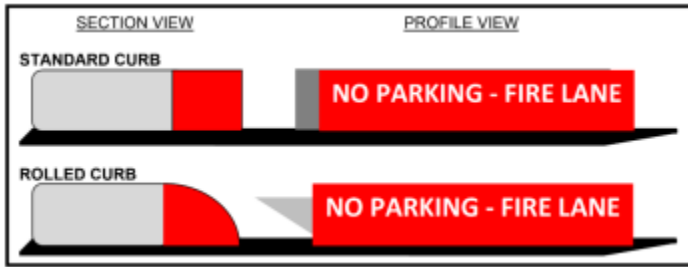
Fire Marshal's Comments:

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 associated/referenced NFPA Standards.

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.

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.

Knox Box 3200 series lock box keyed for Midwest City Fire Department is required to be installed

adjacent to the main entrance to each commercial facility (building) 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

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

Sewer

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

Sanitation

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

Planning Division:

Staff met with the Applicant November 21, 2024 for a pre-development meeting.

The Applicant would like to convert the existing structure into Sky Zone Indoor Trampoline Park. The proposed use is best classified under the zoning use unit classification: "4.4.42. *Participant Recreation and Entertainment: Indoor*. Those participant recreation and entertainment uses conducted within an enclosed building."

Due to the operations being conducted within an enclosed building, the hours of operation coinciding with the surrounding businesses, and its location, staff feels this is a good use of the space.

Sight-proof screening shall be required and maintained per Code for the areas abutting residential zones. Development is subject to formal site plan review if/when plans are submitted with the permit application.

The updated Master Design Statement satisfies Code requirements, and the proposed use is supported by the Comprehensive Plan.

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

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the ordinance to redistrict from Planned Unit Development (“PUD”) to Amended Planned Unit Development (“PUD”) for the property noted herein, subject to staff comments as found in the February 4, 2025 Planning Commission agenda packet and made part of the PC-2203 file.

Suggested Motion:

“To approve the ordinance redistricting 10011 SE 15th Street to an Amended Planned Unit Development subject to staff comments found in the February 4, 2025 Planning Commission agenda packet and made part of the PC-2203 file.”

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

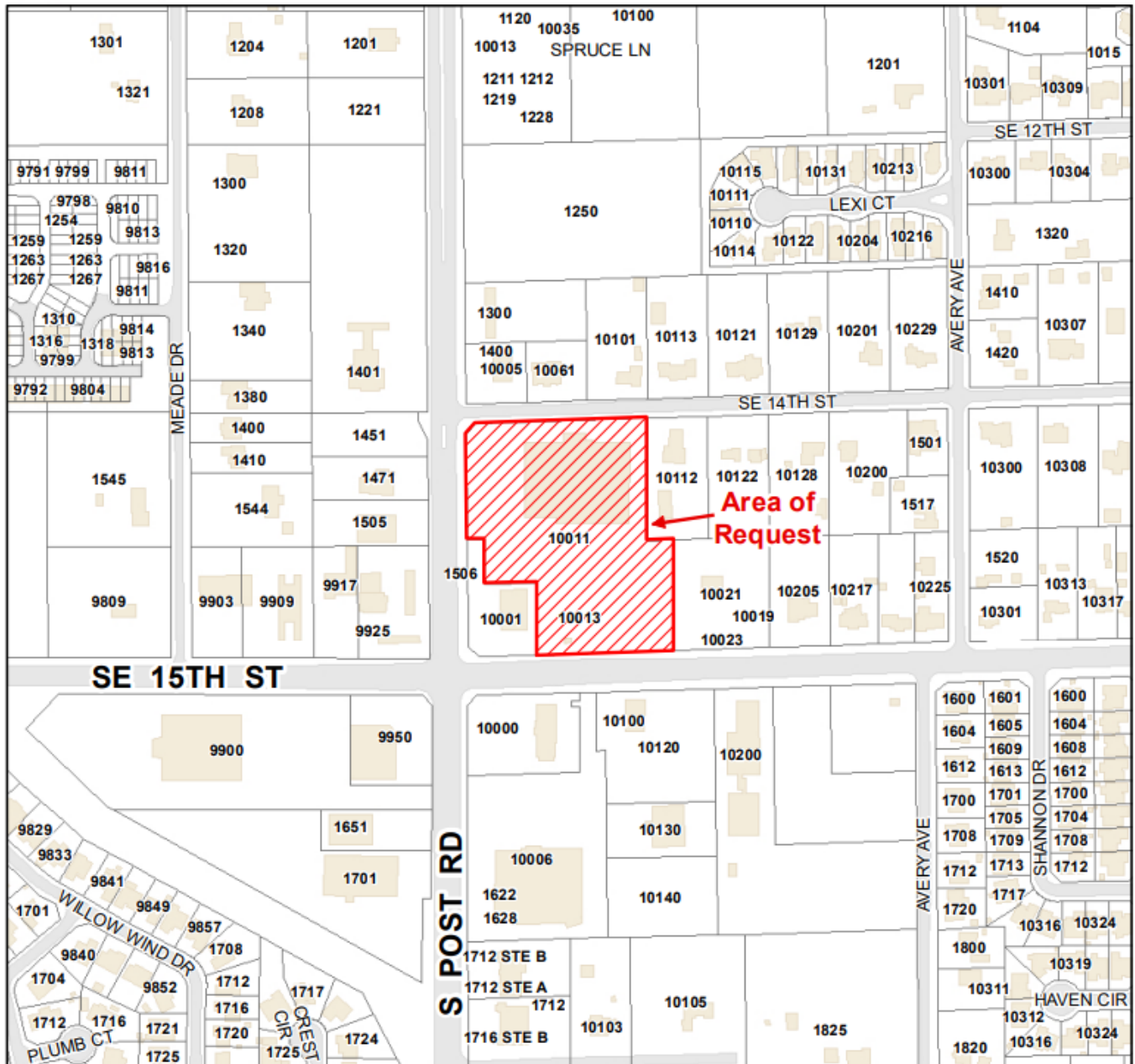


Emily Richey

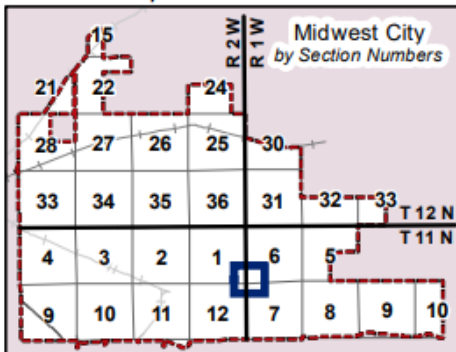
Current Planning Manager



GIS- Information Technology/ Planning & Zoning



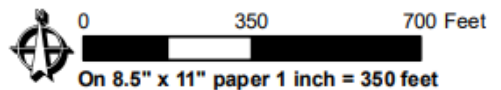
Locator Map



General Map Legend

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

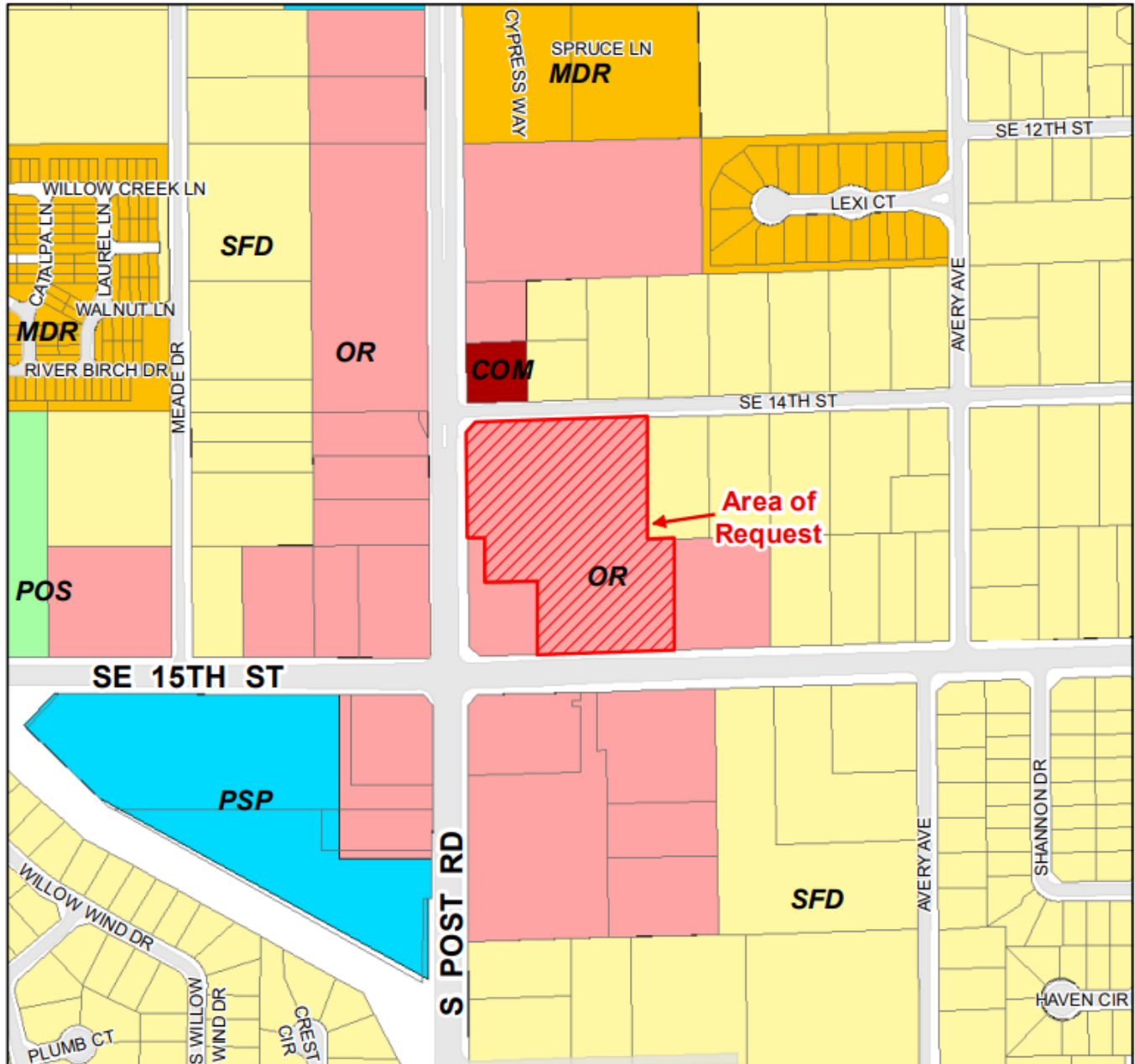
**GENERAL MAP FOR
PC-2203
(SW/4, Sec 6, T11N, R1W)**



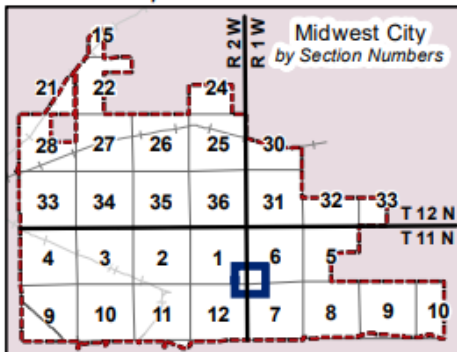
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Locator Map



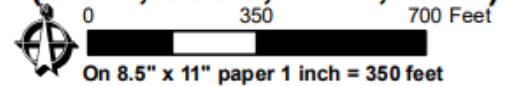
Future Land Use Legend

- 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-2203**

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

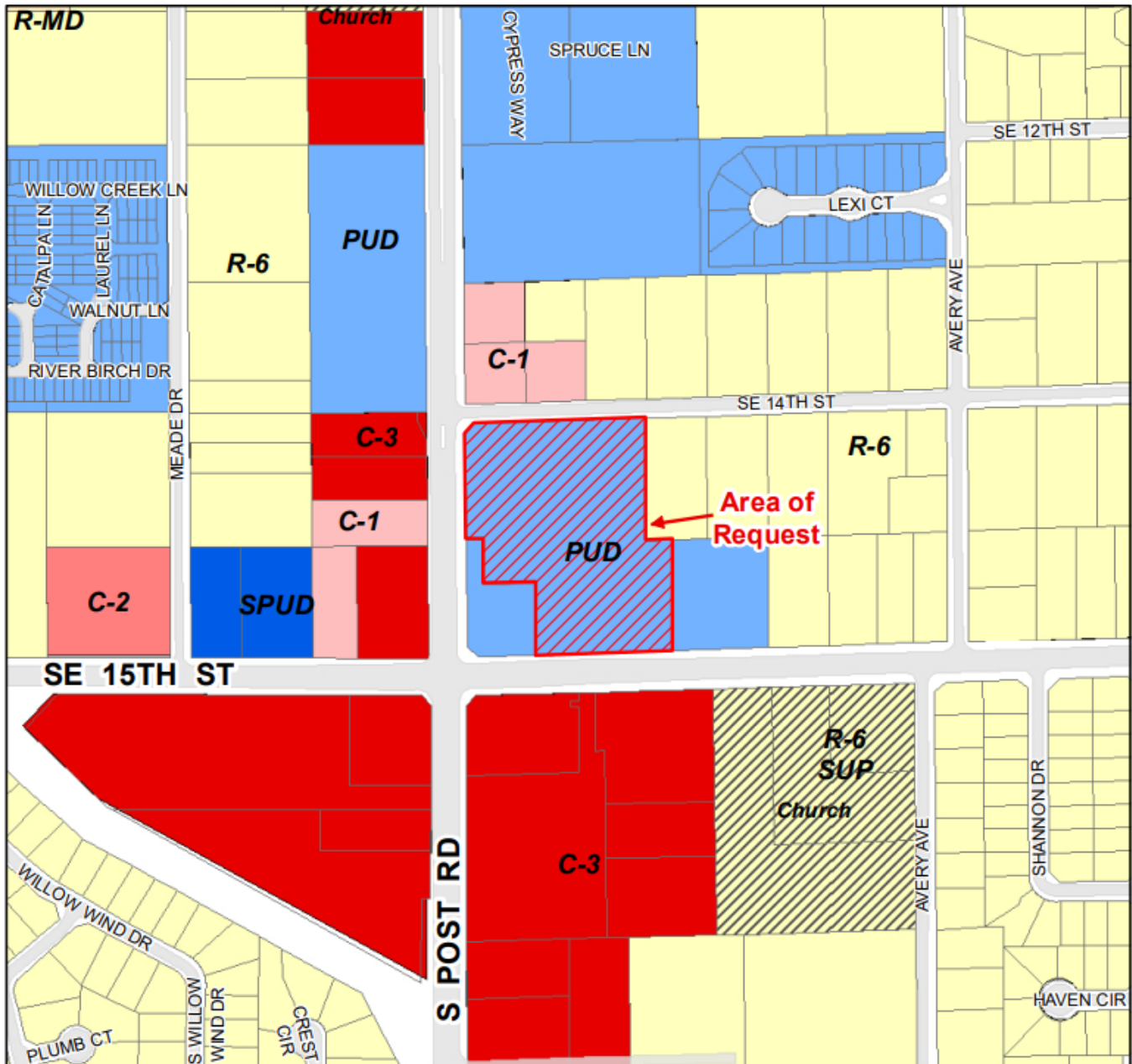


On 8.5" x 11" paper 1 inch = 350 feet

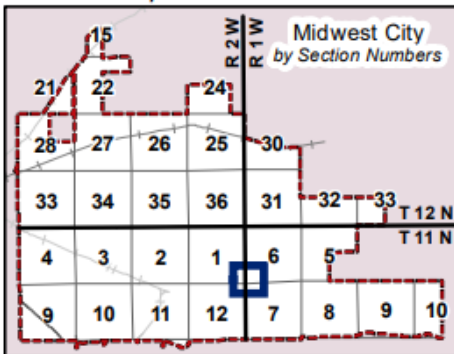
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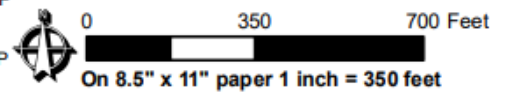
Locator Map



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-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

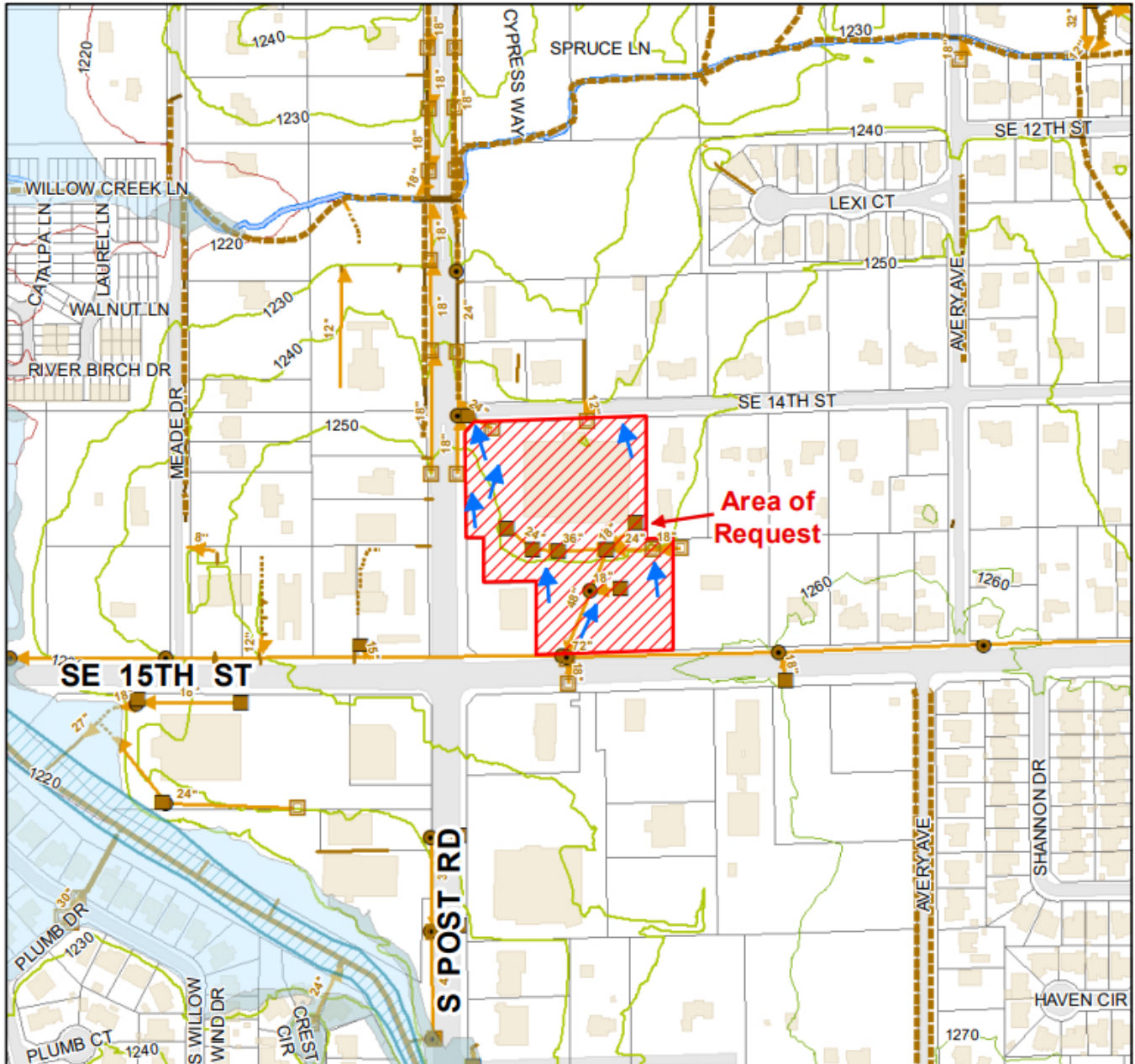
ZONING MAP FOR PC-2203 (SW/4, Sec 6, T11N, R1W)



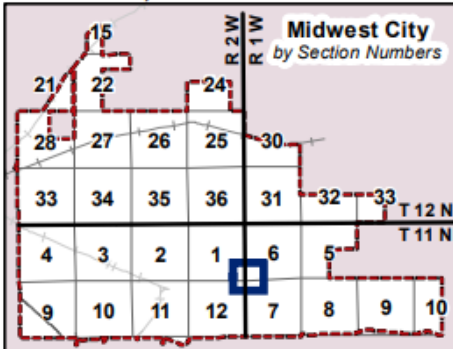
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GIS- Information Technology/ Planning & Zoning



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
 - FLOODWAY

DRAINAGE LOCATION MAP FOR PC-2203 (SW/4, Sec 6, T11N, R1W)

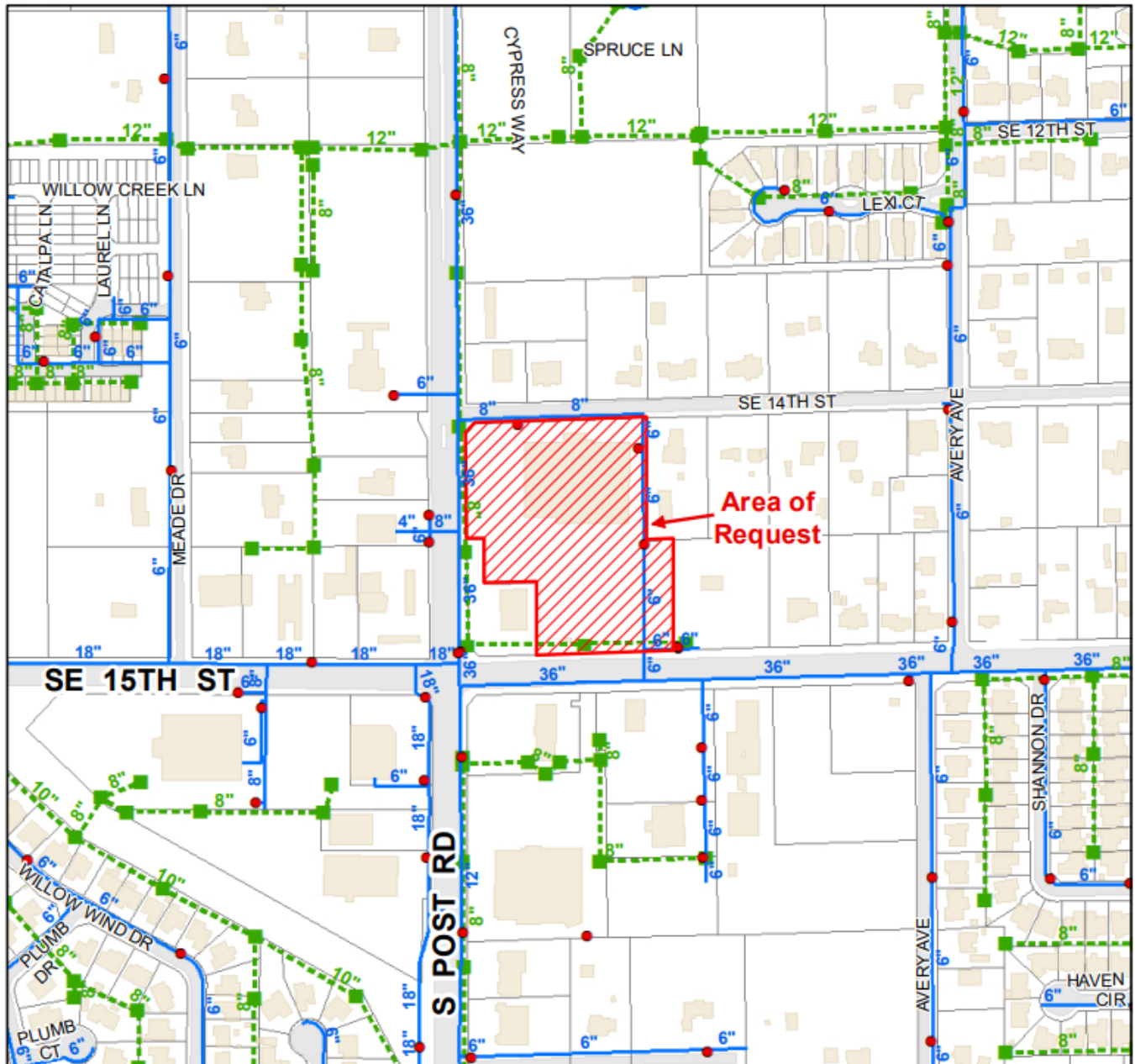
0 350 700 Feet

On 8.5" x 11" paper 1 inch = 350 feet

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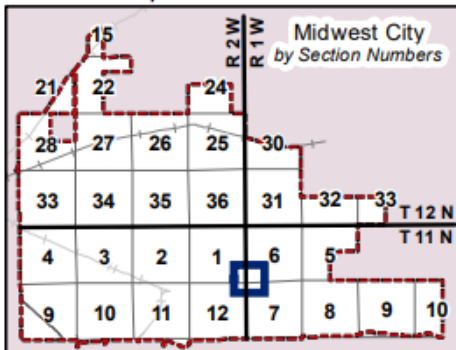


GIS- Information Technology/ Planning & Zoning



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-2203
(SW/4, Sec 6, T11N, R1W)**



0 350 700 Feet

On 8.5" x 11" paper 1 inch = 350 feet

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