



PLANNING COMMISSION AGENDA

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

March 3, 2026 - 5:00 PM

Russell Smith - Chair

Jim Smith

Jess Huskey - Vice Chair

Jay Dee Collins

Dean Hinton

Rick Dawkins

Rick Rice

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the February 3, 2026, Planning Commission Meeting.
2. (MP-30) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property described as a Subdivision of Lot Four (4) of the Soldier Creek Industrial Park, City of Midwest City, Oklahoma County, Oklahoma.
3. (PC-2241) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Hospitality District (“HOS”) with a Special Use Permit (“SUP”) to Simplified Planned Unit Development (“SPUD”) for the property located at 1716 S. Sooner Road, Midwest City, Oklahoma.
4. (PC-2243) Public hearing, discussion, consideration, and possible action for a Special Use Permit (SUP) to allow *Low Impact Institutional: Neighborhood Related* in the Single-Family Detached Residential District (R-6) for the property located at 9125 & 9113 SE 15th Street, Midwest City, Oklahoma 73110.
5. (PC-2242) Public hearing, discussion, consideration, and possible action to redistrict from Single-Family Detached Residential District (“R-6”) to Medium Density Residential District (“R-MD”) for the subject property described as all of Blocks 1,2, and 3 of the Eagle Landing Addition, located in Midwest City, Oklahoma County, Oklahoma.

C. NEW BUSINESS/PUBLIC DISCUSSION.

D. FURTHER INFORMATION.

1. (PC-2238) Public hearing, discussion, consideration, and possible action on an ordinance to amend the zoning map from R-6 to PUD for the property described as a tract of land being a part of the East Half (E/2) of Section Eight (8), Township Eleven

Planning Commission

(11) North, Range One (1) West of the Indian Meridian, Oklahoma County Oklahoma.

2. (PC-2239) Public hearing, discussion, consideration, and possible action on a preliminary plat, for the property described as a tract of land being a part of the East Half (E/2) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County Oklahoma.

E. ADJOURNMENT.

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

DATE February 3, 2026 - 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 February 3, 2026, at 5:00 p.m., with the following members present:

Commissioners present: Jim Smith
 Russell Smith *Chairman*
 Rick Dawkins
 Dean Hinton
 Rick Rice

Commissioners absent: JD Collins
 Jess Huskey

Staff present: Matthew Summers, Community Development Director
 Zamya Darthard, Planner II
 Brylee Hester, Planner I
 Patrick Menefee, City Engineer
 Don Maisch, City Attorney

A. CALL TO ORDER

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

B. DISCUSSION

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the January 6, 2026, Planning Commission Meeting.

A motion was made by Dawkins, seconded by J. Smith, to approve the minutes of the January 6, 2026, Planning Commission meeting as presented.

Voting Aye: R. Smith, Dawkins, J. Smith, Hinton, and Rice.

Nay: none.

Motion carried.

2. (MP-00029) Public hearing, discussion, consideration, and possible action of approval of a Minor Plat for a tract of land described as BLK 001 LOT 003 of the 29th and Douglas Apartments, located in Midwest City, Oklahoma.

Planner, Zamya Darthard, presented the item. The applicant, Jeff Johnson, was available to answer questions and had no objections to the staff report. The Commissioners had no further questions for the applicant. A public comment was made by an adjacent property owner, Jim Standifer, inquiring about the trail easement and plans for a trail along the east side of Soldier Creek.

A motion was made by Dawkins to recommend approval of the item subject to all staff comments, seconded by Hinton.

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

Nay: None.

Motion carried.

3. (PC-2237) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow the use of a church (Low Impact Institutional: Neighborhood Related) in the R-6, Single-Family Detached Residential district for the property located at 9201 SE 15th Street, Midwest City, Oklahoma 73110.

Planner, Zamy Darthard, presented the item. The applicant, Cory Fahrenkamp, was available to answer questions and provided clarification on joint parking agreements with Soldier Creek Elementary School and adjacent church. Chairman, R. Smith, inquired on the current status of the shared parking agreements. Commissioner Hinton expressed concerns about potential conflicts with the proposed neighboring church and the intent to construct an additional parking lot on the north side of the existing structure. The Applicant confirmed the Agreements are in progress. There were no public comments on this item.

A motion was made by Dawkins to recommend approval of the Special Use Permit with 252 parking spaces, contingent on receiving the joint parking agreements and subject to all staff comments. The motion was seconded by Rice.

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

Nay: None.

Motion carried.

C. NEW BUSINESS/PUBLIC DISCUSSION

None.

D. FURTHER INFORMATION

Community Development Director, Matt Summers, announced to the Commissioners that the APA National Planning Conference will be taking place in Detroit at the end of April 2026. The Commissioners were asked to inform him if they would like to attend the conference.

E. ADJOURNMENT

A motion to adjourn was made by Dawkins, seconded by Rice.

Voting Aye: R. Smith, Dawkins, J. Smith, Hinton, and Rice.

Nay: None.

Motion Carried.

The meeting adjourned at 5:22 p.m.

To: Chairman and Planning Commission

From: Brylee Hester, Planner I

Date: March 3, 2026

Subject: (MP-30) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property described as a Subdivision of Lot Four (4) of the Soldier Creek Industrial Park, City of Midwest City, Oklahoma County, Oklahoma.

Executive Summary:

The Applicant is requesting approval of a minor plat that proposes the splitting of the subject property into two (2) lots.

The proposed minor plat splits one (1) lot into two (2) lots, with a total size of approximately 8.56 acres MOL. The proposed lots would split the 8.56-acre parcel into a 4.12-acre lot and a 4.43-acre lot.

The subject property was platted as a part of the Soldier Creek Industrial Park in 2021. It is zoned PUD, Planned Unit Development, with underlying zoning districts being C-4, General Commercial District, and I-2, Moderate Industrial District (PC-2076 and PC-2094).



Staff performed their standard review of the minor plat, and it is consistent with all applicable zoning requirements for the property and all other applicable requirements of the Subdivision Ordinance.

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

Both state and local notification requirements were met. At the time of this writing, staff have not received any public inquiries regarding this application.

Staff recommends approval of this item conditioned upon the extension of necessary utilities.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- March 3, 2026

City Council- March 24, 2026

Date of Pre-Application Meeting: December 30, 2025

Council Ward: Ward 5, Sara Bana

Owner: Midwest City Utilities Authority Public Trust

Applicant: Robert Coleman, Economic Development Director

Size: Contains an area of 8.56 acres MOL

Zoning Districts:

Area of Request: PUD
North: Outside MWC jurisdiction
South: PUD
East: A-1
West: PUD

Land Use:

Area of Request: Vacant
North: Vacant; Single-Family Residential
South: SCIP Recreational Trail
East: Vacant
West: American Glass Inc.

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 no new interior public or private roads are created to serve the subdivision, then a minor plat may be suitable as an instrument to subdivide 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. 38-20.5. 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.

History:

1. This area was rezoned on May 22, 2012, to a PUD governed by the I-2, Moderate Industrial and C-4, General Commercial Districts (PC-1766).
2. Council approved a preliminary plat for this area on November 22, 2016 (PC-1888).
3. Council approved a final plat for Soldier Creek Industrial Park on June 26, 2018 (PC-1954).
4. Council approved the Amended PUD for this area on October 22, 2019 (PC-2022).
5. Council approved the revised Preliminary Plat for the Soldier Creek Industrial Park on January 14, 2020 (PC-2036).
6. The Soldier Creek Industrial Park Final Plat was approved October 6, 2020 (PC-2055).
7. An amendment of the PUD to change the underlying zoning of a part of Lot 4 was approved in May 2021 (PC-2076).
8. An amendment of the PUD to expand the allowable uses was approved in October 2021 (PC-2094).
9. A request to rename America Avenue to Soldier Street, and a request to rename Soldier Street to American Avenue in the Soldier Creek Industrial Park was approved by Council in October 2024 (PC-2187).

Next Steps:

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

Staff Comments-

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

Engineering Staff Comments:

Water Supply and Distribution

There are public water mains bordering and bisecting the proposed area of request. A twelve (12) inch line extends along the south side of N.E. 23rd Street Avenue across the frontage of the north side of the proposed plat. An eight (8) inch line extends along the east side of America Avenue adjacent to the west side of the

proposed plat. 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 and extending into the south side of the area of request. An eight (8) inch line extends into America Avenue's right of way at the south end of the proposed plat. An extension of the system will be completed to provide service to the north lot prior to the filing of the minor plat. 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 N.E. 23rd Street and America Avenue. Public road and sidewalk improvements are not required as part of this application. Sidewalk is being constructed as part of all new building permits.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in a Special Flood Hazard Area impacted by the 100-year floodplain and floodway on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. All building permits must meet the minimum design standards outlined in the floodplain development regulations. Soldier Creek impacts the site. Currently, the applicant is constructing a common detention pond to collect most of the on site runoff. The design engineer has factored in both the Soldier Creek watershed and all of the adjacent watershed into the drainage plans and the detention pond design. The detention pond outlet will discharge on site into Soldier Creek. The detention pond discharge combined with the existing Soldier Creek runoff creates a decrease in the flow rate of the water leaving the site.

Easements and Right-of-Way

Right of way is not required with this application.

Fire Marshal's Comments:

No comments at this time.

Planning Comments:

Staff met with the applicant on December 30, 2025, for a pre-application meeting.

Sec. 38-20.5(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 (staff comments in bold):

(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;

- The minor plat is consistent with all applicable zoning and subdivision requirements.

(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;

- The created lots will be adequately served by utilities after the water line is tied into the public water system and the sewer line is extended to service the north lot and tied into the public sewer system. Refer to the Engineering staff comments.

(3) The ownership, maintenance and allowed uses of all designated easements have been stated on the minor plat; and

- The minor plat states all applicable of the above-mentioned.

(4) The plat does not require new interior public or private roads to serve the subdivision.

- The proposed plat does not require new interior public or private roads to serve the subdivision.

Staff recommends approval of this item based on its compliance with the Subdivision and Zoning Regulations.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the Minor Plat for the property noted herein, subject to staff comments as found in the March 3, 2026, Planning Commission agenda packet and made part of the MP-30 file.

Suggested Motion:

“To approve the Minor Plat for the property noted herein, subject to staff as found in the March 3, 2026, Planning Commission agenda packet and made part of the MP-30 file.”

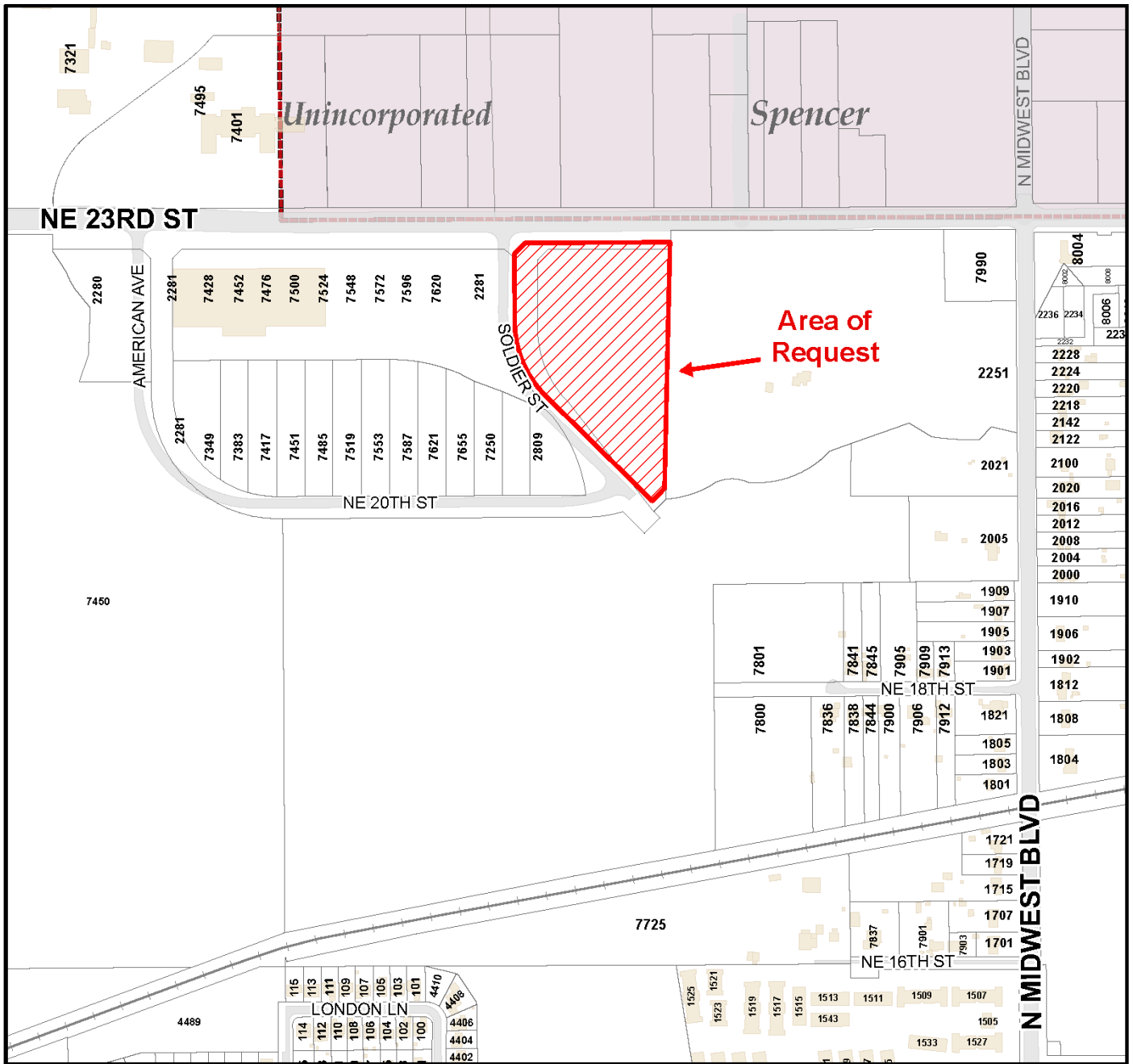
Please feel free to contact my office at (405) 739-1265 with any questions.



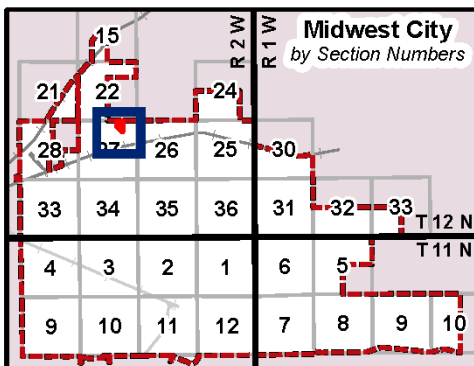
Brylee Hester
Planner I



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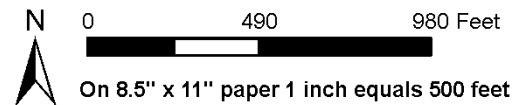
Locator Map



General Map Legend

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

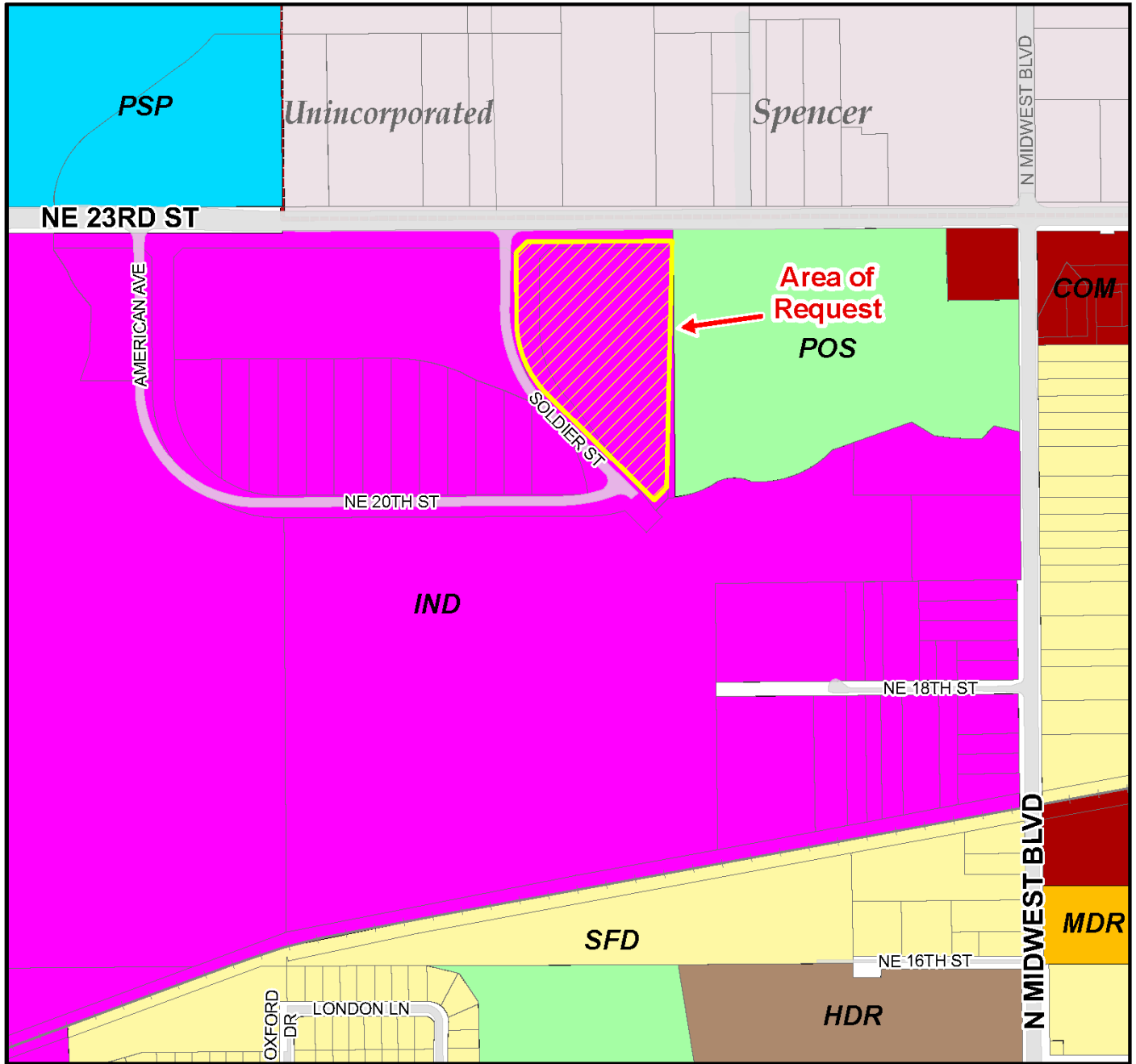
GENERAL MAP FOR MP-30 (NE/4, Sec. 27, T12N, R2W)



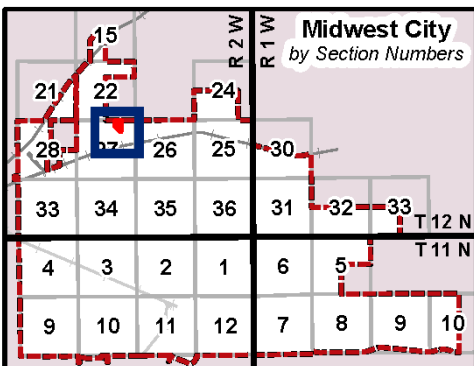
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Locator Map



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-30 (NE/4, Sec. 27, T12N, R2W)

0 490 980 Feet

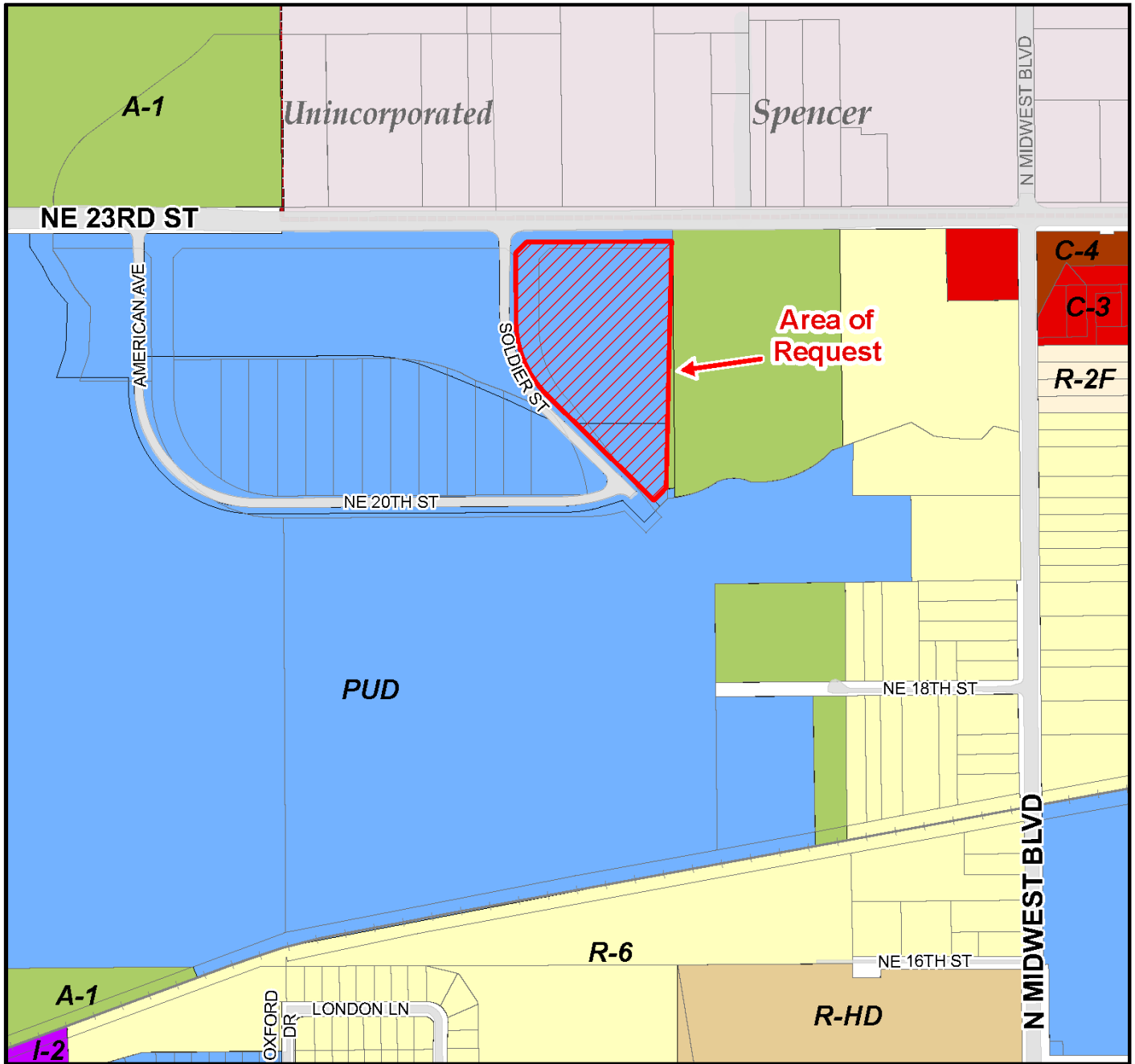


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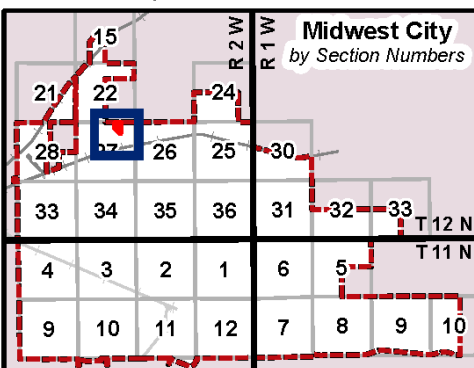
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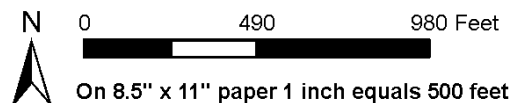
Locator Map



Current Zoning Legend

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

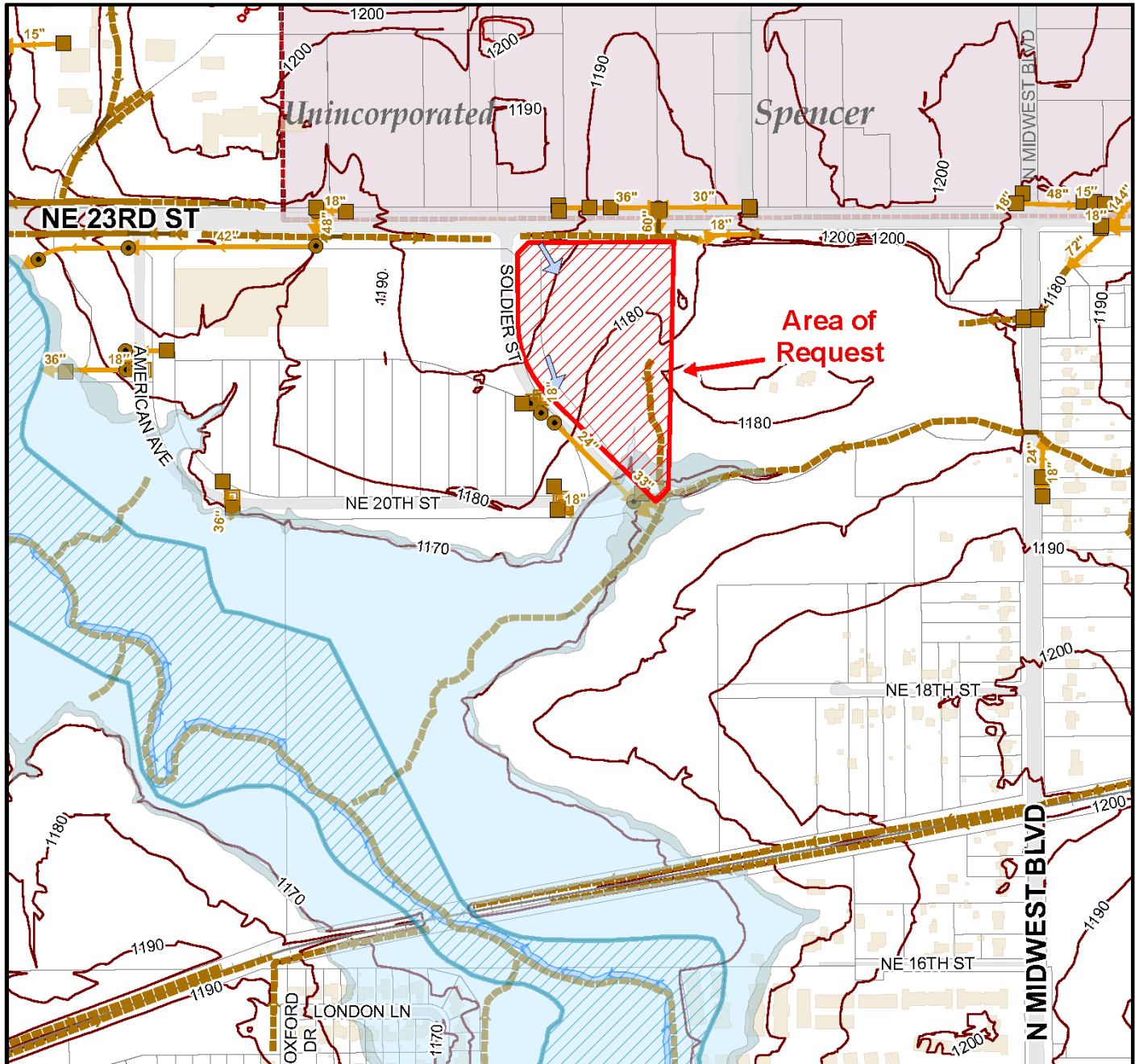
ZONING MAP FOR MP-30 (NE/4, Sec. 27, T12N, R2W)



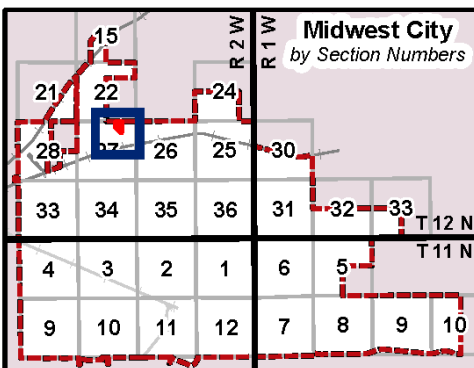
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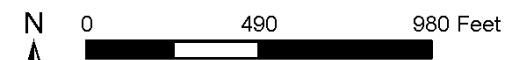
Locator Map



Drainage Legend

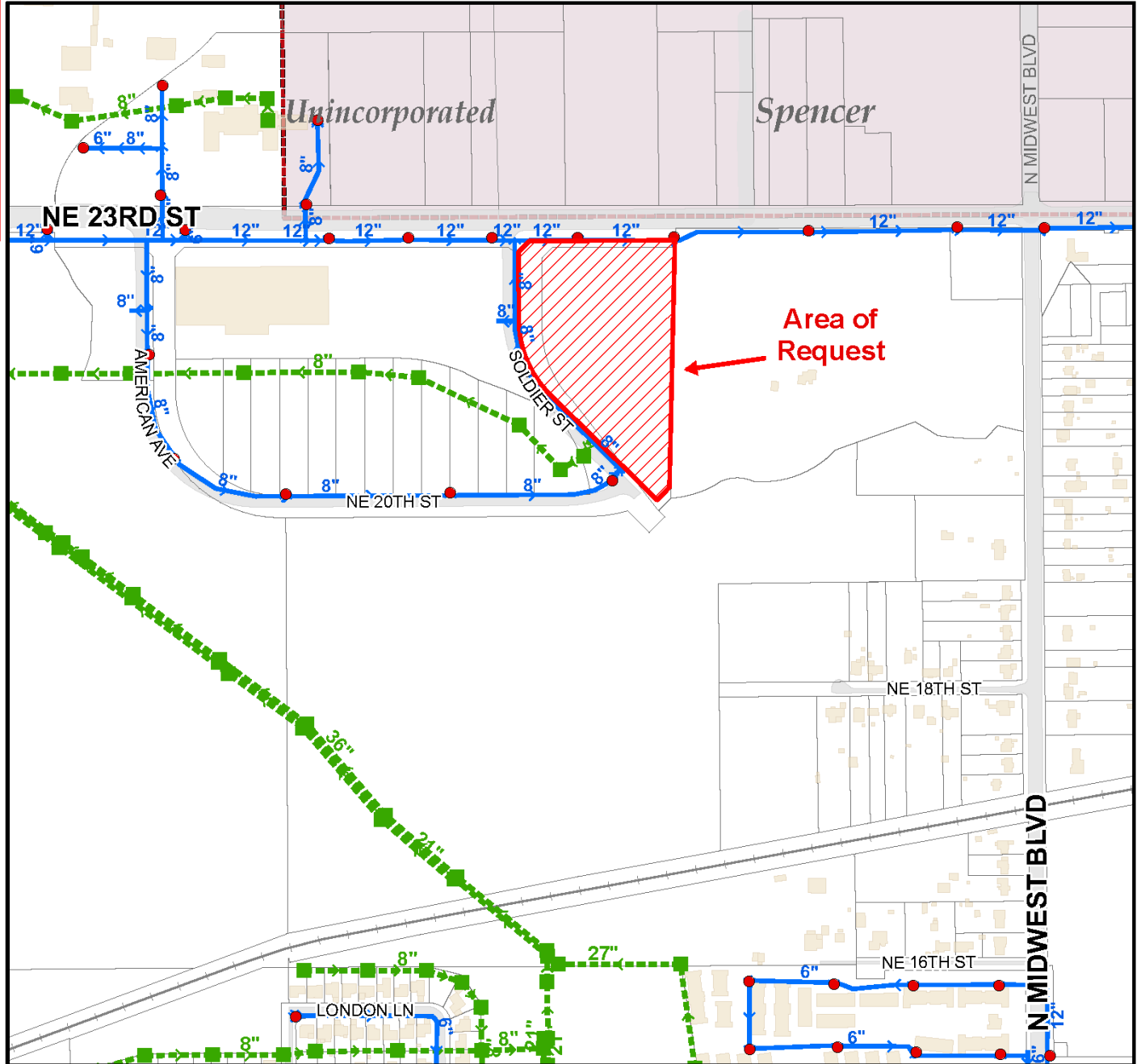
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
 - 500-yr floodplain
 - 100-yr floodplain
 - Floodway
- Contours**
 - 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft
 - Magnitude**
 - <2°
 - 3-5°
 - 6-10°
 - 11-20°

DRAINAGE MAP FOR MP-30 (SE/4, Sec 6, T11N, R1W)

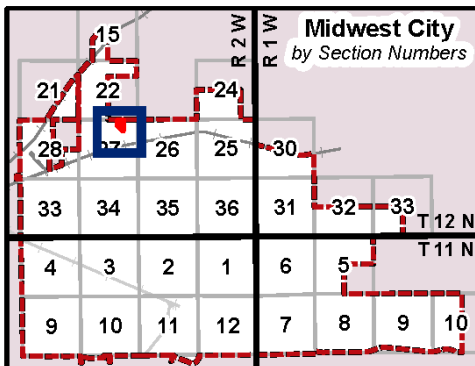


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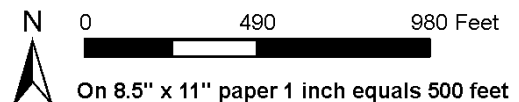
Locator Map



Water/Sewer Legend

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

WATER SEWER MAP FOR MP-30 (NE/4, Sec. 27, T12N, R2W)



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To: Chairman and Planning Commission

From: Zamyia Darthard, Planner II

Date: March 3, 2026

Subject: (PC-2241) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Hospitality District (“HOS”) with a Special Use Permit (“SUP”) to Simplified Planned Unit Development (“SPUD”) for the property located at 1716 S. Sooner Road, Midwest City, Oklahoma.

Executive Summary: The Applicant is requesting to rezone the subject property to Simplified Planned Unit Development (“SPUD”) with an underlying zoning of Community Commercial District (“C-3”).

The lot is currently undeveloped, and the proposed SPUD would allow the applicant to develop a uniquely designed fast-food restaurant in compliance with the Special Development Regulations submitted with the SPUD application.

The applicant proposes to construct an eight hundred (800) square foot quick-serve drive-through restaurant utilizing a modular building with an integrated drive-through lane. The site plan also includes covered outdoor seating and vehicular access from Sooner Road.

As proposed, the SPUD includes modifications to the regulations of the C-3 zoning district. Specifically, the request seeks relief from Section 5.12.1 (B)(1) of Appendix A, which requires that at least eighty (80) percent of the building’s exterior be constructed of masonry materials. The applicant is therefore requesting approval of the SPUD to allow a deviation from the masonry requirement.

The proposed development shall comply with all applicable City code requirements, including, but not limited to, regulations for parking, landscaping, and signage.

If the zone change is approved, the applicant may move forward with constructing a modular-style drive-through restaurant in accordance with the SPUD’s development regulations and all other applicable requirements of the C-3 zoning district.

Both state and local notification requirements were met. Staff received one phone call from the general manager of a nearby hotel regarding the zone change request, but no comments in support or opposition were expressed.

Staff recommends approval of this application based on the analysis in this staff report.

Action is at the discretion of the Planning Commission.



Dates of Hearing:

Planning Commission- March 3, 2026

City Council- March 24, 2026

Date of Pre-Application Meeting: December 22, 2025

Date of the Site Plan Review Meeting: January 27, 2026

Council Ward: Ward 1, Brian Triger

Owner: QuikTrip Corporation

Applicant: Michael Gamble (Pouge Properties, LLC)

Proposed Use: Simplified Planned Unit Development (“SPUD”)

Size: 0.91 acres more or less

Zoning Districts:

Area of Request:	HOS with a SUP
North:	HOS
South:	HOS with a SUP
East:	HOS
West:	Del City, City Limits

Land Use:

Area of Request:	Vacant
North:	Holiday Inn Express Hotel
South:	AT&T and Randall MD Pain Management
East:	Delta Hotel
West:	Del City, City Limits

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 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 land 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. The property was zoned C-4 in 1984 to allow for the use of a retail fence and installation business.
2. The subject property was designated Hospitality District (HOS) upon adoption of the 2010 Zoning Ordinance.
3. (PC-1800) A 2014 resolution requesting a Special Use Permit to allow 4.4.48 *Retail Sales and Services: General* in the Hospitality District (“HOS”) was denied.
4. City Council approved an ordinance to redistrict the subject property from Hospitality District (“HOS”) to Hospitality District (“HOS”) with a Special Use Permit to allow 4.4.41 *Medical Services: General*, 4.4.48 *Retail Sales and Services: General*, and 4.4.1 *Administrative and Professional Office* on April 26, 2022. (PC-2107)

Next Steps:

If Council approves the rezoning request, the applicant or any subsequent property owner may proceed with submitting applications for the required building permits.

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 is a public water main bordering the proposed parcel, a twelve (12) inch line running along the east side of Sooner 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 area of request in a dedicated utility easement. 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 South Sooner Road. Westmoreland Avenue and Wilkinson Drive are designated as local roads in the Comprehensive Plan. Sooner Road is designated as a Primary Arterial in the Comprehensive Plan. Public road and sidewalk improvements are existing and 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. Detention will be part of any new building permit.

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.

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.

Pre-Engineered Kitchen Suppression System plans shall be submitted to the Midwest City Fire Marshal's Office for review and permitting by the licensed sub-contractor.

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 each commercial facility (building). (IFC 506)

This review has been provided with the current information provided from the applicant. This list is not an all-inclusive list of compliances 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. For any questions or concerns pertaining to this project or the contents of this report, please contact the Midwest City Fire Marshal's Office via e-mail at FMO@MidwestCityOK.Org.

Planning Division:

Staff met with the applicant on December 22, 2025, for a pre-application meeting, and on January 27, 2026, for a site plan review meeting.

The subject property is currently undeveloped, and the applicant intends to construct a modular-style drive-through restaurant featuring an outdoor seating area covered by a canopy.

Staff has determined that the proposed development satisfies the criteria for approval of a SPUD:

Innovative Development. The proposed modular-style building offers a creative approach to developing the vacant lot. Staff believe the project will be a valuable addition to the area, and this fast-food restaurant represents a trailblazing expansion for the company in Oklahoma City.

Efficient use of land. The proposal makes efficient use of the property, with an eight hundred (800) square-foot building that maximizes the developable area outside the 2009 FEMA 500-year floodplain.

Appropriate limitations and compatibility. This development is compatible with the surrounding uses and is located within walking distance of nearby hotels.

If the rezoning application is approved, any aspects not specifically addressed in the SPUD Design Statement shall comply with the development regulations of the C-3, Community Commercial District, as outlined in Appendix A of the Midwest City Municipal Code.

Parking

- Table 5.3-2 in Appendix A requires one (1) parking space per 100 square feet of Gross Floor Area (GFA), excluding cold storage areas.
- Table 5.3-1 in Appendix A requires one (1) handicapped parking space for every twenty-five (25) standard parking spaces.

Landscaping

- Section 5.2.5(B) (1) a. of Appendix A requires a minimum of six (6) trees and twelve (12) shrubs as base landscaping for a new building.

Signage

- Section 9-386. - Freestanding signs
 - (b) It is unlawful to erect any freestanding sign whose total height is greater than twenty (20) feet above ground level of the street upon which the sign faces.
 - (c) No freestanding sign shall be nearer than two (2) feet to any building or structure. Only one (1) freestanding sign shall be allowed per frontage unless the frontage is in excess of six hundred (600) feet.
 - (e) All freestanding signs shall conform to the provisions of this article.
- Section 9-388. - Wall Signs
 - (b) No wall sign shall cover wholly or partially any wall opening, or project beyond the ends or top of the wall to which it is attached; and no wall sign shall have a display surface area of more than five hundred (500) square feet.
 - (c) No wall sign shall extend more than fifteen (15) inches beyond the building line and shall not be attached to a wall at a height of less than seven (7) feet above the sidewalk or ground.

If the rezoning is approved, the applicant may proceed with submitting all required building permits, and all development shall comply with applicable codes and regulations.

Action Required:

Approve or reject the ordinance to redistrict from Hospitality (“HOS”) to Simplified Planned Unit Development (“SPUD”) for the property noted herein, subject to staff comments as found in the March 3, 2026, Planning Commission agenda packet and made part of the PC-2241 file.

Suggested Motion:

“To approve the ordinance redistricting 1716 S. Sooner Rd to Simplified Planned Unit Development subject to staff comments found in the March 3, 2026, Planning Commission agenda packet and made part of the PC-2241 file.”

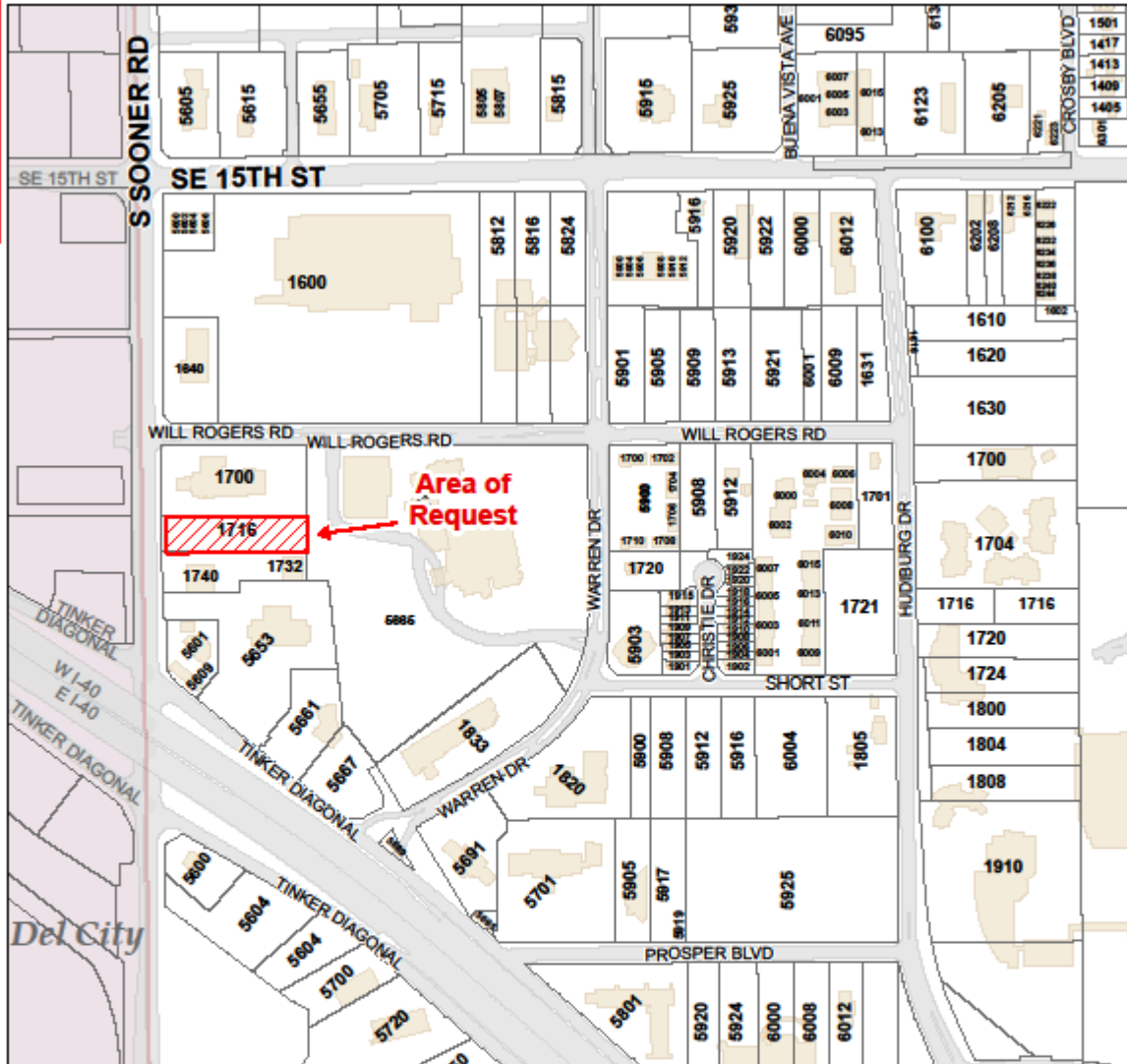
Please feel free to contact the Community Development Department at (405) 739-1223 with any questions.



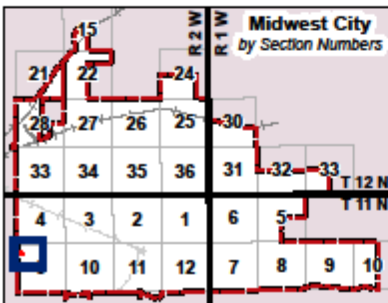
Zamy Darthard
Planner II



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Locator Map

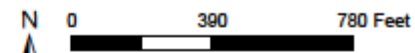


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General Map Legend

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

GENERAL MAP FOR PC-2241 (NW/4, Sec. 9, T11N, R2W)

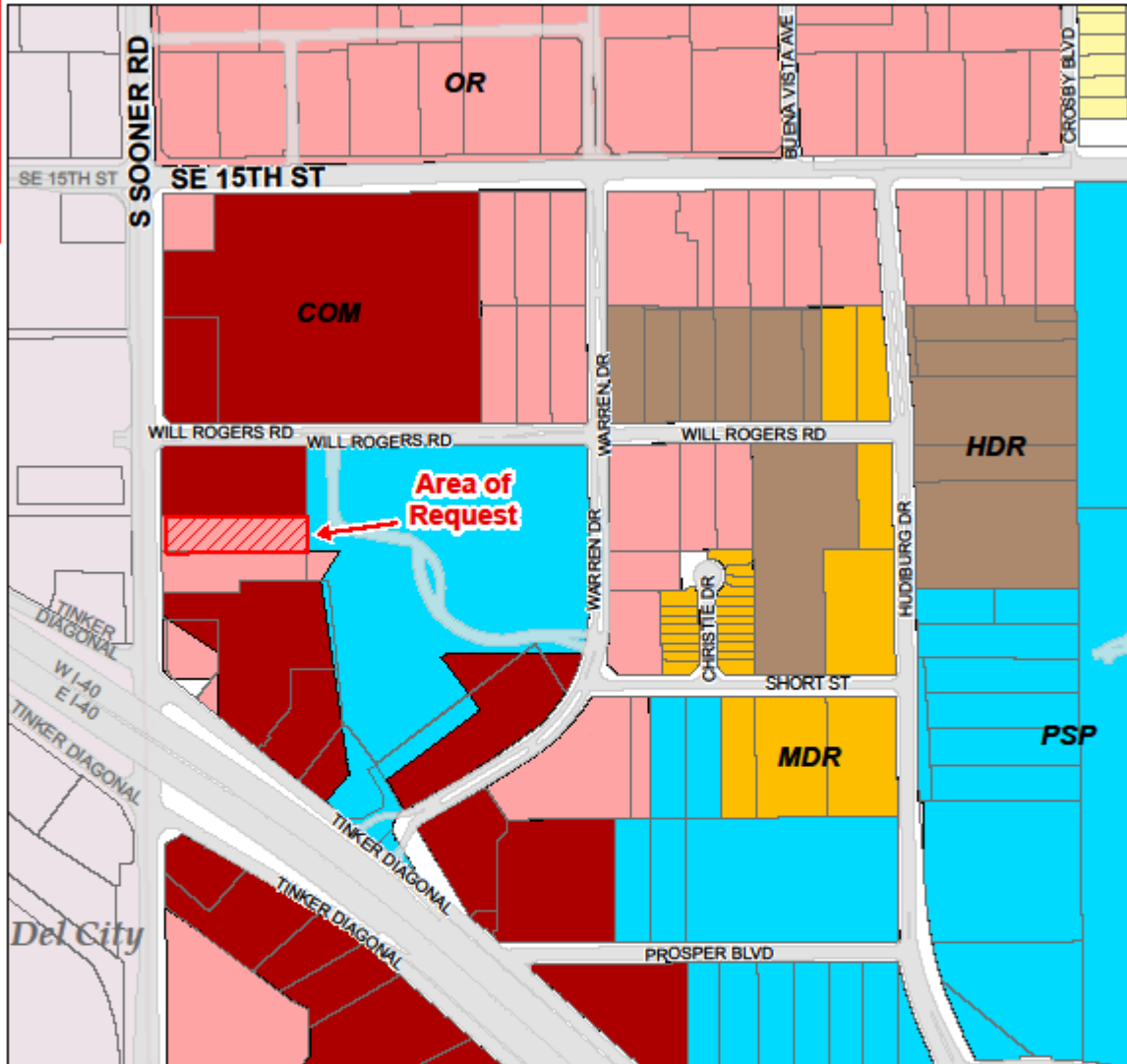


On 8.5" x 11" paper 1 inch equals 400 feet

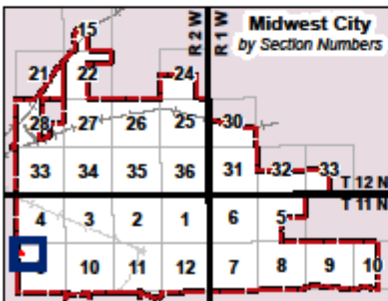
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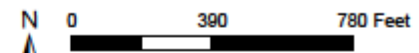
Locator Map



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-2241
(NW/4, Sec. 9, T11N, R2W)**



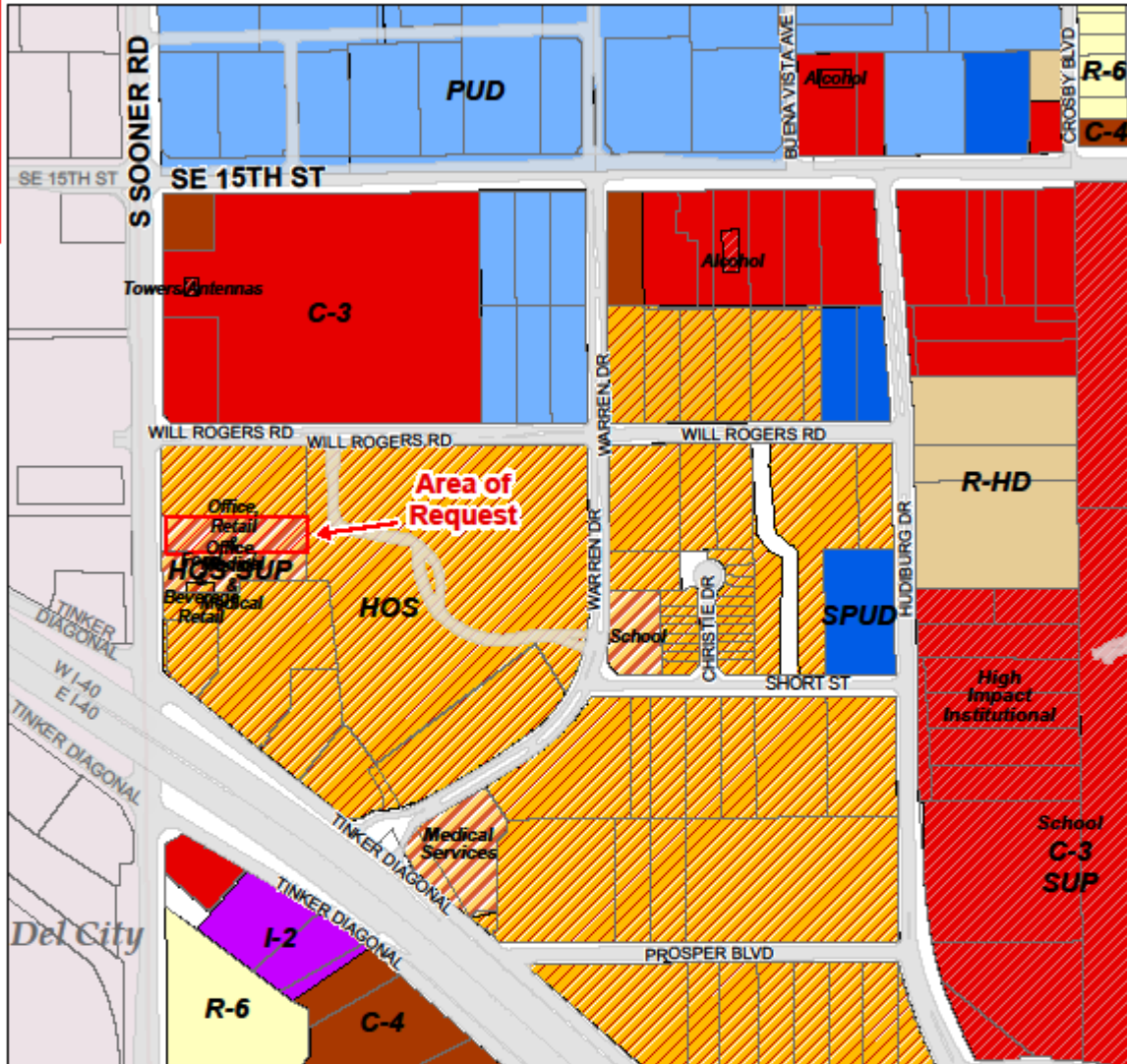
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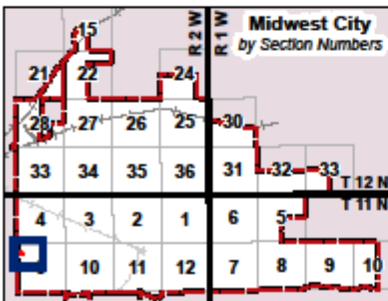
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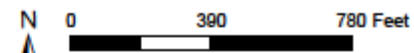
Locator Map



Current Zoning Legend

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

**ZONING MAP
FOR PC-2241
(NW/4, Sec. 9, T11N, R2W)**



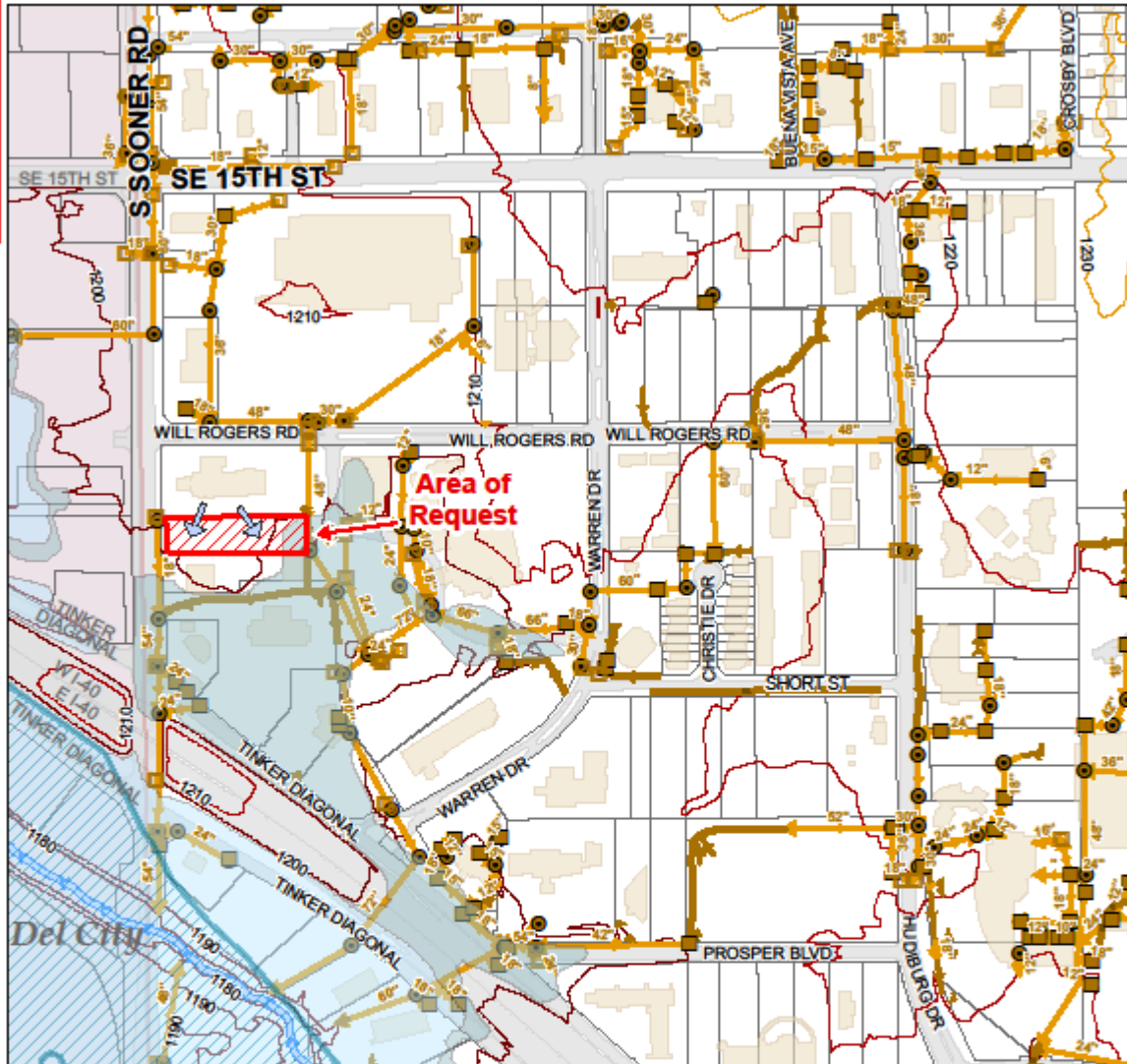
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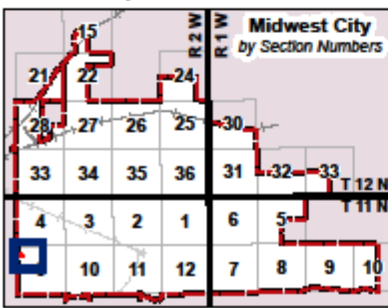
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Locator Map



Drainage Legend

- Curb Inlets
- Inlets
- Junction Box
- Culverts
- Flumes
- Developed Channels
- Trickle Channels
- Undeveloped Channels
- Storm Lines
- Creeks
- 2009 FEMA Floodplains
- 500-yr floodplain
- 100-yr floodplain
- Floodway

Contours

- 1166-1204 ft
- 1204-1228 ft
- 1228-1250 ft
- 1250-1278 ft
- 1278-1324 ft

Magnitude

- <2"
- 3-5"
- 6-10"
- 11-20"

DRAINAGE MAP FOR PC-2241 (SE/4, Sec 6, T11N, R1W)

0 390 780 Feet

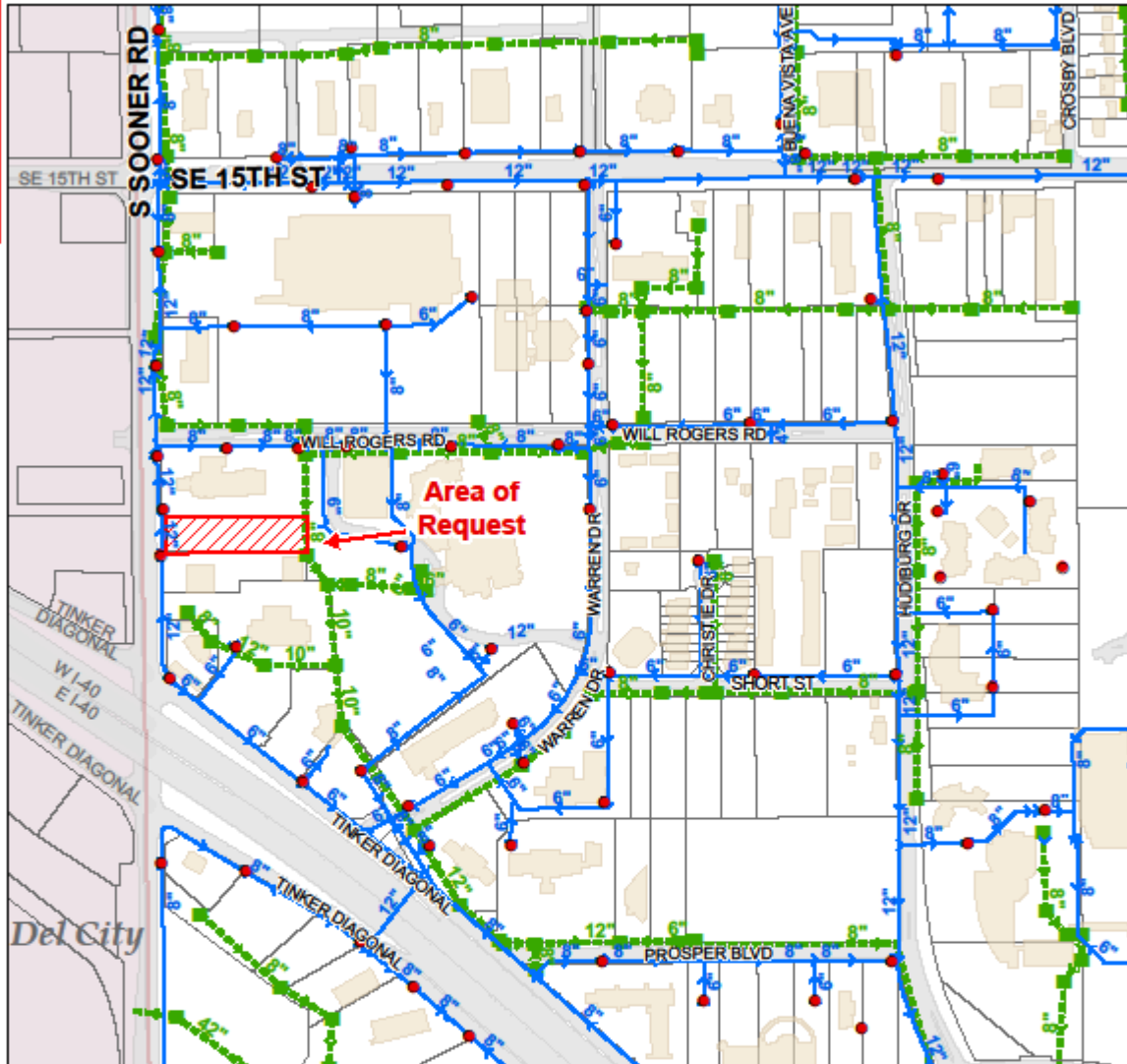
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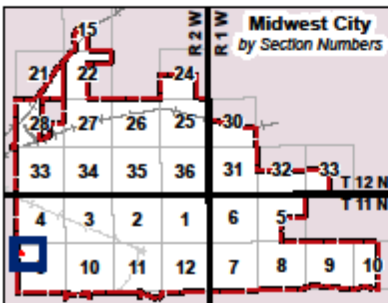
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Locator Map



Water/Sewer Legend

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

**WATER SEWER MAP
FOR PC-2241
(NW/4, Sec. 9, T11N, R2W)**

0 390 780 Feet



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To: Chairman and Planning Commission

From: Zamyia Darthard, Planner II

Date: March 3, 2026

Subject: (PC-2243) Public hearing, discussion, consideration, and possible action for a Special Use Permit (SUP) to allow *Low Impact Institutional: Neighborhood Related* in the Single-Family Detached Residential District (R-6) for the property located at 9125 & 9113 SE 15th Street, Midwest City, Oklahoma 73110.

Executive Summary:

The Applicant is requesting a Special Use Permit (SUP) for the subject property to allow for the uses permitted under Section 4.3.6. *Low Impact Institutional: Neighborhood Related*.

The subject property was historically used as a church. In 2024, a Special Use Permit allowed operation of a school. Approval of the proposed Special Use Permit would allow the property to be used as a church again by a different congregation.

Both state and local public notice requirements were met. Staff received one phone call inquiring about the nature of this application. The caller did not express whether they were in favor or opposition of this Special Use Permit.

Staff recommends approval of this application.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- March 3, 2026

City Council- March 24, 2026

Date of Pre-Application Meeting: December 30, 2025

Date of Site Plan Review Team Meeting: January 27, 2026

Council Ward: Ward 2, Pat Byrne

Owner: Charles Reel

Applicant: Reyna Campos

Size: Contains an area of 3.11 acres MOL



Zoning Districts:

Area of Request: R-6 with a SUP for School Occupancy
North: R-6
South: PUD
East: R-6 with a SUP for Church Occupancy
West: R-6 with a SUP for School Occupancy

Land Use:

Area of Request: Single-Family District and Existing Structure for Church
North: Single-Family Detached Residential
South: Planned Unit Development Governed by Medium Density Residential
East: Single-Family District and Existing Structure for Proposed Church
West: Single-Family District and Existing Structure for School

Municipal Code Citation:

2.7 – R-6, Single Family Detached Residential District

2.7.1 *General Description.* The R-6, Single-Family Detached Residential District is intended for single-family residences on lots of not less than 6,000 square feet in size. This district is estimated to yield a maximum density of 5.1 gross dwelling units per acre (DUA).

7.6. – Special Use Permit

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

- (A) *Consideration for compatibility.* With consideration given to setting, physical features, compatibility with surrounding land uses, traffic, and aesthetics, certain uses may be located in an area where they will be compatible with existing or planned land uses.
- (B) *Review and approval.* The Planning Commission shall review each case on its own merit, apply the criteria established herein, and recommend either approval or denial of the special use permit to the City Council. Following the Planning Commission’s recommendation, the City Council shall review each case on its own merit, apply the criteria established herein, and, if appropriate, authorize said use by granting a special use permit.
- (C) Use identified by individual zoning district. If a special use permit is granted it shall be for all the uses permitted in the specified district plus the special use permit requested.

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

7.6.3. *Criteria for Special Permit Approval.*

- (A) Special use permit *criteria.* The City Council shall use the following criteria to evaluate a special use permit:
 - (1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.
 - (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
 - (3) Whether the proposed use shall not adversely affect the use of neighboring properties.

- (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.
- (B) *Specific conditions.* The City Council may impose specific conditions regarding:
 - (1) the duration of the permit,
 - (2) the location, design, operation, and screening to assure safety,
 - (3) to prevent a nuisance, and
 - (4) to control the noxious effects of excessive sound, light, odor, dust or similar conditions.

7.6.4. *Status of Special Use Permits.* Once a special use permit has been granted for a lot, said special use permit may not be expanded to another lot without application for a new special use permit. Provided, however, churches may expand if the property on which said church will be located is owned, as reflected by official records kept by the Registrar of Deeds for Oklahoma County, Oklahoma, on or prior to June 22, 1982.

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

- (A) *Non-establishment.*
 - (1) If the use is not established within twelve (12) months and no extension is approved.
 - (2) When a building permit has not been issued for construction within twelve (12) months of City Council approval the applicant or owner may request a hearing for an extension of the initial special use permit approval.
 - (3) Good cause for an extension shall mean that the owner shows evidence that he has contractors or applications for continual development within the next year following the original approval.
- (B) *Discontinuance.* If the use once established has been discontinued for a period of twelve (12) months or abandoned.
- (C) *Lack of substantial compliance.* Whenever the Community Development Director finds that any proposed construction or occupancy will not, in his opinion, substantially comply with the special use permit, he shall refer the question to the City Council for its review.
- (D) *Amendment.* When the holder of a special use permit determines that an extension of time or modification of the use is necessary, he may apply for amendment in the same manner as the original application. The amendment shall be processed in the same manner as an original application.

History:

1. At the time of the 1985 zoning map, the subject property was zoned R-1-D with a Special Use Permit for church occupancy.
2. July 2024, City Council approved a Special Use Permit (PC-2180) for the subject property, allowing the operation of a school.

Next Steps:

If approved by City Council, the Special Use Permit would authorize the applicant to operate Midwest City Seventh-Day Adventist Church.

Staff Comments-

There are 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 special use permit application and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the parcel, a eighteen (18) inch line running along the south side of S.E. 15th Street and the south side of the 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 servicing the proposed parcel, an eight (8) inch line running to the northwest corner of the parcel. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is available from S.E. 15th Street, respectively. S.E. 15th Street is classified as a secondary arterial in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

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

Easements and Right-of-Way

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

Fire Marshal's Comments:

No further comments at this time. (Applicant is aware that a fire alarm and kitchen suppression system inspections are required/outstanding).

Planning Division:

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

The subject property currently provides a total of eighty-one (81) parking spaces, seventy-seven (77) standard spaces and four (4) handicap accessible spaces. The major assembly space can hold 705 occupants based on the fixed seating calculation. The applicable standard one (1) parking space per three (3) seats for *4.3.6 Low Impact Institutional: Neighborhood Related* uses found in Table 5.3-2 requires a total of 234 parking spaces.

The subject property entered into a joint parking agreement with Soldier Creek Elementary School in 1988. The school continues to use the subject property's parking lot on weekdays for overflow parking and parent pickup operations. As a result, the agreement has been grandfathered in for both properties. Due to the recent change in

occupancy at the subject property, staff have requested an updated joint parking agreement. The applicant is currently working with Soldier Creek Elementary School to formalize a new agreement that will allow shared use of 134 parking spaces at the school. The agreement is pending approval by the superintendent. Once the shared parking agreement has been executed, a total of two hundred and fifteen (215) spaces will be available on site to accommodate Saturday church services.

Staff's responses to the criteria are bolded below:

- (1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.
The proposed use is in harmony with the policies of the Comprehensive Plan. The subject property is designated Public/Semi-Public on the Future land Use Map, which accommodates churches and other comparable institutional uses.
- (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
The proposed use is in harmony with the general purpose and intent of the applicable zoning district regulations and aligns with the property's historical use.
- (3) Whether the proposed use shall not adversely affect the use of neighboring properties.
The proposed use is not expected to adversely affect neighboring properties, given its limited operation hours and the lack of substantial noise or odors associated with the activity.
- (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
Although the proposed use is expected to increase traffic volumes on Saturdays, it is not expected to create hazardous conditions or interfere with the existing flow of traffic along SE 15th Street.
- (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.
The existing structure is served by City water and sewer. It also provides adequate drainage, parking, loading facilities, and lighting.

Staff recommends approval of this Special Use Permit. Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject a Special Use Permit (SUP) to allow the use of *Low Impact Institutional: Neighborhood Related* in the Single-Family Detached Residential District (R-6) for the property noted herein, subject to staff comments as found in the March 3, 2026, agenda packet and made part of the PC-2243 file.

Suggested Motion:

"To approve the Special Use Permit for 9125 & 9113 SE 15th Street to allow the use of Low Impact Institutional: Neighborhood Related in the R-6 District subject to staff comments found in the March 3, 2026, Planning Commission agenda packet and made part of the PC-2243 file."

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

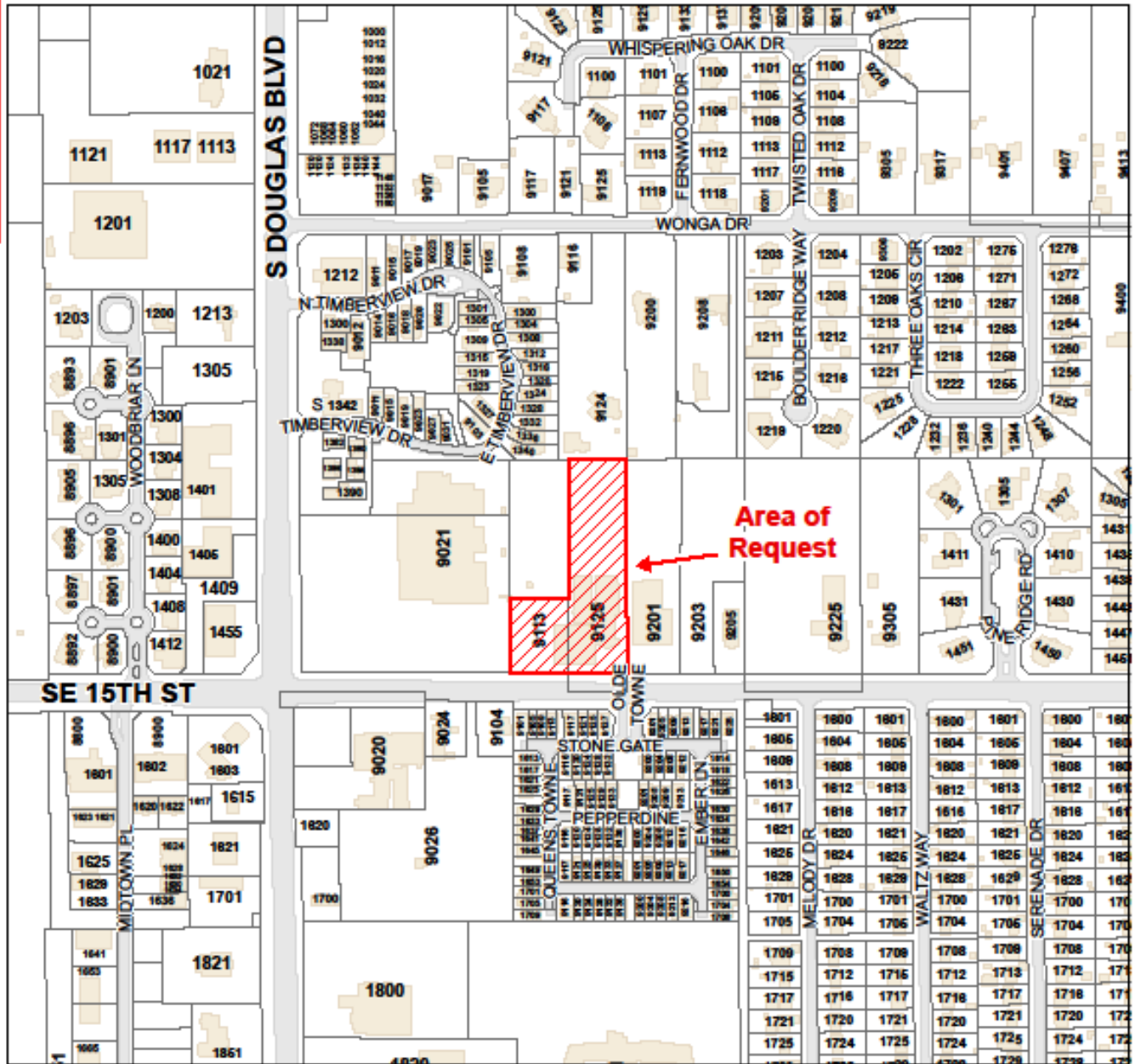


Zamyia Darthard

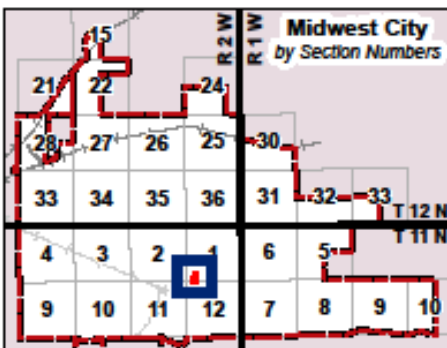
Planner II



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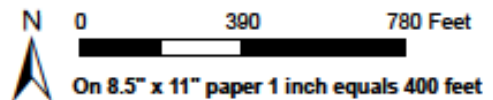
Locator Map



General Map Legend

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

GENERAL MAP FOR PC-2243 (SW/4, Sec. 1, T11N, R2W)

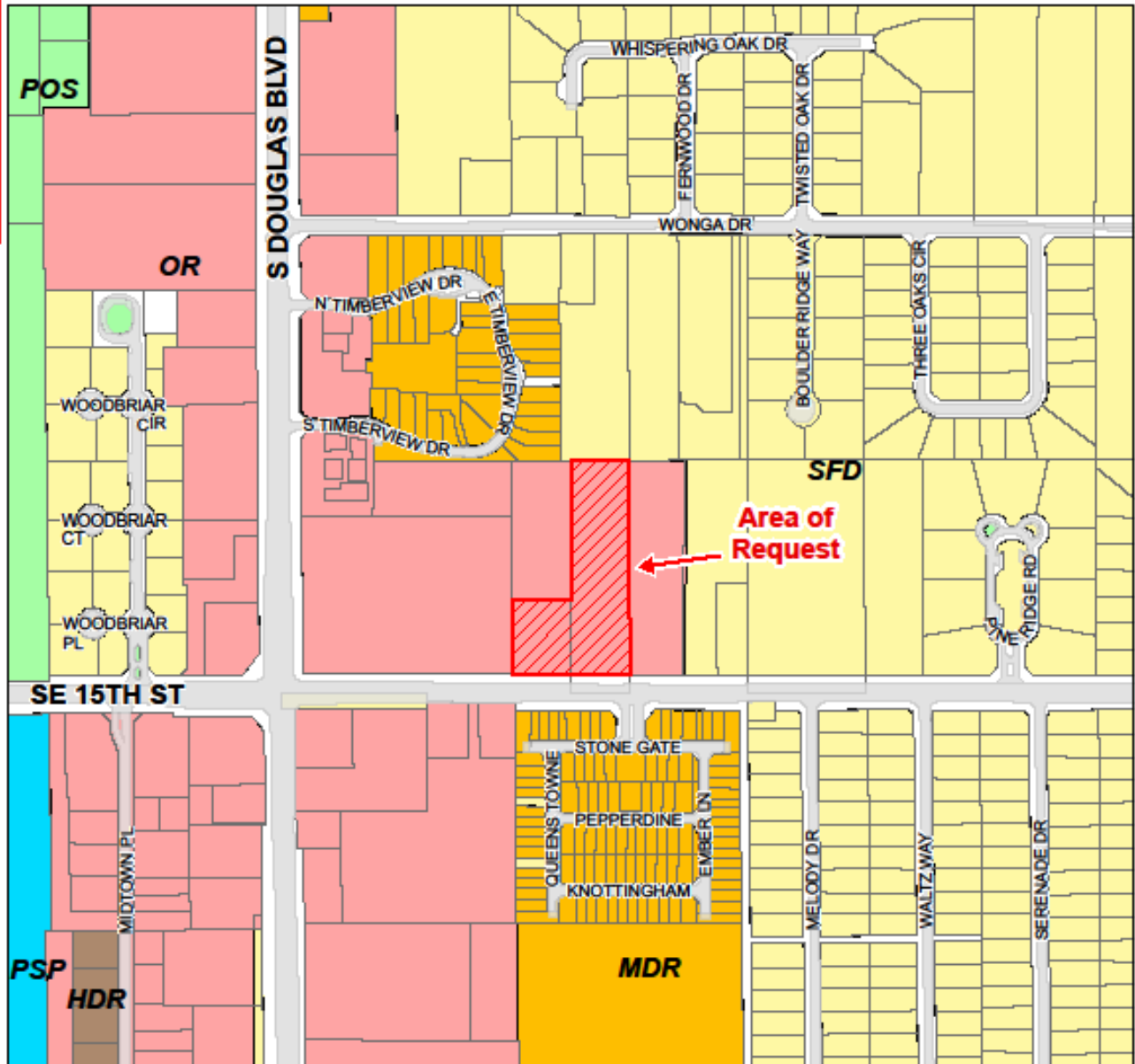


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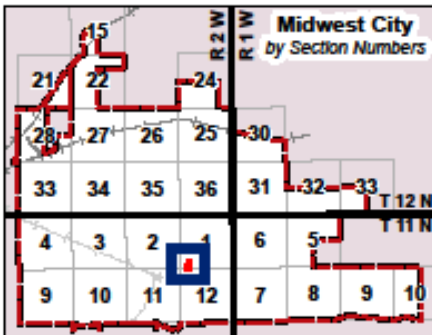
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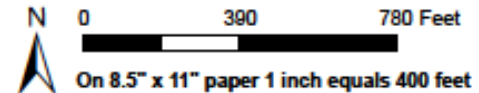
Locator Map



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-2243
(SW/4, Sec. 1, T11N, R2W)**

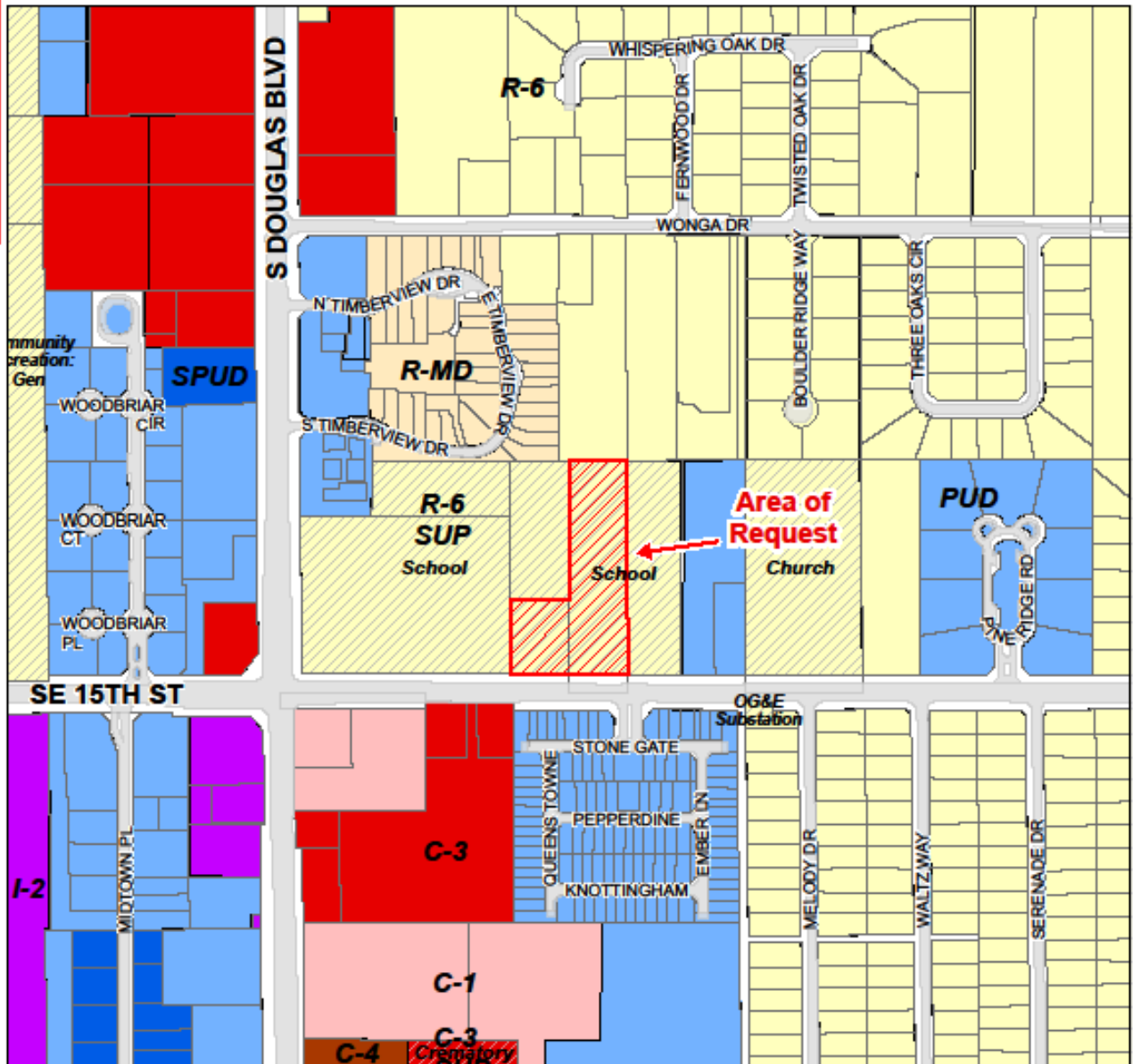


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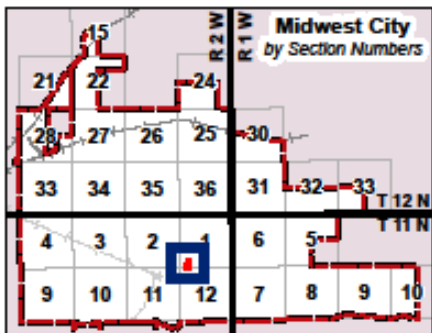
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GIS - Information Technology/ Planning & Zoning



Locator Map



Current Zoning Legend

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

ZONING MAP FOR PC-2243 (SW/4, Sec. 1, T11N, R2W)

0 390 780 Feet



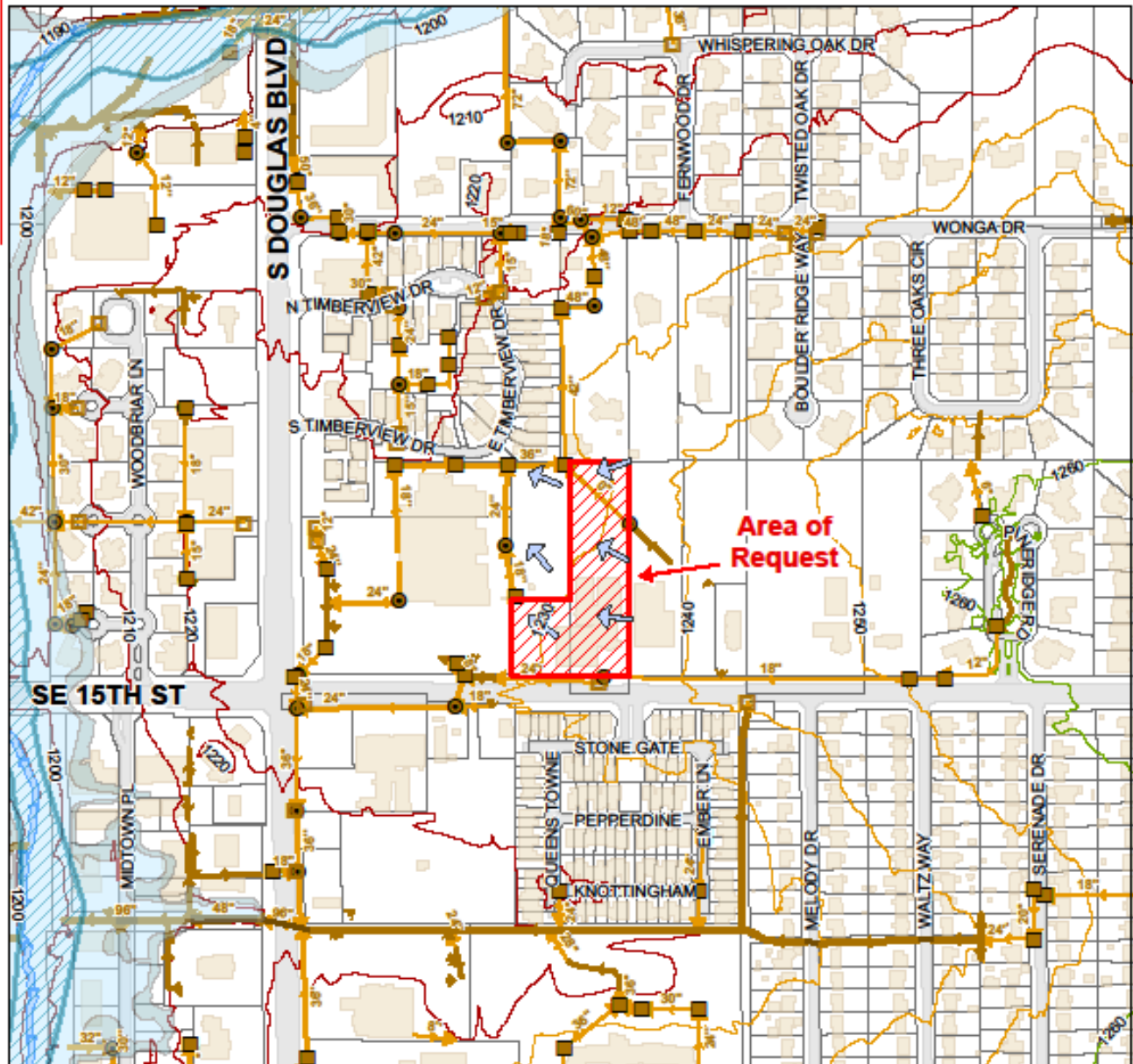
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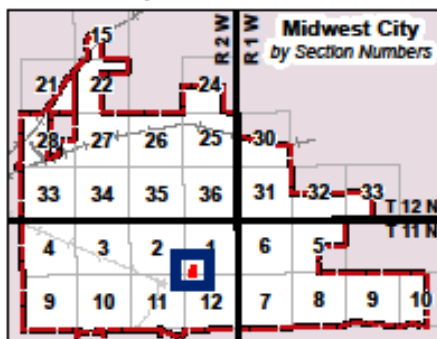
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GIS - Information Technology/ Planning & Zoning

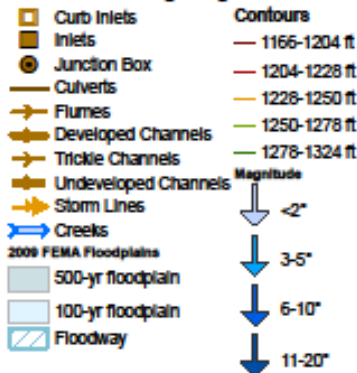


Locator Map

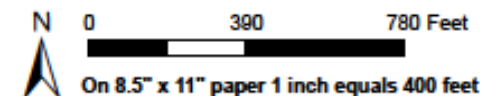


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Drainage Legend



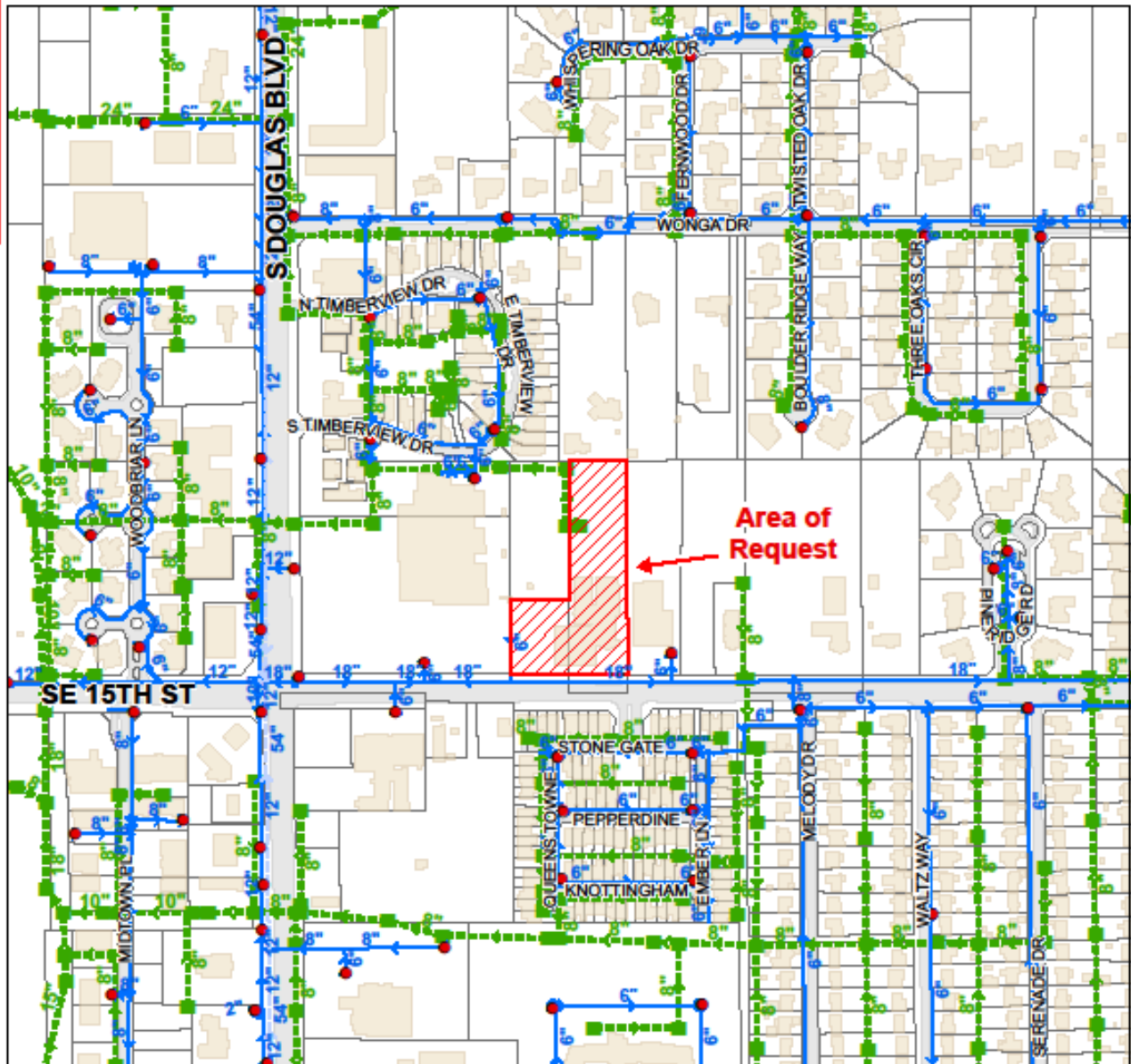
DRAINAGE MAP FOR PC-2243 (SE/4, Sec 6, T11N, R1W)



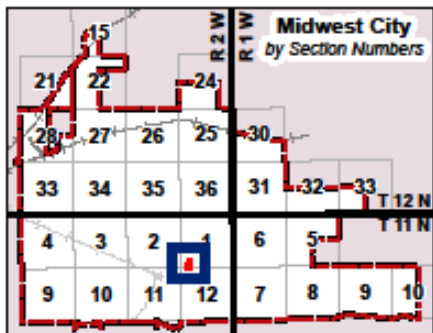
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GIS - Information Technology/ Planning & Zoning



Locator Map

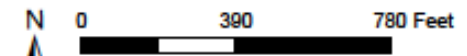


Created on February 17, 2025 using ArcPY script - PC-2243

Water/Sewer Legend

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

**WATER SEWER MAP
FOR PC-2243
(SW/4, Sec. 1, T11N, R2W)**



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

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To: Chairman and Planning Commission

From: Zamyia Darthard, Planner II

Date: March 3, 2026

Subject: (PC-2242) Public hearing, discussion, consideration, and possible action to redistrict from Single-Family Detached Residential District (“R-6”) to Medium Density Residential District (“R-MD”) for the subject property described as all of Blocks 1,2, and 3 of the Eagle Landing Addition, located in Midwest City, Oklahoma County, Oklahoma.

Executive Summary: The applicant is requesting to rezone the subject property from Single-Family Detached Residential District (“R-6”) to Medium Density Residential District (“R-MD”).

The R-MD District accommodates medium-density housing, allowing ten (10) to twenty (20) dwellings per gross acre, and permits a variety of residential uses, including single-family detached dwellings, duplexes, townhomes, and multi-family residential units.

The subject property currently consists of sixteen (16) developable lots, each approximately 6,098 square feet, along with one (1) additional lot designated for common area and stormwater detention.



The applicant is requesting to rezone the property from Single-Family Detached Residential (“R-6”) to Medium Density Residential (“R-MD”) to construct duplexes. Lots for duplexes, as defined in the Zoning Regulations, require at least 3,500 square feet per unit.

All state and local notification requirements have been met. As of the date of this report, staff have not received any public inquiries regarding the application.

Staff recommend approval of this application, contingent upon the satisfactory resolution of all engineering, fire, and planning comments identified in this report.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- March 3, 2026

City Council- March 24, 2026

Date of Pre-Application Meeting: November 14, 2025

Date of Site Plan Review Team Meeting: January 27, 2026

Council Ward: Ward 6, Rick Favors

Owner: 1400 Post LLC

Applicant: Joel Bryant

Size: Contains an area of 3.37 acres MOL

Development Proposed by Comprehensive Plan:

Area of Request:	Neighborhood Low Density
North:	Neighborhood Low Density
South:	Neighborhood Low Density
East:	Neighborhood Low Density
West:	Neighborhood Low Density

Zoning Districts:

Area of Request:	R-6
North:	R-6
South:	C-1 (PC-2066)
East:	PUD (PC-1491)
West:	R-6

Land Use:

Area of Request:	Single-Family Detached Residential
North:	Single-Family Residential (Willow Ridge Estates)
South:	Restricted Commercial District
East:	Planned Unit Development for Housing (Riverwind Estates)
West:	Single-Family detached Residential

Comprehensive Plan Citation:

The future zoning land use for the subject property is Neighborhood Low Density.

Neighborhood Low Density

This use refers to single-family detached residential structures, representing the largest portion among residential categories. Typically located alongside other single-family homes, these areas are solely designated for residential purposes and do not include nonresidential uses, except for parks and recreation facilities supporting the area. Lot sizes in low density development will range from 6,000 to 12,000 square feet. While various lot sizes may be used, development density should fall between two to six dwelling units per acre.

Multi-family, Low Intensity is compatible in scale with nearby residential uses.

Municipal Code Citation:

2.9. - R-MD, Medium Density Residential District

2.9.1. *General Description.* This is a residential district to provide for medium density housing ranging from ten (10) to twenty (20) dwelling units per gross acre. The principal use of land is for townhouses and low-rise multifamily dwellings.

Related recreational, religious, and educational uses normally located to service residential areas are also permitted to provide the basic elements of convenient, balanced, and attractive living areas.

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

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

- (A) *Off-street parking, loading and access.* All uses shall contain adequate space on private property to provide for parking, loading, and maneuvering of vehicles in accordance with regulations established in [5.3](#) Parking and Loading (Page 91) of which Table 5.3-2: Specific Parking Requirements (Page 98) is included.
- (B) *Site plan.* A site plan shall be prepared in accordance with [7.5](#) Site Plan (Page 183) for any 4.2.3. Townhouse (Single-Family Attached) (Page 50), 4.2.4. Multifamily Residential (Page 50), or 4.2.8. Group Residential (Page 51) type use.

History:

1. The property had been zoned Single-Family Detached Residential at the time of the adoption of the 1985 zoning code.
2. In December 2023, City Council approved the preliminary plat (PC-2153) to divide the parcel into seventeen (17) lots, including sixteen (16) residential lots and one (1) lot designated for a stormwater detention common area.
3. The final plat for the subject property was approved by City Council in March 2025, with development of the parcels subject to formal site plan review at the time building permits are pulled. (PC-2208).

Next Steps:

If Council approves this rezone, the applicant will need to amend the plat for this development to meet the minimum lot size required for duplex construction, subject to the staff comments outlined in this report. All required City and State permits must be submitted prior to the start of construction.

Staff Comments-

There are 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 and bisecting the proposed parcel. Six (6) inch lines run along Lou Anna Place, Lynn Fry Drive, and the newly constructed Talon Drive. New service connections along Talon

Drive will be required prior to the issuing of new building permits. 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 eight (8) inch public sewer mains located along the newly constructed Talon Drive and adjacent to the south side of the area of request. New service connections along Talon Drive will be required prior to the issuing of new building permits. 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 Lou Anna Place, Lynn Fry Drive, and Talon Drive. All are classified as local roads in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application. 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, the improvements were constructed as part of the plat application.

Easements and Right-of-Way

No further easements or right of way are not required with this application.

Fire Marshal's Comments:

No Comments at this time. Development is required to comply with Chapter 15 of the Midwest City Ordinances and the International Fire Code (as applicable).

Planning Division:

Staff met with the applicant on November 14, 2025, for a pre-application meeting. A Site Plan Review Team meeting was held on January 27, 2026, and representatives from the following departments were present: Community Development, Fire Marshal's Office, and Engineering.

The R-MD District allows various residential use types; Single-family detached dwellings, duplexes (two-family attached), townhomes (single-family attached), and multi-family residential dwellings.

The subject property abuts an arterial roadway and borders two residential neighborhoods.

Under the Zoning Regulations for Midwest City, a duplex is defined as "A building designed to be occupied by two (2) families living independently of each other."

A townhouse is defined as "A building designed for occupancy by three (3) or more families living independently of each other. The three (3) or more units are placed adjacent to one another, with structural parts touching. Each of the units, however, are located on a separate lot."

Each lot is currently 6,098 square feet, and the application is proposing to construct duplexes. According to Table 3.2-1 of Appendix A - Zoning Regulations, the minimum lot size for duplexes in the R-MD district is 3,500 square feet per dwelling unit. In order to construct the proposed duplexes, the applicant will need to amend the lots to meet the minimum size requirement.



If the rezoning is approved, all development regulations for the R-MD district shall comply with applicable regulations, including masonry, parking, tree mitigation, and landscaping requirements. Formal review of the proposed development will be conducted after building permit applications have been submitted.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or deny the rezoning of the subject property from Single-Family Detached Residential District (“R-6”) to Medium Density Residential (“R-MD”) for the property noted herein, subject to staff comments included in the March 3, 2026, Planning Commission agenda packet, which are incorporated into the PC-2242 file.

Suggested Motion:

“To approve the ordinance redistricting the subject property from Single-Family Detached Residential District (“R-6”) to Medium Density Residential (“R-MD”) subject to staff comments found in the March 3, 2026, Planning Commission agenda packet and made part of the PC-2242 file.”

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

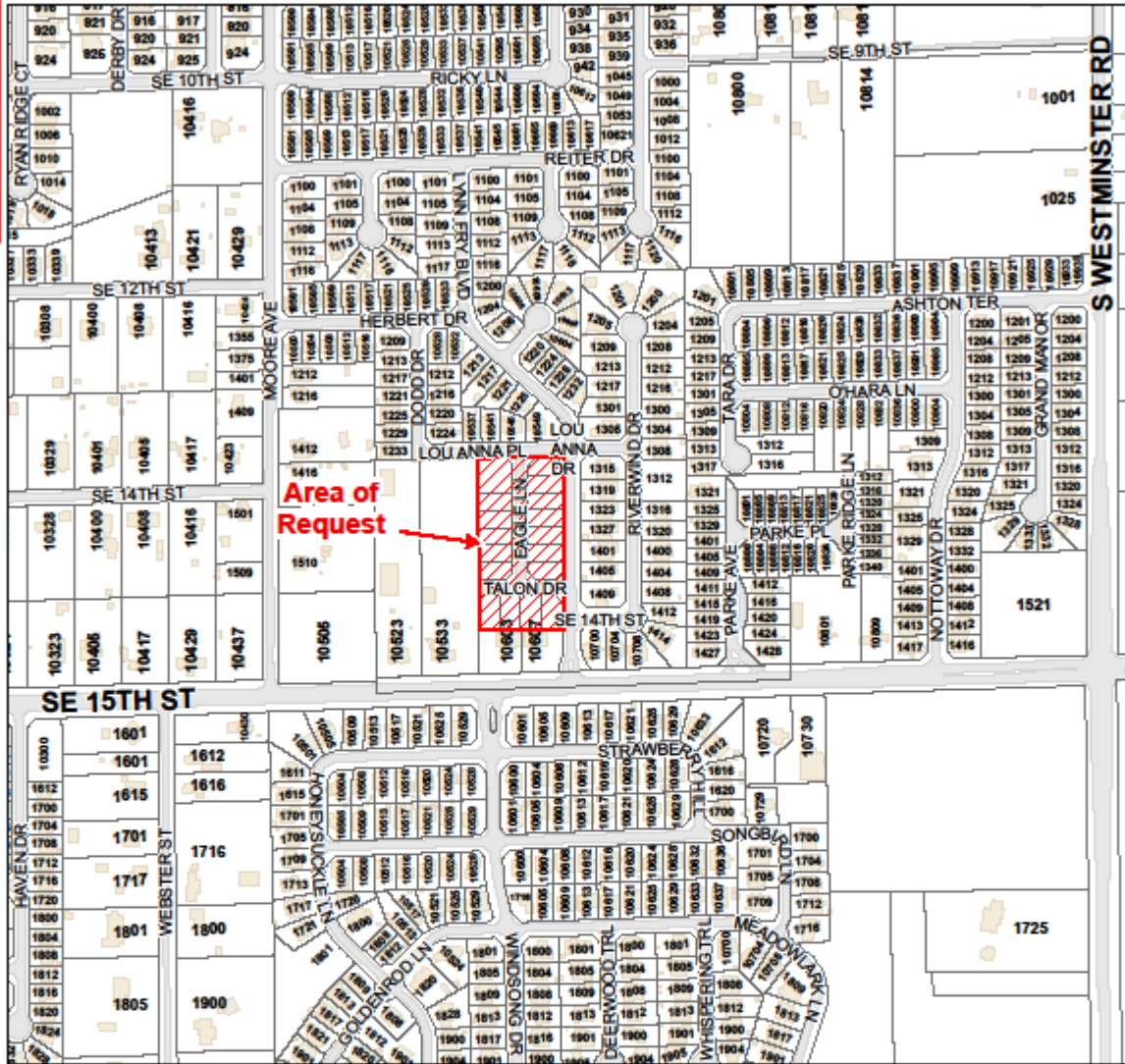
A handwritten signature in black ink, appearing to read 'Zamy Darthard'. The signature is stylized and cursive.

Zamy Darthard

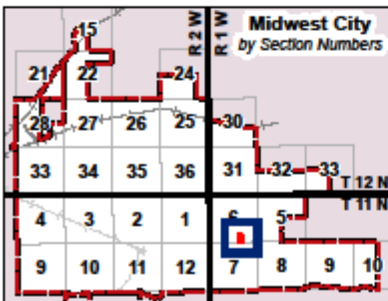
Planner II



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Locator Map



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General Map Legend

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

GENERAL MAP FOR PC-2242 (SE/4, Sec. 6, T11N, R1W)

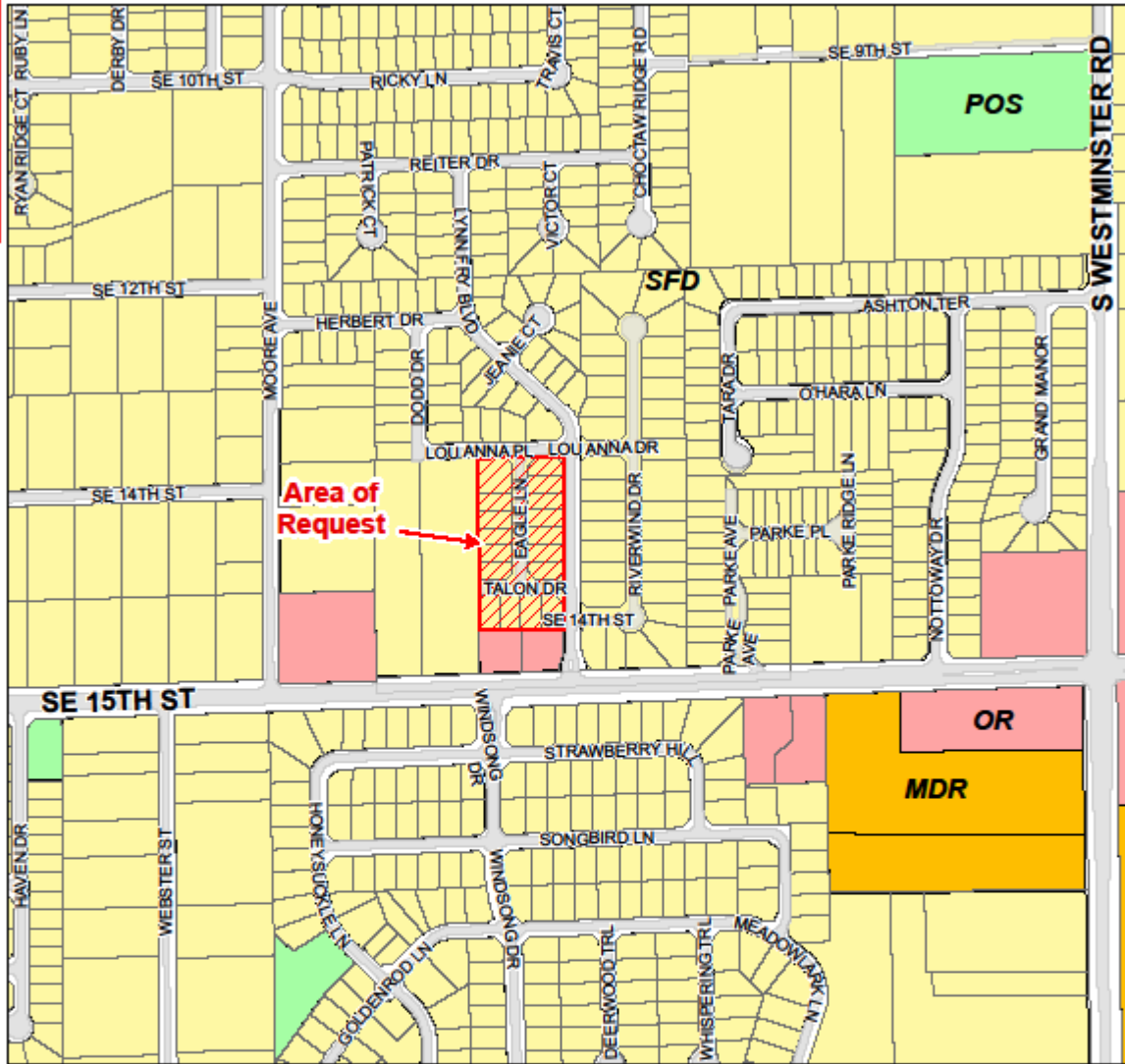


On 8.5" x 11" paper 1 inch equals 450 feet

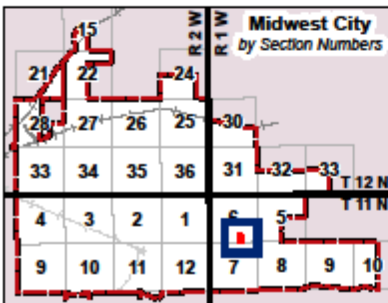
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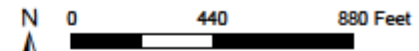
Locator Map



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-2242
(SE/4, Sec. 6, T11N, R1W)**



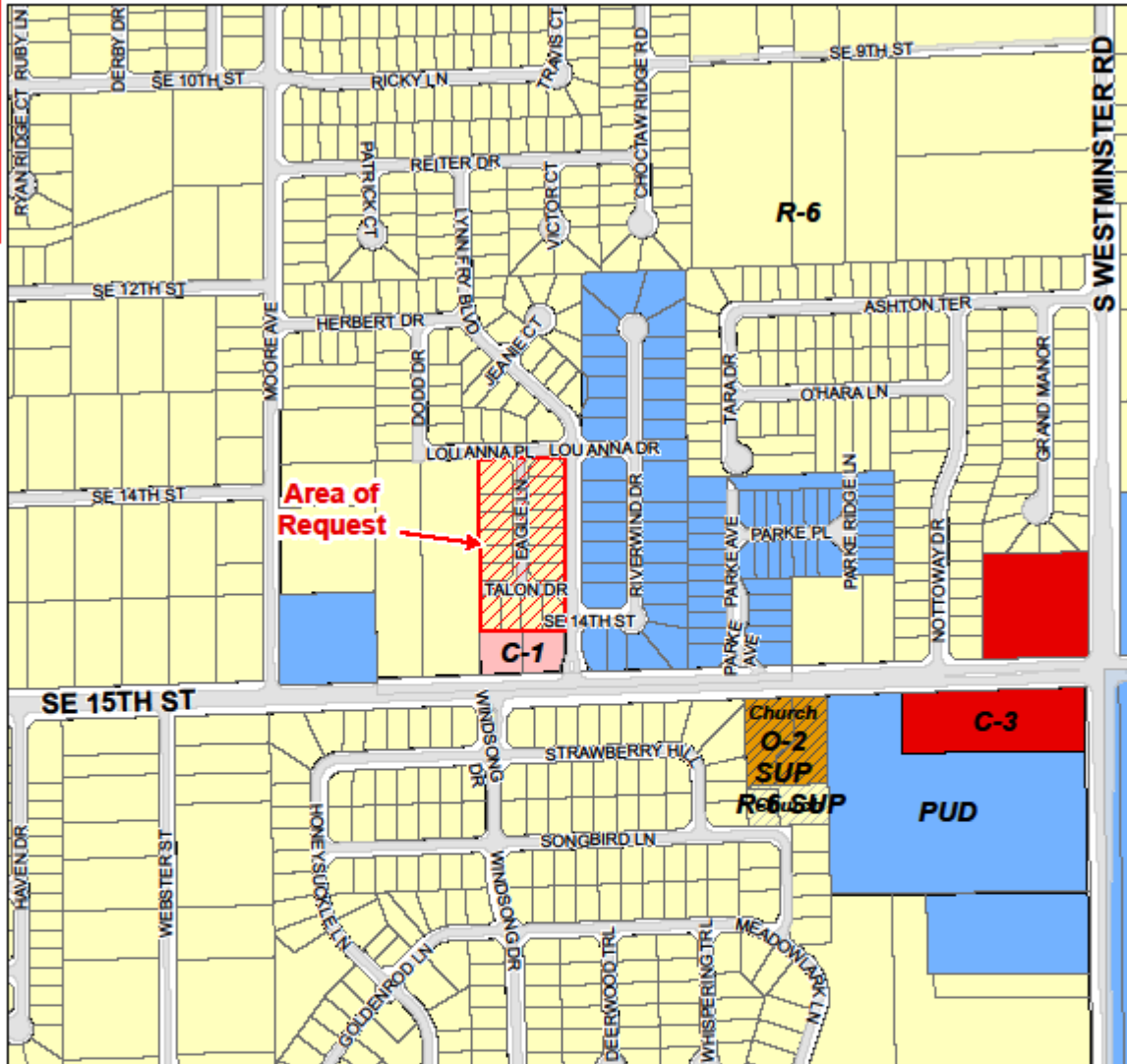
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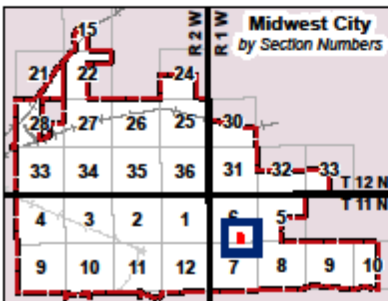
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GIS - Information Technology/ Planning & Zoning



Locator Map



Current Zoning Legend

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

ZONING MAP FOR PC-2242 (SE/4, Sec. 6, T11N, R1W)



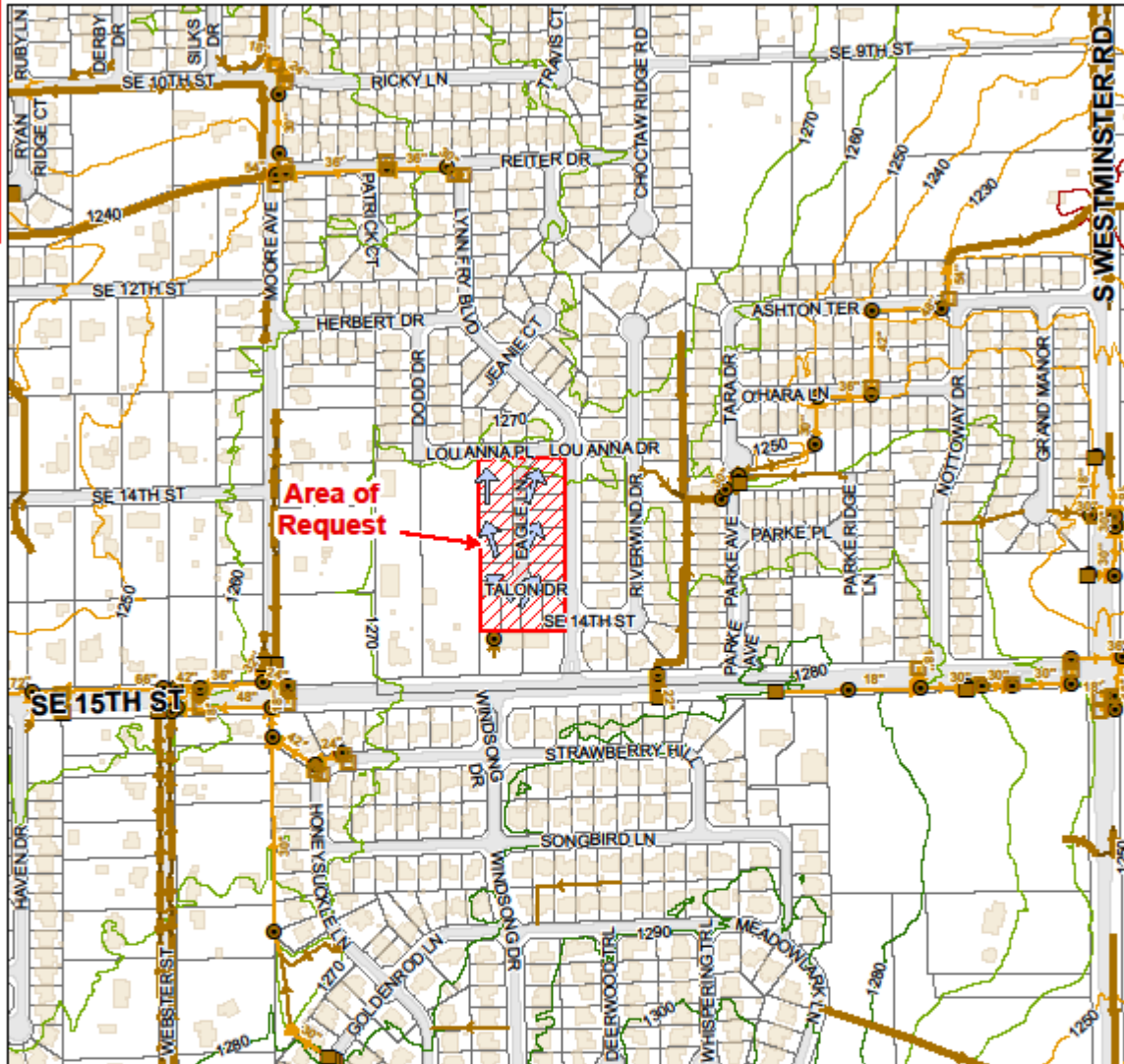
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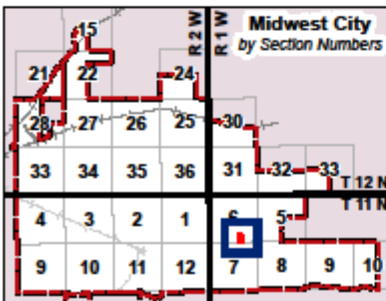
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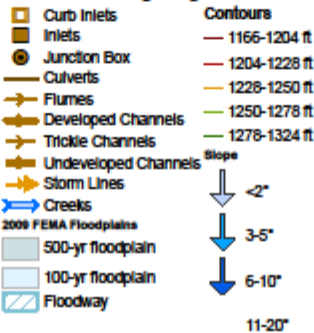


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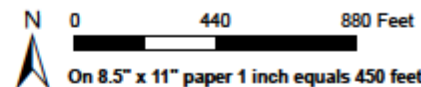


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Drainage Legend



**DRAINAGE MAP
FOR PC-2242
(SE/4, Sec 6, T11N, R1W)**

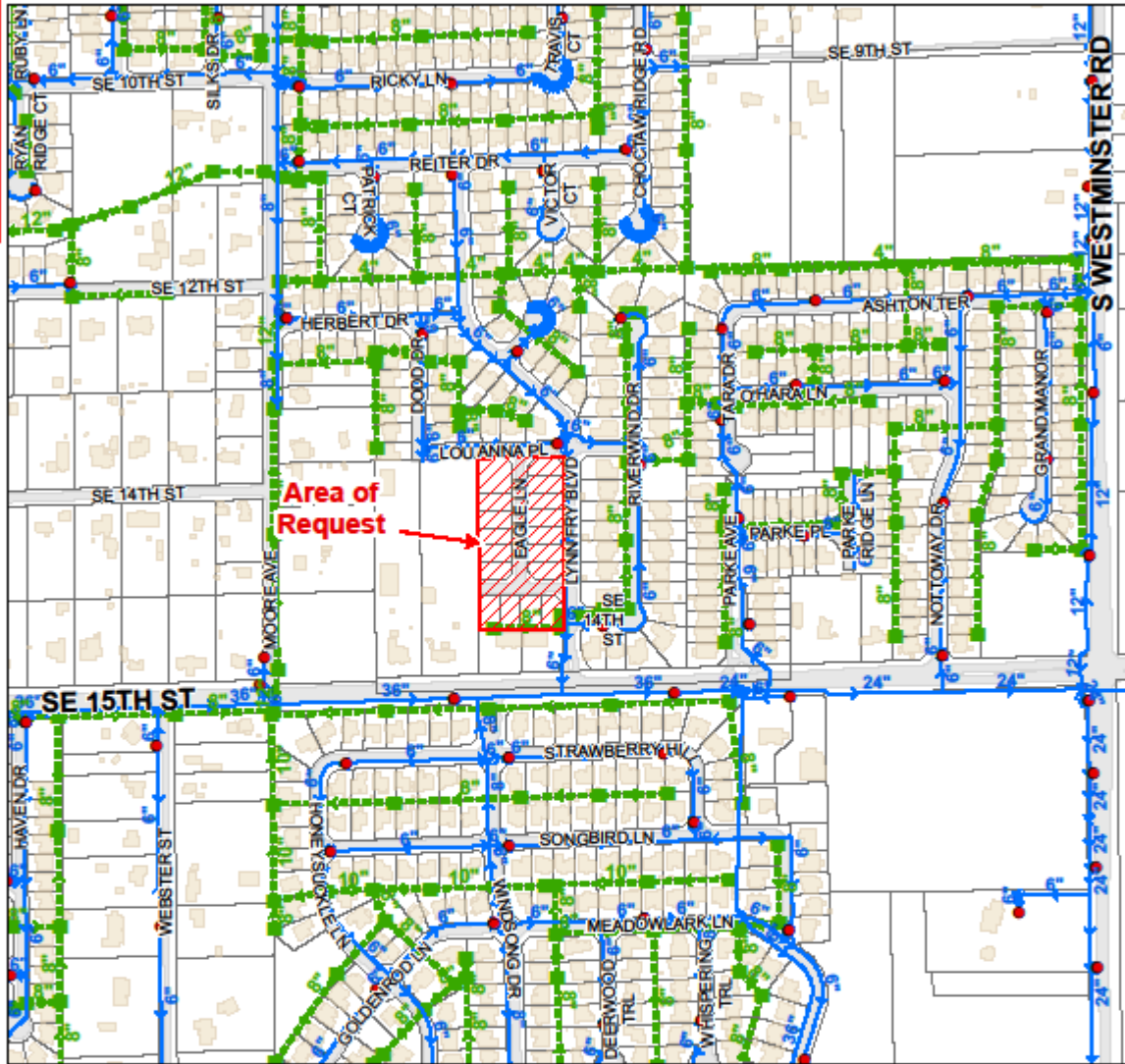


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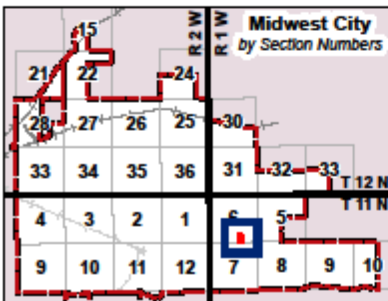
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GIS - Information Technology/ Planning & Zoning



Locator Map



Water/Sewer Legend

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

**WATER SEWER MAP
FOR PC-2242
(SE/4, Sec. 6, T11N, R1W)**

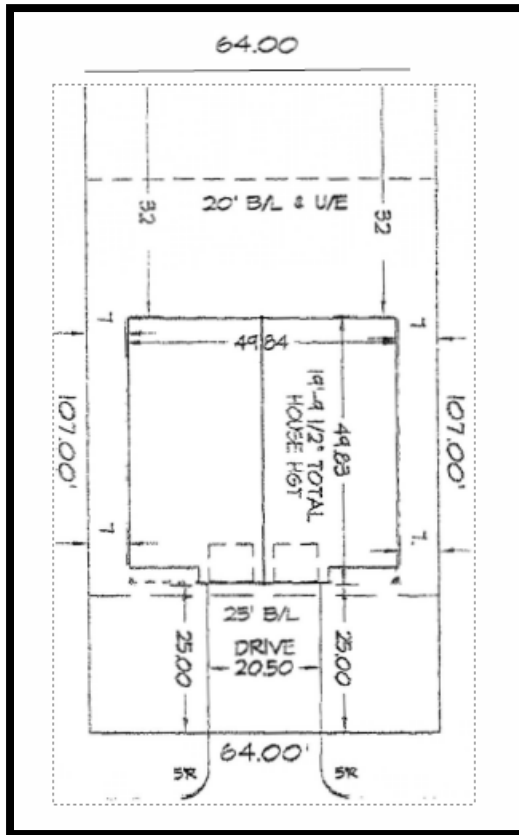
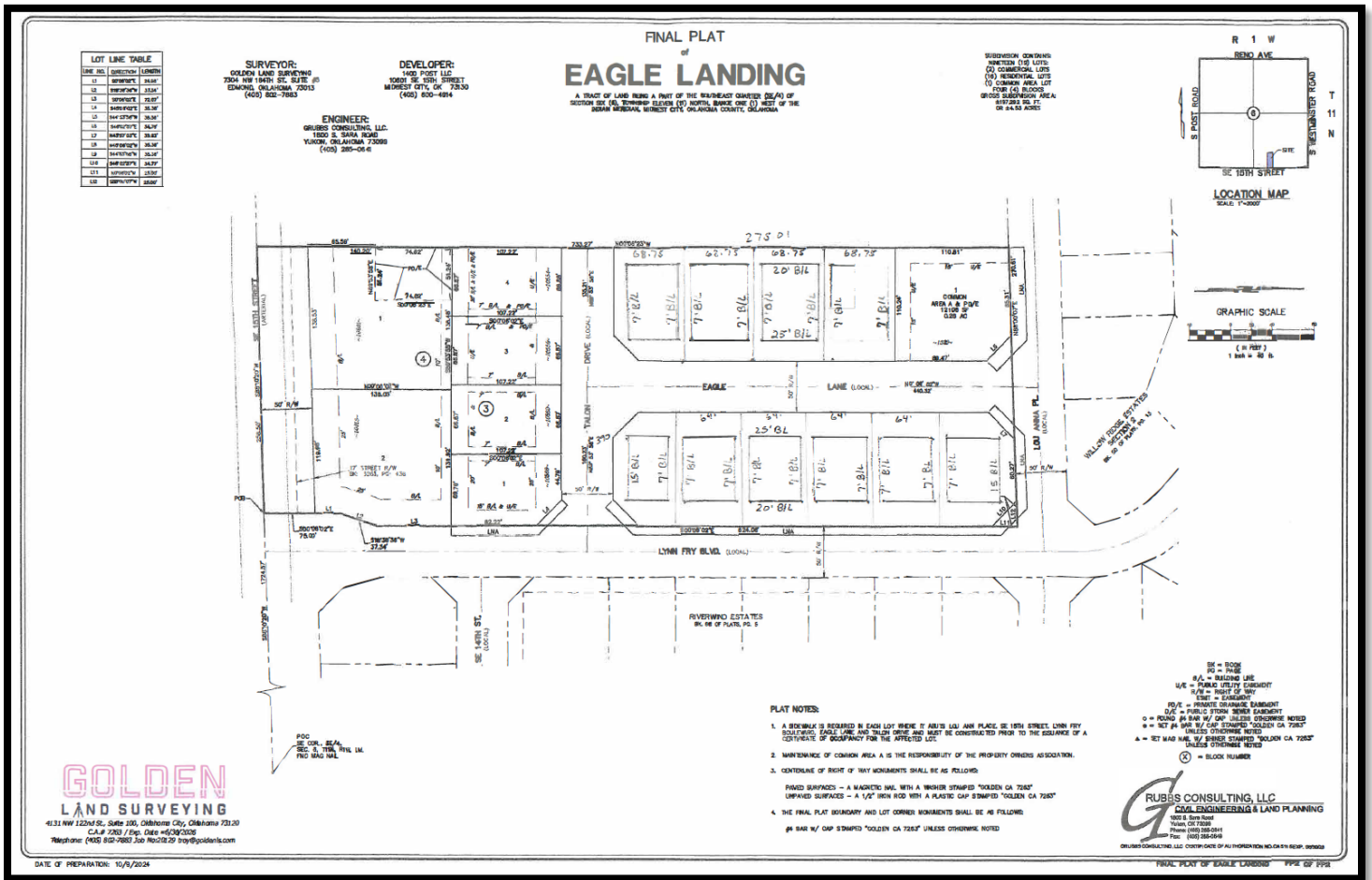
0 440 880 Feet



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Community Development Department
100 N. Midwest Blvd, Midwest City, OK

To: Chairman and Planning Commission
From: Matt Summers, Community Development Director
Date: March 3, 2026
Subject: (PC-2238) Public hearing, discussion, consideration, and possible action on an ordinance to amend the zoning map from R-6 to PUD for the property described as a tract of land being a part of the East Half (E/2) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County Oklahoma.

In an email dated February 26, 2026, the applicant requested this application be postponed. Community Development Staff will send new public notice indicating the time, date, and location for when this item will be heard by the Planning Commission. Please let me know if you have any questions.

Sincerely,

Matt Summers, AICP
Community Development Director



Community Development Department
100 N. Midwest Blvd, Midwest City, OK

To: Chairman and Planning Commission
From: Matt Summers, Community Development Director
Date: March 3, 2026
Subject: (PC-2239) Public hearing, discussion, consideration, and possible action on a preliminary plat, for the property described as a tract of land being a part of the East Half (E/2) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County Oklahoma.

In an email dated February 26, 2026, the applicant requested this application be postponed. Community Development Staff will send new public notice indicating the time, date, and location for when this item will be heard by the Planning Commission. Please let me know if you have any questions.

Sincerely,

Matt Summers, AICP
Community Development Director