# PLANNING COMMISSION AGENDA

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

June 2, 2026 - 5:00 PM

Jess Huskey - Vice Chair
Marcus Hayes
Jack Fry
Zach Watts
Jim Smith
Jay Dee Collins
Rick Dawkins

A. CALL TO ORDER.

1. Welcome and introduction of new members.

B. DISCUSSION ITEMS.

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the May 5, 2026, Planning Commission meeting.

2. (MP-33) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property located at 223 Grandview Road, Midwest City, Oklahoma (Ward 3).

3. (PC-2248) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Two-Family Attached Residential ("R-2F") to Planned Unit Development ("PUD") for the property described as Lots 4, 5, 6, 7, 8, 9, and 10 of Block 1 and Lots 2 and 3 of Block 3 of the Urban Edge Addition, located in Midwest City, Oklahoma (Ward 3).

4. (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 (Ward 6).

C. NEW BUSINESS/PUBLIC DISCUSSION.

D. FURTHER INFORMATION.

1. (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 (Ward 6).

E. ADJOURNMENT.

# MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

## DATE May 5, 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 May 5, 2026, at 5:00 p.m., with the following members present:

| | |
|---|---|
| Commissioners present: | Jim Smith<br>Marcus Hayes<br>Rick Dawkins<br>Jess Huskey *Vice Chair* |
| Commissioners absent: | JD Collins |
| Staff present: | Matthew Summers, Community Development Director<br>Julie Shannon, Planner III<br>Zamya Darthard, Planner II<br>Brylee Hester, Planner I<br>Don Maisch, City Attorney<br>Robert Coleman, Economic Development Director<br>Patrick Menefee, Capital Projects Engineer |

**A. CALL TO ORDER**

The meeting was called to order by Vice Chairperson Jess Huskey at 5:00 p.m.

**B. DISCUSSION**

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the April 7, 2026, Planning Commission Meeting.

   A motion was made by Dawkins, seconded by Smith, to approve the minutes of the April 7, 2026, Planning Commission meeting as presented.

   Voting Aye: Dawkins, Smith, Hayes, and Huskey.
   Nay: none.
   Motion carried**.**

2. (PC-2245) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow (*Eating Establishments: Sit-Down, Alcoholic Beverages Permitted*) in the C-3, Community Commercial District for the property located at 433 Planet Court, Midwest City, Oklahoma 73110.

   Planner, Zamya Darthard, presented the item. The applicant's representative, Stephanie Floyd, was present and addressed the Commission. The Commissioners had no further questions for staff or the applicant. There were no public comments on this item.

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

Voting Aye: Dawkins, Smith, Hayes, and Huskey.
Nay: none.
Motion carried.

3. (PC-2247) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development ("PUD") to Amended Planned Unit Development ("PUD") for the property described as all of Lots 4, 5, and 6 of Soldier Creek Industrial Park, located in Midwest City, Oklahoma County, Oklahoma.

   Planner, Zamya Darthard, presented the item. The applicant's representative, Robert Coleman-Economic Development Director, was present and addressed the Commissioners. The Commissioners had no further questions for staff or the applicant. There was no public discussion on this item.

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

   Voting Aye: Dawkins, Smith, Hayes, and Huskey.
   Nay: none.
   Motion carried**.**

4. (MP-32) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property located at 1213 N Pine St., Midwest City, Oklahoma County, Oklahoma 73130.

   Planner, Zamya Darthard, presented the item. The applicant and property owner, Moiseis Pineda, addressed the Commissioners and had no objections or questions regarding the staff report. The Commissioners had no further questions for staff or the applicant. There were no public comments on this item.

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

   Voting Aye: Dawkins, Smith, Hayes, and Huskey.
   Nay: none.
   Motion carried**.**

5. Discussion and consideration of New Urbanism design principles and how they might be applied in Midwest City.

   Community Development Director, Matt Summers, introduced the item. Mark Zitzow, representing Johnson & Associates, presented on New Urbanism design principles. There was general discussion amongst the Commissioners. No action was required on this item.

## C. NEW BUSINESS/PUBLIC DISCUSSION

None.

## D. FURTHER INFORMATION

None.

## E. ADJOURNMENT

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

Voting Aye: Dawkins, Smith, Hayes, and Huskey
Nay: none.
Motion carried.

The meeting adjourned at 5:34 p.m.

_____
Vice Chairman, Jess Huskey (*Vice Chair*) (bh)

**To:** Chairman and Planning Commission

**From:** Zamya Darthard, Planner II

**Date:** June 2, 2026

**Subject:** (MP-33) Public hearing, discussion, consideration, and possible action to approve a Minor Plat for the property located at 223 Grandview Road, Midwest City, Oklahoma (Ward 3).

**Executive Summary:** The Applicant is requesting approval of a minor plat to subdivide one (1) residential lot into two (2) single-family residential lots.

The subject property is zoned R-6, Single-Family Detached Residential District, and is part of Kanaly's East Reno Ave. Addition, originally approved March 24, 1949.

The property currently contains two (2) single-family residences and, the proposed minor plat would create separate lots for each house.

Staff have conducted their standard review and determined that the request meets the criteria for a minor plat as outlined in Chapter 38 of the Midwest City Municipal Code.

Both state and local notification requirements were met. At the time of this writing, no public inquiries have been received regarding this application.

Staff recommends approval of this item.

Action is at the discretion of the Planning Commission.

**Dates of Hearing:**
Planning Commission- June 2, 2026
City Council- June 23, 2026

**Date of Pre-Application Meeting:** March 4, 2026

**Date of Site Plan Review Team Meeting:** April 22, 2026

**Council Ward:** Ward 3, Raymond Melton

**Owner:** Young Family Revocable Trust

**Applicant:** Pattie Rogers

**Size:** Contains an area of 0.6240 acres MOL

**Zoning Districts:**

| | |
|---|---|
| Area of Request: | R-6 |
| North: | R-6 |
| South: | R-6 |
| East: | R-6 |
| West: | R-6 |

**Land Use:**

| | |
|---|---|
| Area of Request: | Single-Family Residence |
| North: | Single-Family Residence |
| South: | Single-Family Residence |
| East: | Single-Family Residence |
| West: | Single-Family Residence |

**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 results 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. 38-20.3 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

*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. The property was platted as part of Kanaly's East Reno Ave. Addition in 1949.
2. The property was zoned R-6 with the adoption of the 2010 Zoning Map.

**Next Steps:**

If Council approves this minor plat, the applicant must obtain all required signatures and file with Oklahoma County, then provide the City with digital a copy of the filed plat.

**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 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 the proposed parcels, an eight (8) inch line runs along the east side of Grandview Road and a six (6) inch line runs the south side of East Main Street. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There are public sewer mains bordering the proposed parcels, an eight (8) inch line runs along the west side of Grandview Road and an eight (8) inch line runs the north side of East Main Street. 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 Grandview Road and East Main Street. Public road and sidewalk improvements are not required as part of this application. Public road and sidewalk improvements will be required as part of any new building permit.

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

Right of way is not required with this application.

**Fire Marshal's Comments:**

No comments at this time.

**Planning Division:**

Staff met with the applicant for a pre-application meeting on March 4, 2026. A Site Plan Review Team meeting was subsequently held on April 22, 2026, with representatives from the Community Development, Engineering, and Fire Departments in attendance.

The applicant is proposing a minor plat to subdivide the subject property into two (2) residential lots, with Lot 1A containing approximately 0.32 acres and Lot 1B containing approximately 0.30 acres, more or less. The property currently contains two (2) existing residential structures, both of which the applicant intends to keep. Approval of the minor plat will bring the properties into compliance with the Zoning Regulations.

The proposed minor plat is consistent with all zoning requirements.

Staff recommends approval of the minor plat.

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 June 2, 2026, Planning Commission agenda packet and made part of the MP-33 file.

**Suggested Motion:**
*"To approve the Minor Plat for the property noted herein, subject to staff comments found in the June 2, 2026, Planning Commission agenda packet and made part of the MP-33 file."*

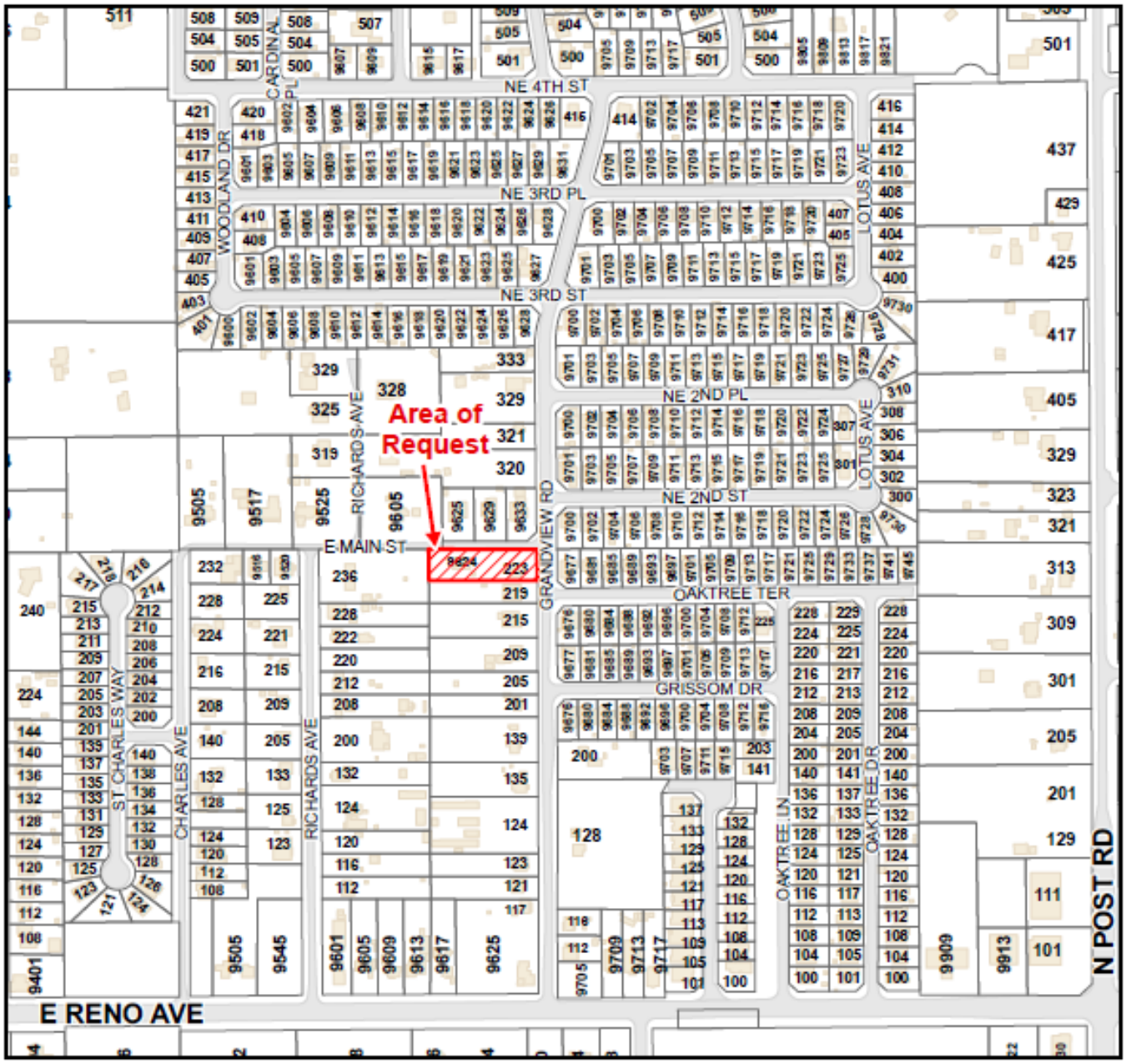
Please feel free to contact my office at (405) 739-1223 with any questions.

Zamya Darthard

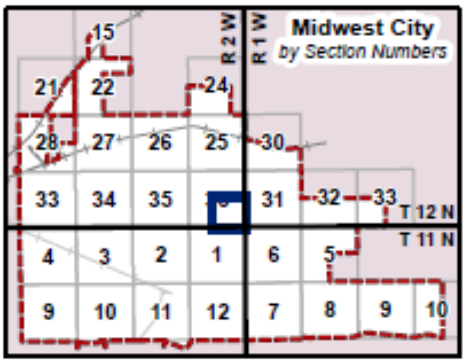
Planner II

MIDWEST CITY
Where the Spirit Flies High

GIS - Information Technology/ Planning & Zoning




*Locator Map*




Created on May 18, 2026 using ArcPY script - MP-33

**General Map Legend**

- Area of Request
- Parcels with Addresses
- Buildings
- Edge of Pavement
- MWC City Limits

**Railroads**

- Active
- Inactive / Closed

# GENERAL MAP FOR MP-33 (SE/4, Sec. 36, T12N, R2W)

N

0 390 780 Feet

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

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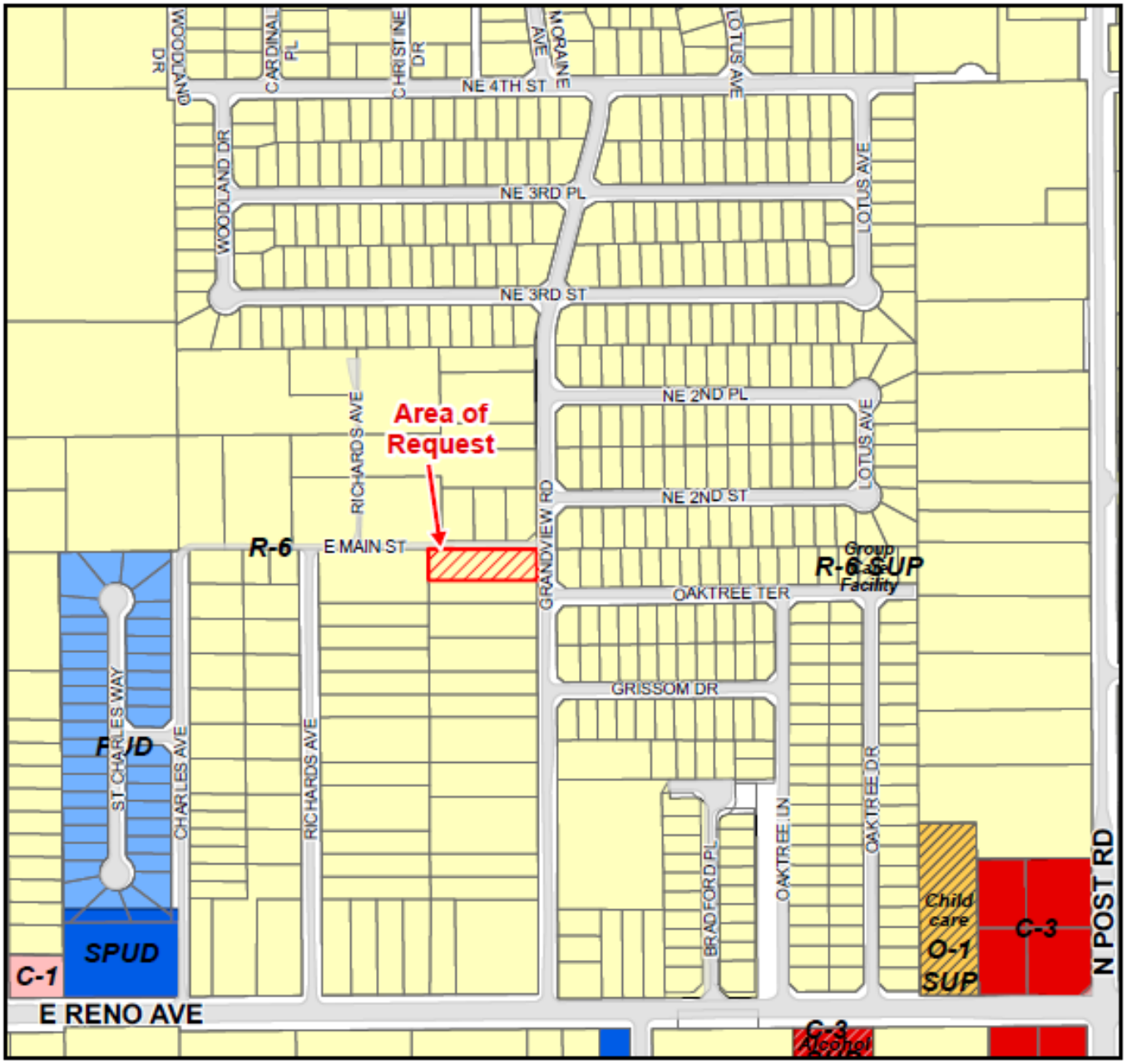


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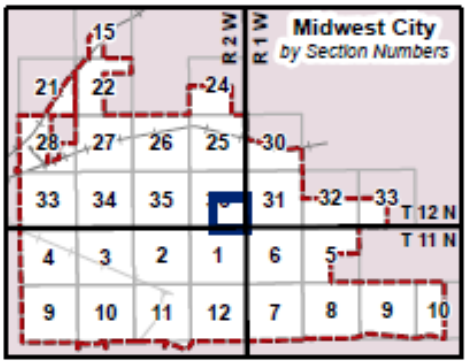


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**Current Zoning Legend**

| | | |
|---|---|---|
| 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 MP-33 (SE/4, Sec. 36, T12N, R2W)

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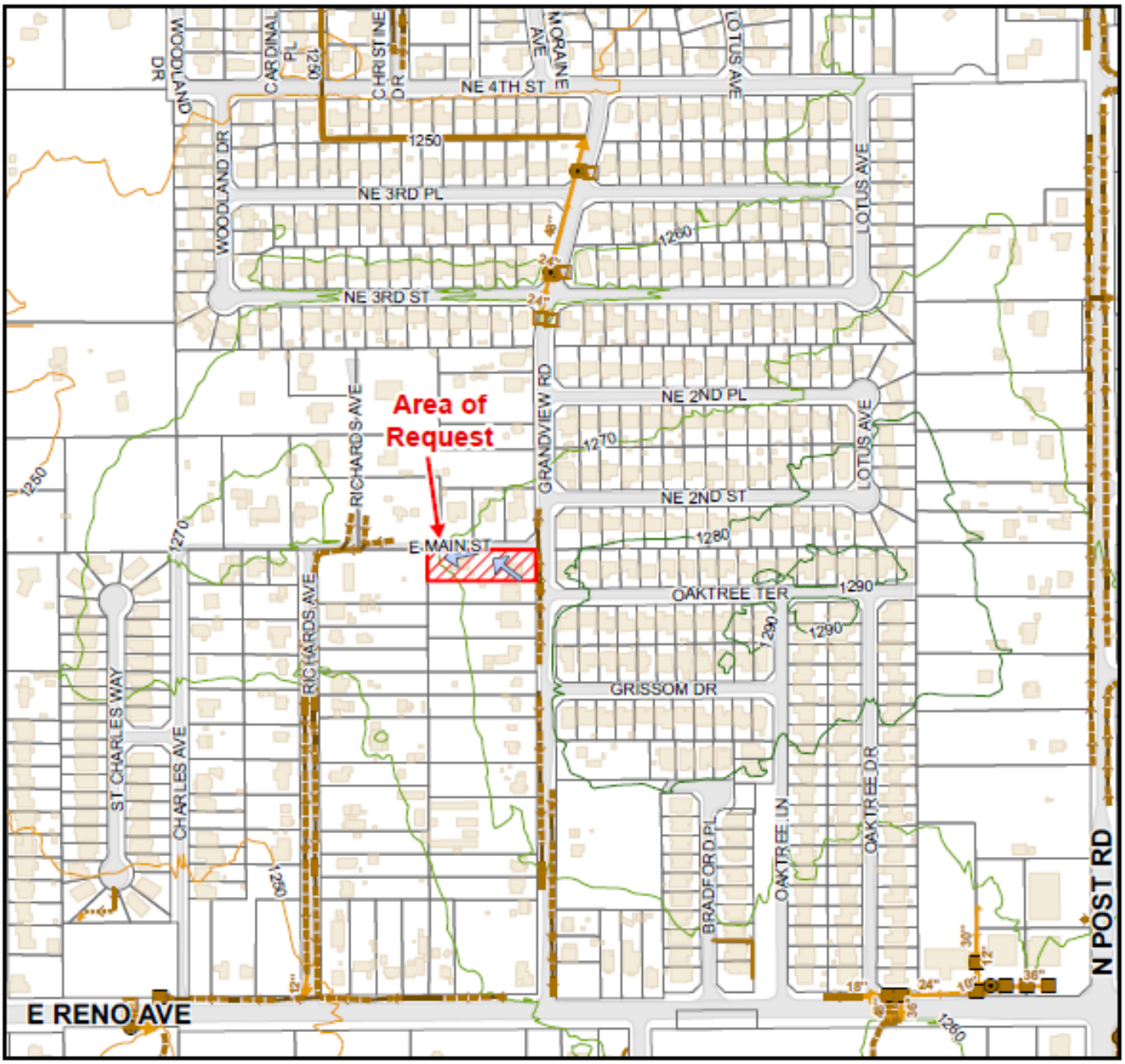


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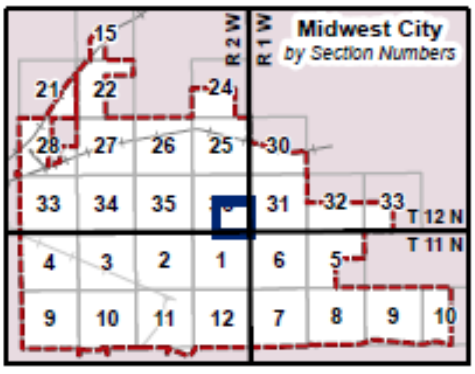


Created on May 18, 2026 using ArcPY script - MP-33

**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 MP-33 (SE/4, Sec 6, T11N, R1W)

N

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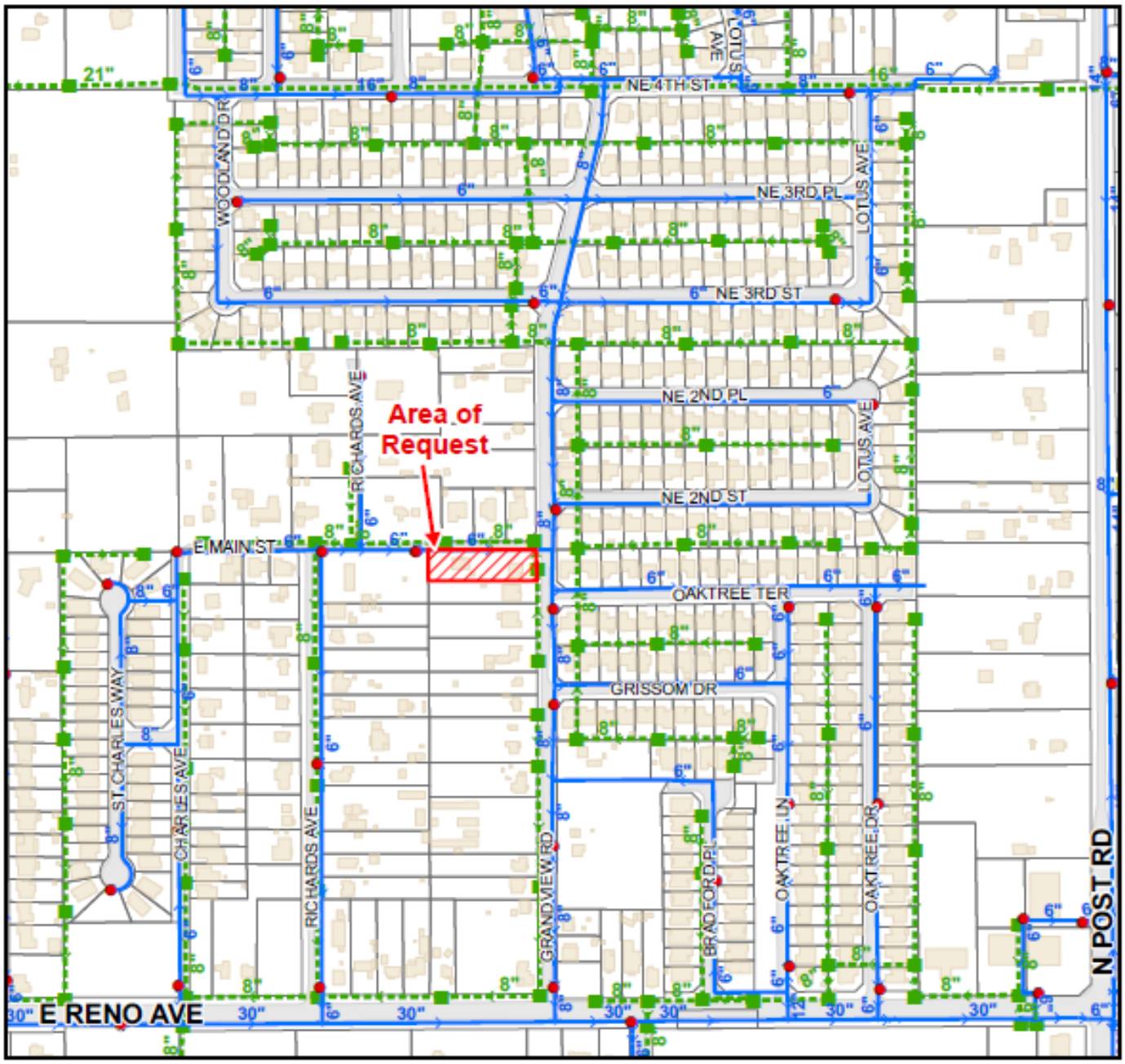


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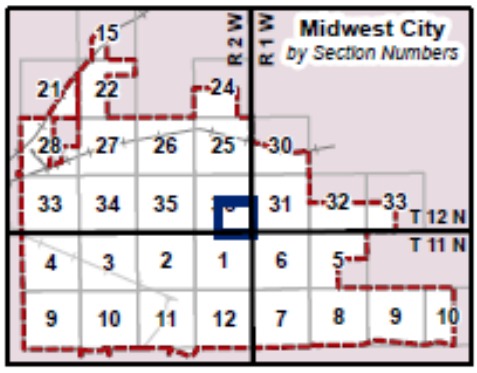


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**Water/Sewer Legend**

- Fire Hydrants

Water Lines

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

# WATER SEWER MAP FOR MP-33 (SE/4, Sec. 36, T12N, R2W)

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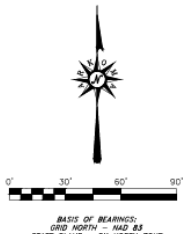
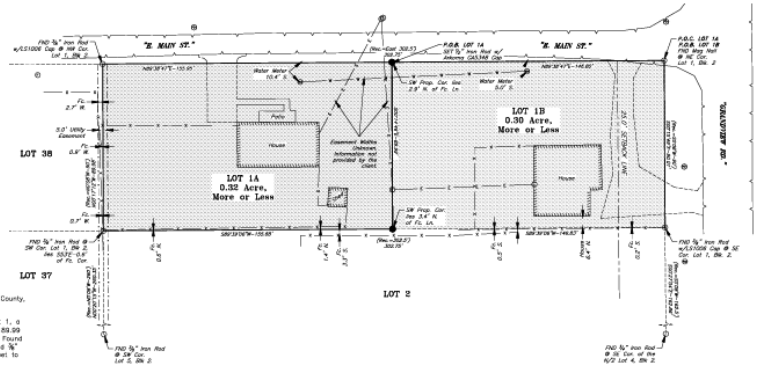
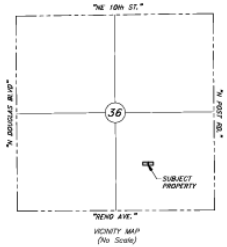
# MINOR PLAT OF THE KANALY'S EAST RENO AVE. ADDITION

A 0.62 acre tract of land in
Lot 1, Block 2, Kanaly's East Reno Ave.,
Section 36, T12N–R2W,
Midwest City, Oklahoma County, Oklahoma

0.62 ACRE SURVEY,
MORE OR LESS





VICINITY MAP
(No Scale)

PROPERTY DESCRIPTION:

LOT 1A

A tract of land containing 0.32 acre, more or less, in a part of the Lot 1, Block 2, "Kanaly's East Reno Ave. Addition", Oklahoma County, Oklahoma, being more particularly described as follows;

COMMENCING at a Found Mag Nail at the Northeast Corner of said Lot 1, Block 2; Thence S89°38'47"W, along the North line of Lot 1, a dist. of 146.80 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap and being the Point of Beginning; Thence S00°14'48"E, a dist. of 89.99 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap; Thence S89°39'06"W, along the South line of Lot 1, a dist. of 155.88 feet to a Found ½" Iron Rod at the Southwest Corner of Lot 1; Thence N00°17'12"W, along the West line of Lot 1, a dist. of 89.98 feet to a Found ½" Iron Rod w/LS1006 Cap at the Northwest Corner of Lot 1; Thence N89°38'47"E, along the North line of Lot 1, a dist. of 155.95 feet to the Point of Beginning, said tract contains 0.32 Acre, more or less.

The above description is composed under the supervision of the Josh Kelly, L.P.L.S. #2098, on this 14th day of April, 2026 and has a Basis of Bearings of Grid North – NAD 83 – State Plane – OK North Zone.

LOT 1B

A tract of land containing 0.30 acre, more or less, in a part of the Lot 1, Block 2, "Kanaly's East Reno Ave. Addition", Oklahoma County, Oklahoma, being more particularly described as follows;

BEGINNING at a Found Mag Nail at the Northeast Corner of said Lot 1, Block 2; Thence S00°15'49"E, along the East line of Lot 1, a dist. of 90.01 feet to a Found ½" Iron Rod w/LS1006 Cap at the Southeast Corner of Lot 1; Thence S89°39'06"W, along the South line of Lot 1, a dist. of 146.83 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap; Thence N00°14'48"W a dist. of 89.99 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap; Thence N89°38'47"E, along the North line of Lot 1, a dist. of 146.80 feet to the Point of Beginning, said tract contains 0.30 acre, more or less.

The above description is composed under the supervision of the Josh Kelly, L.P.L.S. #2098, on this 14th day of April, 2026 and has a Basis of Bearings of Grid North – NAD 83 – State Plane – OK North Zone.

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT PATTIE ROGERS, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSON, FIRM OR CORPORATION WHICH HAS ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THIS PLAT, AND DO HEREBY CREATE A PRIVATE STREET RIGHT OF WAY FOR THE USE OF THE OWNER, AND ITS SUCCESSORS AND ASSIGNS, FOR THOSE AREAS DESIGNATED "PRIVATE STREET" ON THE FACE OF SAID FINAL PLAT. THE PROPERTY OWNERS ASSOCIATION AND IS NOT MAINTAINED BY OKLAHOMA COUNTY.
THEY HEREBY DEDICATE TO OKLAHOMA COUNTY AN EASEMENT OVER AND ACROSS SAID PRIVATE STREET FOR THE PURPOSES OF A FIRE LANE AND USE BY POLICE FOR POLICE PROTECTION PURPOSES, THE PRIVATE STREET SHALL REMAIN OPEN TO ALL EMERGENCY PERSONNEL AND ALL PERSONNEL FROM FEDERAL, STATE, COUNTY OR CITY AGENCIES.
THEY HEREBY DEDICATE ALL EASEMENTS AS SHOWN OF SAID FINAL PLATE TO THE PUBLIC FOR UTILITY PURPOSES FOR ITS SUCCESSOR AND ASSIGNS FOREVER AND HAS CAUSED THE SAME TO RELEASED FROM ALL ENCUMBRANCES.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20_____.
COVENANTS RESERVATIONS, AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A DIFFERENT INSTRUMENT.

PATTIE ROGERS _____

STATE OF OKLAHOMA /
COUNTY OF OKLAHOMA /

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20_____

PERSONALLY APPEARED _____, OWNER OF PATTIE ROGERS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID LLC FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

CITY PLANNING COMMISSION APPROVAL:

I, _____, CHAIRMAN OF THE PLANNING COMMISSION FOR THE CITY OF MIDWEST CITY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE MIDWEST CITY PLANNING COMMISSION DULY APPROVED THIS PLAT ON THE _____DAY OF _____, 20_____

CHAIRMAN: _____

BONDED ABSTRACTOR'S CERTIFICATE:

STATE OF OKLAHOMA /
COUNTY OF OKLAHOMA /

THE UNDERSIGNED, A DULY QUALIFIED ABSTRACTOR OF TITLES, IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE TO THE LAND INCLUDED IN THE ANNEXED PLAT, APPEARS TO BE VESTED IN PATTIE ROGERS, AND THAT

ON THE _____ DAY OF _____, 20_____, ALL LANDS DESCRIBED AND REFERRED TO ARE UNENCUMBERED BY

PENDING ACTIONS, JUDGEMENTS, LIENS, MORTGAGES, TAXES OR OTHER ENCUMBRANCES FOR THE YEAR _____, AND PRIOR YEARS: THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON,

THIS _____ DAY OF _____, 20_____.

ABSTRACTOR: _____

COUNTY TREASURER CERTIFICATE:

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF OKLAHOMA COUNTY, OKLAHOMA, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR _____ AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, OKLAHOMA COUNTY, STATE OF OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEAR'S TAXES. IN WITNESS WHEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT THE CITY OF MIDWEST CITY,

THIS _____ DAY OF _____, 20_____.

COUNTY TREASURER: _____

ACCEPTANCE OF DEDICATION OF THE CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA, THAT THE DEED DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED ADOPED BY THE COUNCIL OF CITY OF MIDWEST CITY, OKLAHOMA, THIS _____ DAY OF _____, 20_____

ATTEST:

CITY CLERK: _____

MAYOR: _____

SURVEYORS CERTIFICATION:

This is to certify that this Plat of Survey represents the results of a survey made on the ground, performed under the supervision of the undersigned, at the request of Pattie Rogers, and further that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Josh Kelly 04/16/2026
JOSH KELLY L.P.L.S. #2098

DATE: –

OKLAHOMA C.A. #5348 (EXPIRES JUNE 30, 2026)

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS

_____ DAY OF _____, 20_____ PERSONALLY APPEARED LANCE G. MATHIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

COUNTY CLERK | CITY COUNCIL | COUNTY TREASURER | ABSTRACTOR | OWNER'S NOTARY | SURVEYOR'S NOTARY | SURVEYOR

| NO. | REVISION | DATE | BY | APPR. |
|---|---|---|---|---|
| | | | | |

Survey Requested By:
PATTIE ROGERS
Oklahoma County, OK

ARKOMA SURVEYING AND MAPPING, PLLC
(918)960-5011 P.O. Box 338 C.A. #5348
(918)960-5030 fax Wilburton, OK 74578 Exp. date 6-30-26

| | |
|---|---|
| SURV. BY: G.G. 03/24/2026 | JOB NO.: 12-253 |
| DRAWN BY: S.S. 04/02/2026 | DRAW. NO.: 12-253-LOT |
| APPR. BY: J.K. | SHEET SIZE: 18" X 24" SHEET 1 OF 1 |

**To:** Chairman and Planning Commission

**From:** Zamya Darthard, Planner II

**Date:** June 2, 2026

**Subject:** (PC-2248) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Two-Family Attached Residential ("R-2F") to Planned Unit Development ("PUD") for the property described as Lots 4, 5, 6, 7, 8, 9, and 10 of Block 1 and Lots 2 and 3 of Block 3 of the Urban Edge Addition, located in Midwest City, Oklahoma (Ward 3).

**Executive Summary:** The Applicant is requesting to redistrict the subject property to Planned Unit Development ("PUD") with an underlying zoning designation of Single-Family Detached Residential ("R-6").

The subject property contains two (2) paved public streets, Amani Drive and Patriot Drive, as well as two (2) previously approved duplex structures that will remain zoned R-2F. (PC-2140). The applicant proposes to develop the remaining parcels with detached single-family dwellings on narrow residential lots utilizing a Rear-Access-Design configuration in which vehicular access and garage placement are oriented to the rear of each lot rather than the public street frontage.

The proposed PUD includes requests for modifications to the standard R-6 zoning requirements, specifically the setback provisions contained in Section *3.2. – Area Regulations and Standards for Residential Districts.* The applicants' proposed setback standards, as outlined in the Master Design Statement for the subject property, include:

- Fifteen (15) foot setback along Amani Drive, except for sixty (60) feet for proposed Lot 6A, thirty-six (36) feet for proposed Lot 6B, twenty (20) feet for proposed Lot 10B, and twenty-one feet for proposed Lot 3B.
- Sixteen (16) foot setback at the rear lot line.
- Three (3) foot setback along the side lot lines.

The applicant's request does not increase the overall density of the previously approved development. Instead, it replaces the previously approved duplex concept with detached single-family residences on individual narrow lots. As described in the Master Design Statement, all homes will be two stories in height and will be required to incorporate a functional front porch.

The proposed development is designed to utilize a Rear-Access layout in which all vehicular access is provided by a rear alley established through a Mutual Access Easement and maintained by the Urban Edge Homeowners Association. By eliminating front-facing driveways and curb cuts, the layout allows for the construction of a continuous sidewalk system along the public streets.

Any development standards not expressly modified within the PUD Master Design Statement shall default to the requirements of the Single-Family Detached Residential (R-6) zoning district, including but not limited to landscaping, screening, signage, lighting, parking, and sidewalk regulations.

If the rezoning request is approved, the next step in the development process will be the platting of the property.

All required 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.

Based on the analysis in this report, staff recommends approval of the application.

Action is at the discretion of the Planning Commission.

**Dates of Hearing:**
Planning Commission- June 2, 2026
City Council- June 23, 2026

**Date of Pre-Application Meeting:** March 31, 2026

**Date of the Site Plan Review Meeting:** April 22, 2026

**Council Ward:** Ward 3, Raymond Melton

**Owner:** Amani Developers, LLC

**Applicant:** Emmanuel Acquaah (Amani Developers, LLC)

**Proposed Use:** Planned Unit Development ("PUD")

**Size:** Roughly 4.14 acres more or less

**Development Proposed by Comprehensive Plan:**

| | |
|---|---|
| Area of Request: | Neighborhood Medium to High Density |
| North: | Neighborhood Low Density and Public/Semi-Public |
| South: | Mixed Use |
| East: | Neighborhood Medium to High Density |
| West: | Neighborhood Low Density |

**Zoning Districts:**

| | |
|---|---|
| Area of Request: | Two-Family Attached Residential ("R-2F") |
| North: | Single-Family Detached Residential ("R-6") |
| South: | Medium Density Residential ("R-MD") |
| East: | Medium Density Residential ("R-MD") |
| West: | Single-Family Detached Residential ("R-6") |

**Land Use:**

| | |
|---|---|
| Area of Request: | Two (2) Duplex Units (Block 2 of Urban Edge Addition) |
| North: | Church and Single Single-Family Residences |
| South: | Duplex Units |
| East: | Duplex Units |
| West: | Single-Family Residences |

**Comprehensive Plan Citation:**
The future land use designation for the subject property is Neighborhood Medium to High Density.

This designation is intended to accommodate residential neighborhoods that include a mix of single-family detached and single-family attached housing types, such as duplexes and townhomes. Areas assigned to this designation may support housing forms that exceed typical individual lot coverage limitations, with residential densities generally greater than six dwelling units per acre.

**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 control 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 development.* Encourage innovative development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

(B) *Flexibility within developments*. Permit flexibility within the development to maximize the unique physical features of the particular site.

(C) *Efficient use of land.* Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems, and encourage diversified living environments and land uses.

(D) *Function, design, and diversity*. Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.

(E) *Modifications to development requirements*. Provide a vehicle for negotiation modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

2.8. – R-6, Single-Family Detached 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.

**History:**

1. The property was zoned R-1-D in the 1985 Zoning Atlas.
2. The property was zoned R-6 with the adoption of the 2010 Zoning Map.
3. City Council approved a rezone to R-2F in 2023. (PC-2140)
4. The Preliminary Plat for the subject property was approved in 2023. (PC-2147)
5. City Council approved the final plat for Urban Edge in 2024. (PC-2190).

**Next Steps:**
If the City Council approves the rezoning request, the applicant or any subsequent property owner may proceed with submitting a preliminary plat application, followed by a final plat. A pre-application meeting shall be conducted before these applications are filed.

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

**Engineering Staff Comments:**
Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are public water mains bordering and bisecting the proposed parcel. Six (6) inch lines run along Amani Drive and Patriot Drive. New service connections along Amani 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 Amani Drive and Patriot Drive. New service connections along Amani 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 Amani Drive and Patriot 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

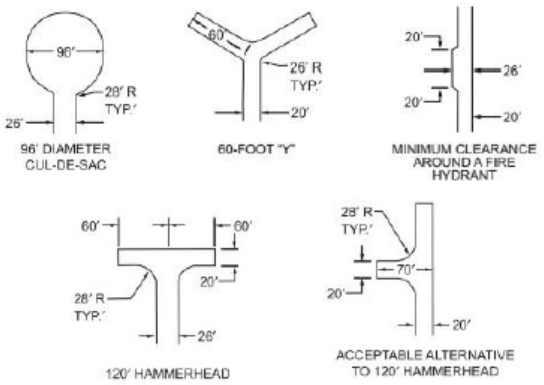
The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application, the improvements were constructed as part of the plat application.

Easements and Right-of-Way

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

**Fire Marshal's Comments:**

All new commercial construction, gated communities, and business in the city shall provide an approved emergency rapid access device or key box. Access and operational standards for controlled access gates and gated subdivisions shall meet the requirements set forth in Midwest City Ordinance Sec. 15-26 (IFC 506)




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

Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8. (2018 IFC Sec 503.2).

- Unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- Turning radius is required to meet the parameters of the 95' Sidestacker platform apparatus (Turning radius document attached to the PC Case Files).
- Dead-Ends exceeding 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Midwest City Ordinance Section 15-22 – Location of Hydrants

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

(c) In all areas except those containing only one- and two-family detached dwellings, fire hydrants shall be located in such a manner that no hose line will exceed four hundred (400) feet in length to reach any accessible portion of the exterior of any building and is dependent on the ability to place an apparatus in such a manner necessary to utilize said hydrant. Distance shall be measured by the lay of the hose, not by line of sight.

(d) Within all other areas, including but not limited to, mercantile, business, educational, assembly, detention and correctional, health care, storage, industrial and multifamily dwellings, the maximum spacing shall be no more than four hundred (400) feet. Buildings of noncombustible or limited combustible construction, protected by a complete automatic sprinkler system and classified by NFPA 13 as "Light or Ordinary Hazard" may be protected by fire hydrants located with a maximum spacing of five hundred (500) feet. Distance shall be measured by the lay of the hose, not by line of sight.

(e) In areas of commercial development, fire hydrants shall be located in a sufficient number and manner to supply the required flow, per the adopted edition of International Fire Code requirements, for a structure and its exposures or supply adequate water for the fire sprinkler system.

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

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

**Planning Division:**
Staff met with the applicant on March 31, 2026, for a pre-application meeting, and on April 22, 2026, for a site plan review meeting.

The subject property currently contains two (2) public roadways, Amani Drive and Patriot Drive, and two (2) duplex structures that are not included in the PUD request and will remain zoned R-2F (PC-2140).

If the rezoning is approved, any standards not specifically addressed within the PUD Master Design Statement shall be governed by the subdivision and zoning regulations set forth in the Midwest City Municipal Code.

Setbacks:

- The applicant's Master Design Statement proposes the following setbacks standards:
  - Lot size – Minimum lot size shall be 3,300 square feet.
  - Front setback - 15 feet along Amani Drive, except for Lot 6A (60 feet), Lot 6B (36 feet), Lot 10B (20 feet), and Lot 3B (21 feet). These variations are intended to encourage front porch living and provide additional rear yard depth.
  - Rear setback - 16 feet at the rear property line to support efficient placement of the primary structure while accommodating garage access and the private alley system.
  - Side setback - 3 feet to maximize usable interior living space while maintaining the required fire separation and compliance with applicable building codes.

Façade:

- The applicant's Master Design Statement does not request any deviations from the façade requirements of the Midwest City Municipal Code – 85% masonry shall be required.
  - Separation - The proposed development is designed to maintain a minimum six (6) foot separation between residential structures.
  - Anti-Monotony Clause - The applicant is committed to two-story homes and proposes to comply with the anti-monotony provisions contained within the zoning regulations.

Landscaping:

- The applicant's Master Design Statement is requesting relief from Section 42-7 of the Midwest City Municipal Code, which requires a minimum spacing of twenty (20) feet between small trees. The applicant is requesting that only one (1) small tree be planted for every thirty (30) feet of street frontage, and no more than one (1) tree may be located within a front yard.

Screening:

- The applicant's Master Design Statement does not request any relief from the requirements of the Midwest City Municipal Code.

Access:

- The applicant's Master Design Statement proposes a Rear-Access-Design located at the rear of each lot.
  - Mutual Access Easement - This easement provides for a sixteen (16) foot wide paved alley that facilitates rear access to driveways and garages.
  - Access – Access from Amani Drive and Patriot Drive will be limited to guest parking and garbage collection purposes.
  - Garbage Collection – Trash collection will occur along the main street, Amani Drive.

Signage:

- The applicant's Master Design Statement does not request any deviations from the signage requirements of the Midwest City Municipal Code.

Lighting:

- The applicant's Master Design Statement affirms compliance with the Midwest City Municipal Code.

Parking:

- The applicant's Master Design Statement does not request relief from what is required per the Midwest City Municipal Code – A minimum of two (2) spaces per dwelling unit shall be required.

Sidewalk:

- Existing sidewalks are present along the common areas, and the applicant's Master Design Statement does not request modifications to the sidewalk requirements of the Midwest City Municipal Code. – A continuous 5-foot sidewalk shall be installed along the entire frontage of each lot.

Other:

- The applicant's Master Design Statement includes the following development commitments:
  - Back-of-House Functions - Garage access and electrical meters will be located behind the homes to maintain attractive public street frontage.
  - Urban Edge Commons - A landscaped centralized mailbox hub with a pergola/pavilion.
  - Front Porch Design - Each home will feature a functional front porch to promote neighborhood interaction and enhance safety through increased visibility.

If the rezoning is approved, the applicant may proceed with the preliminary plat followed by the final plat.

Based on the analysis provided in this report, staff recommends approval of the rezoning request.

Action is at the Planning Commission.

**Action Required:**
Approve or reject the ordinance to redistrict from Two-Family Attached Residential ("R-2F") to Planned Unit Development ("PUD") for the property noted herein, subject to staff comments as found in the June 2, 2026, Planning Commission agenda packet and made part of the PC-2248 file.

**Suggested Motion:**
***"To approve the ordinance redistricting the subject property to Planned Unit Development ("PUD") subject to staff comments found in the June 2, 2026, Planning Commission agenda packet and made part of the PC-2248 file."***

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

Zamya Darthard
Planner II

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Where the Spirit Flies High

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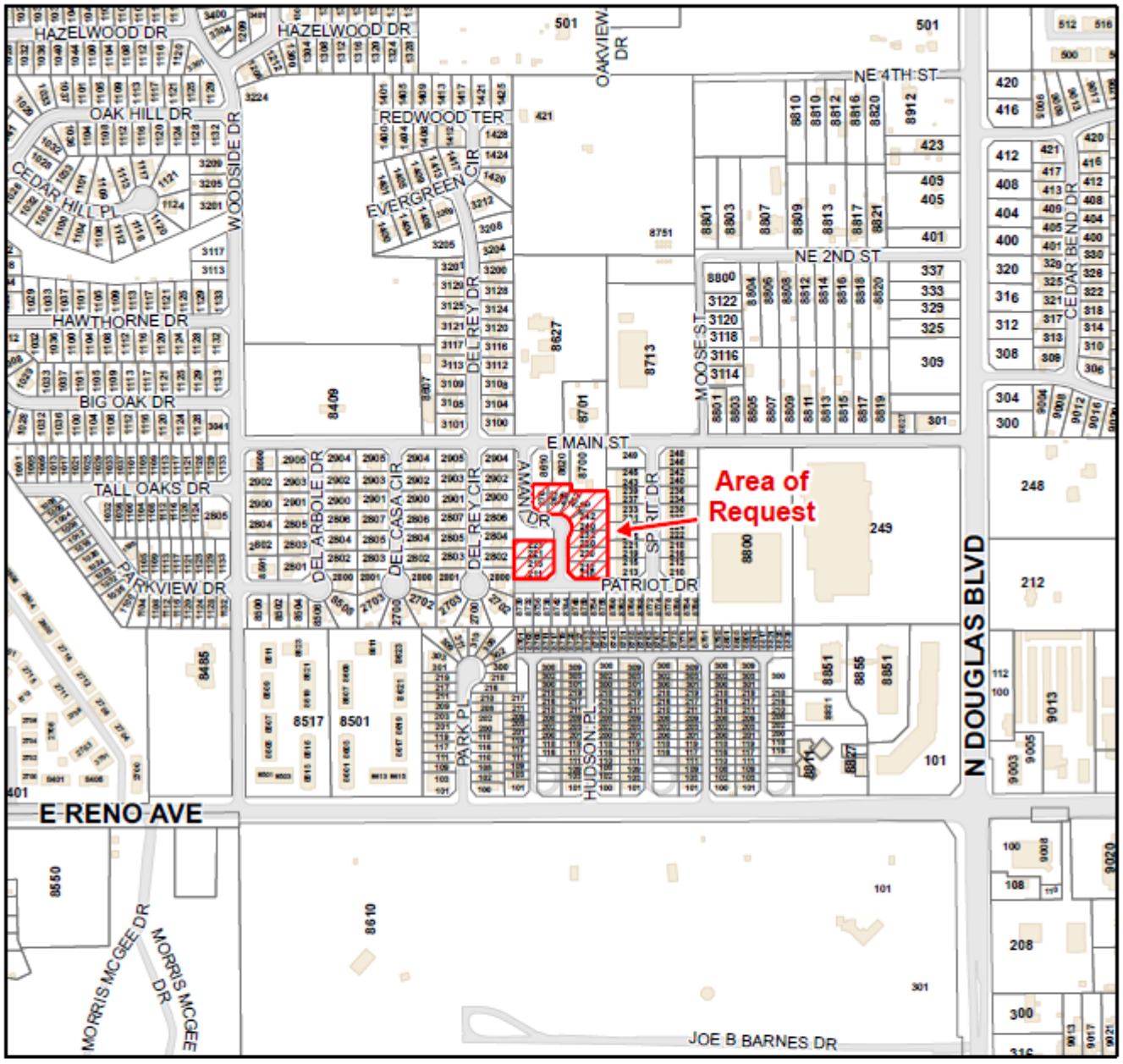


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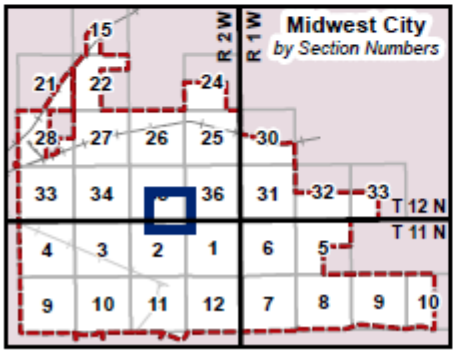


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**General Map Legend**

- Area of Request
- Parcels with Addresses
- Buildings
- Edge of Pavement
- MWC City Limits

**Railroads**

- Active
- Inactive / Closed

# GENERAL MAP FOR PC-2248 (SE/4, Sec. 35, T12N, R2W)

N 0 490 980 Feet

**On 8.5" x 11" paper 1 inch equals 500 feet**

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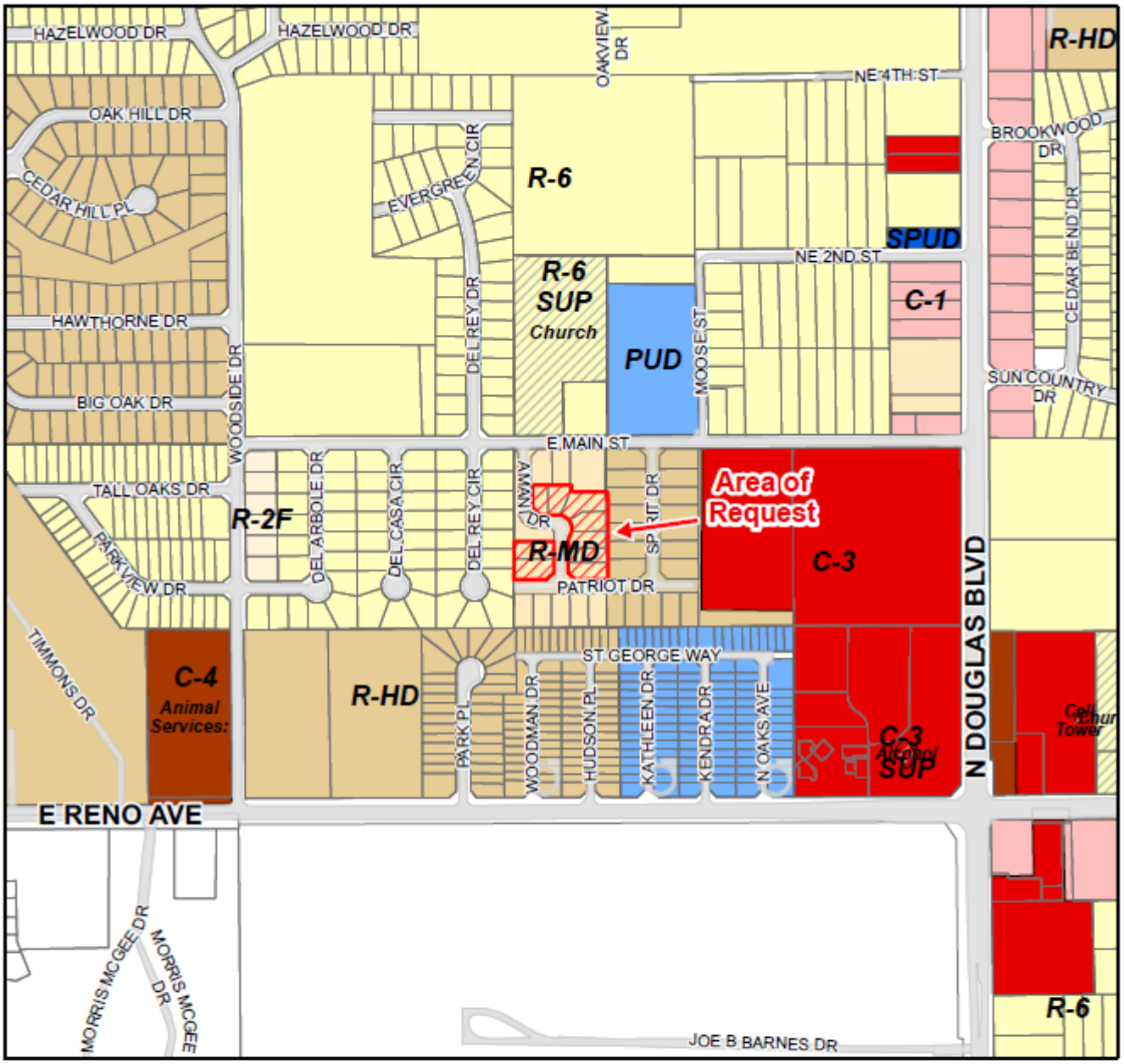


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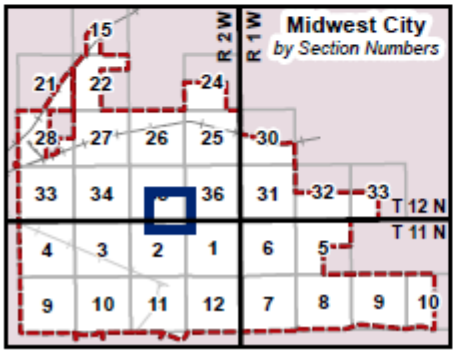


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**Current Zoning Legend**

| | | |
|---|---|---|
| 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-2248 (SE/4, Sec. 35, T12N, R2W)

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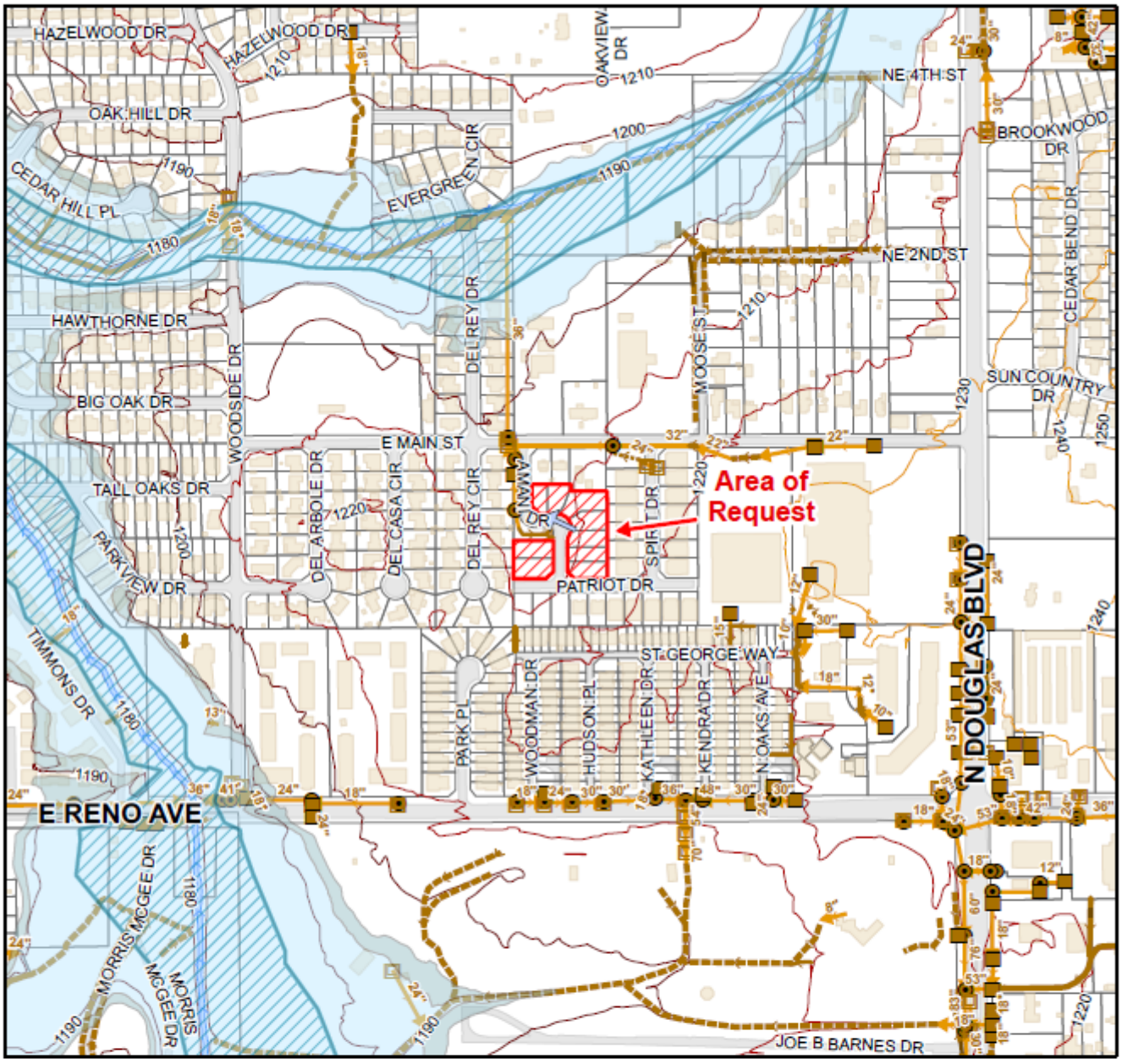


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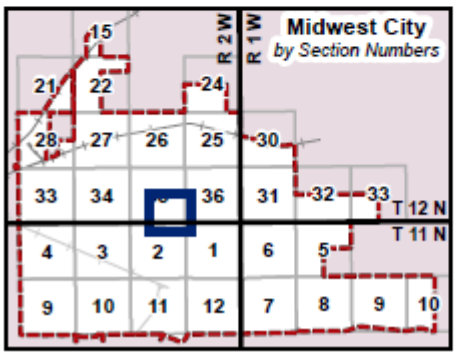


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**Drainage Legend**

- Curb Inlets
- Inlets
- Junction Box
- Culverts
- Flumes
- Developed Channels
- Trickle Channels
- Undeveloped Channels
- Storm Lines
- Creeks

**2008 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

**Slope**

- <2°
- 3-5°
- 6-10°
- 11-20°

# DRAINAGE MAP FOR PC-2248 (SE/4, Sec 6, T11N, R1W)

N 0 490 980 Feet

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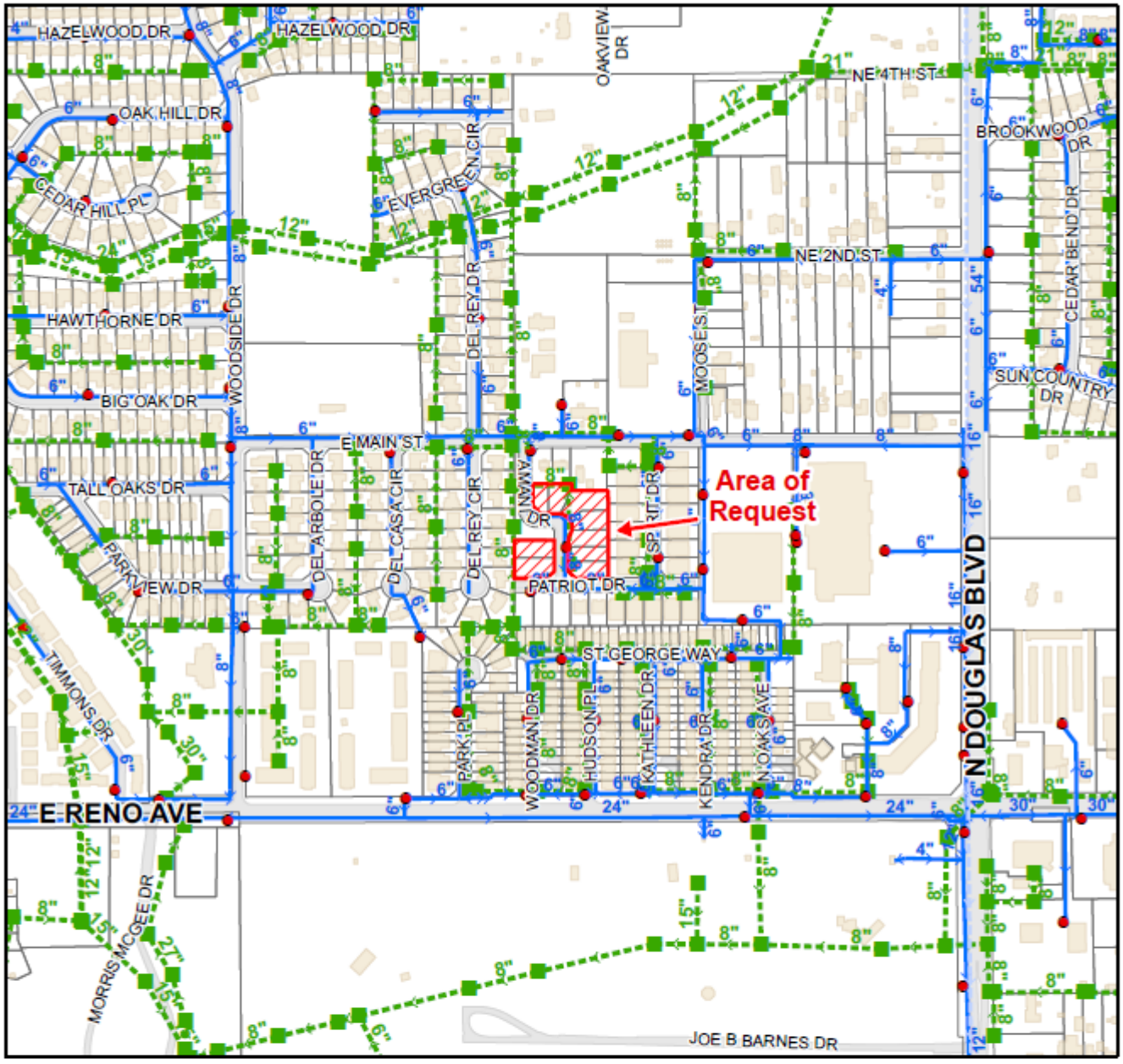


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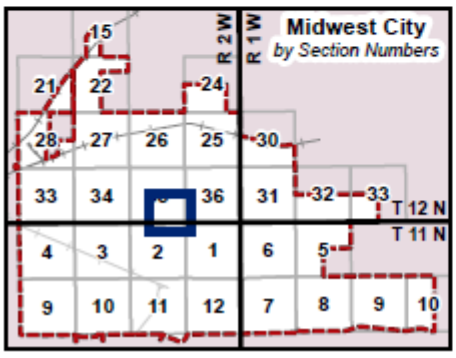


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**Water/Sewer Legend**

- Fire Hydrants

**Water Lines**

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

# WATER SEWER MAP FOR PC-2248 (SE/4, Sec. 35, T12N, R2W)

N 0 490 980 Feet

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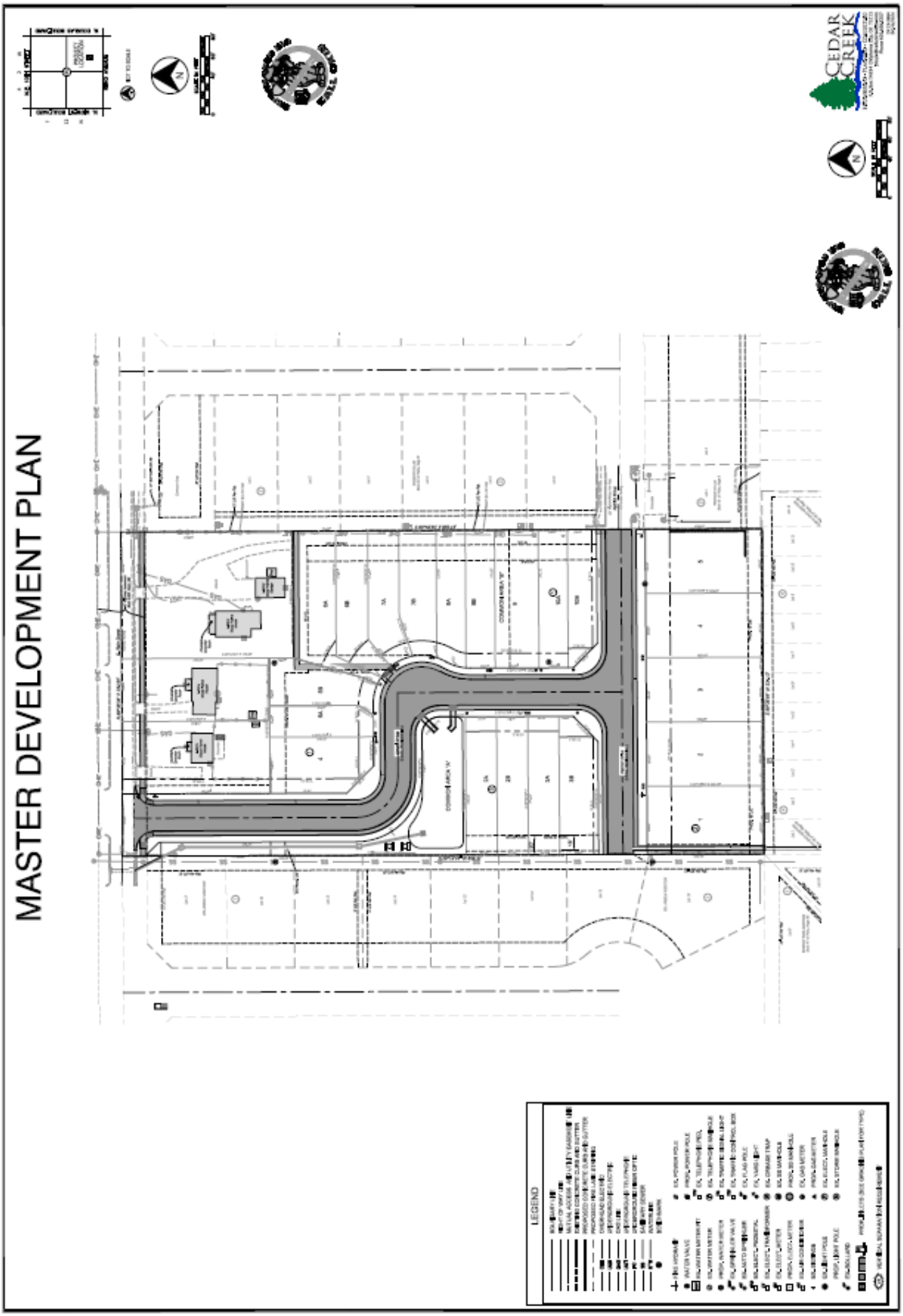
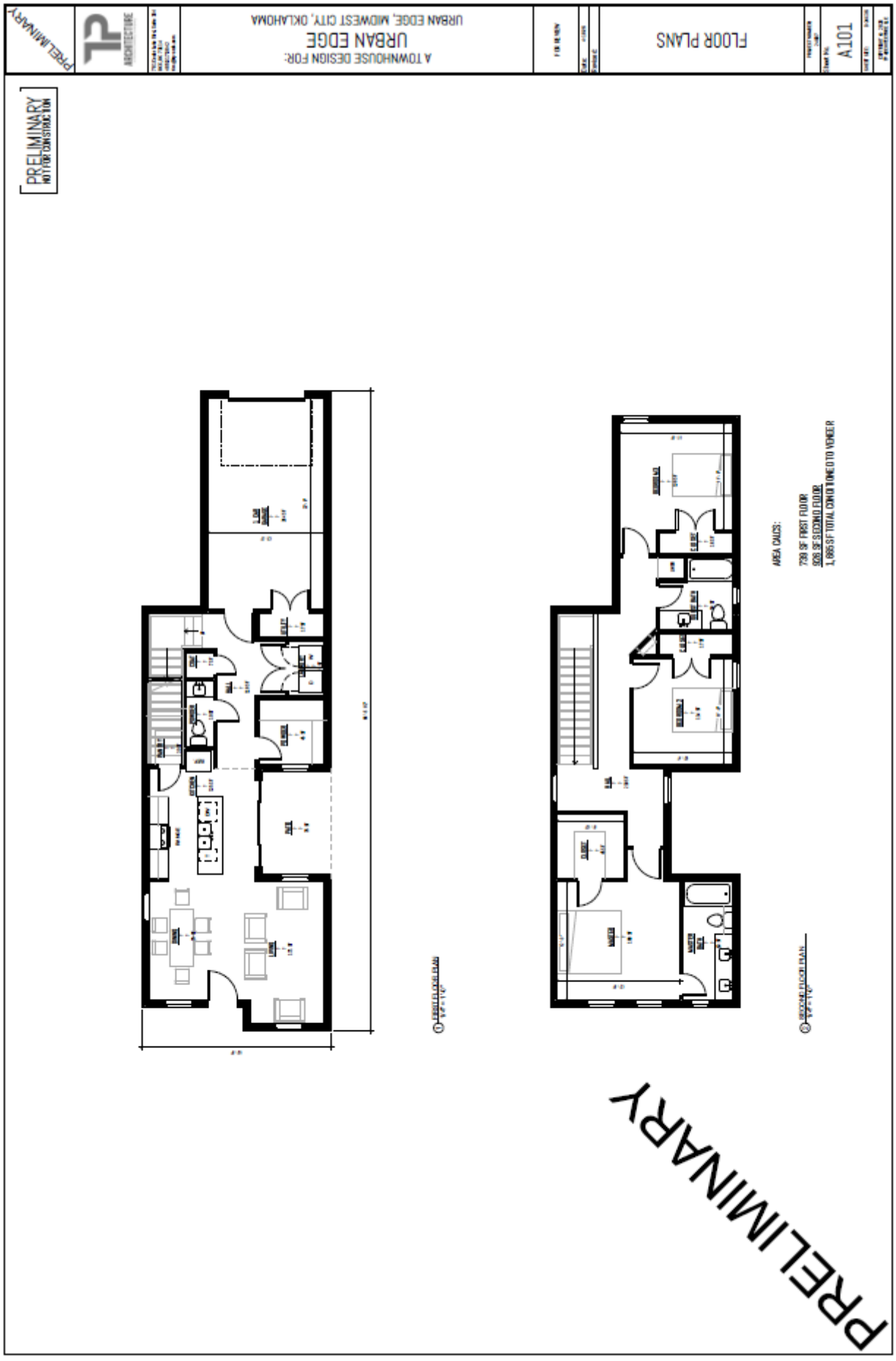

MASTER DEVELOPMENT PLAN
CEDAR CREEK
LEGEND


PRELIMINARY
A TOWNHOUSE DESIGN FOR:
URBAN EDGE
URBAN EDGE, MIDWEST CITY, OKLAHOMA
FLOOR PLANS
A101
PRELIMINARY
AREA CALCS:
729 SF FIRST FLOOR
908 SF SECOND FLOOR
1,636SF TOTAL CONDITIONED TO VENEER
PRELIMINARY

| Setback Type | Midwest City Standard | Urban Edge Small Lot (Proposed) | The "Design Logic" |
|---|---|---|---|
| Front Yard | 25 Feet | 15 – 60 Feet | Pulls the porch closer to the sidewalk to encourage "eyes on the street." |
| Side Yard | 7 Feet (each side) | 3 Feet (each side) | Eliminates "dead space" to allow for a functional interior width on a 25'–30' lot, while maintaining fire separation. |
| Rear Yard | 25 Feet | 16 Feet | Reclaims land for the home's footprint; car access is handled by the rear alley. |
| Min. Lot Width | 50 – 60 Feet | 30 Feet | Splits one duplex lot into two detached "Fee-Simple" ownership lots, on smaller, manageable parcels. |
| Alley | N/A | 16 Feet Wide | Alley made of concrete of 16' width to connect rear-access car garages to the main streets (Amani Drive and Patriot Drive) |

10

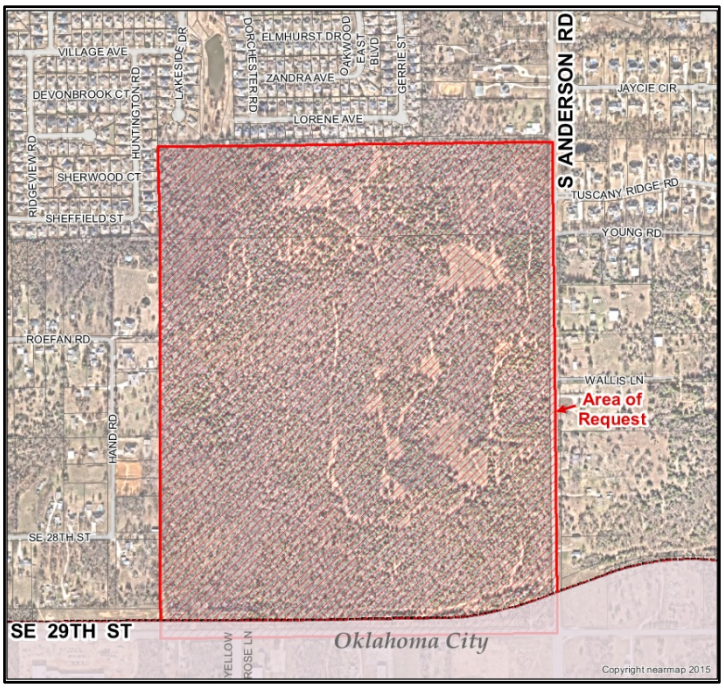
| Setback Type | Midwest City Standard | Urban Edge Small Lot (Proposed) | The "Design Logic" |
|---|---|---|---|
| Garage Style | Front-Facing (Standard) | Rear-Access Design | Moves the "car storage" to the back to keep the street view beautiful. Eliminates 16'–20' of concrete at the curb; limited sidewalk interruptions. |

**To:** Chairman and Planning Commission

**From:** Matt Summers, Community Development Director

**Date:** June 2, 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 (Ward 6).




**Executive Summary:** The applicant is requesting the subject property be rezoned from R-6 to PUD. The site is approximately 201.68 acres in size and is located at the northwest corner of the intersection of SE 29th Street and S. Anderson Rd.

If approved, the master plan shall be adopted for the subject property, and will include: the Design Statement, Site Plan, Generative Design Guidelines, and Masterplan Development Handbook.

The proposed development is a mixed-use development consisting of mostly residential uses. It offers a wide variety of residential uses, open and park spaces, as well as some live-work units. The development proposes an internal transportation network with a high level of multi-modal connectivity.

Both state and local notification requirements were met. Staff has received phone calls and emails about this application. Staff has also met with nearby property owners on several occasions to discuss this application. Concerns expressed by nearby property owners were mostly related to traffic congestions and development density. The Applicant's consultants have also met with several surrounding neighborhood associations and have maintained communications with nearby property owners.

Based on the analysis in the staff report, staff recommends approval of this item.

Action is at the discretion of the Commission.

**Dates of Hearing:**
Planning Commission- June 2, 2026
City Council- June 23, 2026

**Pre-Application Meeting Date:**
August 21, 2025

**Council Ward:** Ward 6, Rick Favors

**Owner:** Builders Collective, LLC and EASTOC, LLC

**Applicant:** Johnson & Associates on behalf of Builders Collective, LLC and EASTOC, LLC

**Proposed Use:** Mixed-Use

**Size:** 201.68 Acres, more or less.

**Development Proposed by Comprehensive Plan:**

| | |
|---|---|
| Area of Request: | Estate Residential / Special Planning Area |
| North: | Estate Residential / Neighborhood Low Density |
| South: | City of OKC |
| East: | Estate Residential |
| West: | Estate Residential |

**Zoning Districts:**

| | |
|---|---|
| Area of Request: | R-6 (pending PUD application PC-2238) |
| North: | R-6 |
| South: | City of OKC |
| East: | R-6 |
| West: | R-6 |

**Land Use:**

| | |
|---|---|
| Area of Request: | Undeveloped |
| North: | Single-Family Residential |
| South: | City of OKC |
| East: | Single-Family Residential |
| West: | Single-Family Residential |

**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.

**Comprehensive Plan Citation**

The Future Land Use designation for the subject property is Estate Residential and Special Planning Area. Regarding Special Planning Areas, the Comprehensive Plan states, "In instances where development patterns do not currently exist within an identified Special Planning Area, such as the Three Sisters Property, the City has the opportunity to pursue catalytic projects via public-private partnerships. Master planning efforts in these areas can enable the City to set the standards for development patterns in these areas."

**History:**

1. Most of the subject property was zoned R-6 with the Zoning Regulations update in 2010 (PC-1729).
2. A part of the northern portion of the subject property was zoned R-6 in February 2020 (PC-2028).

**Next Steps:**

If Council approves this rezoning application and the related preliminary plat, the Applicant can proceed with the seeking construction plan approval.

**Staff Comments-**

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

**Engineering Staff Comments:**

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are public water mains bordering the proposed parcel, twelve (12) inch lines running along the north side of S.E. 29th Street and the west side of Anderson Road. The applicant is proposing public water main extensions throughout the development serving all of the proposed lots within the PUD. The PUD proposes placing public water mains under the proposed streets which deviates from the normal water main placement in previous developments. 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 an eight (8) inch public sanitary sewer main located in an existing utility easement located adjacent to the north property line of the proposed PUD. The applicant is proposing public sewer main extensions throughout the development serving all of the proposed lots within the PUD. The PUD proposes placing public sewer mains under the proposed streets which deviates from the normal sewer main placement in previous developments.

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. 29th Street and Anderson Road. S.E. 29th Street is classified as a primary arterial in the 2008 Comprehensive Plan. Anderson Road is classified as a secondary arterial in the 2008 Comprehensive Plan. The applicant is proposing public street improvements throughout the development serving all of the proposed lots within the PUD. The PUD proposes a twenty (20) foot wide standard road section which deviates from the standard local road width of twenty six (26) feet.

The applicant has provided a traffic study to determine the future impacts the proposed development will have on the adjacent arterial roads S.E. 29th Street and Anderson Road. The development will increase average daily traffic numbers over time and are factored into the five and ten year projections. The projected increases do not exceed the design capacity of the two arterial roads and will not create the need for future widening projects.

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 40109C0330H, dated December 18th, 2009. All building permits must meet the minimum design standards outlined in the floodplain development regulations. Choctaw Creek crosses the west side of the site flowing from the south to the north.

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

The applicant has proposed to construct common detention ponds to collect most of the onsite runoff. The proposed paving and storm inlets will collect the surface runoff and carry it to the detention facility. The detention pond outlets will discharge runoff through a restrictive structures that will eventually convey the water to the Choctaw Creek watershed. The proposed detention pond will create a net decrease in the flow rate of the water flowing to the City's downstream existing infrastructure. The PUD proposes placing public storm sewer mains under the proposed streets which deviates from the normal storm sewer main placement in previous developments.

Easements and Right-of-Way

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

The PUD proposes a forty five (45) foot wide standard right of way section which deviates from the standard subdivision width of fifty (50) feet.

**Fire Marshal's Comments:**

Emergency Access Roads

All new commercial construction, gated communities, and business in the city shall provide an approved emergency rapid access device or key box. Access and operational standards for controlled access gates and gated subdivisions shall meet the requirements set forth in Midwest City Ordinance Sec. 15-26 (IFC 506)

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

Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8. (2018 IFC Sec 503.2).

- Unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- Turning radius is required to meet the parameters of the 95' Sidestacker platform apparatus (Turning radius document attached to the PC Case Files).
- Dead-Ends exceeding 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Midwest City Ordinance Section 15-22 – Location of Hydrants

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

(c) In all areas except those containing only one- and two-family detached dwellings, fire hydrants shall be located in such a manner that no hose line will exceed four hundred (400) feet in length to reach any accessible portion of the exterior of any building and is dependent on the ability to place an apparatus in such a manner necessary to utilize said hydrant. Distance shall be measured by the lay of the hose, not by line of sight.

(d) Within all other areas, including but not limited to, mercantile, business, educational, assembly, detention and correctional, health care, storage, industrial and multifamily dwellings, the maximum spacing shall be no more than four hundred (400) feet. Buildings of noncombustible or limited combustible construction, protected by a complete automatic sprinkler system and classified by NFPA 13 as "Light or Ordinary Hazard" may be protected by fire hydrants located with a maximum spacing of five hundred (500) feet. Distance shall be measured by the lay of the hose, not by line of sight.

(e) In areas of commercial development, fire hydrants shall be located in a sufficient number and manner to supply the required flow, per the adopted edition of International Fire Code requirements, for a structure and its exposures or supply adequate water for the fire sprinkler system.

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

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

Fire apparatus access roads shall not exceed 10 percent in grade.

**Planning Division:**

Staff met with the Applicant on August 21, 2025, for a pre-application meeting and December 30, 2025, for a Site Plan Review Team meeting.

Long Range Plans:

This application is supported by the Comprehensive Plan and the Trails Master Plan. The Comprehensive Plan recommends the site be master planned to set the standards for development. If this application to rezone the site to PUD is approved, the Master Plan would become enforceable for the subject property.

The Trails Master Plan adopted in 2009 calls for the ability to have bicycle & pedestrian access in both an east-west direction across the subject property, and in a north-south direction following the creek.

PUD Master Plan:

For this application, there are two (2) documents that make up the Master Plan. These are the Design Statement and the Site Plan.

The Site Plan shows larger lots (10,000 sq. ft. minimum) located along the northern, eastern, and southern boundaries of the subject property. There are areas shown along the arterial road frontages for thoroughfare screening and buffering. Much of the western boundary is intended to be preserved in its current state along the creek. The interior of the site is planned for a wide variety of residential types. Internal to the site, some space would also be used for limited commercial uses in a village style arrangement. There are also numerous areas proposed to be set aside for open space or parks to be maintained privately.

The Design Statement describes the concept for the development in section 6.0. It is described as a "vibrant people-first, mixed-use, neighborhood that incorporates a variety of housing types along with supporting uses… Modeled on the traditional village pattern, the master plan includes a mix of densities ranging from single family detached abutting the arterial street frontage with more dense urban village centers on the interior of the development."

Tract 1, as described by Exhibit C of the Master Plan, is proposed to allow the use categories listed in section 8.1.1 of the Design Statement. These lots will have a 10 ft. front setback maximum to ensure houses are constructed in a manner to hold the edge of the public realm (the public or private right of way) and create a more walkable environment. Lots in this section would have a minimum size of 10,000 square feet, which would be some of the largest lots on public sewer developed in Midwest City since the Zoning Regulations were rewritten in 2010.

Tract 2 is proposed to allow a greater variety of housing types and some restricted commercial uses, while prohibiting garden style apartments. Setbacks for this section of the development are proposed to be allowed to be the minimum required by the building and fire code. This is necessary to create the pedestrian-oriented village style development envisioned for the project.

In Section 9.1, the Master Plan proposes architectural design guidelines, sign regulations, lighting regulations, and landscaping requirements for the development well in excess of those required by the Zoning Regulations. In order to alleviate the potential burden on staff time required to review applications within this development, the applicant proposes the creation of an Architectural Review Board to review and approve all proposed building design, modifications, and landscaping. A letter from this board will be submitted with each building permit, noting compliance.

Section 9.4 of the Design Statement requires a buffer/easement of not less than 24 feet, containing existing vegetation, to be maintained along the PUD boundaries. It goes on to also describe the buffer/easement along Anderson Road and SE 29th Street as being not less than 37 feet and 24 feet respectively, and will contain thoroughfare screening as required by the Subdivision Regulations.

Section 9.9 establishes the parking regulations for this district. There will not be any parking minimums within the PUD, however the Master Plan for this application contains more than enough space for vehicles to be safely parked. Pervious paving will be allowed for parking areas, driveways, pathways, and plazas, subject to Public Works approval.

The PUD proposes preserving more than 49 acres of open space. Much of this area will be along the western side of the development along the creek. Throughout the development parks and other open spaces are proposed. As part of the separate Preliminary Plat application, the Parkland Review Committee recommended

setting aside privately maintained open space, and the Parks and Recreation Board recommended approval of the general locations of the open spaces for this project. These areas are highlighted in Exhibit F.

The Generative Design Guidelines for the PUD provide a lot of insight into the types of uses proposed for the subject property. The table below summarizes the number of different units proposed with this development. For a description, and images of these unit types, please refer to the Generative Design Guidelines pages 16 through 35.

| Type of Lot / Unit | Number |
|---|---|
| **Village Courtyard Lots** | 337 |
| **¼ Acre Lots** | 148 |
| **Inner-block Lots** | 188 |
| **Hofje Units** | 144 |
| **Live Work Units** | 28 |
| **Ground Floor Commercial (13 Buildings)** | 13 Buildings (total 32,260 square feet) |

Analysis:

The subject property is one of the last, large, undeveloped sites in Midwest City. The base plan for this site on the Future Land Use Map is for Estate Residential. The designation of the site also as a Special Planning Area was added intentionally to leave room in the event a developer proposed a unique idea to master plan the site into an innovative development. This application represents such a development. In reviewing this application, it satisfies the intent and purpose of the Planned Unit Development as described in Section 2.25.2 of the Zoning Regulations.

The subject property is 201 acres in size and is currently zoned R-6. It could be developed as a residential development with lots as small as 6,000 square feet. There are 845 dwelling units proposed by this PUD. This represents a gross density of 4.2 units per acre. For reference, the R-6 (Single-Family Detached Residential) district is designed to yield a gross density of 5.1 units per acre. The proposed development would have lower density than is allowed today by right.

The proposed large lots around the northern, eastern, and southern sides of the subject property will match the character of the existing developments in this part of Midwest City. These lots will all be at least 10,000 square feet in size, are planned for single-family detached residences, and have landscaping buffers between them and adjoining developments or roadways. The direct impacts to adjoining properties from a land-use perspective would be minimal. The expected noise, odor, light, and other potential impacts would match the existing surrounding uses.

Given that the subject property could be developed into 6,000 sq. ft. lots by following the platting procedure, the proposed 10,000 sq. ft. lots would be an improvement to adjoining property owners. Additionally, the design requirements the PUD would impose on buildings for this development far exceed those contained within the Zoning Regulations in Section 5.12.

The uses proposed on the interior of the development are also largely residential in nature and should not have odor, noise, light flashes, or other impacts that would be noticed by adjoining properties due to use patterns and distance.

The PUD application proposes placing the utilities under the roadways for this development. While this requires approval as part of the PUD, it is a pattern of development used in other communities. In this instance it is proposed to facilitate the environment envisioned as part of the PUD. Staff supports locating the utilities

under the roadway and has begun exploring an ordinance change that would allow property owners within the development to bear the cost of any increased costs due to the utility location.

The Applicant supplied a traffic impact study stamped by an engineer licensed in the State of Oklahoma. This analysis demonstrates that the impacts from this development, at full buildout, would not cause the intersection at S. Anderson Road and SE 29th Street to fall below an acceptable level of service (Traffic Impact Study, page 8). The analysis does show that projected traffic increases in the area ("background traffic") would make the intersection fall below an acceptable level of service in 2036.

In summary, this rezoning application is supported by the Comprehensive Plan and Trail Master Plan. This application represents a unique opportunity to develop a truly special mixed-use development within Midwest City. The potential impacts to adjoining properties from the proposed uses are minimal, because the majority of the proposed uses are residential and at a density comparable to what the site is already approved for. The development will have impacts on the surrounding road network, but the adjacent intersection of S. Anderson Road and SE 29th Street as well as the proposed street intersections will operate at acceptable levels.

Action is at the discretion of the Planning Commission.

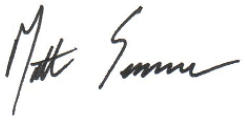
**Action Required**

Approve or reject the ordinance to amend the zoning map from R-6 to PUD (Planned Unit Development) governed by the R-6, R-HD, and C-1 districts for the property noted herein, subject to staff comments as found in the June 2, 2026, Planning Commission agenda packet and made part of the PC-2238 file.

**Suggested Motion:**

***"To approve the ordinance to amend the zoning map to Planned Unit Development (PUD) for the subject property, subject to staff comments as found in the June 2, 2026, Planning Commission agenda packet and made part of the PC-2238 file."***

Please feel free to contact the Community Development Department at (405) 739-1228 with any questions.



Matt Summers, AICP

Community Development Director

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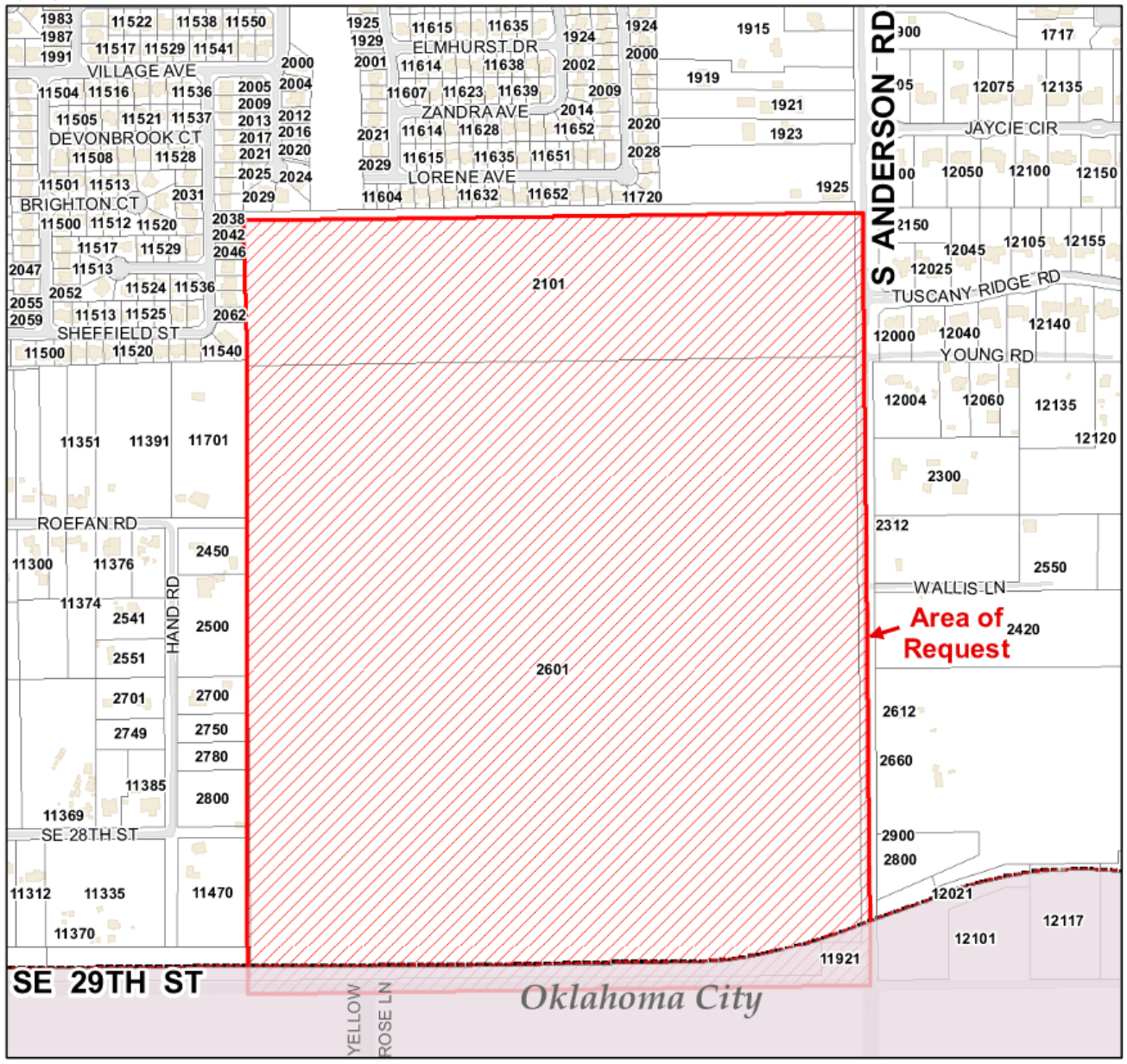
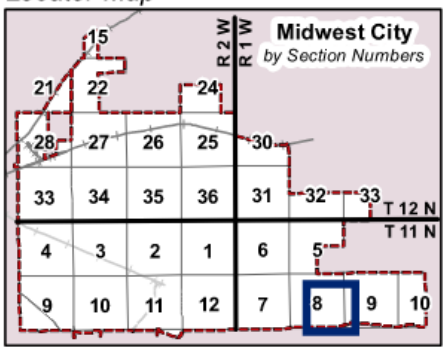



*Locator Map*




**General Map Legend**

- Area of Request
- Parcels with Addresses
- Buildings
- Edge of Pavement
- MWC City Limits

**Railroads**

- Active
- Inactive / Closed

## GENERAL MAP FOR PC-2238 & PC-2239 (SE/4, Sec 8, T11N, R1W)

N

0 600 1,200 Feet

On 8.5" x 11" paper 1 inch = 600 feet

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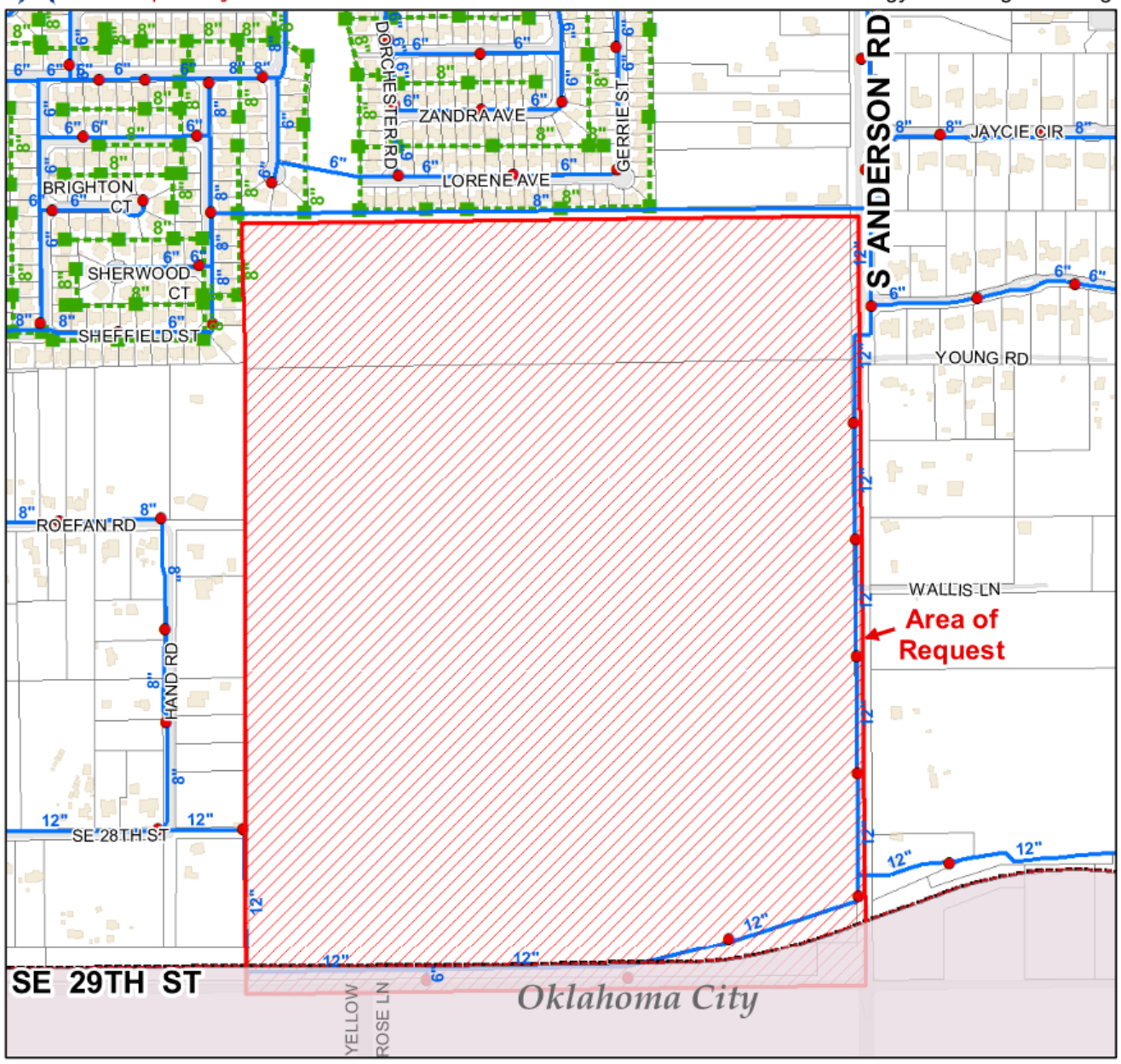


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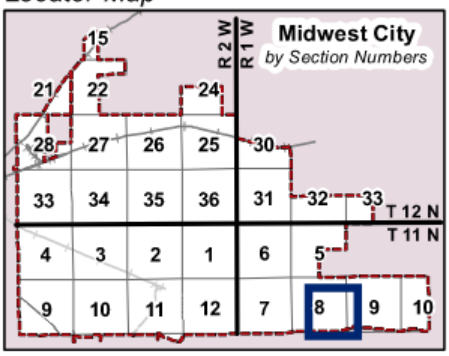


**Water/Sewer Legend**

- Fire Hydrants

Water Lines

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

# WATER/SEWER LINE LOCATION MAP FOR PC-2238 & PC-2239 (SE/4, Sec 8, T11N, R1W)

N

0 600 1,200 Feet

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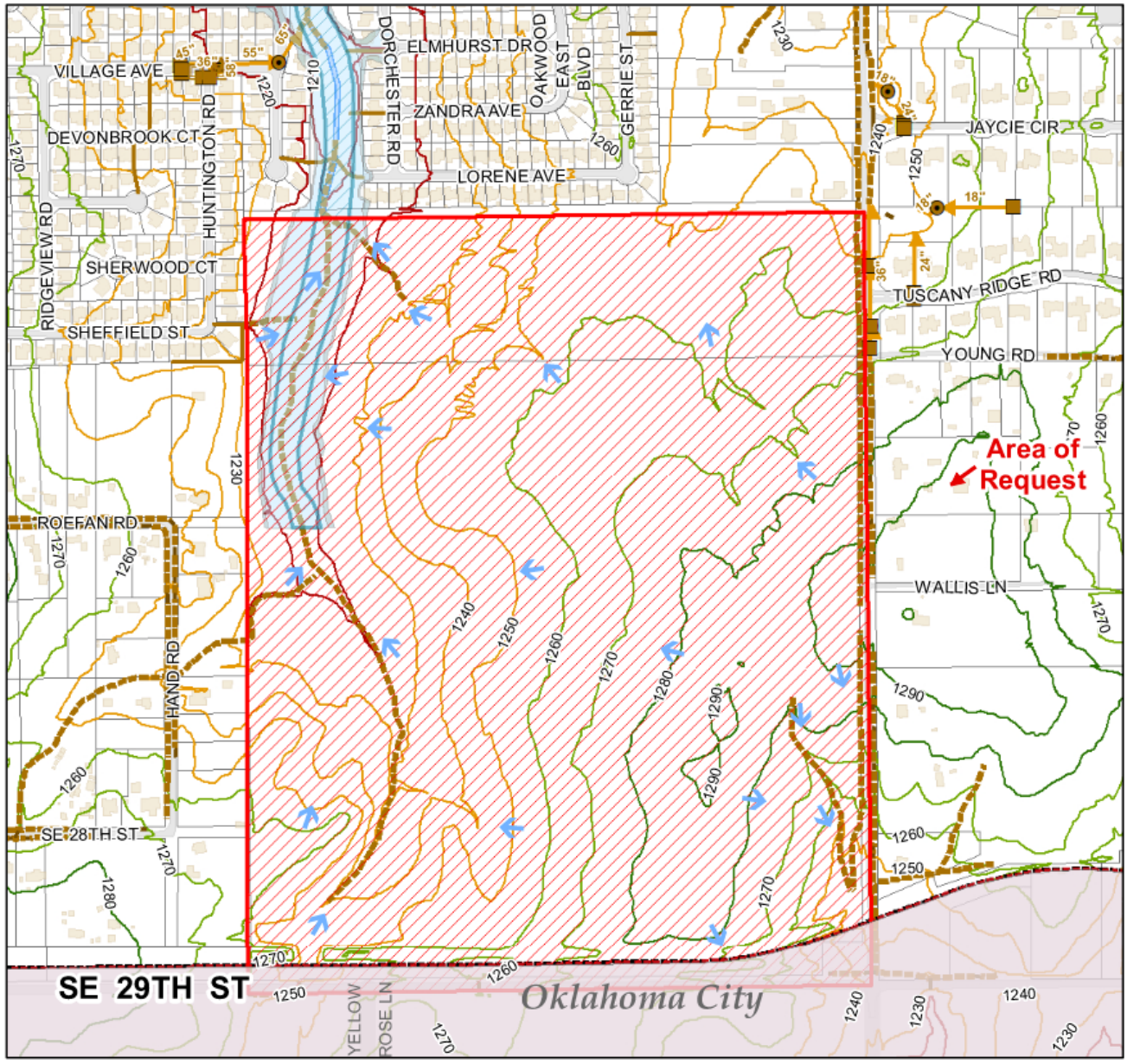


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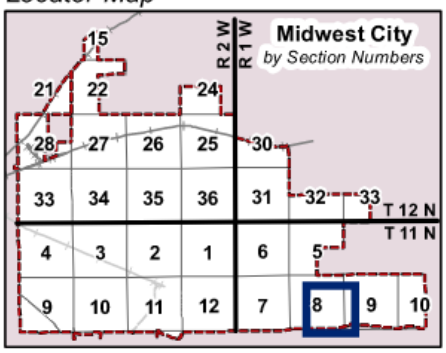


**Drainage Legend**

**Curb Inlets**
- 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

# DRAINAGE LOCATION MAP FOR PC-2238 & PC-2239 (SE/4, Sec 8, T11N, R1W)

N

0 600 1,200 Feet

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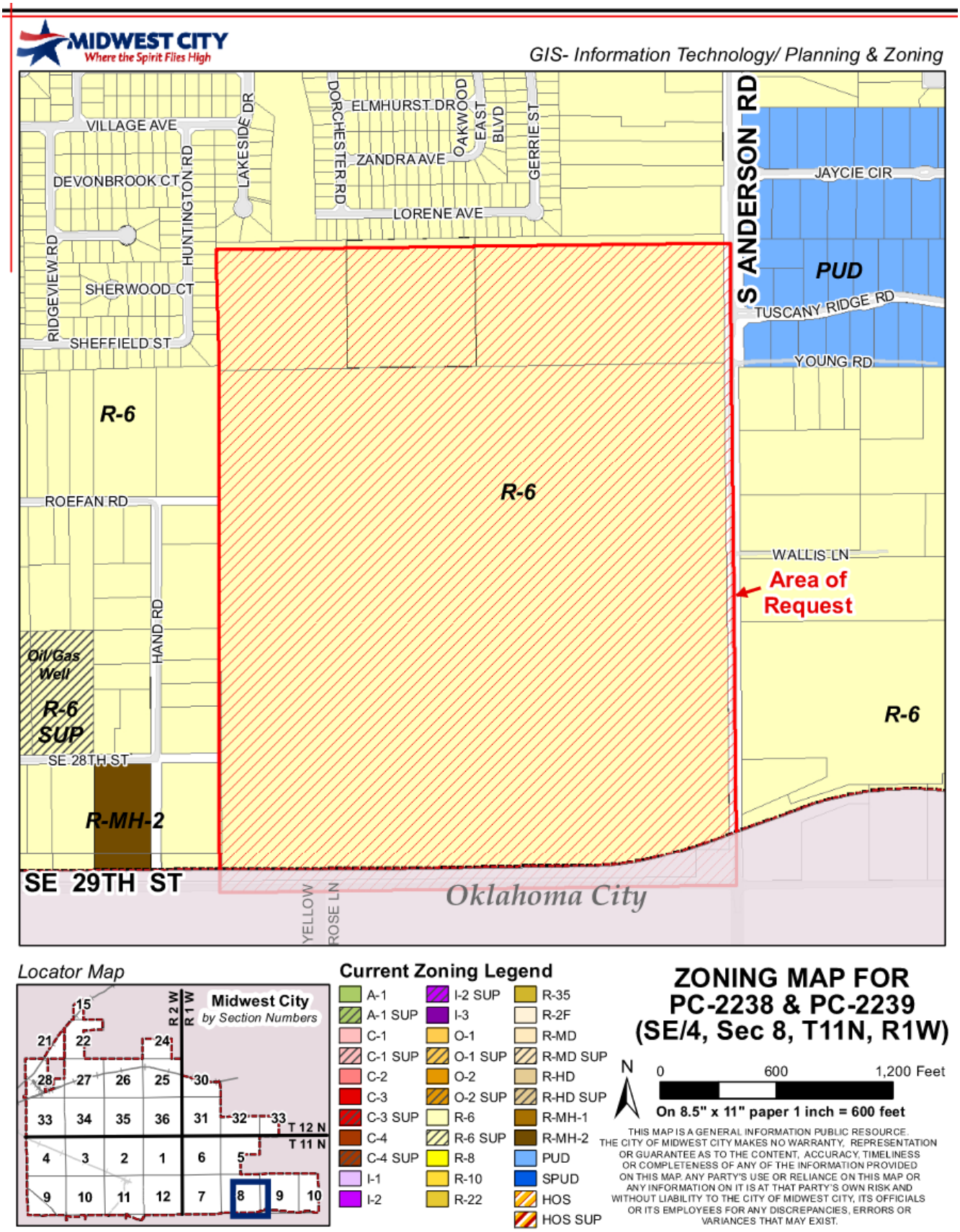
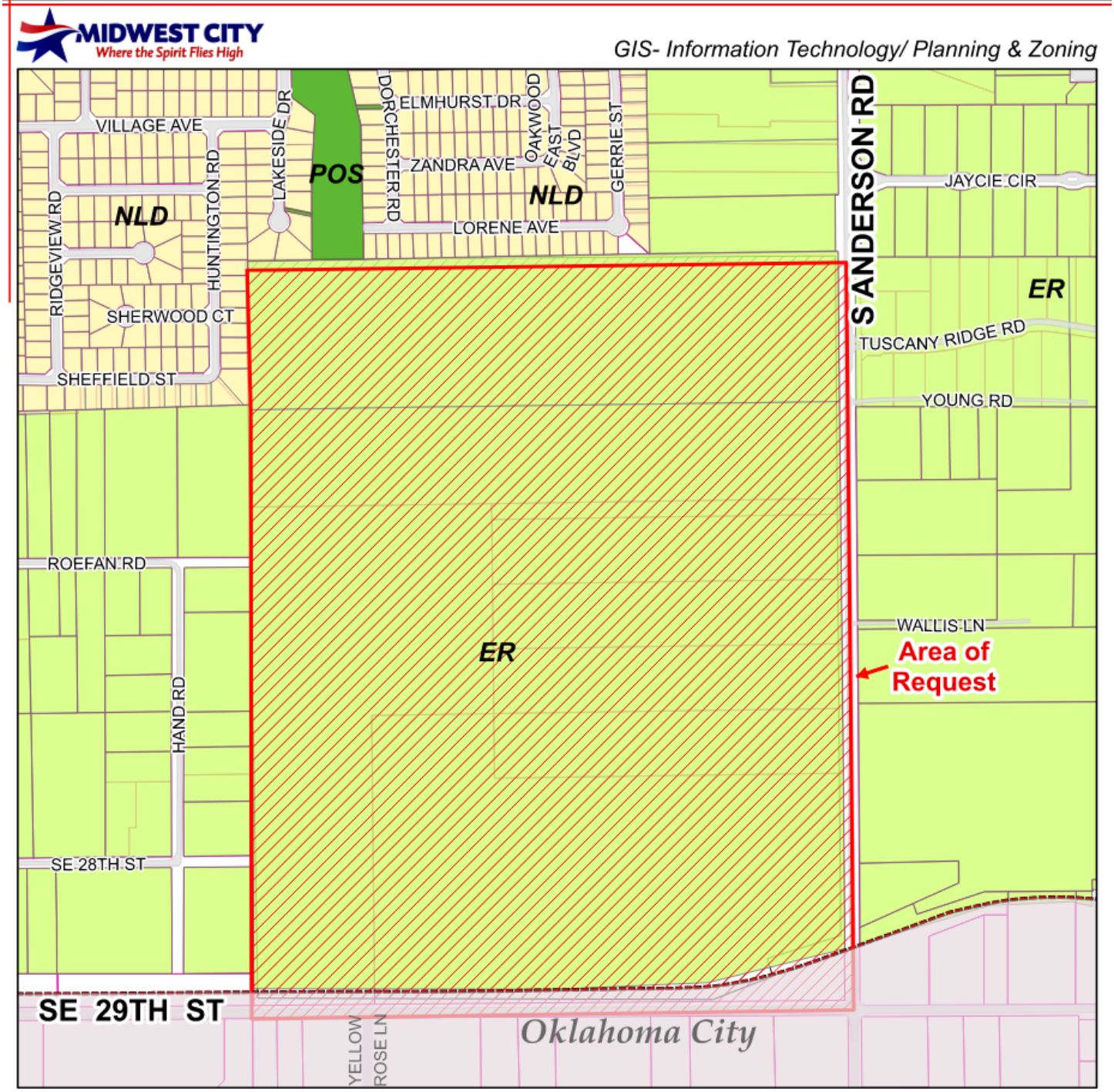
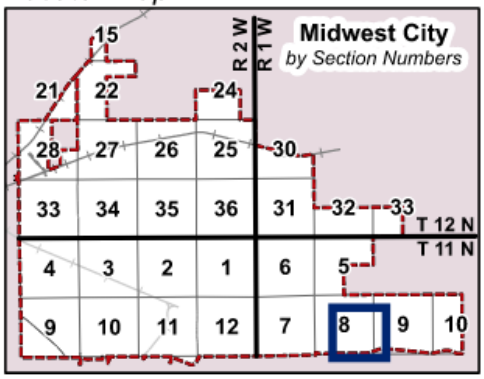

MIDWEST CITY
Where the Spirit Flies High
GIS- Information Technology/ Planning & Zoning
VILLAGE AVE
DEVONBROOK CT
HUNTINGTON RD
LAKESIDE DR
DORCHESTER RD
ELMHURST DR
ZANDRA AVE
OAKWOOD EAST BLVD
GERRIE ST
LORENE AVE
RIDGEVIEW RD
SHERWOOD CT
SHEFFIELD ST
S ANDERSON RD
JAYCIE CIR
PUD
TUSCANY RIDGE RD
YOUNG RD
R-6
ROEFAN RD
HAND RD
WALLIS LN
Area of Request
Oil/Gas Well
R-6 SUP
SE 28TH ST
R-MH-2
SE 29TH ST
YELLOW ROSE LN
Oklahoma City
Locator Map
Midwest City
by Section Numbers
R 2 W
R 1 W
T 12 N
T 11 N
Current Zoning Legend
A-1
A-1 SUP
C-1
C-1 SUP
C-2
C-3
C-3 SUP
C-4
C-4 SUP
I-1
I-2
I-2 SUP
I-3
O-1
O-1 SUP
O-2
O-2 SUP
R-6
R-6 SUP
R-8
R-10
R-22
R-35
R-2F
R-MD
R-MD SUP
R-HD
R-HD SUP
R-MH-1
R-MH-2
PUD
SPUD
HOS
HOS SUP
ZONING MAP FOR
PC-2238 & PC-2239
(SE/4, Sec 8, T11N, R1W)
N
0
600
1,200 Feet
On 8.5" x 11" paper 1 inch = 600 feet
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.




*Locator Map*




**Future Land Use Legend**

- Estate Residential
- Neighborhood Low Density
- Neighborhood Med to High Density
- Mixed Use
- Local Commercial
- Regional Commercial
- Industrial
- Public/Semi-Public
- Parks/Open Space
- SpecialPlanningAreas2026

# FUTURE LAND USE MAP FOR PC-2238 & PC-2239 (SE/4, Sec 8, T11N, R1W)

N 0 600 1,200 Feet

**On 8.5" x 11" paper 1 inch = 600 feet**

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**THE CITY OF MIDWEST CITY**

**PLANNED UNIT DEVELOPMENT**

**PUD**

**DESIGN STATEMENT FOR**

**2601 S Anderson Road**

December 15, 2025
Revised February 5, 2026
Revised March 12, 2026
Revised May 1, 2026

**Owner:**
EASTOC, LLC
P.O. Box 10537
Midwest City, OK 73140

And

Builders Collective, LLC
306 Sunnylane Road
Moore, OK 73160

**Prepared by:**
Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
6184

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## 1.0 INTRODUCTION:

The subject property is located at 2601 S Anderson Road in southeast Midwest City. This site is approximately 201.69 acres in size.

## 2.0 LEGAL DESCRIPTION:

The legal description of the property comprising the proposed “2601 S Anderson Road” PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

## 3.0 OWNER/DEVELOPER:

The Owner and Developer of the property described in Section 2.0 is EASTOC, LLC and Builders Collective, LLC. Johnson & Associates prepared this PUD document.

## 4.0 SITE AND SURROUNDING AREA:

The subject property is located at 2601 S Anderson Road. The property is currently zoned as R-6, “Single-Family Detached Residential” District. The subject property is undeveloped.

North: North of the subject site is zoned and developed as R-6, “Single-Family Detached Residential” District.

East: Directly east of the subject site is S Anderson Road and beyond is zoned as R-6, “Single-Family Detached Residential” District and a PUD (PC-1984) with a base zoning of R-6, “Single-Family Detached Residential” District and developed as single family residential.

South: Immediately south of the subject site is SE 29th St. Beyond SE 29th St. is The City of Oklahoma City.

West: West of the subject site is zoned and developed as R-6, “Single-Family Detached Residential” District.

## 5.0 PHYSICAL CHARACTERISTICS:

The subject site is approximately 201.69 acres and is undeveloped. A portion of the far west side of the subject property is within the FEMA floodway and 100-Year Floodplain. There are two USGS Blue Line Streams on the site, one within the FEMA Floodplain and the other on the northeast corner of the site. The proposed development will be designed to meet all the Drainage requirements of the City of Midwest City Municipal Code, as amended.

## 6.0 CONCEPT:

It is the developer’s intent to develop the subject property as a vibrant people-first, mixed-use neighborhood that incorporates a variety of housing types along with supporting uses including commercial and open space recreational areas.

Modeled on the traditional village pattern, the master plan includes a mix of densities ranging from single family detached abutting the arterial street frontage with more dense urban village centers on the interior of the development. The internal circulation of the development has been designed first and foremost for the human scale and pedestrian movement patterns.

The thoughtful layout of the development provides adjacent green space as an amenity to residents. The parcels surrounding the green spaces include a diverse mix of uses designed to address a diverse range of demographic needs. Planned building types include Hofje-style active senior living (modeled on the neighborly courtyard of the Netherlands), four-plex multi-family buildings, mixed use live-over-work buildings, and a range of single-family housing options. Homes are sited along tree-line streets which follow the curving topography of the site.

This PUD allows for the creation of a mixed-use neighborhood that conforms to New Urbanism principles that would not otherwise be attainable under the Midwest City Zoning Code. By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

## 7.0 SERVICE AVAILABILITY:

### 7.1 STREETS

Access into this PUD shall be via SE 29th Street and S Anderson Road.

### 7.2 SANITARY SEWER

Sanitary sewer will be provided by extension of The City of Midwest City sewer line which is currently serving the area. All utility easements shall be permitted to be located in the front and/or back of a lot. Utility lines shall be permitted to be located within the public right-of-way and under paved roadways. Any repairs to public roadways due to utility line issues shall be the responsibility of the developer / Homeowners Association.

### 7.3 WATER

Water is available to the site and will be provided by an extension of The City of Midwest City water line system. All utility easements shall be permitted to be located in the front and/or back of a lot. Utility lines shall be permitted to be located within the public right-of-way and under paved roadways. Any repairs to public roadways due to utility line issues shall be the responsibility of the developer / Homeowners Association.

### 7.4 FIRE PROTECTION

Fire protection for the site shall be provided through The City of Midwest City Fire Department. The closest fire station to this site is Station No. 5 which is located at 801 S Westminster Road. Station No. 5 is approximately 2.4 miles northwest of the subject PUD.

### 7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

## 7.6 PUBLIC TRANSPORTATION

There are no COTPA EMBARK bus lines in the area.

## 7.7 DRAINAGE

Development of this parcel will comply with the City of Midwest City Municipal Code, as amended.

## 7.8 COMPREHENSIVE PLAN 2045

The Comprehensive Plan 2045 designates this property to be Estate Residential with a Special Planning Area overlay.

The Estate Residential land use is primarily for detached single-family homes on large lots. The Special Planning Area overlays have been identified as areas where there is potential to set the stage for development patterns. The subject property was specifically identified as an area that is likely to develop as residential, with some mixed-use blended in.

The proposed project will provide a variety of lot sizes and a mix of residential and commercial uses. This development will bring a variety of much needed housing types to the City of Midwest City.

## 8.0 SPECIAL DEVELOPMENT REGULATIONS:

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

## 8.1 USE AND DEVELOPMENT REGULATIONS

### 8.1.1 TRACT 1

The use and development regulations of the **R-6, "Single-Family Detached Residential" District** shall govern Tract 1, except as herein modified:

The following uses shall be allowed within Tract 1:

- Accessory Dwelling Unit, Attached or Detached, ADUs shall be permitted on lots within this Tract subject to the City of Midwest City Municipal Code Appendix A, Section 4.2.10.A., B., D., and E. The minimum lot size shall be governed by this PUD.
- Community Recreation: Restricted
- Community Recreation: Property Owners' Association
- 
- Home Occupation
- 
- Off-Street Parking: Accessory Parking
- Public Service or Utility: Light
- Single-Family Detached Residential

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

Tract 1 Bulk Regulations:

Density: The maximum density of this tract shall be 4 dwelling units per acre.

Setbacks:

| | |
|---|---|
| Front: | Maximum 10 feet; garages shall be permitted to be located at the front building line; porch placement shall be per code. |
| Side Interior: | 3 feet |
| Side Corner: | 10 feet |
| Rear: | 20 feet |

Maximum Building Height: 35 feet

Maximum Building Coverage per Platted Lot: 40% of lot area

Minimum Lot Size: 10,000 SF

Minimum Lot Width: 75 feet at the front building line

Minimum Lot Depth: 100 feet

Minimum House Size: 2,100 square feet

Maximum Impervious Surface Coverage per Platted Lot: 65% of lot area

Accessory Dwelling Units: There shall be a minimum house size of 2,100 square feet (main structure) requirement to permit an accessory dwelling unit on a lot.

### 8.1.2 TRACT 2

The use and development regulations of the **R-HD, "High Density Residential" District** shall govern residential uses within Tract 2 and the **C-1, "Restricted Commercial" District** shall govern nonresidential uses within Tract 2, except as herein modified:

The following uses shall be allowed within Tract 2:

Residential Uses:

- Accessory Dwelling Unit, Attached or Detached, ADUs shall be permitted on lots within this Tract subject to the bulk standards within this PUD and the Generative Design Guidelines.
- Community Recreation: Restricted
- Community Recreation: Property Owners' Association
- Home Occupation
- Multifamily Residential shall expressly prohibit traditional garden-style apartments or large apartment complex projects and shall be limited to no more than 12 dwelling units per building.
- Single-Family Detached Residential
- Two-Family Attached Residential (Duplexes)
- Three-Family/ Four-Family (Tri/Four-Plexes)
- Townhouse (Single-Family Attached)

Nonresidential Uses:

- Administrative and Professional Office
- Alcoholic Beverage Retail Sales
- Animals: Grooming and Sales
- Animal Sales and Services: Kennels and Veterinary, Restricted
- Building Maintenance Services
- Business Support Services
- Child Care Center and Adult Day Care Center
- Convenience Sales and Personal Services
- Community Recreation: General
- Cultural Exhibits
- Custom Manufacturing
- Drinking Establishments: Sit-Down, Alcoholic Beverages Permitted*
- Eating Establishments: Fast Foods*
- Eating Establishments: Sit-Down, Alcoholic Beverages not Permitted*
- Eating Establishments: Sit-Down, Alcoholic Beverages Permitted*
- Food and Beverage Retail Sales
- Health Clubs
- Low Impact Institutional: Neighborhood Related
- Library Services and Community Centers
- Laundry Services
- Medical Services: Restricted
- Medical Services: General
- Off-Street Parking: Accessory Parking
- Participant Recreation and Entertainment: Indoor

- Participant Recreation and Entertainment: Indoor, Alcoholic Beverages Permitted
- Personal Services: Restricted
- Personal Services: General
- Public Service or Utility: Light
- Public Service or Utility: Moderate
- Repair Services: Consumer
- Retail Sales and Services: General
- Spectator Sports and Entertainment: Restricted

**Outdoor seating and service shall be permitted*

Outdoor storage and outdoor sales will not be permitted for large-scale commercial uses. Temporary outdoor retail displays shall be permitted.

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

Other uses not listed shall be permitted on review by the City Council.

Tract 2 Bulk Regulations:

Density: The maximum density of this tract shall be 6 dwelling units per acre.

Setbacks: Zero-foot internal setbacks shall be permitted within this tract or individual platted lots, except as required by building and fire code. A minimum separation of ten (10) feet between any residential structure and any adjacent residential structure shall be required.

Maximum Building Height: 50 feet

Maximum Building Coverage per Platted Lot: 100%

Minimum Lot Size: None

Minimum Lot Width: None

Minimum Lot Depth: None

Maximum Building Size for Nonresidential Uses: 5,000 SF per floorplate. Commercial areas shall further be restricted to areas as designated for commercial in the Generative Design Guidelines.

Maximum Impervious Coverage per Platted Lot: 100%

Accessory Dwelling Units: There shall be no minimum house size (main structure) requirement to permit an accessory dwelling unit on a lot. ADUs shall be permitted on lot sizes of 3,000 square feet and greater.

## 9.0 SPECIAL CONDITIONS:

The following special conditions shall be made a part of this PUD as these regulations are reflected on the Master Development Plan. All development proposed within this PUD shall be in substantial compliance with this exhibit. Any significant deviation to density, design or street configuration shall require additional approval by the City Council at the platting stage.

### 9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all single-family, ADUs, multifamily and commercial structures, exclusive of windows and doors, shall consist of a minimum 85% brick, brick veneer, rock, concrete, stucco, concrete board, architectural metal, architectural wood, architectural concrete or stone masonry. The following materials shall be expressly prohibited: EIFS or foam derived elements, faux stone, T1-11 siding, vinyl siding, or Styrofoam moldings.

Design guidelines and regulations have been made part of this PUD as Exhibits H and I. They have been included to ensure the development adheres to the overarching design themes and layout as presented. The Architectural Review Board shall have the authority to amend, as necessary, as development continues, which includes only items contained within Exhibits H and I. All regulations and guidelines contained within these specified documents are subject to the review and approval of the Architectural Review Board which shall provide a thorough review and letter of conformance to City staff at the time of any building permit application. City staff shall continue normal building code review in regard to the PUD language, the plats, other listed exhibits, and all life safety standards.

The PUD language shall not be amended without approval of City Staff, Planning Commission, or the City Council, depending on the changes sought.

An Architectural Review Board (ARB) shall be created by the developer to review and approve all proposed building design, modifications and landscaping. A letter from this board shall be submitted with each building permit, noting compliance.

### 9.2 LANDSCAPING / OPEN SPACE / TREE PRESERVATION REGULATIONS

The subject site shall meet all requirements of the City of Midwest City's Landscaping Ordinance in place at the time of development, except as otherwise noted. The subject site shall meet all requirements of the City of Midwest City's Tree Preservation regulations in place at the time of development, except as otherwise noted.

The required landscaping shall be permitted to be located within the public right-of-way and within public easements, provided that species selection and planting locations are coordinated to avoid conflicts with utilities and infrastructure.

Street trees shall be required along all public streets spaced no greater than 30 feet apart unless utilities or other obstructions exist. Where applicable, the street trees shall count towards meeting the residential lot tree requirements. For Single-family residential lots only one tree shall be required per lot. Said tree shall not be required to be located within the single-family lot and shall be permitted to be located within common areas and public right-of-way. In Tract 1, in addition to street trees, one tree shall be required to be located on the lot.

A minimum of 22% of this PUD shall be dedicated to landscaping, open space and/or tree preservation contained within common areas and landscape/preservation easements. The trees preserved within the floodplain shall count toward this requirement.

All plant lists for areas adjacent to or in a public space shall be reviewed and approved by the Architectural Review Board. A letter from this board shall be submitted with each building permit, noting compliance.

## 9.3 LIGHTING REGULATIONS

Lighting within this PUD shall be in accordance with the Master Development Handbook.

To minimize light spillover on residential uses, outdoor lights within the development will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

To ensure a cohesive development and reduce light pollution, all exterior lighting, including landscape fixtures, shall be exclusively reviewed and approved by the Architectural Review Board (ARB). A letter from this board shall be submitted with each building permit, noting compliance.

## 9.4 SCREENING REGULATIONS

A buffer/easement of not less than 24 feet containing existing vegetation shall be maintained along the north PUD boundary adjacent to residential uses and shall satisfy any sight-proof screening requirements. A buffer/easement of not less than 37 feet containing existing vegetation shall be maintained along Anderson Road; and a buffer/easement of not less than 24 feet containing existing vegetation shall be maintained along SE 29 Street. Additional fencing shall be installed by the developer in accordance with the City of Midwest City Municipal Code, as amended. Such additional boundary fencing shall not be constructed solely of wood or chain link and shall be complimentary of the aesthetics and architecture reflected in the development. Wood may be used as an accent material placed above brick walls and/or columns. Said wood shall be at a minimum stained, cedar, and capped. Perimeter fencing shall be maintained by the Homeowners' Association. Any perimeter/boundary fencing along Anderson Road and SE 29 Street shall be of consistent style, height, and material along the full length of the development abutting said arterials. All buffers shall be located within common area or a dedicated landscape/preservation easement that shall be dedicated with each final plat.

To ensure proper maintenance of exterior perimeter walls and fences along S Anderson Rd. and SE 29th St. the HOA shall be responsible for maintenance of said walls and fences.

Interior lot screening shall be in accordance with the Generative Design Guidelines to encourage human-scale, inner-lot spaces. Screening shall be permitted in the form of fencing and/or landscaping and shall be permitted a maximum height of 8 feet. Said screening shall be permitted to be sight-proof and/or open. Screening shall be permitted to extend into the sight triangle a maximum of 20 feet. As this is a pedestrian-scale development, streets will be shared spaces for pedestrians, bicycles and vehicles. Allowing screening to extend into the sight triangle will allow for streets to be more inviting to encourage pedestrian and bicycle travel.

## 9.5 DUMPSTER REGULATIONS

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from the view of primary vehicle and pedestrian circulation systems. Said enclosure shall be a minimum of 50 feet from any residential use.

During construction roll-off dumpsters shall be permitted in both tracts.

## 9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with the City of Midwest City Municipal Code, as amended.

## 9.7 ACCESS REGULATIONS

To ensure a cohesive development and given the amount of detail provided within the Generative Design Guidelines, streets and drives within this PUD shall be constructed as detailed in the design guidelines. There shall be no minimum separation distance required within this PUD. All public streets shall be designed to facilitate emergency services access.

Street sections shall be permitted as shown in the Street Section Exhibit within this development. Public streets within this PUD, as noted on the Street Section Exhibit, shall have a minimum right-of-way width of 45 feet. The minimum pavement width for public and private streets within this PUD shall be 20 feet. Curbs shall not be required for alleys, drives or private streets within this PUD.

Vehicular access into this PUD shall be via a maximum of two (2) drives from SE 29th Street and via a maximum of two (2) drives from S Anderson Road.

Boulevard-style entrances shall be permitted.

Lots within this PUD will not be required to have frontage on an approved public street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive.

Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of fourteen (14) feet.

Direct access to individual lots from S Anderson Road and SE 29th Street shall be prohibited.

## 9.8 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

A minimum of five-foot wide sidewalks shall be provided on at least one side of all public curbed streets. Shared plaza streets, Mews, common areas and private streets / drives (or shared space streets, i.e. Inner-block streets) that accommodate pedestrians, bicyclists and automobiles in a shared right-of-way shall have no sidewalk requirements.

## 9.9 PARKING REGULATIONS

A minimum number of parking spaces shall not be required within this PUD and no additional parking shall be required for residential or commercial uses. Where provided, the design of all parking facilities in this PUD shall be in accordance with the City of Midwest City Municipal Code. Right-of-way parking will be allowed on any street within this PUD and will not be limited except as required by the City of Midwest City Fire Marshal. Right-of-way spaces shall not be used in calculating the accessible parking space requirement.

Garages and enclosed parking spaces shall not be required within this PUD. The minimum driveway width within this PUD shall be 8 feet. Driveway access, including J-drives shall be permitted as described within the Generative Design Guidelines and Master Development Handbook.

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots or garages located adjacent to the structure it serves.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

Paving materials permitted shall include but are not limited to exposed aggregate, decomposed granite, gravel, concrete, salt finish, pavers, pea gravel, or other similar materials.

## 9.10 SETBACK REGULAITONS

PUD Boundary Setbacks:

| | |
|---|---|
| North: | 25 feet |
| East: | 25 feet |
| South: | 25 feet |
| West: | 50 feet |

## 9.11 SIGNAGE REGULATIONS

Signage within this PUD shall be in accordance with the guidelines in the Master Development Handbook.

Freestanding, attached, non-accessory, temporary, and accessory off-premises signs shall be permitted within this PUD. Signage types are defined in the attached Signage Definitions Exhibit.

All signage designs, sizes and placement shall be reviewed and approved by The Architectural Review Board. A letter from this board shall be submitted with each building permit / sign permit, noting compliance.

## 9.12 ROOFING REGULATIONS

All structures in this PUD shall adhere to applicable building codes as adopted by the City of Midwest City.

## 9.13 PUBLIC IMPROVEMENTS

The Developer shall make public improvements throughout the PUD as may be required by The City of Midwest City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

## 9.14 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the developer, owner/operator, and/or the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Access to the floodplain for maintenance shall be provided.

## 9.15 PLATTING & PERMITTING REQUIREMENTS

Platting shall be per the City of Midwest City Subdivision Regulations. In Tract 1, the PUD shall allow for the consolidation of two adjacent lots into one larger lot for a buyer who wishes to build a home that reflects the Estate Residential intent of the Midwest City Comprehensive Plan 2045, Future Land Use Map and Estate Residential Dashboard.

## 10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Engineering Division.

## 11.0 EXHIBITS:

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

A: Legal Description
B: Contour Map
C: Tract Map
D: Conceptual Site Plan
E: Street Sections
F: Preservation Area & Open Space
G: Signage Definitions
H: Generative Design Guidelines
I: Masterplan Development Handbook

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

29th & Anderson

November 26, 2025

A tract of land being a part of the Northeast Quarter (NE/4) and Southeast Quarter (SE/4) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said SE/4;

THENCE North 00°35'03" West, along and with the East line of said SE/4, a distance of 389.00 feet to a point on the Northerly right of way line of The Atchison, Topeka and Santa Fe Railroad Company as recorded in Book 4490, Page 1387, also being the POINT OF BEGINNING;

THENCE along and with said Northerly right of way line of The Atchison, Topeka and Santa Fe Railroad Company the following 6 courses:

1. South 70°58'46" West (Southwesterly record), a distance of 254.00 feet (254 feet record);

2. South 18°25'21" East (Southeasterly record), a distance of 50.00 feet (50 feet record);

3. a non-tangent curve to the right having a radius of 1,911.55 feet, a chord bearing of South 80°01'07" West (Westerly record), a chord length of 561.20 feet and an arc length of 563.24 feet;

4. South 88°27'34" West (Westerly record), a distance of 786.76 feet;

5. North 01°32'26" West (Northerly record), a distance of 50.00 feet (50 feet record);

6. South 88°27'34" West (Westerly record), a distance of 1,095.92 feet (1116 feet record) to a point on the West line of said SE/4;

THENCE North 00°21'38" West, along and with the West line of said SE/4, a distance of 2,447.30 feet to the Northwest (NW) Corner of said SE/4;

THENCE North 00°18'37" West, along and with the West line of said NE/4, a distance of 662.09 feet to the Southwest (SW) Corner of Lot 3 Block 13 of the plat OAKWOOD EAST VILLAGE recorded in Book 53, Page 66;

THENCE North 89°16'09" East, along and with the South line of said OAKWOOD EAST VILLAGE, the South line of the plat OAKWOOD EAST SECTION 2, and the South line of the plat OAKWOOD EAST and its extension, a distance of 2,649.89 feet to a point on East line of said NE/4;

THENCE South 00°34'54" East, along and with the East line of said NE/4, a distance of 660.58 feet to the Northeast (NE) Corner of said SE/4;

THENCE South 00°35'03" East, along and with the East line of said SE/4, a distance of 2,254.59 feet to the POINT OF BEGINNING.

Containing 8,233,993 square feet or 189.0265 acres, more or less.

Basis of Bearing: the assumed bearing of South 00°35'03" East was used for the East line of the SE/4 of Section Eight (8), Township Eleven (11) North, Range One (1) West.
All Distances are grid distances in U.S. Survey Feet.

Note: This legal description is based on record information only and is not the result of an actual survey of the property.

AND

A tract of land being a part of the Southeast Quarter (SE/4) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Southeast (SE) Corner of said SE/4;

THENCE South 89°09'29" West, along and with the South line of said SE/4, a distance of 2,663.37 feet to the Southwest (SW) Corner of said SE/4;

THENCE North 00°21'38" West, along and with the West line of said SE/4, a distance of 200.00 feet to a point on the Northerly right of way line of The Atchison, Topeka and Santa Fe Railroad Company as recorded in Book 4490, Page 1387;

THENCE along and with said Northerly right of way line of The Atchison, Topeka and Santa Fe Railroad Company the following 6 courses:

1. North 88°27'34" East (Easterly record), a distance of 1,095.92 feet (1116 feet record);
2. South 01°32'26" East (Southerly record), a distance of 50.00 feet (50 feet record);
3. North 88°27'34" East (Easterly record), a distance of 786.76 feet;
4. a curve to the left having a radius of 1,911.55 feet, a chord bearing of North 80°01'07" East (Easterly record), a chord length of 561.20 feet and an arc length of 563.24 feet;
5. North 18°25'21" West (Northwesterly record), a distance of 50.00 feet (50 feet record);
6. North 70°58'46" East (Northeasterly record), a distance of 254.00 feet (254 feet record);

THENCE South 00°35'03" East, a distance of 389.00 feet to the POINT OF BEGINNING.

Containing 551,467 square feet or 12.6599 acres, more or less.

Basis of Bearing: the assumed bearing of South 00°35'03" East was used for the East line of the

SE/4 of Section Eight (8), Township Eleven (11) North, Range One (1) West.
All Distances are grid distances in U.S. Survey Feet.

Note: This legal description is based on record information only and is not based on an actual survey of the property.

0 200' 400'

# SE 29th St & S Anderson Rd PUD

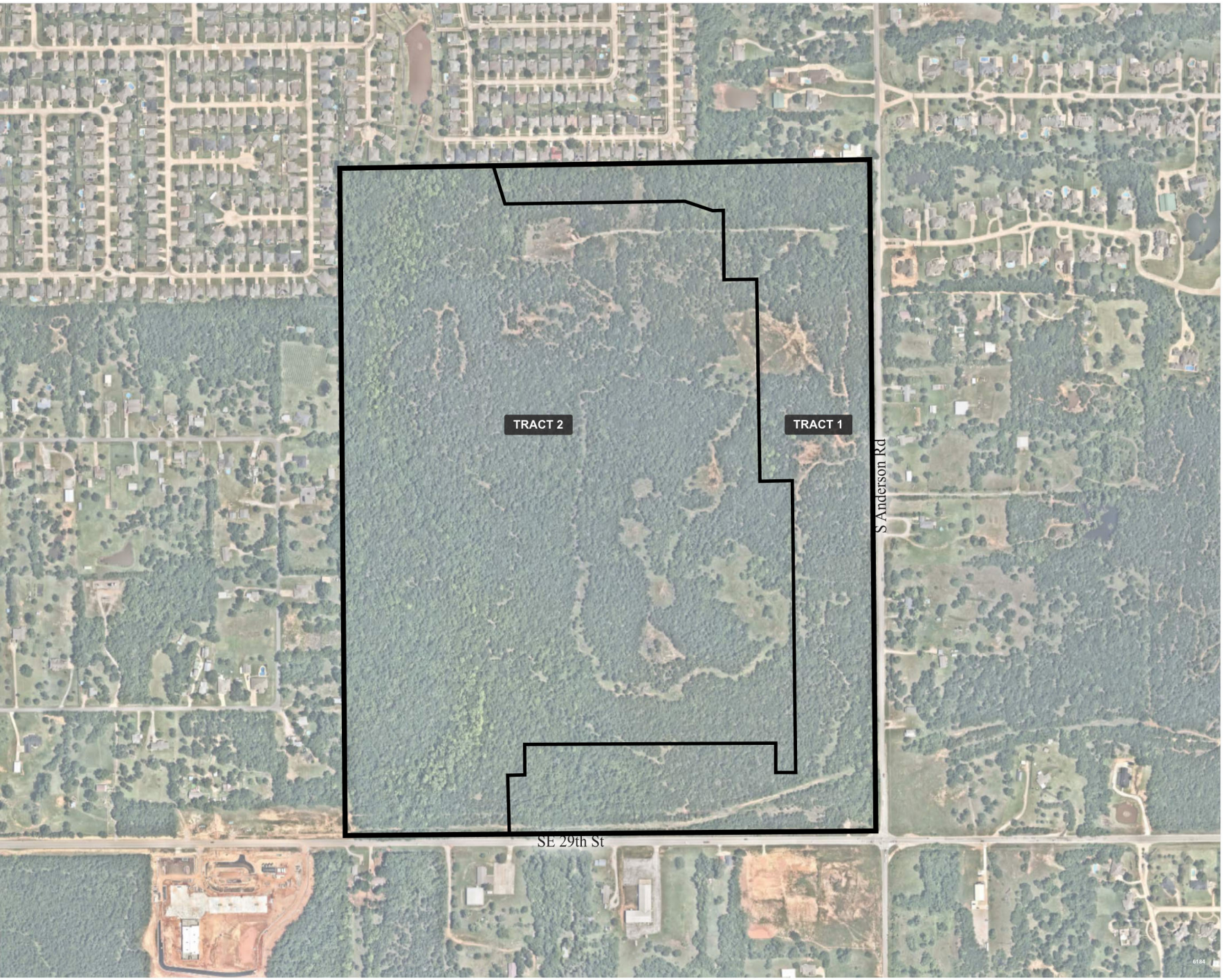
Exhibit B
Contour Map

JOHNSON & ASSOCIATES

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

11/25/25




0 200' 400'

**SE 29th St &**
**S Anderson Rd**
**PUD**

Exhibit C
Tract Map

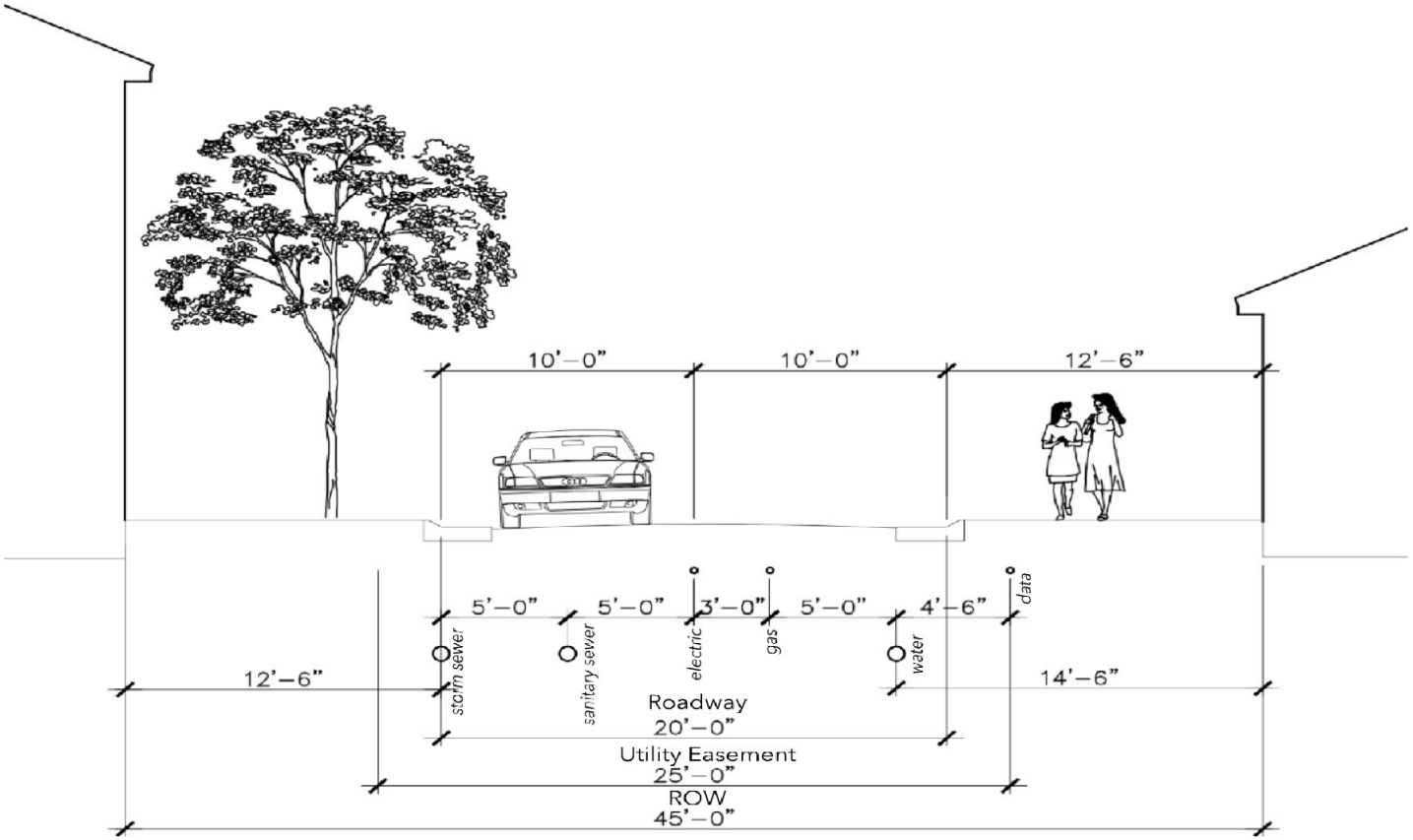
JOHNSON & ASSOCIATES

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

11/25/25

**Exhibit D**
**Conceptual Site Plan**




# SE 29th St & S Anderson Rd PUD

Exhibit E
Street Section

JOHNSON & ASSOCIATES

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

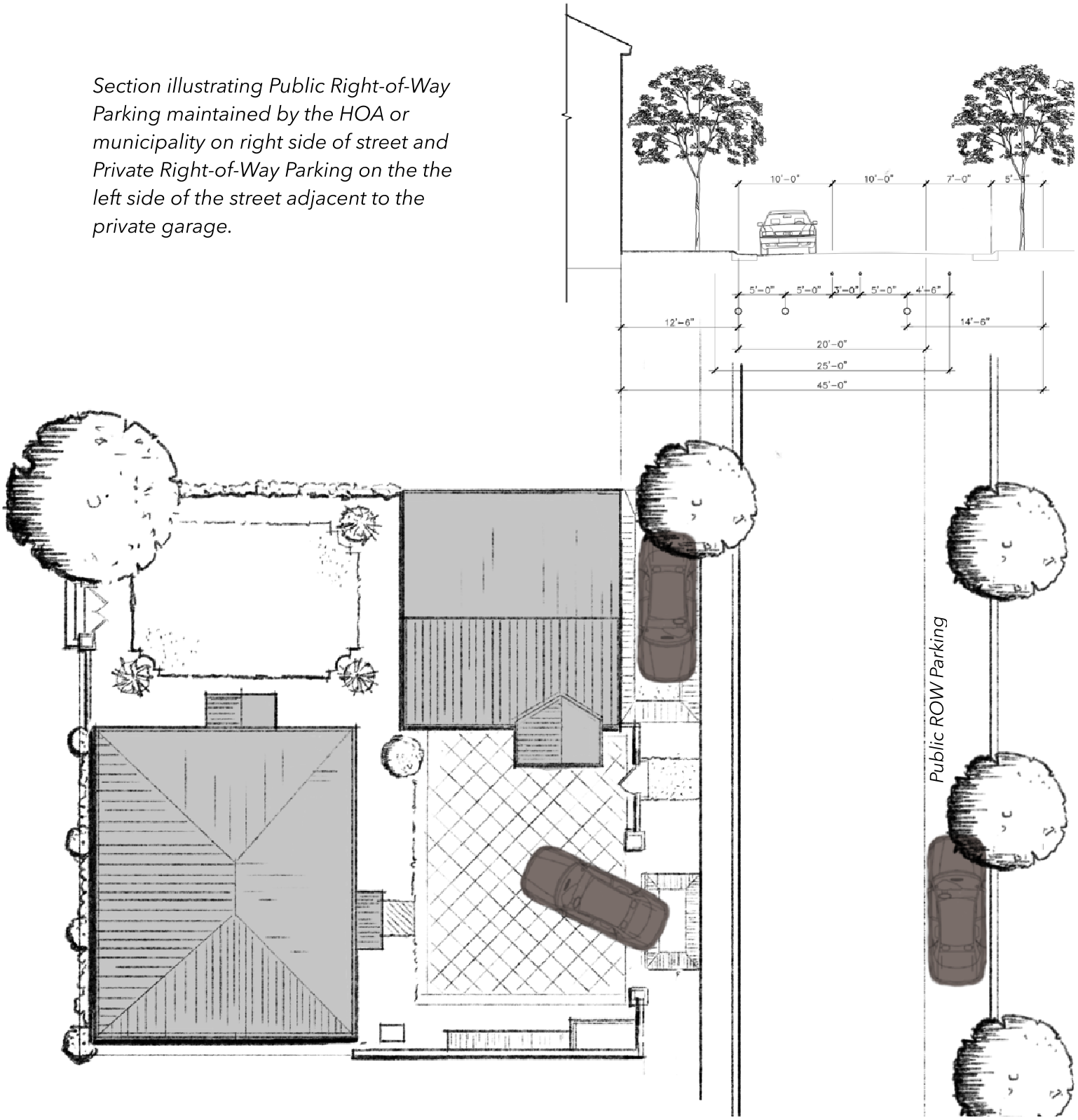
ENGINEERS SURVEYORS PLANNERS

12/17/25

# Exhibit E

## *Public and Private Right-of-Way Parking*

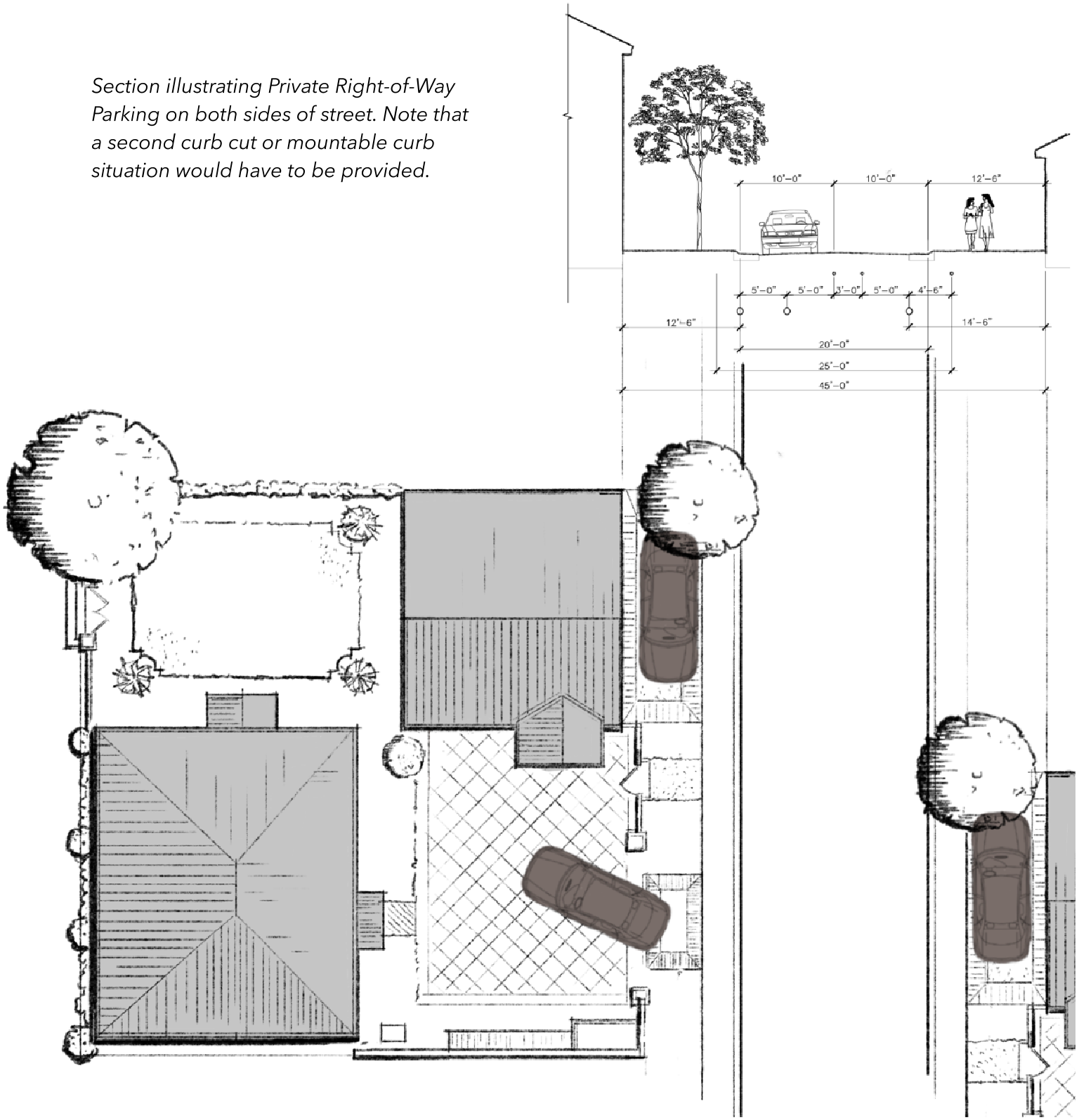
*Section illustrating Public Right-of-Way Parking maintained by the HOA or municipality on right side of street and Private Right-of-Way Parking on the the left side of the street adjacent to the private garage.*



# Exhibit E

## *Private Right-of-Way Parking*

*Section illustrating Private Right-of-Way Parking on both sides of street. Note that a second curb cut or mountable curb situation would have to be provided.*



0 200' 400'

# SE 29th St & S Anderson Rd

Exhibit F
Preservation Area &
Open Space Exhibit

Total Open Space Area: +/- 49.60 acres

Preservation Area

Open spaces

JOHNSON & ASSOCIATES

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

02/05/26

Conceptual site plan showing feasible option permitted under proposed rezoning

29th & Anderson PUD
Exhibit G
Signage Definitions

A-Frame Sign: See "Sandwich Board."

Air Dancer: An inflatable device (generally about 20' in height) consisting of a long tube attached to a fan which causes the tube to move in a dancing or flailing motion. Air dancers are generally called an inflatable tube or a moving figure, such as "windyman," "skydancer," "tube man," "wacky waving inflatable arm flailing tube man," and "flyguy." Variants of an air dancer may resemble humans with tube arms.

Animation: A sequence of frames that, when played in order at sufficient speed, presents a smoothly moving image like a film or video. Animation includes any or a combination of digitized video or computer-generated graphics.

Attached sign: A sign attached to, painted on, or in any other way represented on a building or a structural element of a building. Attached signs include any canopy sign, combination sign, marquee sign, module sign, parapet wall sign, projecting sign, roof sign, and wall sign.

Attention-Getting Device: Means an air dancer, feather sign, propeller, spinner, streamer, search light or similar device or ornamentation that is designed to attract attention.

Awning sign: Any sign painted, printed, attached, or otherwise applied to any facet or support structure of an awning. An “awning” means an architectural projection that provides weather protection, identity or decoration, and is partially or wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a covering is attached.

Balloon Sign: An individual or grouping of inflatable devices, at least three feet in height or width, with or without a specific message, figures or designs attached to its surface, used or intended to be used to attract attention. Depending upon its size or location a balloon sign may be considered a ground sign, a roof sign, an attached sign or a freestanding sign. Balloons that do not meet the definition in this paragraph are not governed under the regulations of this chapter.

Banner: A pennant, streamer, picture, figure, or other object, made of fabric, cloth, bunting, plastic, paper, or any other non-rigid material with no enclosing framework.

Billboard: A sign or sign structure upon which advertising may be posted, painted, or affixed, and which is primarily designed for the rental or lease of the sign space for advertising not related to the use of the property upon which the sign is located.

Canopy Sign: An attached sign painted on or attached to the vertical side of, or erected on the roof surface of, a canopy or awning.

Combination sign: A single attached sign incorporating any combination of the features of the projecting, parapet wall, canopy, marquee, and wall signs.

Copy: Any words, letters, numbers, figures, logos, designs or other symbolic representations incorporated into a sign.

Double-faced sign: A sign which has two display surfaces each of which is parallel to the other or joined in a "V" shape forming an angle of 30 degrees or less.

Electronic Message Display (EMD): A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

Feather Sign: A sign made of flexible material in the shape of a feather, quill, sail, blade or teardrop, and mounted on a solid or flexible pole or cord. These are sometimes referred to as “quill signs” or “sail banners.”

Freestanding sign: Sign which is attached to or a part of a completely self-supporting structure. The supporting structure is not attached to any building or any other structure and is anchored firmly to or below the ground surface.

Ground sign: A freestanding sign of limited height which is independent of any building or structure on the property and is placed upon the ground or supported by a base that is at least 50% of the width of the sign at its widest point. A sign attached to a wall or fence that serves as the boundary of a parcel is considered a ground sign. A ground sign does not include a pole sign.

Illuminated sign: Sign which has characters, letters, figures, designs, or outlines illuminated by electric lights or luminous tubes whether such sources of illumination are a part of a sign or not.

Incidental Sign: A sign with copy located on a rigid panel and mounted on a pole or a wall or similar structure, with or without a structural frame, that is normally incidental to the allowed use of the property, but can contain any message or content. An incidental sign does not include a billboard, or an attention-getting device or other prohibited sign.

Marquee Sign: An attached sign painted on or attached to the vertical side of, or erected on the roof surface of, a marquee.

Module Sign: A sign formed of individual modules. A module sign shall be erected so that there is a space between modules.

Monument sign: See "Ground Sign."

Mural: A one-of-a-kind visual depictions and/or work of art or licensed reproduction of an original work of art including, but not limited to, mosaic, painting, or graphic art techniques that are applied, painted, implanted, or placed directly onto the exterior of any structure. This definition is not intended to discourage the use of new paint and printing technologies.

Off-Premise Sign: A sign or advertising device which directs attention to an activity, service or product sold or offered elsewhere than on the premises on which the sign is located.

On-Premise Sign: A sign which exclusively identifies or displays either information concerning business conducted on the premises or non-commercial copy.

Over-Canopy Sign: A sign on the top of a roof overhang of a covered porch or walkway.

Parapet Wall Sign: Attached sign erected on the top surface of a parapet.

Painted Sign: Paint that is applied directly on a building wall to create a sign.

Pole Sign: A freestanding sign that is supported by a pole, is not attached to a building, and where the bottom edge of the sign face is located at least three (3) feet above the average finished grade at the base of the sign.

Portable Sign: Transportable sign with or without wheels and/or tires designed for temporary or permanent use. Typically, such signs are less than six feet in height, are mounted on a wheeled undercarriage or temporary base, and contain a display area designed to allow rapid revision of the letters, numbers and other characters in the advertising message.

Projecting Sign: An attached sign which projects from and which has one end attached to a building, and which does not employ ground support in any manner.

Projection Image Sign: Static or moving image electronically projected onto a structure or other stationary surface.

Public Sign**:** A sign erected by any governmental entity in conjunction with the conduct of any governmental program, operation or activity, including, but not limited to, federal, state, county, and City governments, and school and recreation districts.

Roof Sign: A sign that is mounted on the roof of a building, or that is wholly or partially dependent upon the building for support, and that projects above the highest point of a building with a flat roof, the eave-line of a building with a gambrel, gable, or hip roof, or the deck-line of a building with a mansard roof.

Roof sign, Type A: A roof sign that is located immediately and entirely over the roof of a building and attached to a wall, pylon or similar physical support that is part of the physical and architectural design of the building.

Roof sign, Type B: Attached sign erected on a vertical framework supported by and located immediately and entirely over the roof of a building.

Sandwich Board: A freestanding sign which is ordinarily in the shape of an "A," or spring mounted on a fixed base (or a variation of that), and which is usually two-sided. A “sandwich board” is also known as an A-frame or springer sign.

Sign: A structure or device, permanently or temporarily attached to, painted on, supported by, or represented on a building, fence, post or other structure which is used or intended to be used to attract attention. Unless otherwise provided, a “sign” includes the erection, construction or maintenance of any structure that meets the definition of “sign” above.

Skyline Sign: An attached sign that is placed above the first 250 feet of a building.

Snipe Sign: A sign illegally attached to a utility pole or utility box, or affixed to a public sign.

Springer Sign: See "Sandwich Board."

Subdivision Entry Sign: A monument sign located along the entry to a subdivision from a collector or arterial street.

Swinger Sign: A sign which ordinarily swings freely from a frame or similar device, located on the ground, but not otherwise attached to the ground, and which is usually two-sided.

Temporary sign: A sign constructed of cloth, canvas, light fabric, cardboard, wood, wallboard, metal, or other light materials, with or without frames, which is intended to be displayed for a limited period of time only.

Under Canopy Sign: A sign suspended from the underside of a canopy, awning, ceiling, marquee, roof overhang, a covered porch, or walkway.

Wall Sign: An attached sign painted on or attached to the wall or surface of a building or display surface which is parallel to the supporting surface. A sign attached to a wall or fence located on the boundary of a parcel shall be regulated as a ground sign.

Warning Sign**:** Any temporary or permanent sign used for warning or informing the public of any hazardous, dangerous or unsafe condition at any public or private property.
Wind Sign**:** An attention-getting device with or without copy, or a series of devices such as streamers, balloons, feather signs, and pennants with or without copy, fastened in such a manner as to move in the wind.

Window sign: A sign attached or painted on the surface of, located on the interior of, or flashing through a window.

# A New Town

# R & R

*Generative Design Guidelines*
*Midwest City, Oklahoma*

# Table of Contents

*Introduction* .....4
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*Design Principles* .....38
*ADU* .....52

**R&R Homes**
*Moore, OK*

R&R HOMES

**Building Culture**
*Oklahoma City, OK*

BUILDING B C CULTURE

Original Layout

The New Town master plan focuses on an 200-acre site in Midwest City, Oklahoma, just minutes from both Downtown Oklahoma City and Tinker Air Force Base.

Inspired by recent New Urbanist developments such as the Wheeler District in Oklahoma City, Russell and Tabitha Clark of R&R Homes approached Building Culture with the vision of creating a human-centered, people-first neighborhood that blends residential and commercial uses.

Schematic Site Plan

The original layout for the 200 acres (pictured above) was a total of 731 lots giving a baseline density to match when creating the more organic, human focused design.

This type of mixed-use master plan with a variety of housing is still considered unconventional by many municipalities and planning professionals today. For the past century, America has primarily built single use residential subdivisions incentivized by postwar FHA and VA loan products. These developments are frequently filled with a homogenous housing product type and designed for automobiles at the expense of the human scale.

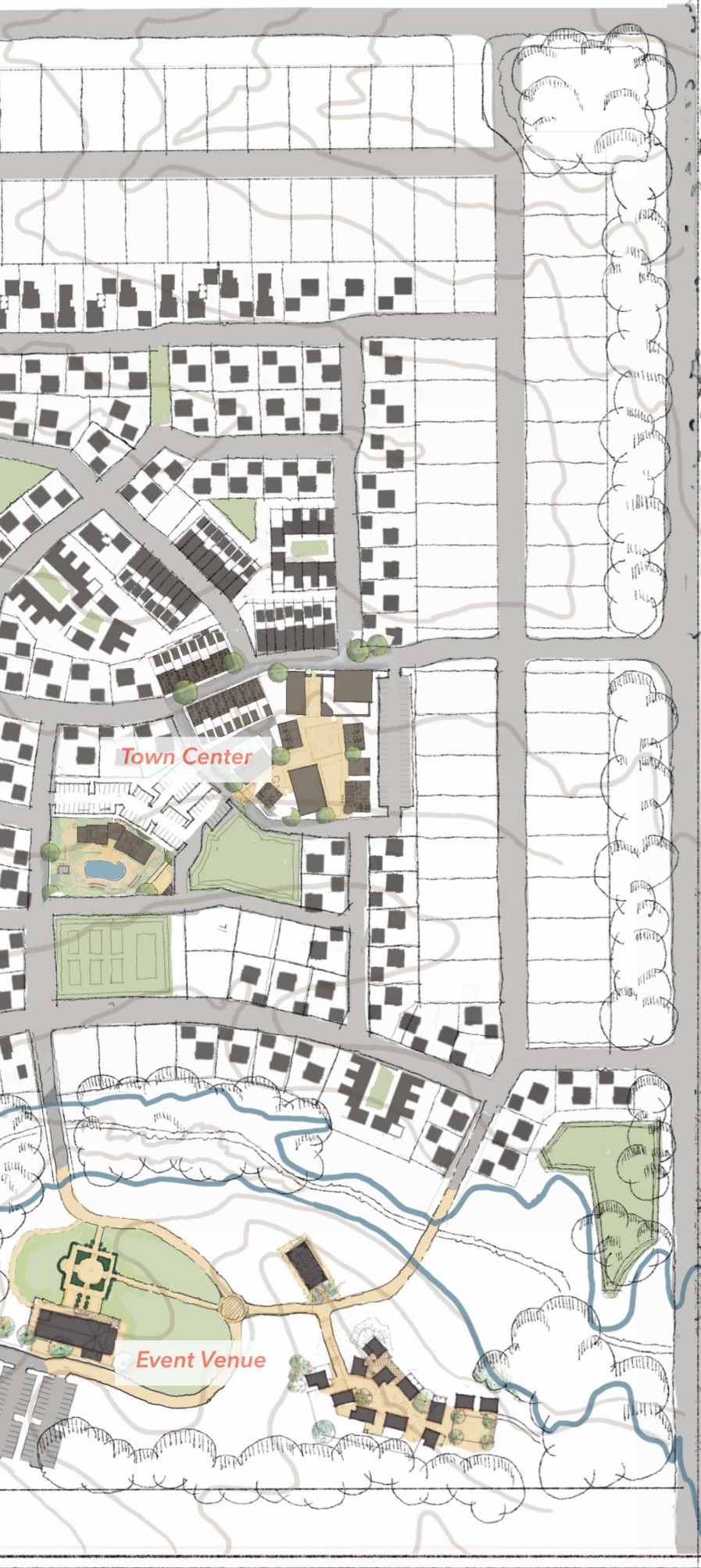
Modern consumers' needs and preferences are not satisfied by isolated car-dependent subdivisions. A recent poll from the National Realtor Association found that 79% of people considered it important to be within an easy walk of other places and things (besides housing) including shops and parks. 63% of American households are one or two people, and 79% are between one and three. The benefit of varied housing types that allow people to remain in their neighborhood as their circumstances change (aging, upsizing, downsizing, etc.) has been widely documented. Consumers recognize the value of human scaled neighborhoods that are beautiful, convenient, and safe.

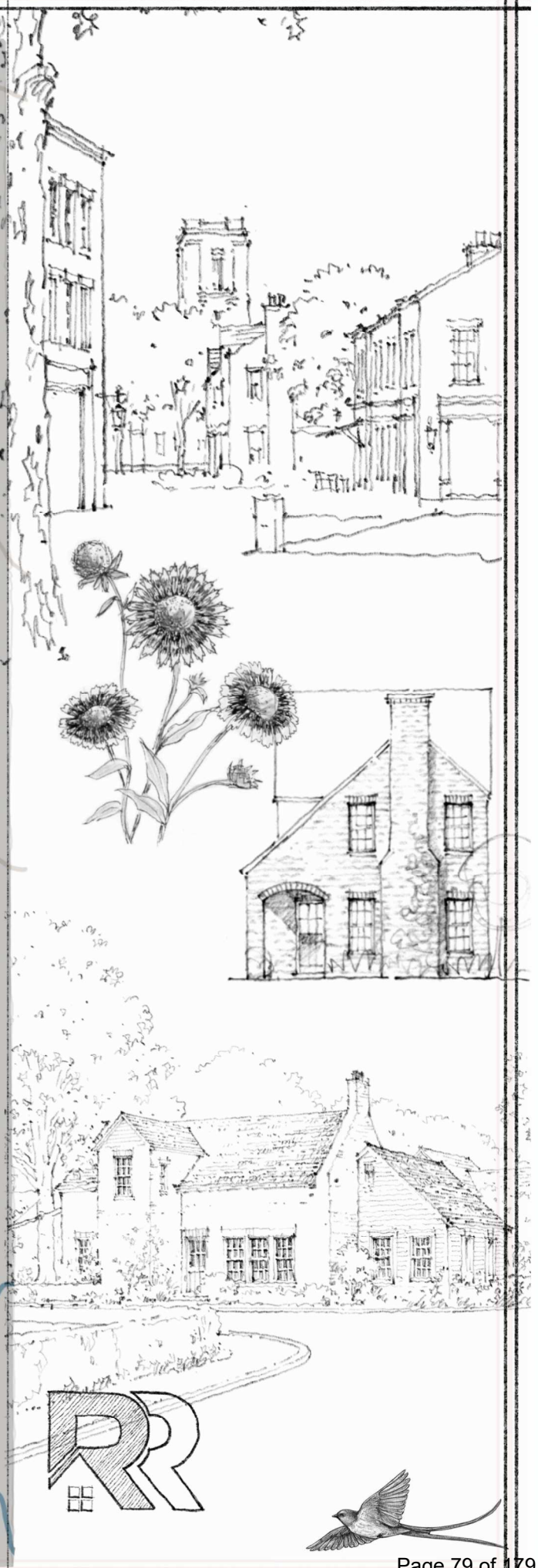
Many municipalities and professionals today are still partial to suburban subdivision-style development because it is standard and relatively easy to plan and execute; it is what most people are used to. This can present challenges: a human-scaled mixed-use neighborhood may seem foreign because it is 'new' and different, and most modern municipal codes, engineering standards, and zoning structures were written with the subdivision rather than the village in mind. However, dozens of flourishing TND neighborhoods built in the past three decades demonstrate that this form of development is feasible and worthwhile if we have the fortitude to realize it. Humans have been building variations of the village pattern for thousands of years, yielding most of the world's most beloved towns and cities in the process.

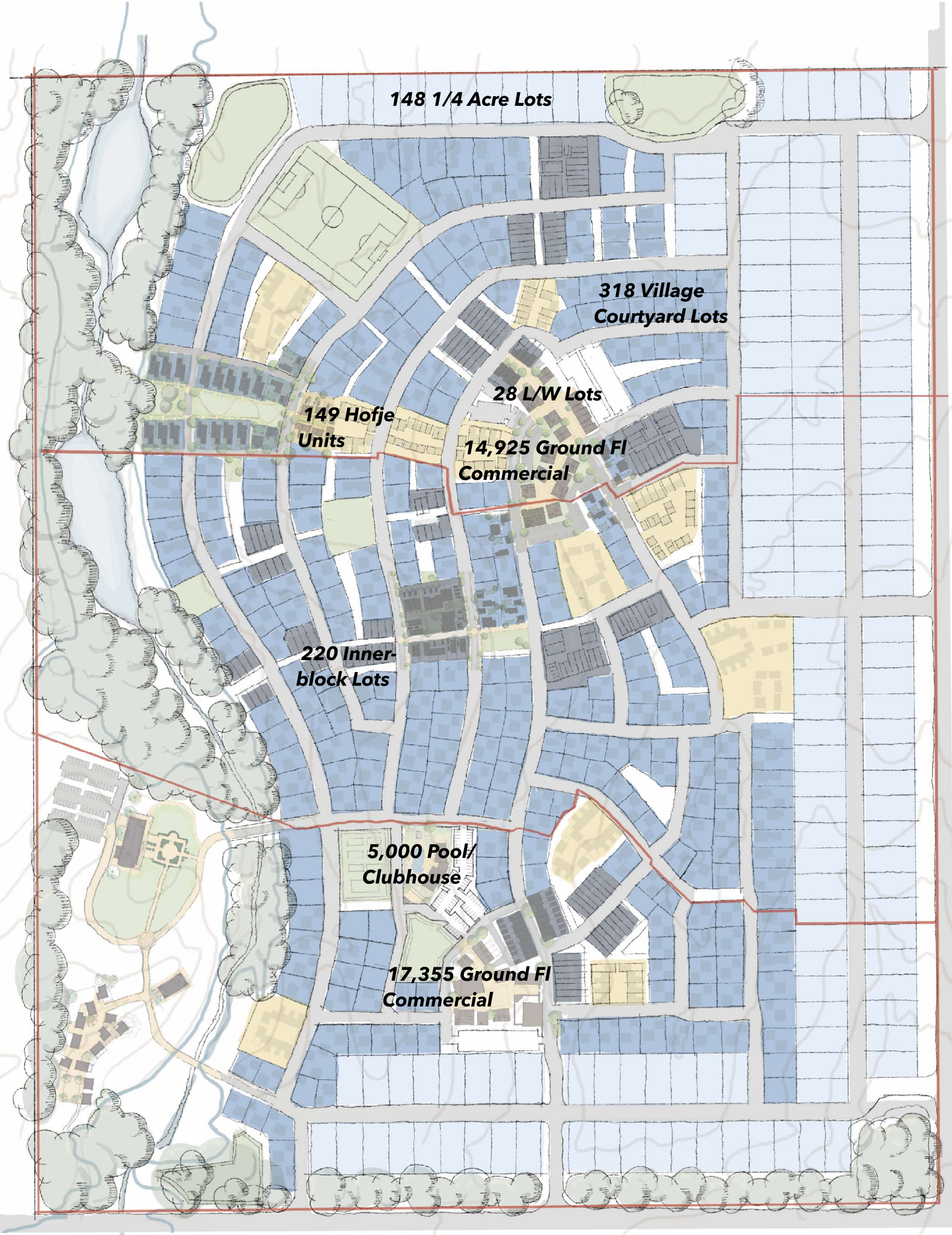
The masterplan and urban design principles outlined in this book are designed to serve as a generative planning guide, rather than a rote, prescriptive code. This plan focuses not only on how parcels are laid out but also on how buildings and landscaping define each outdoor space, whether that is a street or a private garden. The masterplan lays out lots, and this book contains principles which should be used to lay out buildings on each parcel. The definition of space is equal or greater in importance to the buildings themselves, and care should be taken to configure the elements of each parcel thoughtfully using these strategies.

# Midwest City

# A New Town




148 1/4 Acre Lots
318 Village Courtyard Lots
28 L/W Lots
149 Hofje Units
14,925 Ground Fl Commercial
220 Inner-block Lots
5,000 Pool/ Clubhouse
17,355 Ground Fl Commercial

***Phase 1***

*241 For Sale Lots (including live/work)*

*303 Dwelling Units*

- ***105** Village Courtyard Lots*
- ***52** 1/4acre Lots*
- ***66** Inner-block Lots*
- ***62** Hofje units*
- ***18** Live Work Lots*
- ***9,900sf** of Ground Floor Commercial in Five Buildings*

***Phase 2***

*293 For Sale Lots*

*347 Dwelling Units*

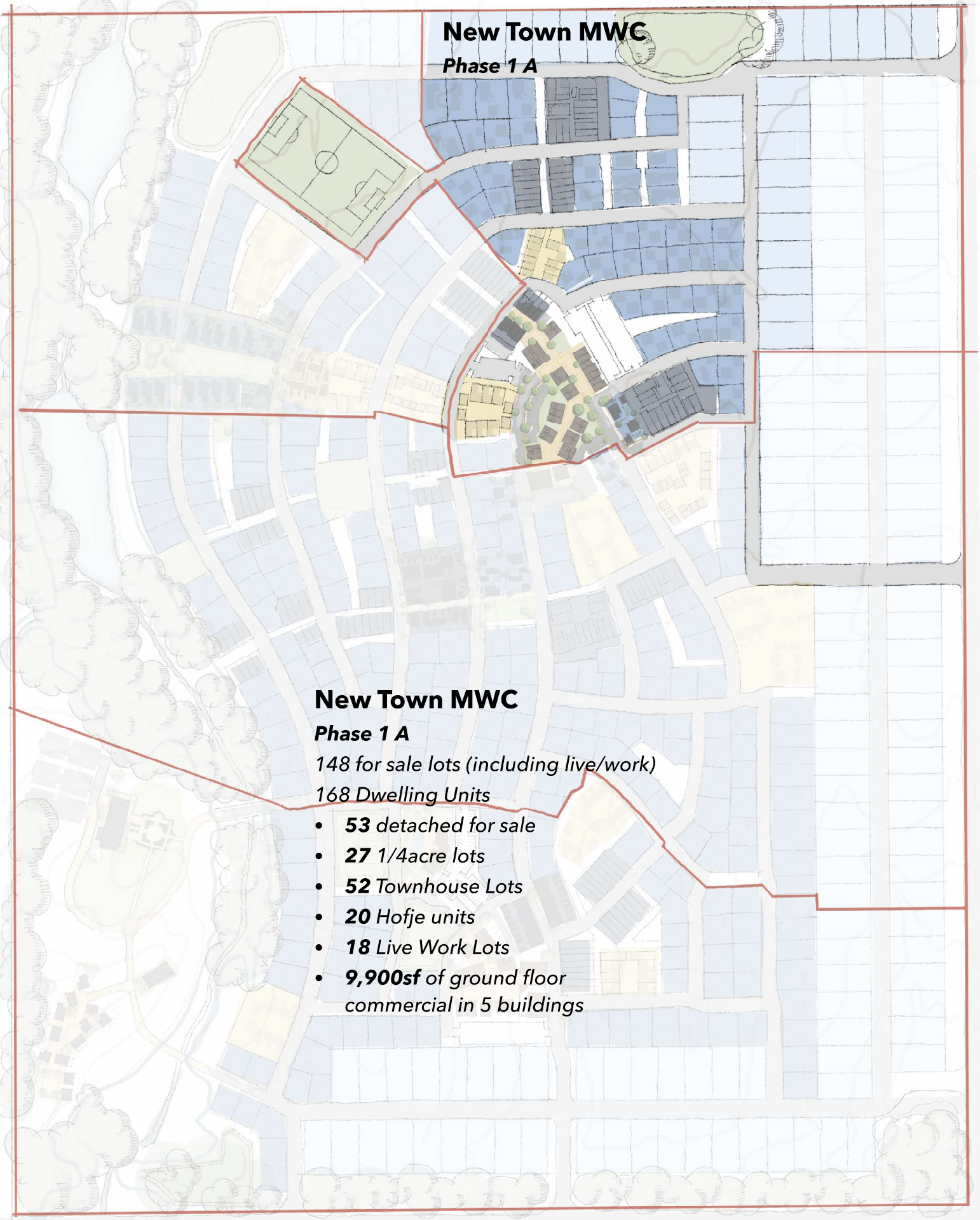
- ***163** Village Courtyard Lots*
- ***48** 1/4acre Lots*
- ***82** Inner-block Lots*
- ***54** Hofje units*
- ***0** Live Work Lots*
- ***5,025sf** of Ground Floor Commercial in Two Buildings*

***Phase 3***

*157 For Sale Lots*

*195 Dwelling Units*

- ***69** Village Courtyard Lots*
- ***48** 1/4acre Lots*
- ***40** Inner-block Lots*
- ***28** Hofje units*
- ***10** Live Work Lots*
- ***17,335sf** of Ground Floor Commercial in Six Buildings*
- ***4,916sf** Pool + Clubhouse*
- *Wedding Venue and Guest Cottages*




## New Town MWC

***Phase 1 A***

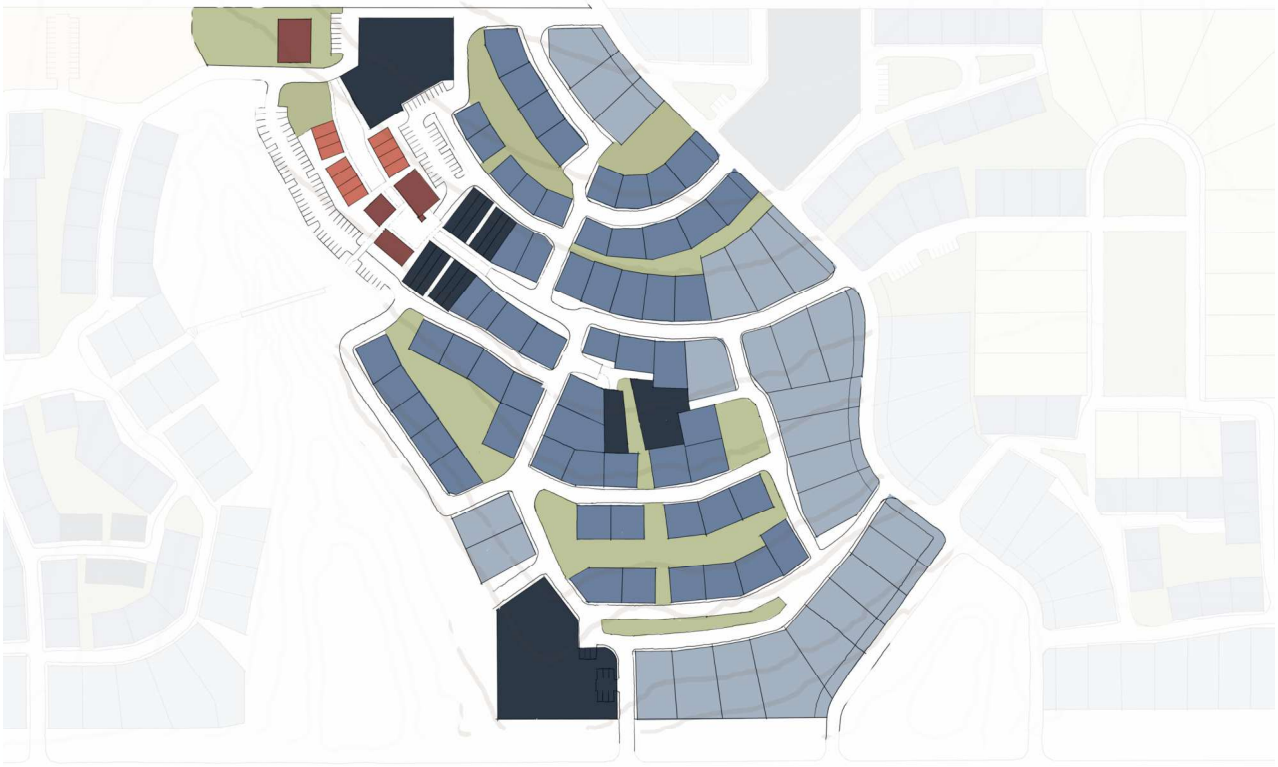
*148 for sale lots (including live/work)*

*168 Dwelling Units*

- ***53** detached for sale*
- ***27** 1/4acre lots*
- ***52** Townhouse Lots*
- ***20** Hofje units*
- ***18** Live Work Lots*
- ***9,900sf** of ground floor commercial in 5 buildings*

# Riverview Villages

***Phase 1 (A & B)***



## Riverview Villages

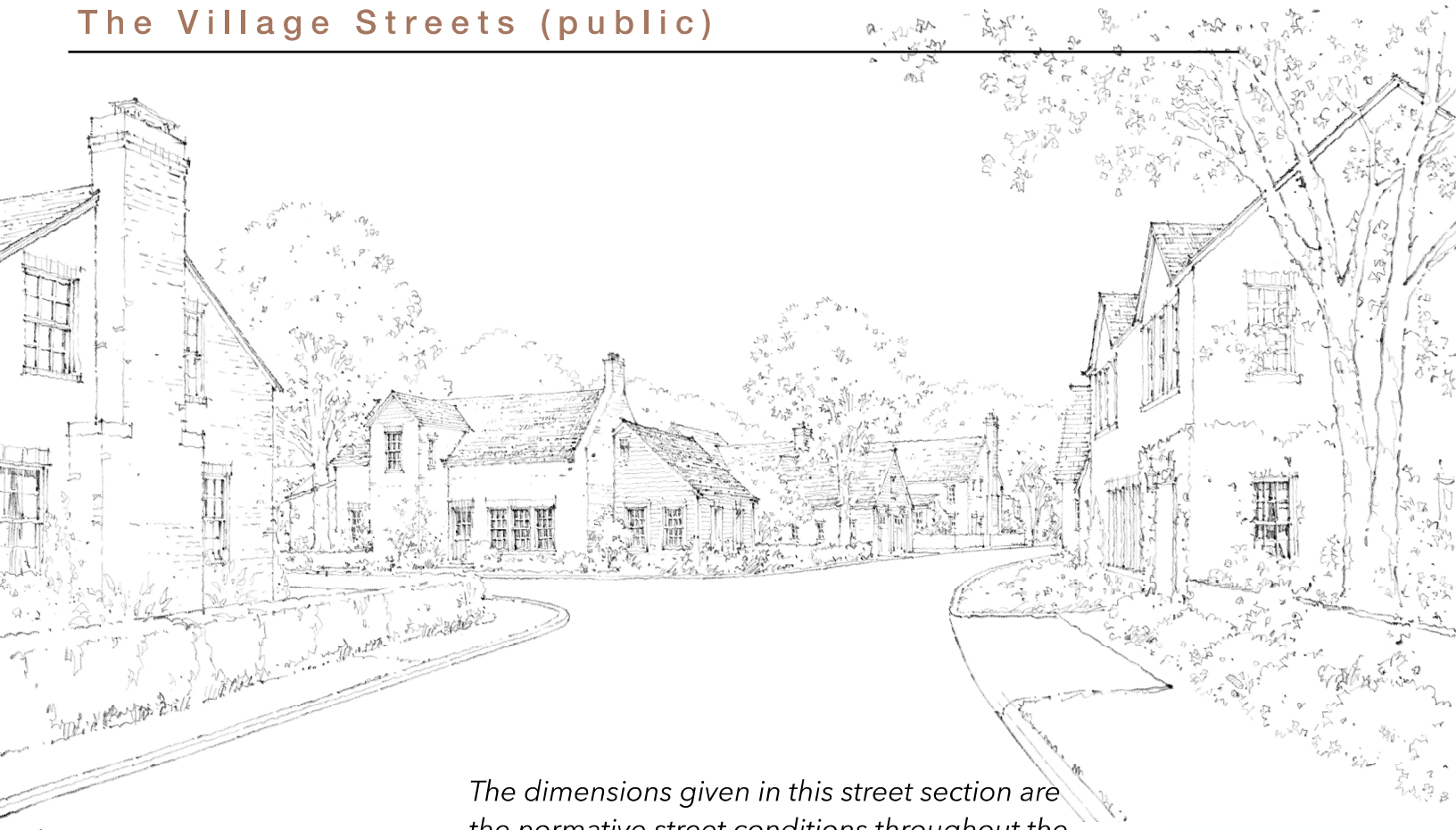
***Phase 1 (A & B)***

*150 for sale lots (including live/work)*

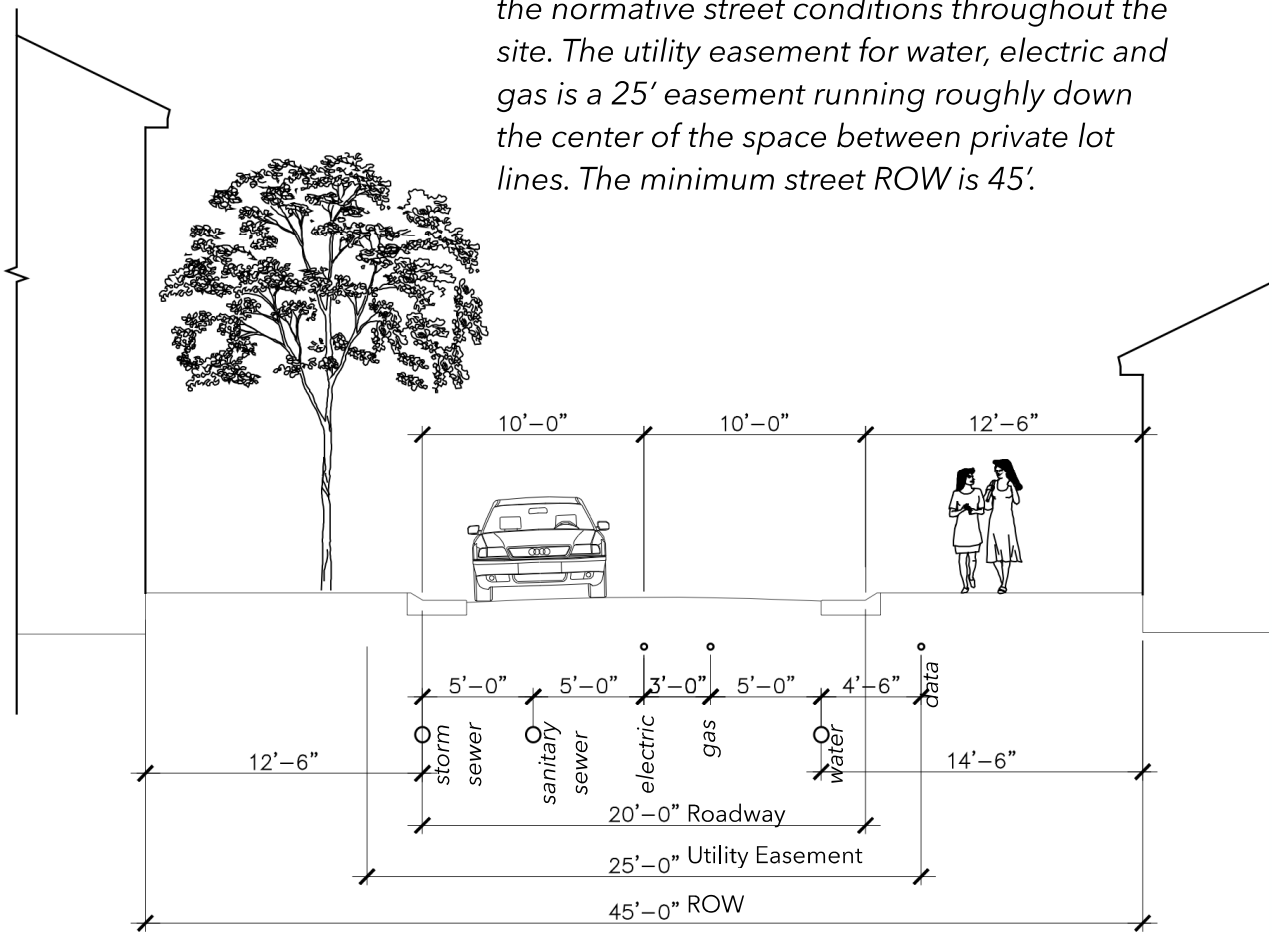
*170 Dwelling Units*

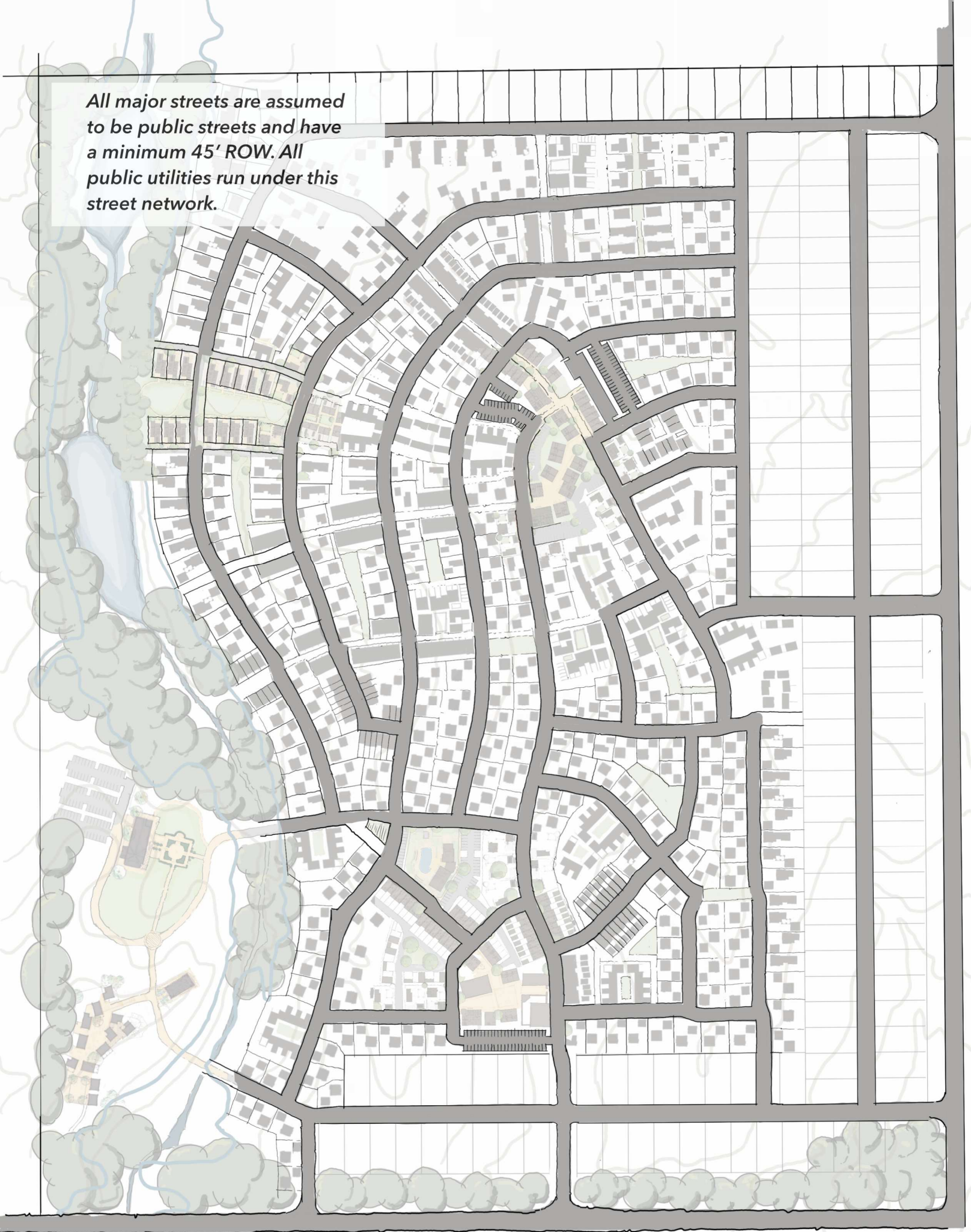
- ***86** detached for sale*
- ***0** 1/4acre lots*
- ***14** Townhouse Lots*
- ***32** Hofje units*
- ***11** Live Work Lots*
- ***7,400sf** of ground floor commercial*
- ***4800sf** of event space*

© Zanetta Illustration



*The dimensions given in this street section are the normative street conditions throughout the site. The utility easement for water, electric and gas is a 25' easement running roughly down the center of the space between private lot lines. The minimum street ROW is 45'.*



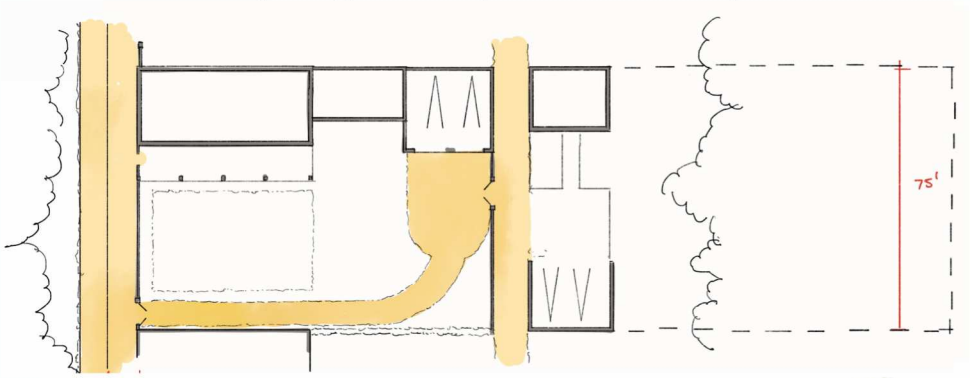

All major streets are assumed to be public streets and have a minimum 45' ROW. All public utilities run under this street network.

# 1/4 Acre Lot (75' x 150')

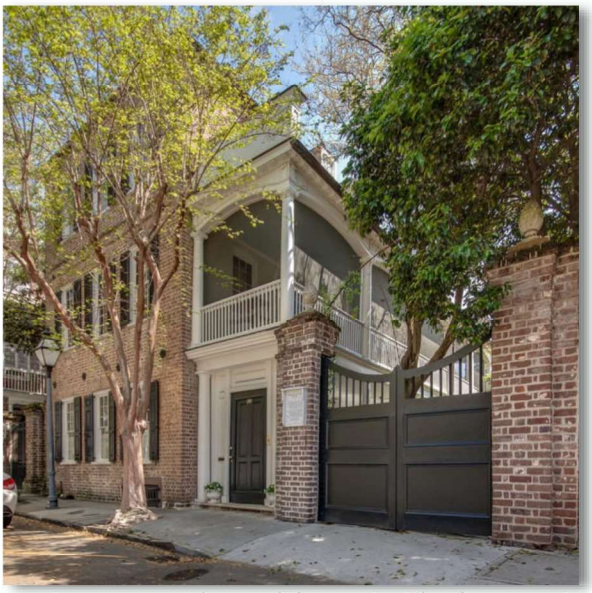
## Single Family Detached

*These larger lots form the perimeter of New Town. They could be developed in a conventional manner, or with a side-yard layout like the Estate Lots of Riverview Villages*

***Side yard** lot faces are intended to hold the entirety of the street edge by placing main house, garden wall and drive entrance all along the property line. These gracious lots and park are inspired by the excellence of Southern courtyard living. They are a combination of the Charleston Side-yard and the Savannah Square. The drive entrances are often the grandest moment along the street edge. They celebrate coming and going from the home and their beauty is a gift to the public street and park.*



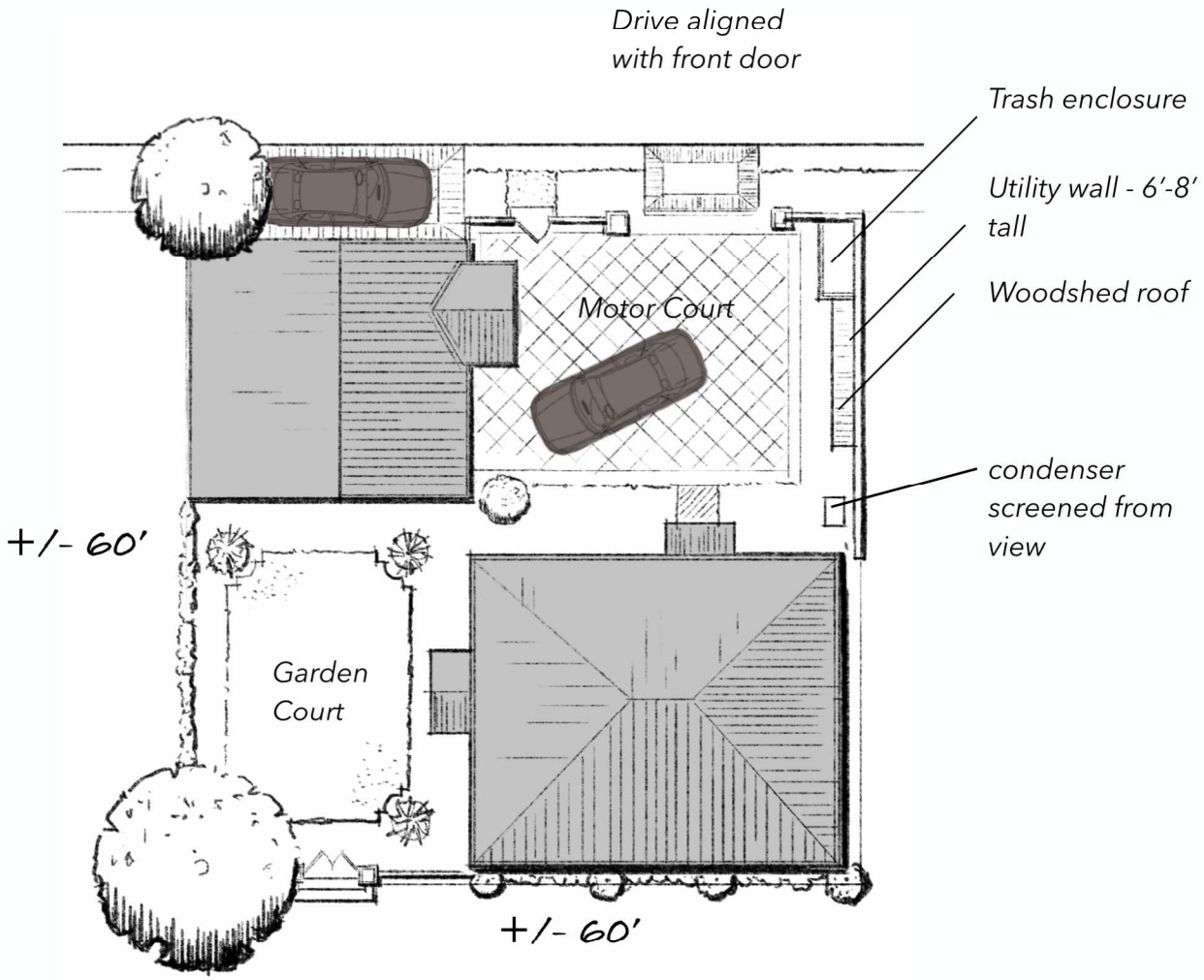
*Buildings are held to one side (probably the North) of the lot forming a courtyard adjacent. The street edge is formed continuously by building, wall and drive gateway.*



*Image; a 'side-yard' home in Charleston, SC*

# Village Courtyard

## Single Family Detached



*The single family lot fronting onto a village street is the basic building block of the neighborhood.. There are many ways to arrange buildings on this lot, but the key design principle is to form spaces by building along the perimeter of the lot (see design principle* ***'Perimeter Lot')****.*

*A key component to this lot is its efficient maintenance. In the layout shown above, no mower would be required and all grass trimming could be done with a battery weed-trimmer.*

# The Inner-block

## Public spaces maintained by the HOA

**The Inner-block Woonerf: A Living Street**

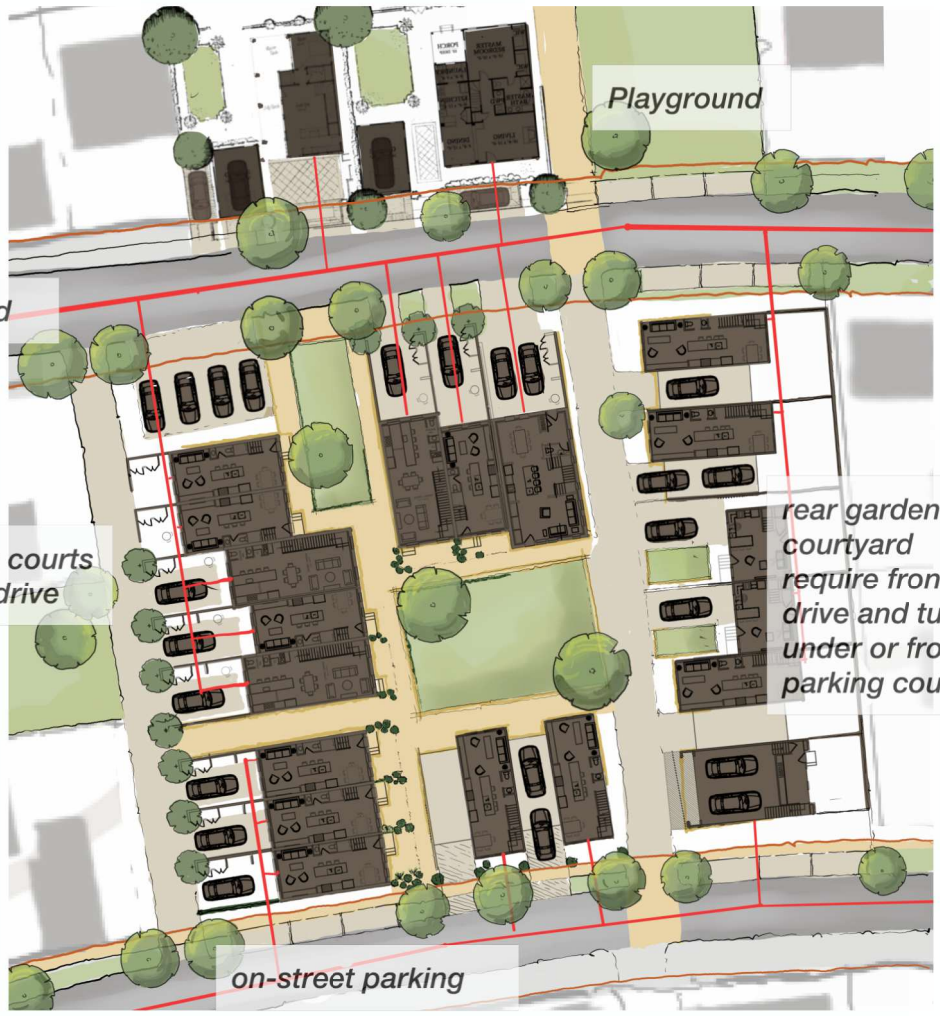
A *Woonerf*—Dutch for "living street"—is a shared street design where pedestrians, cyclists, and vehicles coexist. By removing curbs and traditional lane markings, the entire street becomes a flexible public space, encouraging slower speeds, greater awareness, and community interaction. Like the Woonerf, Inner-block spaces should prioritize people over cars. Traditional sidewalks can imply that vehicles dominate, but a human-scale approach flips this hierarchy—placing pedestrians and cyclists at the center of the environment.

**Pedestrian-First Design**

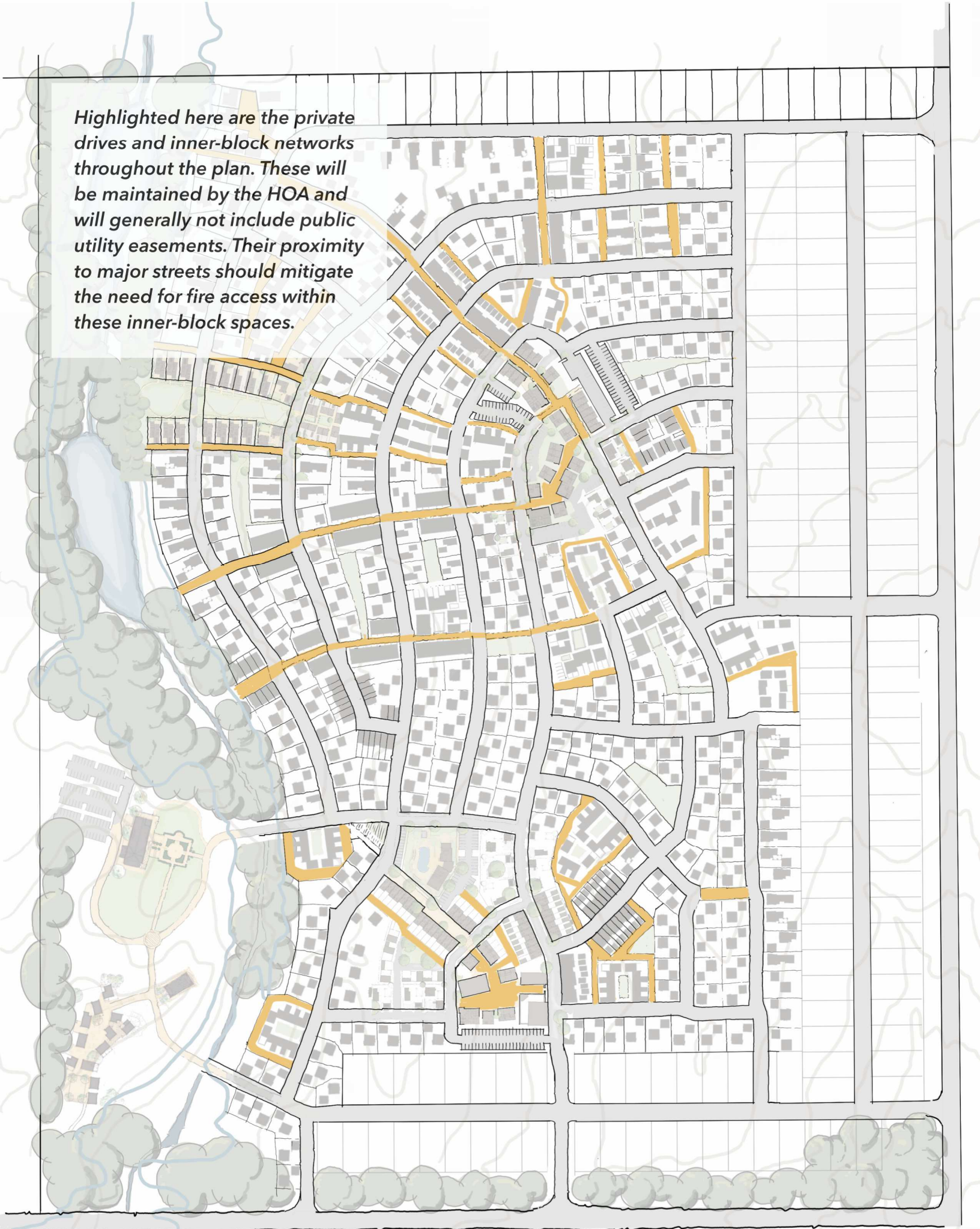
Without raised sidewalks or designated lanes, drivers slow down and treat the street as shared territory. This fosters safety and allows for more spontaneous social interaction, encouraging children to play freely and neighbors to engage casually.

**The Street as Public Realm**

A Woonerf is not just for travel—it is a community space. Thoughtful design elements like paving patterns, planters, and green-scaping signal shared use, calm traffic, and transform the street into a beautiful and vibrant part of daily life.



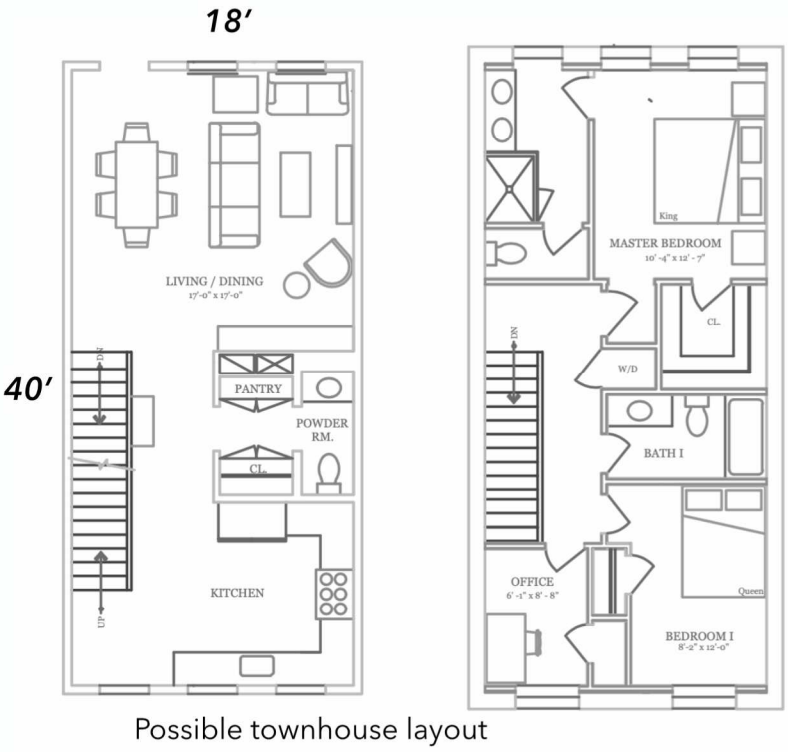

*Possible inner-block layout. These areas will be platted as a contiguous lot with and HOA managing the shared utilities easements and spaces*


*Highlighted here are the private drives and inner-block networks throughout the plan. These will be maintained by the HOA and will generally not include public utility easements. Their proximity to major streets should mitigate the need for fire access within these inner-block spaces.*

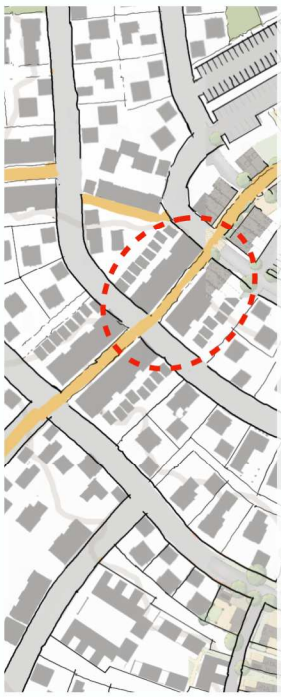
© Zanetta Illustration

# Townhouse

## Single Family Attached
*(parking behind)*




Possible townhouse layout



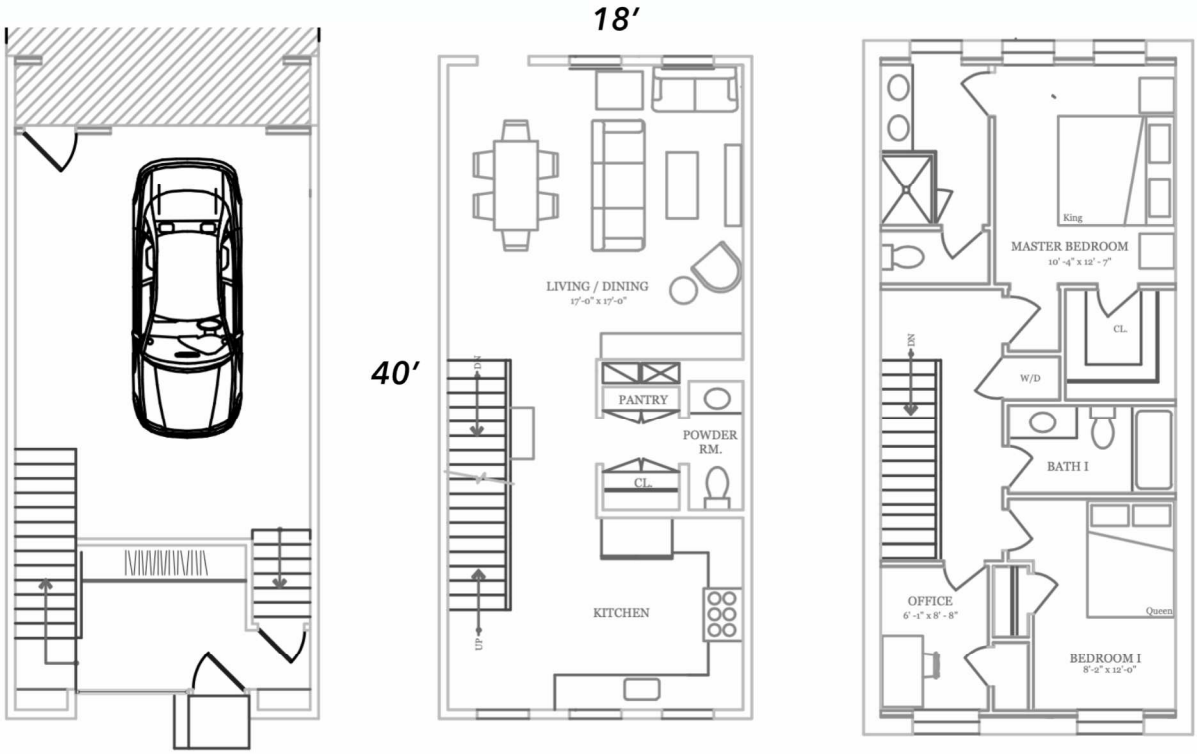
Most inner-block spaces are formed by attached townhomes. These streets will be private, and should require no fire access.

This townhome with ground floor living requires a rear lane for parking.Utility easements should be split between front and back to best accommodate the narrow street section.

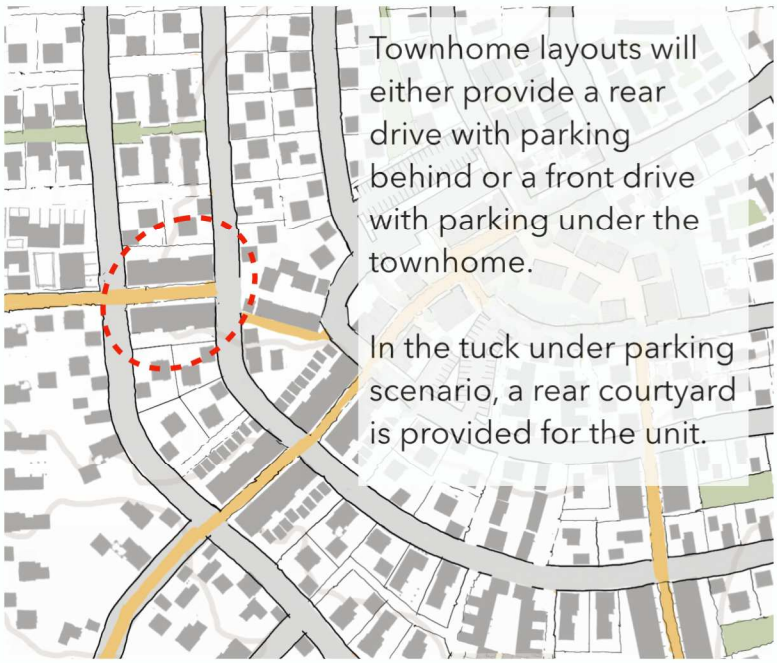
The street between the fronts of the houses should be paved with Decomposed Granite or some form of pavers.

# Townhouse - tuck-under

## Attached Townhouse
*(tuck-under parking)*




Possible townhouse layout including tuck under parking



Townhome layouts will either provide a rear drive with parking behind or a front drive with parking under the townhome.

In the tuck under parking scenario, a rear courtyard is provided for the unit.

# The Green

The public Village Streets bring utilities, deliveries, provides fire access and general vehicle traffic throughout the neighborhood.

Inner-block, privately maintained streets, generally run perpendicular to the public streets and connect to the forested Western edge of the development. They are generally fronted by smaller attached homes.

Inner-block paths connect private streets through shared greens. The 'Green' is the largest of these public spaces and is part of a continuous path network that leads from the Market Street Shambles to the Forest edge.

Path through shared green; Carlton Landing Oklahoma.

Public paths (privately maintained by HOA) shown weaving through the development

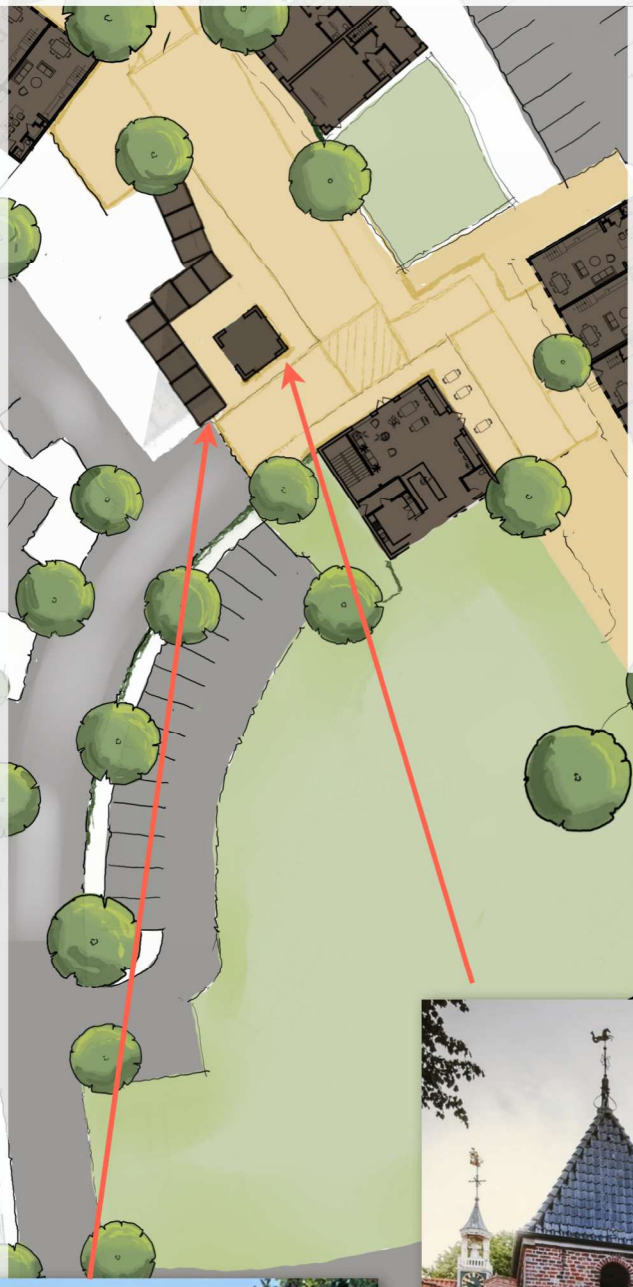
Path or 'Krier Walk' running between lots; Seaside Florida

# The Green

© Zoomvisuals

# Market Street 'Shambles'

## Commercial Center



***Possible Phase 1*** of the 'Shambles' commercial center. Fire access is kept to the perimeter - this area should be designed with no curbs and as much around the pedestrian as possible. The buildings that form the square are intimately tied to the public space and will need to be designed at the same time.

Precedent images of market stalls forming space at Seaside Florida and masonry tower shaping space in European town center.

*Phase 2*

*Building A*

- *3,400sf*

*Building B,C &D*

- *4,875sf total*

*Live/Work*

- *11 buildings*
- *6600sf total*

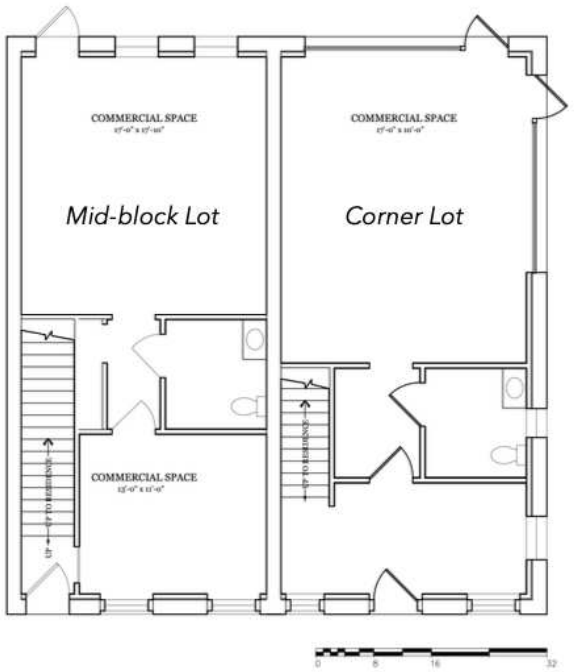
Market Street

© Zanetta Illustration

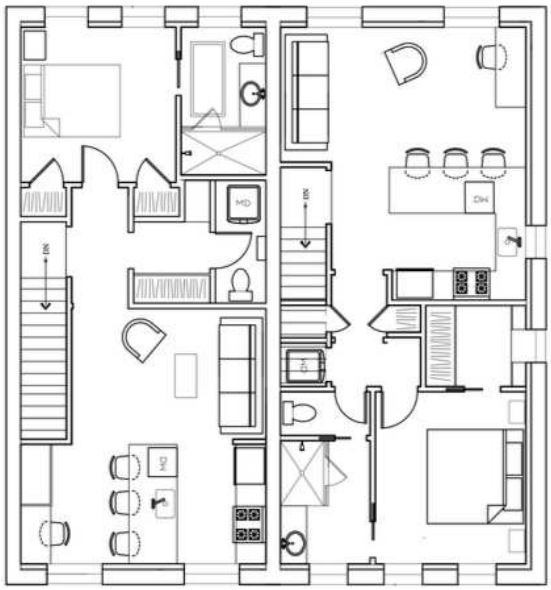
# 18’ LIVE WORK 1440sf - 1BR 1 1/2BA

## Attached Single Family or Multi Family
*(adjacent parking)*

**First Floor**




**Second Floor**

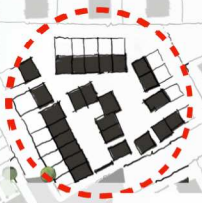


These units have small ground floor commercial spaces and second floor living - all within conventional residential codes and financing structures. These are essentially townhouses with retail or office on the first floor. Traditionally the owner lived above with his office or shop below. Live work units are common in traditional towns and villages and have recently been built in the Wheeler District in OKC.

# Hofje

## Attached Single Family or Multi Family *(adjacent parking)*

The environment in which we inhabit, shapes the way we live our lives from, childhood till old age, and encourages or discourages how we interact and build community with those around us. The Hofje of the Netherlands offers a strikingly beautiful example of homes designed for active seniors wishing to downsize.



*Possible layout of one of the many Hofje lots within the development. Generally these are single story buildings facing onto shared courtyard gardens.*

# Event Venue

## Wedding Venue and Cottage Cluster

To the west of the site, across the valley is the event venue campus. A possible wedding venue layout is shown. Streets within this area would be privately maintained and would include an easement for public utilities and provide fire access.

# Town Center

## Commercial Center and Clubhouse

# PART 2

## GENERATIVE DESIGN PRINCIPLES

### Armature and the Scale of Settlements

**Hamlet** | **Village** | **(Market) Town** | **(Cathedral) City**

*5min walk* | *10min walk*

- "**Armature** - the organic pattern formed by the network of paths created by movement in nature. It is the framework of paths through the forest that the hunter knows. It is the topographical border that determines the edge of the field and the edge of the forest. It is a pattern that can be found throughout nature and is the framework for the unplanned arrangements of human settlements. It is a multi-determined system explained only in part by the theory of 'desire paths' and the natural and ever changing form of the landscape, cultural and social patterns both universal and regional."

  *-Douglas Duany*

- Armature becomes critical when designing at the scale of a town or city.

**Tibet**

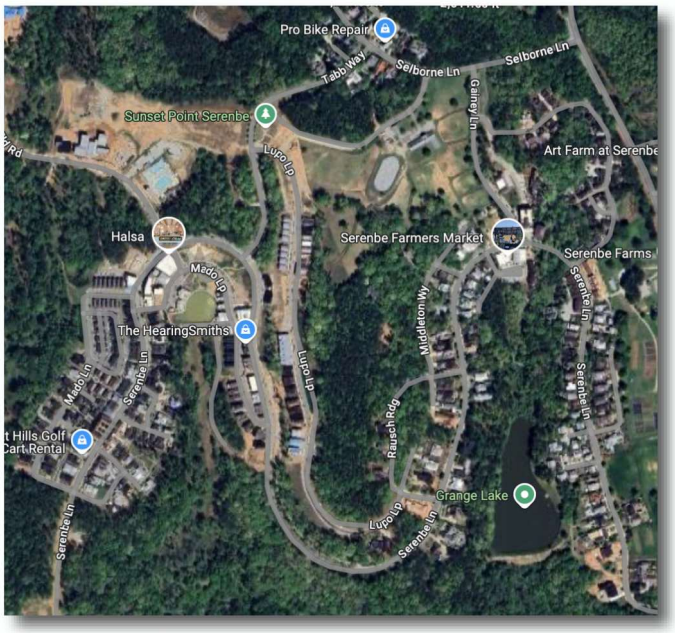
Image: Douglas, Duany

**English Landscape**

Image: Brecon Beacons National Park, -National Parks Commission

***Plans and developments shown at the same***

Riverview Villages - Newcastle, OK

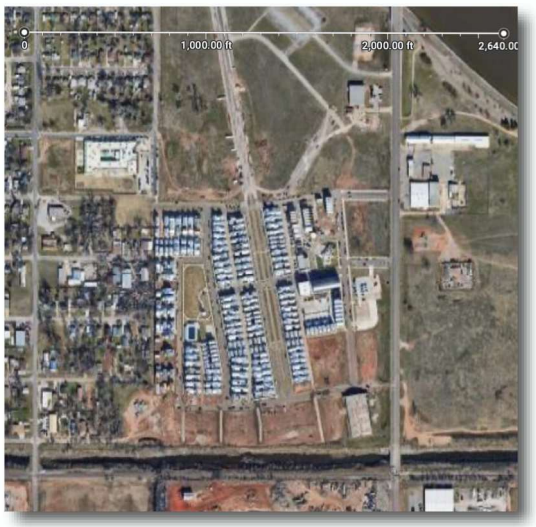



Serenbe - Georgia

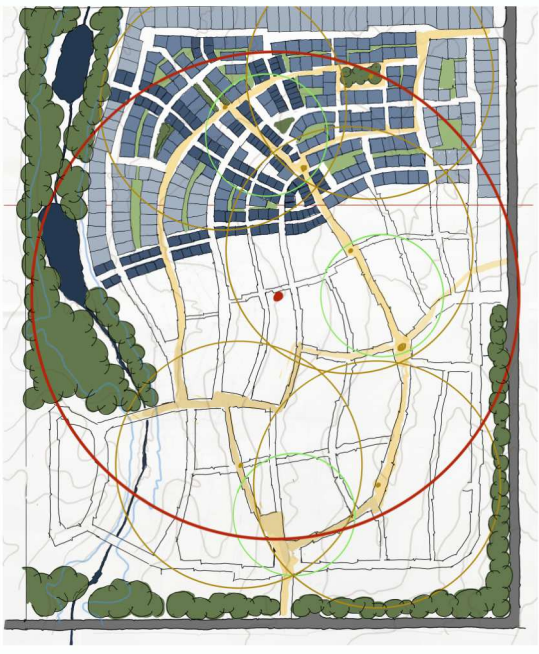
Carlton Landing, OK

***10min walk***

*660' radius*




Wheeler District - OKC



New Town - Midwest City, OK

## Placing buildings

**Design Principle**

Every building or wall should be placed so as to help shape a new space

"***Positive Outdoor Space;*** Outdoor spaces which are merely 'left over' between buildings will, in general, not be used… *Make all the outdoor spaces which surround and lie between your buildings positive.* Give each one some degree of enclosure; surround each space with wings of buildings, trees hedges, fences, arcades and trellised walks, until it becomes an entity with a positive quality and does not spill out indefinitely around corners"

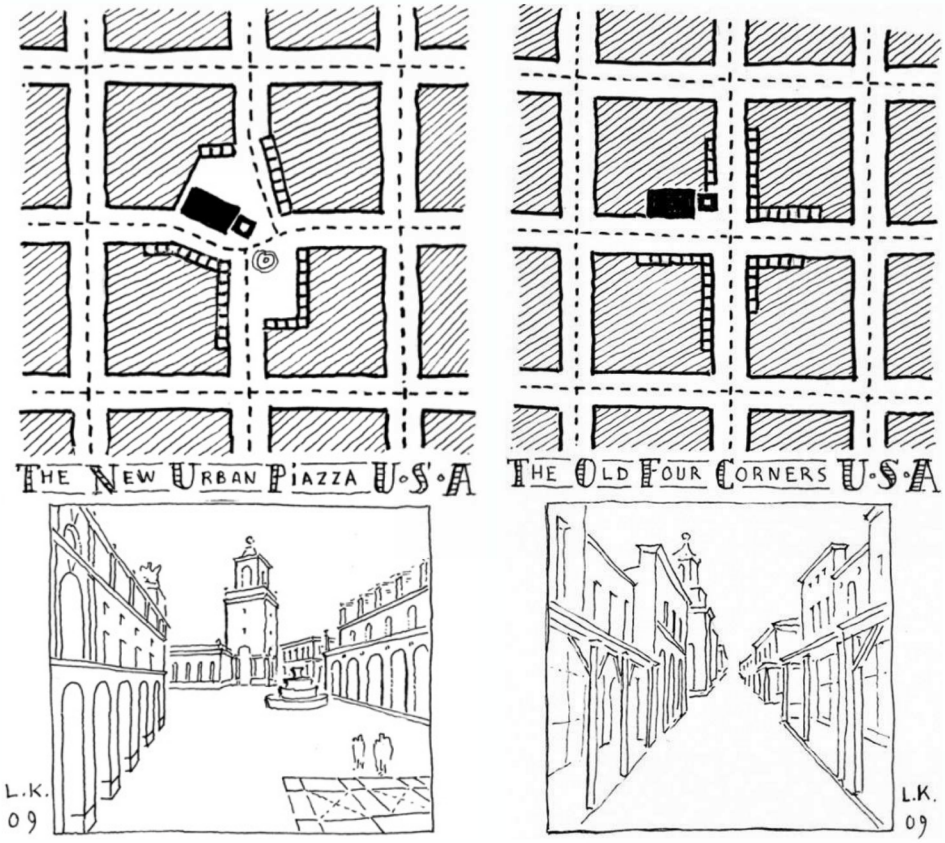
-Christopher Alexander
Pattern 106

"***Degrees of Publicness;*** People are different, and the way they want to place their houses in a neighborhood is one of the most basic kinds of difference. Make a clear distinction between three kinds of homes - those on quiet backwaters, those on busy streets, and those that are more or less in between."

-Christopher Alexander
Pattern 36

"In a Chris Alexander type generative code, every building helps shape a new space. This is more a drawing rule, surprisingly hard to explain ...I explained it once to a fellow designer as "*there is no contiguous open space in the private realm, even when separated by walls*." Of course, a series of attached buildings is solid. Chris says, "The more spatial centers a space has, the more human is." As you go from room to room, perhaps, each has an interesting center, then into an open space or piazzetta (a small plaza), hallway, etc. – providing more of a, for example, "street as place" rather than simply "street as corridor."

-Douglas Duany




*Image; Leon Krier*

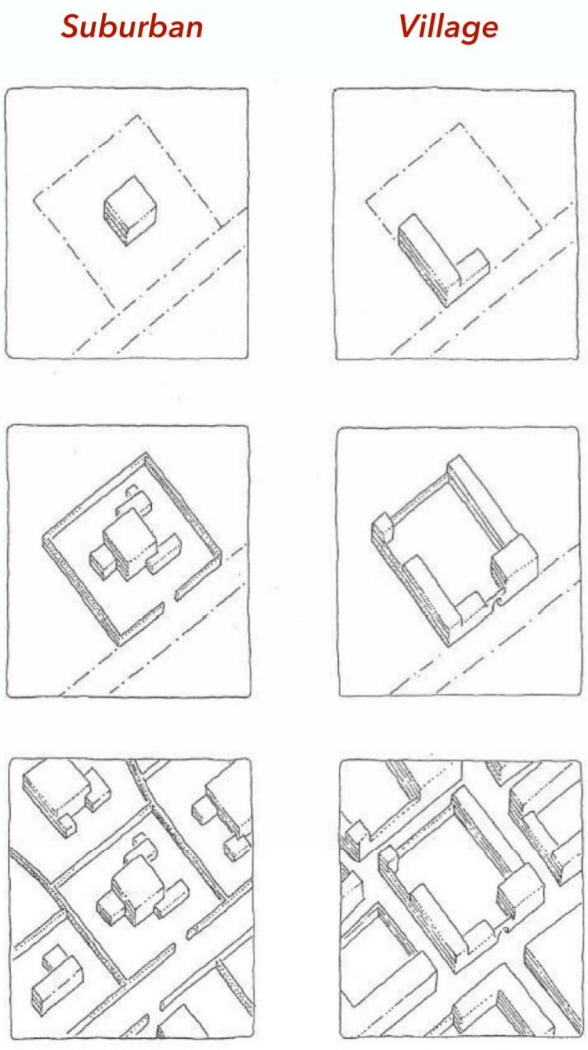
## Perimeter Lot

**Design Principle**

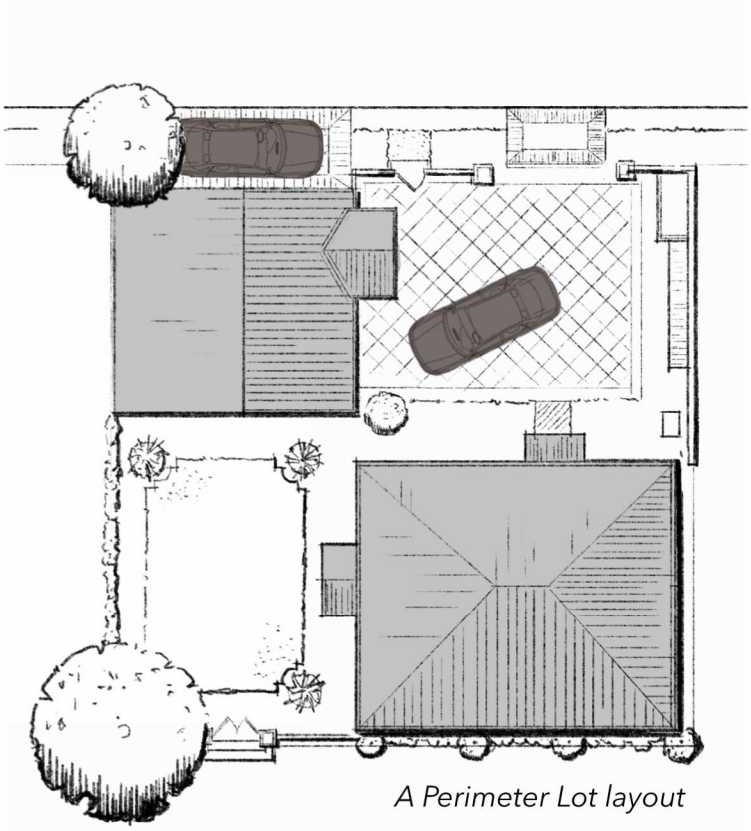
Place buildings and walls on the edges of the lot so as to form courtyard rooms within.

"Perimeter lots. A Krier rule that can be re-stated as: *buildings should be sited on the perimeters of their lot.* Too often, they are centered mid-lot."

-Douglas Duany




*Image; Leon Krier*



*A Perimeter Lot layout*

***"Building Fronts;*** Building set-backs from the street, originally invented to protect the public welfare by giving every building light and air, have actually helped greatly to destroy the street as a social space. On no account allow set backs between streets or paths and the buildings which front them."

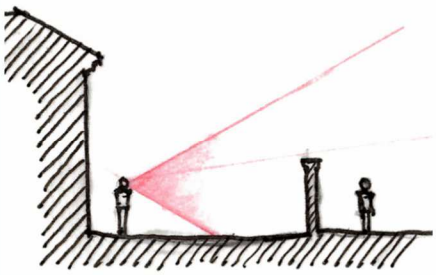
-*Christopher Alexander* Pattern 122

## Walls

### Design Principle

Walls should can be used to form space. Where buildings generally need to engage the majority of the 60 degree cone of vision to form a space, walls give a sense of containment at a lower height. The most loved village spaces are usually a combination of walls and buildings.

Hedges are used as walls to form the inner-lot spaces of the motor court and garden court and the public spaces of the street and 'village green'.



Stolls Alley - Charleston, SC - Image; *Hidden Walks of Charleston*

Most loved village streets are often defined in part by garden walls, usually of masonry or hedges. Walls can also be formed by solid wood fences, bushes, trees or other elements arranged so as to delineate and form space. Walls are often between 5'-8' tall needing simply to provide privacy to both sides. Masonry walls are often planted with climbing ivy, shrubs, overhanging trees or other signs of gardens and nature.

***The most photographed street in America is Acorn Street in Boston***. One side of the street is a brick garden wall with ivy hanging over the top.

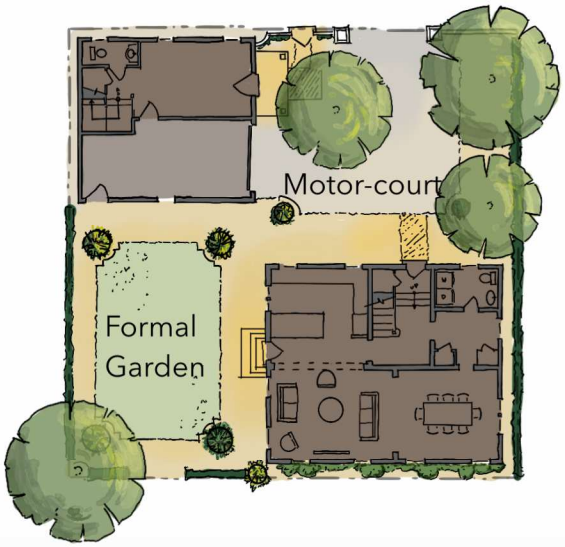
Acorn St., Beacon Hill in Boston

## Courtyards

**Design Principle**

Always create courtyards. With 'Walls' and 'Placing Buildings' to form a 'Perimeter Lot' you are left with the opportunity to see the area within the private lot as a series of outdoor private rooms.

The checkerboard layout of buildings and the accompanying perimeter hedges creates two exterior 'rooms' or courtyards. In this layout, these are Motor-court and Formal Garden, but the garage could face the street allowing the motor court to turn into pool and patio, and perhaps the first floor ADU space of the garage turns into a small pool house. Maybe the formal garden becomes a grill and dining patio, with a kids sandbox and play area on one side.




***Enter through the courtyard;*** Transitional space is an essential component to the experience of entering a home and providing privacy to and from the public realm.

***"Intimacy Gradient;*** Unless the spaces in a building are arranged in a sequence which corresponds to their degrees of privateness, the visits made by stranger, friends, guests, clients, family, will always be a little awkward. Sequence of spaces from most public - to most private"

-*Christopher Alexander* Pattern 127

***"Layers of Personal Space;*** In our pocket neighborhoods, we work to create five additional layers of personal space between the courtyard and the front door; a border of perennial plantings at the edge of the side-walk; a low fence; the private front yard; the frame of the covered porch with a low "perchable" railing and a band of flower boxes; and the porch itself. These occur within a span of about 18 ft."

Ross Chapin, Pocket Neighborhoods

"***Half Hidden Garden;*** If a garden is too close to the street, people won't use it because it isn't private enough. But if it is too far from the street, then it won't be used either, because it is too isolated. Place it in some kind of half-way position, side-by-side with the house, in a position which is half-hidden from the street, and half-exposed."

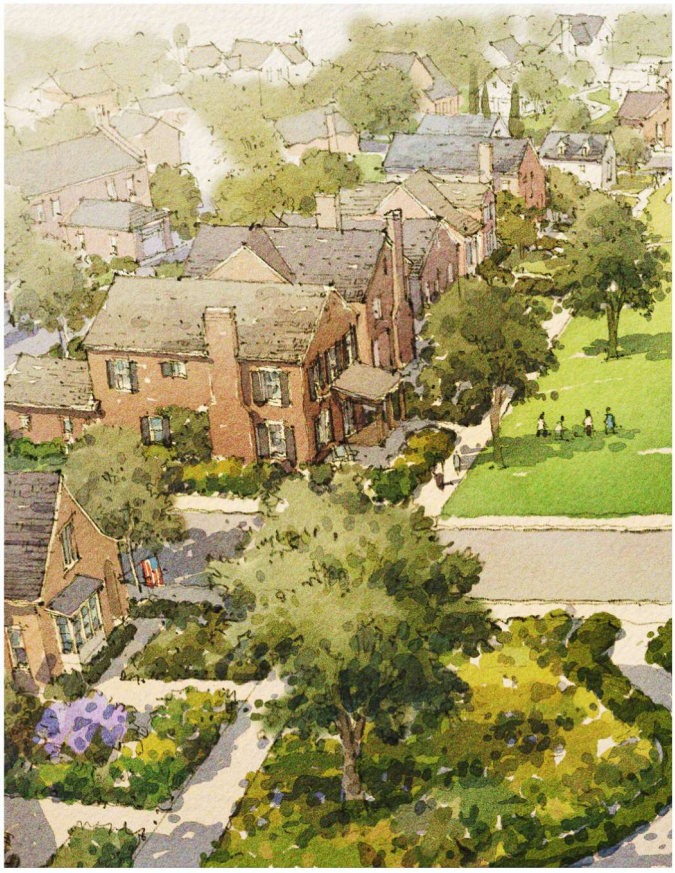
-Christopher Alexander

## Privacy

### Design Principle

*"All windows must feel as if they are private.* In effect, all buildings must be placed to have window-to-window privacy, including their front. Privacy is the most important rule required by modernity. "

-Douglas Duany



- First floor windows on the side of the house facing the neighbor's courtyard should be raised to a height that provides privacy to the courtyard. Second floor windows on that same side should be minimal - preferably bathroom or hall windows.

- Trees with canopies at the height of second floor windows provide the feeling of privacy - this is one of the reasons for small greens in the middle of the street.

- Place buildings so that they checkerboard with courtyards across the green or street. This means that the windows from the home look across the street not at another home but at a courtyard

- All windows should have an interesting view. Village views are typically;
  a) Down the axis of the street;
  b) To courtyards or side courts of the same lot;
  c) To courts across the street;
  d) To village greens

- One strategy for privacy is to raise the finished first floor level of the home by adding steps. This should follow the traditional practice of multiples of 3 treads, which tie in with the human body, as follows:
  a) 3 treads equalizes the height of the sitting eye with the standing eye outside. It's also the sitting module for outside benches.
  b) Depending on the sill height, 6 treads generally achieves privacy for the body whilst sitting.
  c) 9 treads grants sitting privacy from the street.
  d) 12 treads gives atmospheric entry to the street, but the window must be approached from the inside to grant views.

## A Spectrum of Spatial Containment

### Design Principle

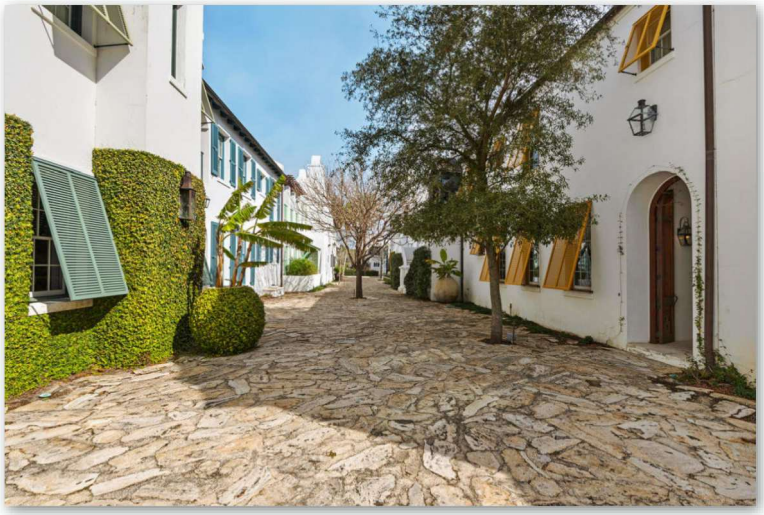
Public space can be formed with more or less solid walls. Culture, climate and context, should all play a role in determining the character of the street walls that form space:

Circus Lane is formed by tight party wall buildings creating a dense street frontage. St Michales Alley is formed by a combination of building front, gateposts, walls, outbuildings and trees.

The shape of the Village Street is what appears after the perimeter lot has been formed. Like the example at Alice Beach, the space between the hedges and garages becomes the form of the street with pots of plants and trees outside of the 25' easement and fire-lane.

Circus Lane, Edinburgh

St Michael's Alley, Charleston



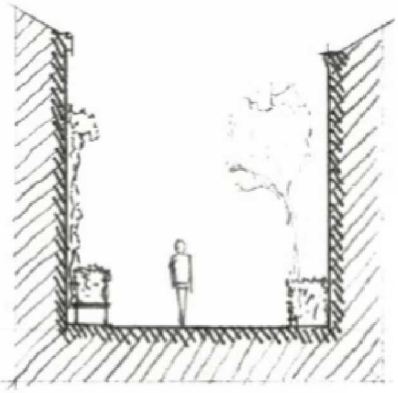
Alys Beach, Florida

## Fina / Transitional Space

### Design Principle

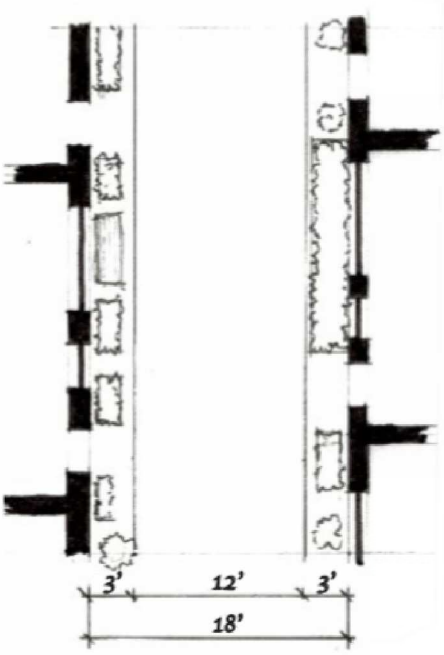
Create a transitional space between the private realm of the home and the public realm of the street:

- Village Streets are typically residential, and require a layer of transitional space between the private world of the home and the public realm of the street. Without this, both the person inside the house, and the person walking along the street feel the lack of privacy.
- Hedges, vines, flowers and even trees are the best use of this space to create a residential character of street, and create privacy.
- The smallest unit of American urban development was the individual house, rather than the palazzo or court-yard apartment. This continued the building tradition of the English and Dutch which faced the street with the front entrance of a house as opposed to an entrance off of a courtyard. This prompted the development of the quiet, semi-private residential street where some of the privacy of the residential courtyard was created by planting a strip of garden along the street in front of the private home.



- ***"Entrance Transition:*** Buildings, and especially houses, with a graceful transition between the street and the inside, are more tranquil than those which open directly off the street."

  -Christopher Alexander Pattern 112




Circus Lane, Edinburgh

## Inner-block Urbanism

### Design Principle

"Inside the city block, you find the intimacy of the hamlet; the quietness and sense of safety that can bring families with children into the city."

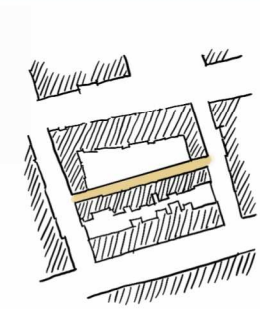
-Douglas Duany

Inside the block at a human scale, the sense of place is extremely strong. These types of places can define a whole neighborhood or town. Human scaled spaces like these define a place - even if they account for a very little part of the overall square footage or cost of development

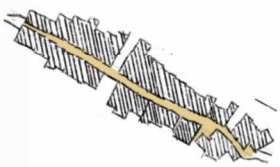
Two village scaled streets; The most photographed street in America and a top tourist destination in Europe, shown at the same scale as the masterplan.

*Acorn Street, Beacon Hill*
*The Most Photographed Street in America*

*A top tourist destination in Europe; Bremen, Germany*



*Same Scale as Plan*



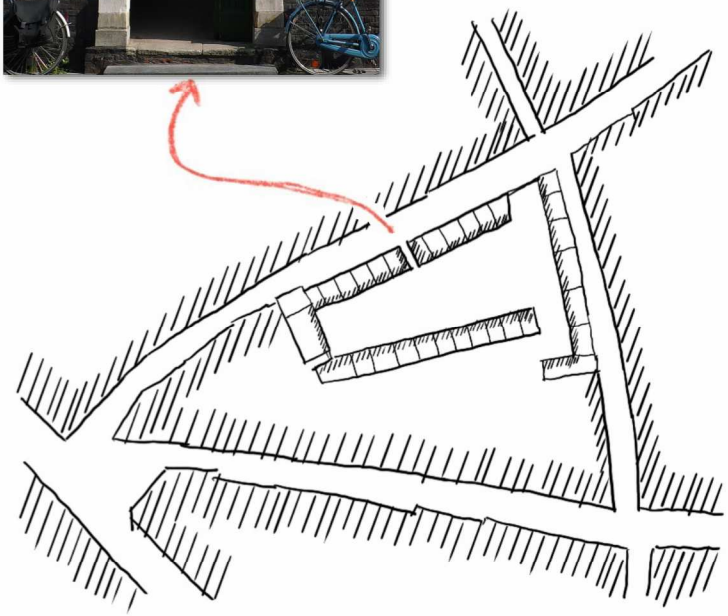
*Same Scale as Plan*

## Inner-block Hofje

Netherlands' most beloved housing model: the Hofje.

The inner block—which for traditional towns and cities is full of human-scaled courts, passages, narrow streets lined even narrower townhouses, and more—is finally being noticed in the United States. America's demographics are changing and so are its housing needs. There is a market demand for small rental housing options in walkable village centers. Our oldest neighbors are asking for housing options other than the institutional car-centered ones available now. Increasingly, human-scaled spaces and walkable lifestyles are more valued by consumers than the 20th century auto-oriented scale (and the price tag that comes with it)

Inner-block spaces are often reached through a doorway in the street wall as seen here.

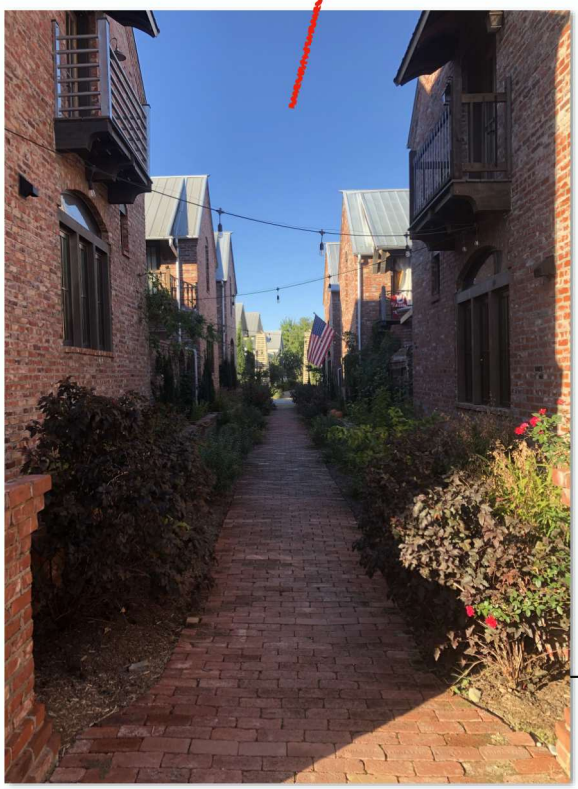


The godshuizen of Bruges or Hofje of the Netherlands are typically built around an inner-block courtyard.

Image and diagram is of Godshuis De Muelenaere in Bruges

## Inner-block Urbanism

*Some of the most iconic places and marketing images of New Urbanist developments happen on very little land.*



***Human Scaled moments inside the block;***
*Images; Carlton Landing Oklahoma*

## Visual Terminus

**Design Principle**

Visually terminate streets.

- Avoid the endless section of the grid. This will deflate a pedestrian's experience of the city and give no clear termination and focus point.
- Provide street terminations, squares, or architectural focal points to create a series of spaces rather than an endless street section.

Curving streets reflect the topography of the site, and streets visually terminate as the street winds out of sight. The pedestrian moves at about 3mph and it is important to have keep the visual terminus short enough that it is still interesting to walk forward.

## Street Trees

**Design Principle**

Street trees that provide a significant canopy do more to make a street pleasant, walkable place than any other one thing.

The Architect and Urban Designer Jeff Speck Writes in his best selling book *Walkable City;*

> *"As I would drive from street to street, I developed first impressions about which places were richer or poorer, safer or more dangerous. One day, the landscape architect Douglas Duany suggested that I take the same tour while thinking about trees. Not sure what he was getting at, I tried it… and found that all my 'rich' and 'safe' streets had good tree cover, and all my 'poor' and 'dangerous' streets did not."*

## Pedestrian Scale

**Design Principle**

"Design a street around a child, and you will have created a place where everyone will long to be."

-Douglas Duany

A defining characteristic of village streets and spaces are that they are narrower and more pedestrian scaled than typical modern streets. The most loved village streets reflect the scale and movement of the person. Life, from birth to death is nourished by the human scaled realm.

*Image; Cotswolds Village Street, England*

Pedestrian streets operate at a different speed than the automobile dominated streets of today. Children are offered safety and autonomy in a pedestrian scaled civic realm. Only on pedestrian scaled streets can elderly age in place with dignity and autonomy. Our current infrastructure segregates by age, class and physical ability - because it is designed around the automobile. The pedestrian realm of the village offers the chance to bridge that segregation.

***"Pedestrian Street;*** The simple social intercourse created when people rub shoulders in public is one of the most essential kinds of social glue in society. The street absolutely will not work unless its total area is small enough to be well filled by the pedestrian in it."

-Christopher Alexander

***"Children in the City;*** If children are not able to explore the whole of the adult world about them, they cannot become adults. But modern cities are so dangerous that children cannot be allowed to explore them freely. As part of the network of bike paths, develop one system of paths that is extra safe-entirely separate from automobiles, with lights and bridges at the crossings, with homes and shops, so that there are always many eyes on the path."

-Christopher Alexander

## Gateways

**Design Principle**

Arched openings like doorframes demarcate transition, differentiating one room of the urban realm from another.

"**Main Gateways;** Any part of a town-large or small-which is to be identified by its inhabitants as a precinct of some kind, will be reinforced, helped in its distinctness, marked, and made more vivid, if the paths which enter it are marked by gateways where they cross the boundary."

Pattern 53 Christopher Alexander

*"Out of a ~$3.2MM total project budget (Circa 2019), this Moongate cost us about $15k.*

*It made the project. People take prom and wedding photos in front all the time. It anchors it in people's mind. Where do you live? "I live by the Moongate" is a common refrain.*

*This taught me something: beauty is powerful, and the moments that make a project, and capture peoples' hearts, can be quite small.*

*It's the power of human scale, beauty and placemaking. I call these types of things Anchor Architecture now. Architecture that draws people in, that they remember, that anchors a place in people's minds.*

*Often, it's a tiny fraction of a project budget, but it can change everything."*

*-Austin Tunnell*

## New Town ADU Ordinance

*(This ordinance is based on AARP's 'Model ADU Ordinance')*

### A. Purpose and Intent

There are many benefits associated with the creation of legal accessory dwellings on lots in single-family zones and in other zoning districts. These include:

1. Increasing the supply of a more affordable type of housing not requiring government subsidies;
2. Helping older homeowners, single parents, young home buyers, and renters seeking a wider range of homes, prices, rents and locations;
3. Increasing housing diversity and supply, providing opportunities to reduce the segregation of people by race, ethnicity and income that resulted from decades of exclusionary zoning;
4. Providing homeowners with extra income to help meet rising homeownership costs;
5. Creating a convenient living arrangement that allows family members or other persons to provide care and support for someone in a semi-independent living situation without the latter leaving his or her community;
6. Providing an opportunity for increased security, home care and companionship for older and other homeowners;
7. Reducing burdens on taxpayers while enhancing the local property tax base by providing a cost-effective means of accommodating development without the cost of building, operating and maintaining new infrastructure;
8. Promoting more compact urban and suburban growth, a pattern that reduces the loss of farm and forest lands and natural areas and resources and limits increases in pollution that contributes to climate instability; and
9. Enhancing job opportunities for individuals by providing housing nearer to employment centers and public transportation.

Accessory dwelling units are, therefore, an essential component of housing choices and supply in New Town, Midwest City.

### B. Definitions

"Accessory Dwelling Unit" (ADU) means a residential living unit on the same parcel as a single-family dwelling including live/work single-family dwellings. The ADU provides complete independent living facilities for one or more persons. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling.

### C. Authorization of Use

ADUs shall be a use by right on all lots in New Town that allow a principal dwelling unit.

### D. Number of ADUs Allowed Per Lot

Any lot with, or zoned for, a principal dwelling unit may have one ADU.

## E. Lot Size

Accessory Dwelling Units may be created on any lot that meets the minimum lot size required for a single-family dwelling (or town houses).

## F. Placement, Height, Massing and Architectural Standards

Accessory Dwelling Units (ADUs) must adhere to the same design and construction standards as the primary residence on the lot. This ensures that ADUs maintain the architectural quality, aesthetic harmony, and privacy expectations established within New Town. Special consideration should be given to preserving the privacy of neighboring properties, including thoughtful placement of windows, doors.

All ADUs are subject to review and approval through the same Architectural Review Board (ARB) process required for primary residences.

## G. Parking Requirements

No additional off-street parking is required for construction of an ADU.

## H. Utility Connections

New or separate utility lines (water, sewer, gas and electric) lines directly between the accessory dwelling unit and the trunk lines are not required. Applicants may choose to use a shared water meter for the primary structure and the ADU or have a separate water meter installed for each.

## Off-Street Parking in the Village Center

**Introduction** Traditional minimum parking requirements, which mandate fixed ratios of parking spaces based on land use, are increasingly being replaced by policies aligning parking supply with actual demand rather than outdated standards (see www.uli.org database on Parking Reform). Just this past year in 2024, Norman Oklahoma revolutionized its approach to commercial parking requirements.

> *"The city of 128,000 became the first in Oklahoma to abolish most parking requirements citywide by changing one word in the existing ordinance. "Spaces required" were changed to "spaces recommended"* (Public Square.July 11th 2024)

These changes reflect a growing recognition of the inefficiencies and environmental costs of overbuilt parking.

**Why Minimum Parking Requirements Are Detrimental**

**Harm Walkability and Urban Design**

Overbuilt parking detracts from the pedestrian experience, creating auto-dominated landscapes that discourage walking, biking, and transit use.

**Increase Development Costs**

Parking construction is expensive, with surface lots costing tens of thousands per space. These costs are then passed on to tenants and consumers, making housing and goods less affordable.

**Environmental Impacts**

Minimum parking requirements often lead to vast, underutilized parking lots. Excess parking contributes to urban heat islands, stormwater runoff, and loss of natural habitat, all of which degrade environmental quality.

**Benefits of Eliminating Parking Minimums**

**Pedestrian Focused Neighborhoods**

Large parking areas disrupt the continuity of pedestrian networks. They create uninviting environments that diminish the sense of place that is essential to vibrant, community-oriented public realms.

**Encourage Market-Driven Solutions:**

Developers can determine parking needs based on demand, leading to more efficient use of resources. Without rigid requirements, communities can adapt more easily to future shifts in transportation and land use patterns.

**Lower Carbon Footprint:**

Less land dedicated to parking means more green space and fewer emissions tied to car dependency.

**Conclusion** Eliminating minimum parking requirements in the Commercial centers of New Town will reduce unnecessary costs, improve urban design, and create a more sustainable neighborhood. Empowering a market driven approach ensures that parking meets actual needs without compromising livability or environmental goals.

*We believe the purpose of architecture is to facilitate human flourishing.*

If we, as Oklahomans, made cultivating beauty and human flourishing our priority, what kind of city would we build? What could your home, your neighborhood and your community look like—and be like?

The last time people made human flourishing and beauty their ideal it birthed the Renaissance, resulting in cities like Florence, home to some of the most beautiful and enduring architecture ever built. As a society we spend billions to experience these places for a week—yet when we return home we simply accept modern America's throwaway building culture, mumbling the oft-repeated line: "We don't build things like we used to."

What's stopping us?

A New Town
R & R
Masterplan Development Handbook
Midwest City, Oklahoma

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**R&R Homes**
*Moore, OK*

R&R HOMES

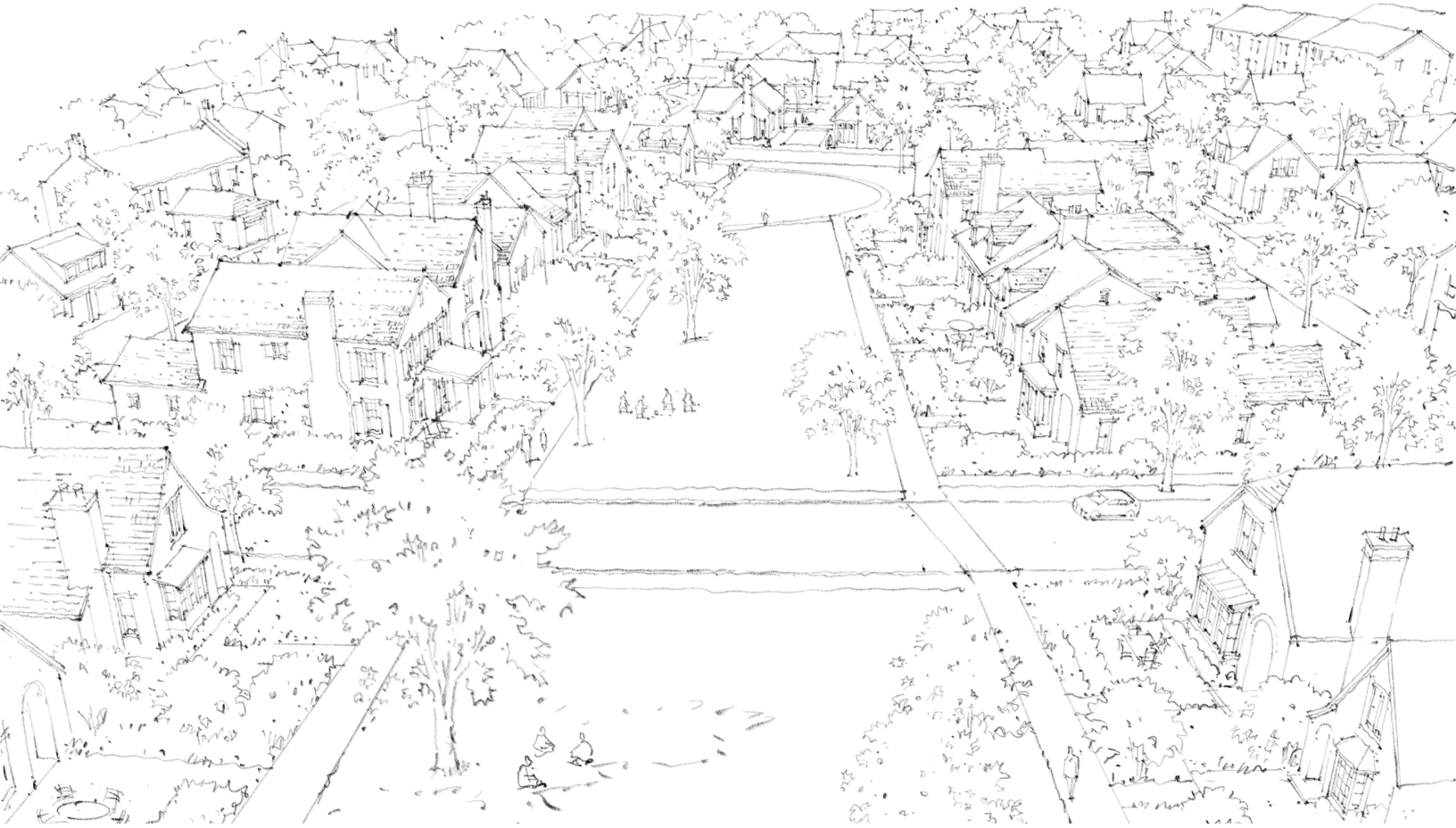
**Building Culture**
*Oklahoma City, OK*

BUILDING CULTURE

The New Town master plan focuses on an 200-acre site in Midwest City, Oklahoma, just minutes from both Downtown Oklahoma City and Tinker Air Force Base.

Inspired by recent New Urbanist developments such as the Wheeler District in Oklahoma City, Russell and Tabitha Clark of R&R Homes approached Building Culture with the vision of creating a human-centered, people-first neighborhood that blends residential and commercial uses. Throughout the design process, the clients and team drew from a variety of successful Traditional Neighborhood Developments (TNDs), with particular inspiration from Serenbe in Chattahoochee Hills, Georgia.

The master plan follows a traditional village pattern, a time-tested model seen in thriving communities around the world. The layout offers a variety of densities, from quiet, tree-lined village lanes to active intermediate village streets and a vibrant, walkable town center. While the design ensures practical vehicular access—including provisions for first responders—each street and public space has been shaped first and foremost for the human scale and natural pedestrian movement.



This type of mixed-use master plan with a variety of housing is still considered unconventional by many municipalities and planning professionals today. For nearly the past century, America has primarily built single use residential subdivisions incentivized by postwar FHA and VA loan products. These developments are frequently filled with a homogenous housing product type and designed for automobiles at the expense of the human scale.

Modern consumers' needs and preferences are not satisfied by isolated car-dependent subdivisions. A recent poll from the National Realtor Association found that 79% of people considered it important to be within an easy walk of other places and things (besides housing) including shops and parks. 63% of American households are one or two people, and 79% are between one and three. The benefit of varied housing types that allow people to remain in their neighborhood as their circumstances change (aging, upsizing, downsizing, etc.) has been widely documented. Consumers recognize the value of human scaled neighborhoods that are beautiful, convenient, and safe.

Many municipalities and professionals today are still partial to suburban subdivision-style development because it is standard and relatively easy to plan and execute; it is what most people are used to. This can present challenges: a human-scaled mixed-use neighborhood may seem foreign because it is 'new' and different, and most modern municipal codes, engineering standards, and zoning structures were written with the subdivision rather than the village in mind. However, dozens of flourishing TND neighborhoods built in the past three decades demonstrate that this form of development is feasible and worthwhile if we have the fortitude to realize it. Humans have been building variations of the village pattern for thousands of years, yielding most of the world's most beloved towns and cities in the process.

The masterplan and urban design principles outlined in this book are designed to serve as a generative planning guide, rather than a rote, prescriptive code. This plan focuses not only on how parcels are laid out but also on how buildings and landscaping define each outdoor space, whether that is a street or a private garden. The masterplan lays out lots, and this book contains principles which should be used to lay out buildings on each parcel. The definition of space is equal or greater in importance to the buildings themselves, and care should be taken to configure the elements of each parcel thoughtfully using these strategies.

# Architectural Design Guidelines

The ARB *'Architectural Design Guidelines'* leans heavily on two design frameworks; *'A Pattern Language'* by Chris Alexander and *'Get Your House Right'* by Marianne Cusato. These are not treatises on architectural style, but on design principles that every person can intuitively recognize. ***These principles hold true across time and culture because they are principles grounded in the human condition.***

## Conceptual Design: *Massing, Composition, Arrangement of Openings*

1. *'Get Your House Right'* - Chapter 2; Massing, architectural composition and the arrangement and size of openings shall be evaluated based on their reflection of the design principles outlined in this Chapter.

2. Keep the massing of the building simple. A rectangle is the most classic and elegant building plan shape. Roof lines should be kept simple, avoiding the 'McMansion' roof appearance.

3. *'A Pattern Language'*; The patterns listed below are key to the aesthetic of New Town, Midwest City. Special note will be taken of the design's adherence to them.

    - 112 "Entrance Transition
      Buildings, and especially houses, with a graceful transition between the street and the inside, are more tranquil than those which open directly off the street."

    - 106 Positive Outdoor Space
      "Outdoor spaces which are merely "left over" between buildings will, in general, not be used… Make all the outdoor spaces which surround and lie between your buildings positive. Give each one some degree of enclosure; surround each space with wings of buildings, trees, hedges, fences, arcades, and trellised walks, until it becomes an entity with a positive quality and does not spill out indefinitely around corners."

    - 111 Half-hidden Garden
      "If a garden is too close to the street, people won't use it because it isn't private enough. But if it is too far from the street, then it won't be used either, because it is too isolated. Place it in some kind of half-way position, side-by-side with the house, in a position which is half-hidden from the street, and half-exposed."

## General Building Material Guidelines

**Foundations;**
Visible areas of concrete block or poured foundations must be parged or covered with smooth stucco.

**Roofs;**
Roofs should be considered a prominent compositional element and their composition will be evaluated by the ARB. See Chapter 9 of 'Get Your House Right'.

**Garage Doors;**
See *Driveway* and *Garage and Driveway Access* in these guidelines. Also See Garage Doors in Chapter 6 of *'Get Your House Right'*

**Chimneys;**
Exterior Chimneys will extend to the ground. They may not be clad in siding but must either reflect the treatment of the foundation or be some other treatment of exposed masonry.

**Wall Materials Encouraged;**
- Wood or concrete board siding with corner boards or mitered corners
- Wood shingles
- Stucco
- Brick
- Stone
- Masonry general

**Wall Materials Not-allowed;**
- Faux stone
- T1-11 Siding
- Vinyl Siding
- Styrofoam moldings
- EIFS or foam derived elements

## "Northside Manners"

***'Northside Manners': A Charleston Tradition of Privacy and Respect***

The "Northside Manners" is a distinctive building tradition rooted in Charleston's historic approach to building, emphasizing privacy, light, and harmony between neighbors. This tradition arose from the close-knit, high-density arrangement of homes in Charleston's historic neighborhoods, where respect for neighboring properties became a cornerstone of community design.

The name stems from a key principle: ***side yards and courtyards are always oriented to the south***, ensuring they receive abundant sunlight throughout the day while creating a consistent rhythm along the streetscape. By maintaining this alignment, neighbors benefit from cohesive outdoor living spaces that feel open and inviting without sacrificing privacy.

Another hallmark of the Northside Manners is the careful placement of windows. Windows on the north side (or the side overlooking the neighbors courtyard) are either omitted or minimized so as to prevent sight-lines into neighboring courtyards or homes. This approach protects the privacy and intimacy of outdoor spaces, encouraging a sense of retreat for homeowners.

The Northside Manners demonstrate how thoughtful design can balance density with privacy. This principle continues to inspire modern urban developments, offering a timeless solution for creating beautiful, neighborly communities.

## Design Principles:

1. Side Yard Orientation:
    - All principal buildings/courtyards should be oriented to the South (or the same consistent direction along the block face) to ensure privacy between lots.
    - Corner Lots may deviate from this pattern so long as they maintain the privacy of the neighboring lot.
2. Window Placement:
    - Windows that would overlook neighboring courtyards or side yards must be omitted or use design strategies (e.g., stained glass, clerestory windows) to limit views into the neighbor's private courtyard.
3. Walls & Screening:
    - Walls, fences, or evergreen landscaping should be installed along side property lines to delineate and shape space. These must be substantial enough to create both a visual and sound barrier between properties. See  Generative Design Principle 'Courtyard'
4. Architectural Approval:
    - The Architectural Review Board (ARB) will pay special attention to the 'Northside Manners' pattern to ensure privacy between lots.

105 South Facing Outdoors

"People use open space if it is sunny, and do not use it if it isn't, in all but desert climates. This is perhaps the most important single fact about a building. If the building is placed right, the building and its gardens will be happy places full of activity and laughter. If it is done wrong, then all the attention in the world, and the most beautiful details, will not prevent it from being a silent gloomy place."

-Chris Alexander

---

*Primary buildings are placed along the edge of the property lines. See design principle 'Perimeter Lot'*

*The consistent placement of primary buildings on the same North-west corner creates privacy for each side-courtyard.*

*In this case, the main entrance and motor court is the South courtyard and the side court is the East facing courtyard.*

*Though these two examples show the main building to the rear of the property, it should often be in the front of the property as well.*

## Windows & Dormers

*"Windows are more than a means of providing light and ventilation. They are the "eyes" of the house. They connect it to the world around it, framing a view from the inside and offering a glimpse of interior life to the passerby. Windows, more than any other single element , will determine the character of your house."*

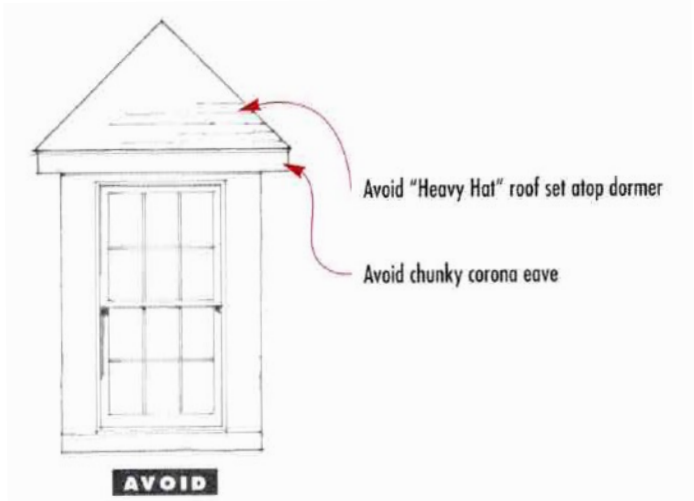
*- Marianne Cusato*

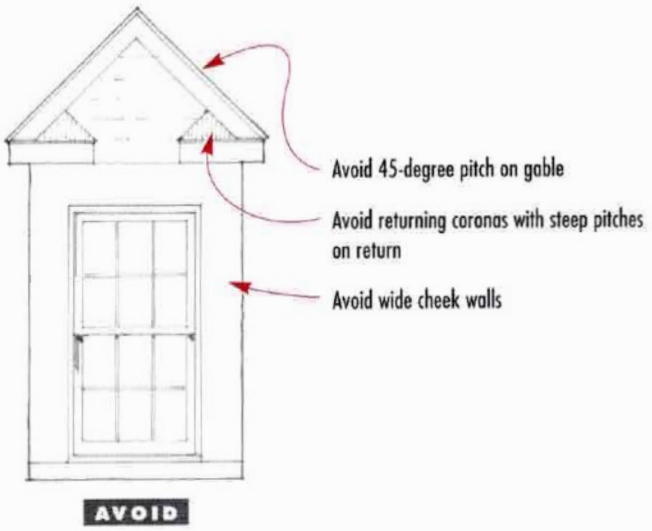
See Chapter 5 of *'Get Your House Right'* for complete list of design principles and "Use" and "Avoid" examples.

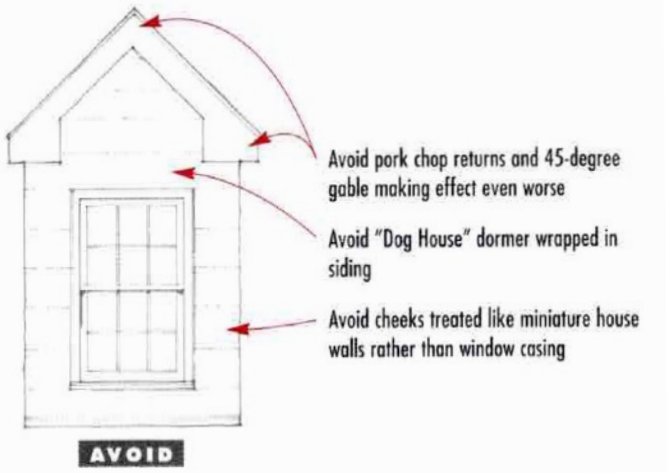
| Encouraged | Not Approved |
|---|---|
| • All 'Use' examples from Chapter 5 of *'Get Your House Right'*<br>• Windows must be composed on side and rear elevations with equal consideration as front façade.<br>• Windows with muntins must use SDL's. (Simulated Divided Lites).<br>• Ganged windows with 4+ window units should separate windows with a minimum of 4" mulls to reflect traditional window construction.<br>• When ganged windows have an exterior sill, that sill should be continuous across all window units. | • Snap-in muntins<br>• Grilles between the glass (GBG)<br>• Shutters that do not fit the height and width of the window.<br>• Masonry lintels that do not overlap the opening of the window<br>• Dormers and any cornice with Pork-chop Eaves |

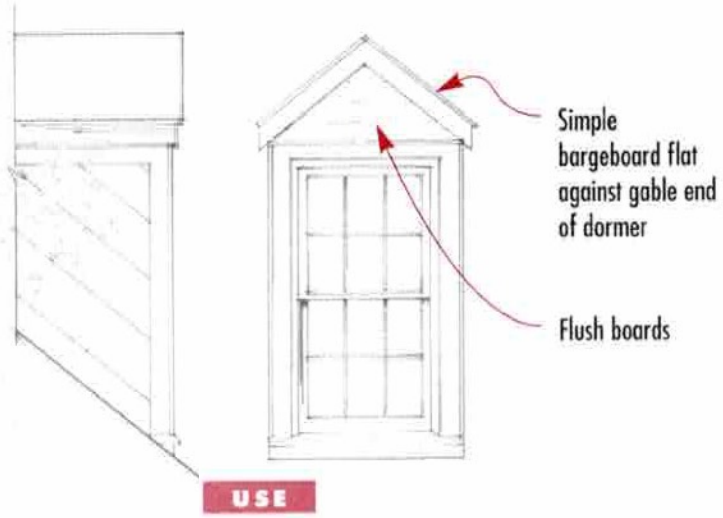
*"Divide window sashes into as many lites as the budget allows.*
*We Do This Because: Muntins diffuse light entering the room, making everything in the room more beautiful in the softer light. But more muntins cost more money, so windows with more lites should be used on more refined buildings. Never use fewer than one muntin, even on the most vernacular buildings."*

*-Steve Mouzon*




Images; Chapter 5 of 'Get Your House Right' by Marianne Cusato

## Exterior Doors

*"The Front Door is hierarchically the most important element of a building, the point through which we enter and leave, and therefore something we notice every day. The design of the front door and entrance should recognize that importance."*

*- Marianne Cusato*

See Chapter 6 and 7 of 'Get Your House Right' for complete list of design principles and good and bad examples.

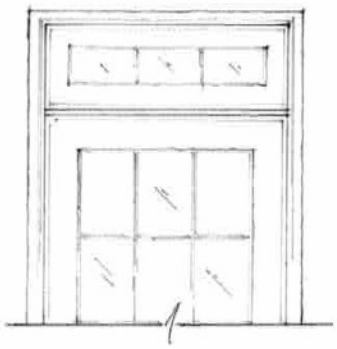
| Encouraged | Not Approved |
|---|---|
| • All 'Use' examples from Chapter 6 & 7 of 'Get Your House Right' | • All 'Avoid' examples from Chapter 6 & 7 of 'Get Your House Right'<br>• No Vinyl<br>• No Metal<br>• No Faux Graining |

*"The Front door should be surrounded with trim more elaborate than normal door and window casing. We do this because: The front door surround is a strong visual cue to visitors who haven't been there before indicating the main entry of the building. This is more important when more than one door is visible from the street… The alternative to using a special front door surround is to paint or stain the front door a different color from the other doors and windows."*

*-Steve Mouzon*

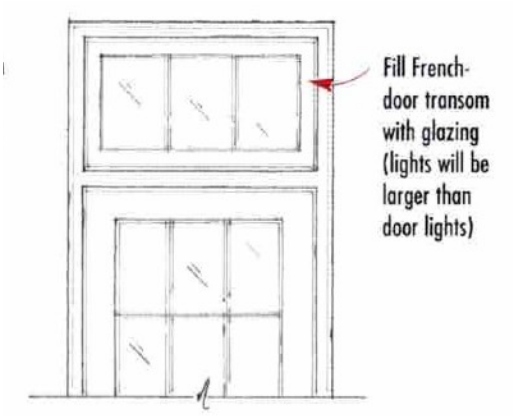
**AVOID**

Etched glass in long horizontal transoms



**AVOID**

Thin horizontal lights, especially above a glazed door




Best

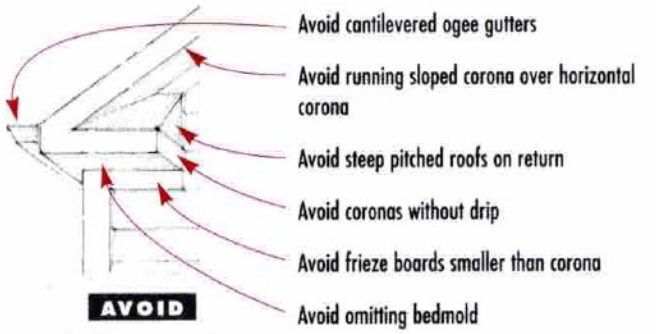
Images; Chapter 6 of 'Get Your House Right' by Marianne Cusato

## Eave Details

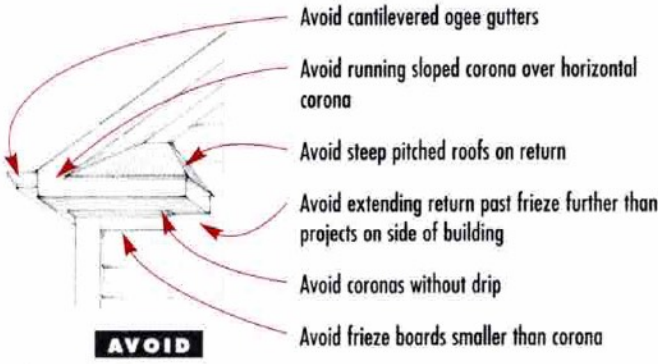
See Chapter 10 of 'Get Your House Right' for complete list of design principles and good and bad examples.

| Encouraged | Not Approved |
| --- | --- |
| • All 'Use' examples from Chapter 10 of 'Get Your House Right' | • Pork-chop eaves<br>• All 'Avoid' examples from Chapter 10 of 'Get Your House Right' |

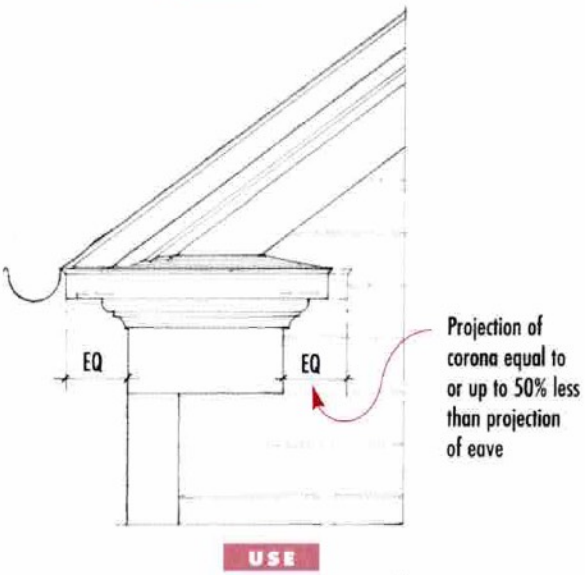
The pork chop

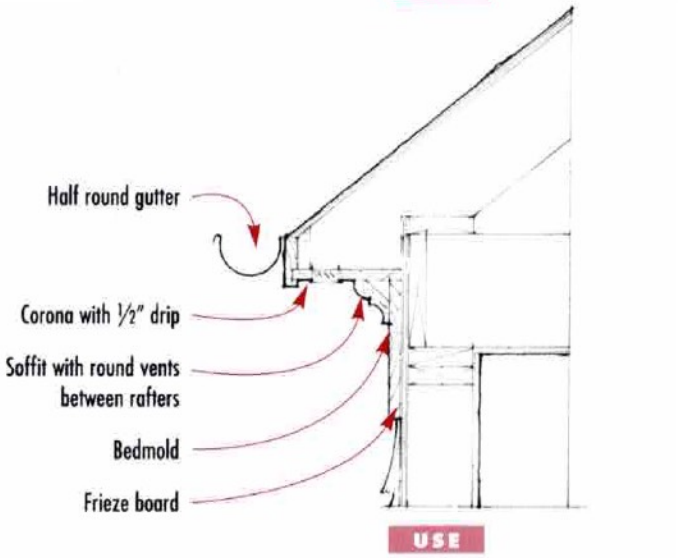



The heavy roof




The exaggerated return




Images; Chapter 10 of 'Get Your House Right' by Marianne Cusato

## Porches and Balconies

*"In many traditional American houses, the porch is the single most "architectural" piece of the building.*

*- Marianne Cusato*

See Chapter 8 of *'Get Your House Right'* for complete list of design principles and good and bad examples.

| Encouraged | Not Approved |
|---|---|
| • All 'Use' examples from Chapter 8 of *'Get Your House Right'* | • All 'Avoid' examples from Chapter 8 of *'Get Your House Right'*<br>• Base of post or column extending horizontally past the foundation<br>• Spacing between posts or column greater than the height of post or column.<br>• Aluminum or plastic columns (this does not include dimensional plastic boards such as Azek PVC boards)<br>• Standard pressure treated shaped balusters and pickets |

*"When a wood post is used as a column, chamfer its edges from just above the top of the handrail or floor (if there is no handrail) to just below the top of the post. We do this because: Chamfering a wood edge makes it much more durable to wear."*

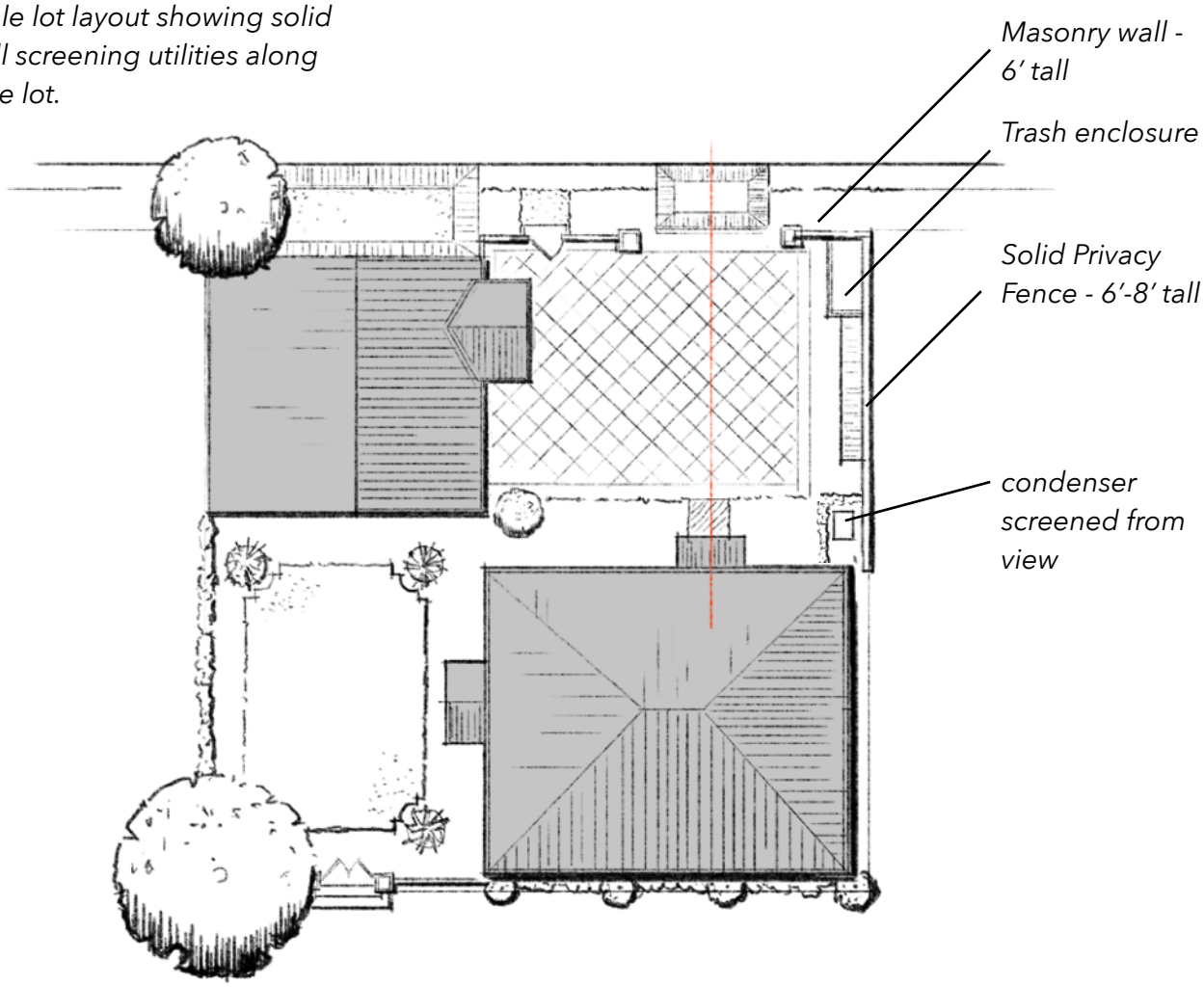
*-Steve Mouzon*

## Screening

**Screening Regulations**

All heating, ventilation, and air conditioning units, utility meters, electric transformer boxes, and any outdoor refuse containers must be screened from view from streets, alleys, and neighboring lots by plants, fences or walls. This applies to both the Commercial and Residential lots.

*Image; Possible lot layout showing solid fence and wall screening utilities along one side of the lot.*



## Patios and Pathways

247 Paving With Cracks Between the Stones

"Asphalt and concrete surfaces outdoors are easy to wash down, but they do nothing for us, nothing for the paths, and nothing for the rainwater and plants. Look at a simple path, made by laying bricks or paving stones directly in the earth, with ample cracks between the stones. It is good to walk on, good for the plants, good for the passage of time, good for the rain. You walk from stone to stone, and feel the earth directly under foot. It does not crack, because as the earth settles, the stones move with the earth and gradually take on a rich uneven character. As time goes by, the very age and history of all the moments on that path are almost recorded in its slight unevenness. Plants and mosses and small flowers grow between the cracks."

121 Path Shape

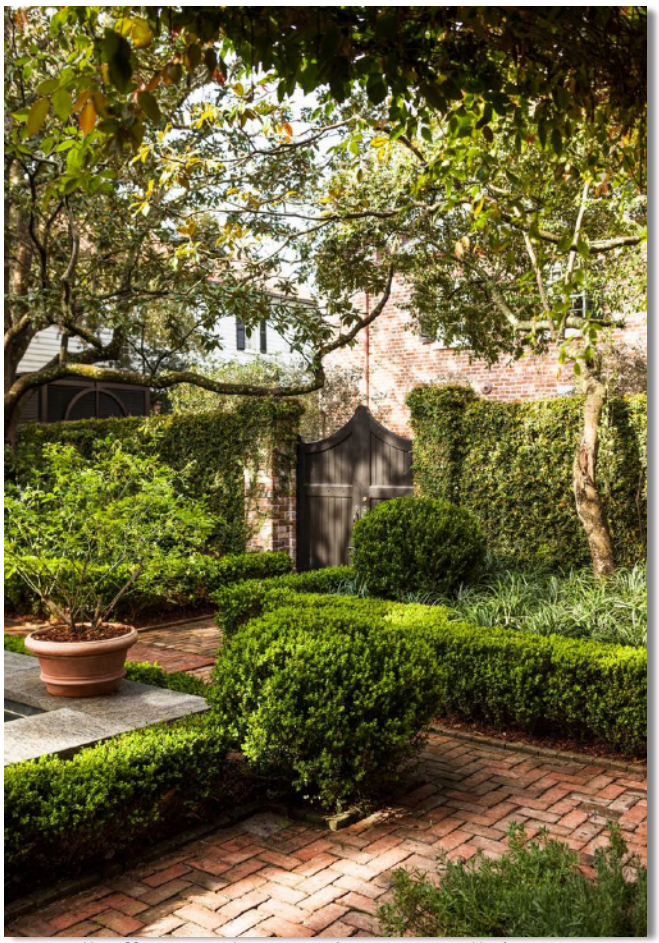
"Streets should be for staying in, and not just for moving through, the way they are today… Therefore: Make a bulge in the middle of a public path, and make the ends narrower, so that the path forms an enclosure which is a place to stay, not just a place to pass through."

-Chris Alexander

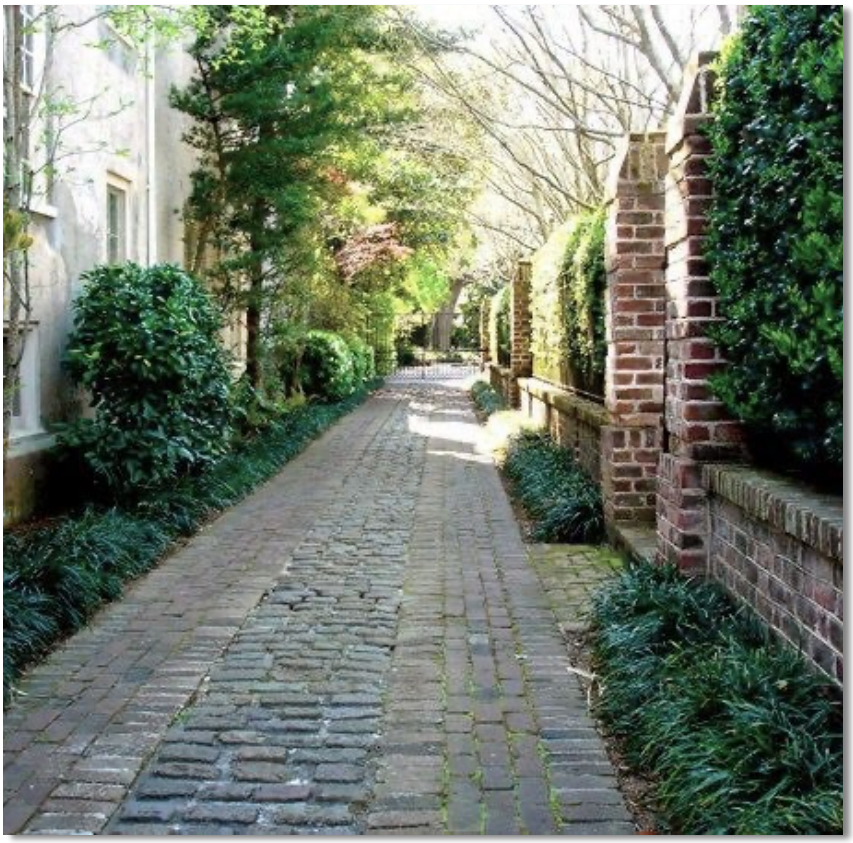
| Encouraged | Not Approved |
|---|---|
| • Brick pavers<br>• Natural or cut stone<br>• Compacted gravel of fine aggregate<br>• Concrete with a gently exposed aggregate finish<br>• Colored concrete (eg Rosemary)<br>• Subtle stamped concrete patterns | • Concrete stepping stones (typical from box store) |

Beautiful brick paving. Note the linear border, the herringbone interior panel subdivided further by other brick patterns.

Compacted fine gravel makes a wonderful courtyard floor.



overall effect is pleasing because all the materials are good.



This path in Charleston is beautiful - note that both brick and cobblestone are used; note the paving patterns.

## Driveways

**Front Driveway Access**

In order to preserve a beautiful pedestrian environment along the streetscape, driveway curb cuts for front-loaded lots should never accommodate more than a 2 car pull-off. A single car curb cut of no wider than 12' is strongly preferred. See design details for on-street parking and drive apron connection to main street. No more than two single car garage doors should ever face the primary street.

| Encouraged | Not Approved |
|---|---|
| • Brick pavers<br>• Cobblestone<br>• washed finish concrete (exposed aggregate) with decorative formwork<br>• Driveways must have a drive skirt of traditional paving that connects to the main street. | • Asphalt driveways may not connect directly to the main street. |

113 Car Connection

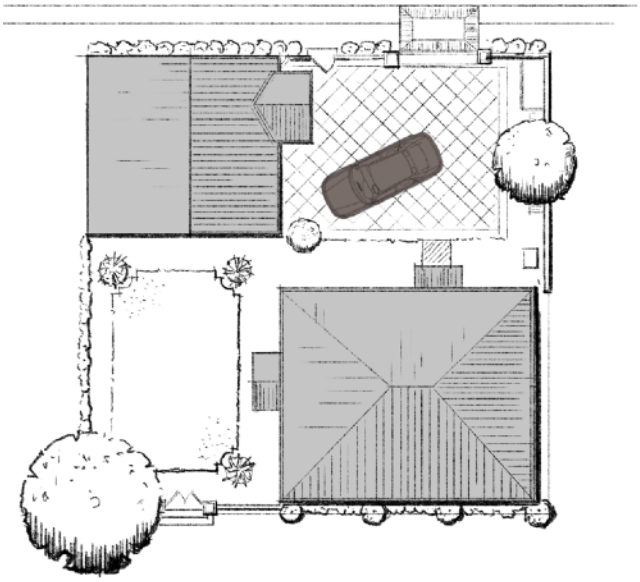
"The car entrance becomes the main entrance - regardless of the plan… Place the parking place for the car and the main entrance, in such a relation to each other, that the shortest route from the parked car into the house, both to the kitchen and to the living rooms, is always through the main entrance. Make the parking place for the car into an actual room which makes a positive and graceful place where the car stands, not just a gap in the terrain."

-Chris Alexander

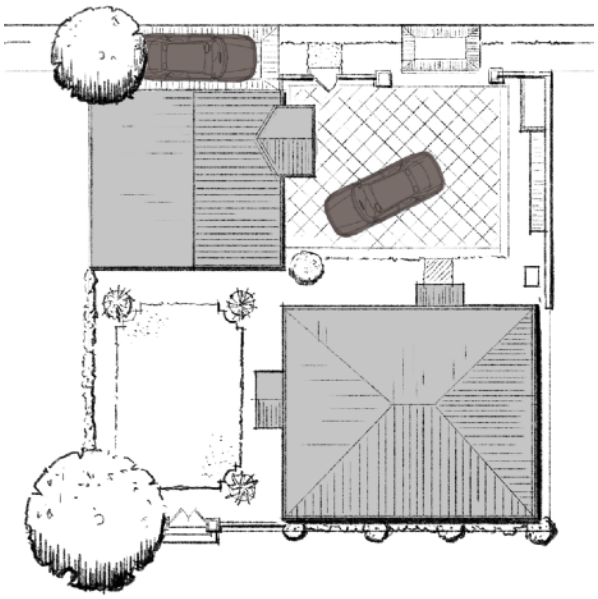
9 0

## Garage and Driveway Access

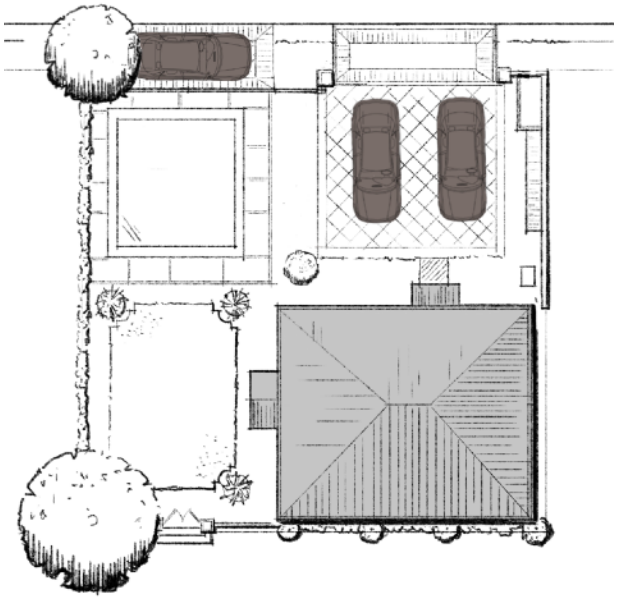
*Single or two car garage, 10' wide drive access off of main street with 6' deep cobblestone drive apron*



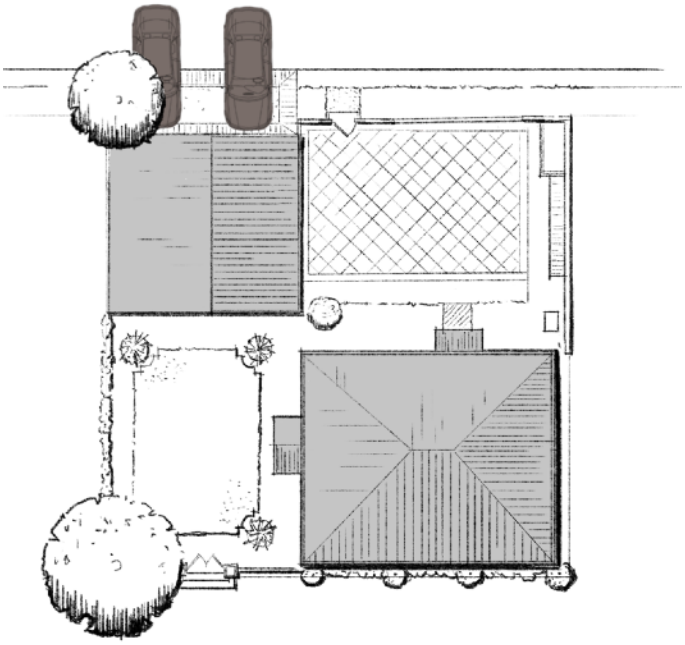
*Garage setback 3' from property line to create parallel private parking spot. adjacent to street*



*The drive access width shall not be wider than a two car opening onto the courtyard*



*The garage shall not have more than 2 separated single garage doors facing the street*



## Signs *(including Street Signs)*

Signage Design Parameters

1. Integration with Architecture
   Signage should be thoughtfully integrated into the overall design concept of the building. It must complement the architectural style and materials, ensuring a cohesive and harmonious visual presentation.

2. Artistic and Unique Craftsmanship
   Signs are encouraged to showcase artistic creativity and employ high-quality techniques and materials. The goal is to achieve a design that reflects individuality while enhancing the aesthetic appeal of the community.

3. Functionality and Placement
   Signage should be strategically placed to serve its functional purpose without obstructing views or detracting from the character of the building or streetscape. Wall-mounted brackets with hanging signs, flush or wall mounted signs,  directly mounted wall signs, awning signs or shadow letters are all acceptable.

4. Lighting and Visibility
   If illuminated, signage lighting must be subtle and in keeping with dark-sky principles, avoiding glare or excessive brightness. Downward-facing or concealed light sources are preferred.

5. Street and Regulatory Signs
   Street name signs, traffic signs, and other regulatory signage must be consistent in size, materials, and typography to create a unified streetscape throughout the development. Signposts should be finished to coordinate with architectural and landscape elements, and signage should avoid excessive scale or clutter. Reflectivity and visibility must meet local and state requirements for safety and legibility, while still respecting the character of New Town, Midwest City.

6. Temporary signage must adhere to similar standards of quality and placement and be removed promptly after its intended purpose is fulfilled.

7. Review and Approval Process
   All signage designs must be reviewed and approved by the Architectural Review Board (ARB) on a case-by-case basis. This ensures compatibility with the overall vision of the development.

# Lighting

**New Town Lighting Standards**
New Town Midwest City prioritizes the reduction of light pollution through thoughtful, responsible outdoor lighting practices. To preserve the natural night environment, all fixtures must be fully shielded to prevent upward spill, feature low color temperature to reduce harshness, and direct illumination downward.

Landscape lighting must remain confined to the property, with no direct illumination extending onto neighboring lots, streets, or common areas. All exterior lighting, including landscape fixtures, must be submitted to the Architectural Review Board (ARB) for review and approval. Lighting deemed excessive or inappropriate may be disapproved.

**Street Lighting:**
Street lighting will be installed throughout the community to provide appropriate illumination for safety and visibility. Fixtures must be in keeping with the Neighborhood's aesthetic and dark-sky objectives, using fully shielded, downward-directed lights that minimize glare and sky glow. Street lighting shall be consistent in style and finish with the architectural character of the community. All fixtures must meet or exceed applicable IES and International Dark-Sky Association (IDA) standards for residential neighborhoods.

**Village Center Guidelines:**

- Pedestrian Paths & Public Spaces: Use low-level bollards, recessed step lights, or shielded fixtures aimed downward. Avoid over-lighting and harsh contrasts.
- Entrances & Storefronts: Use shielded wall-mounted or recessed canopy lights. Lighting should enhance architecture without glare or spill beyond the building perimeter.
- Parking Areas: Use poles of appropriate height with fully shielded, downcast fixtures.
- Signage: Illuminate signs with downward-facing or backlit elements. Avoid flashy, overly bright, or constantly lit signage.
- Landscape & Accent Lighting: Keep decorative lighting subtle, shielded, and confined to highlight specific features without contributing to light pollution. Minimize uplighting.

As with residential lots, all exterior lighting fixtures in the commercial centers must be submitted for review and approval by the Architectural Review Board (ARB). The ARB will evaluate whether proposed lighting plans align with the dark sky objectives and ensure that they provide a cohesive aesthetic appropriate for the commercial center. Lighting that creates excessive brightness, glare, or light trespass will not be approved.

*"To preserve the natural night environment, all light fixtures must be fully shielded to prevent upward light spill, feature a low color temperature to minimize harshness, and direct illumination downward."*

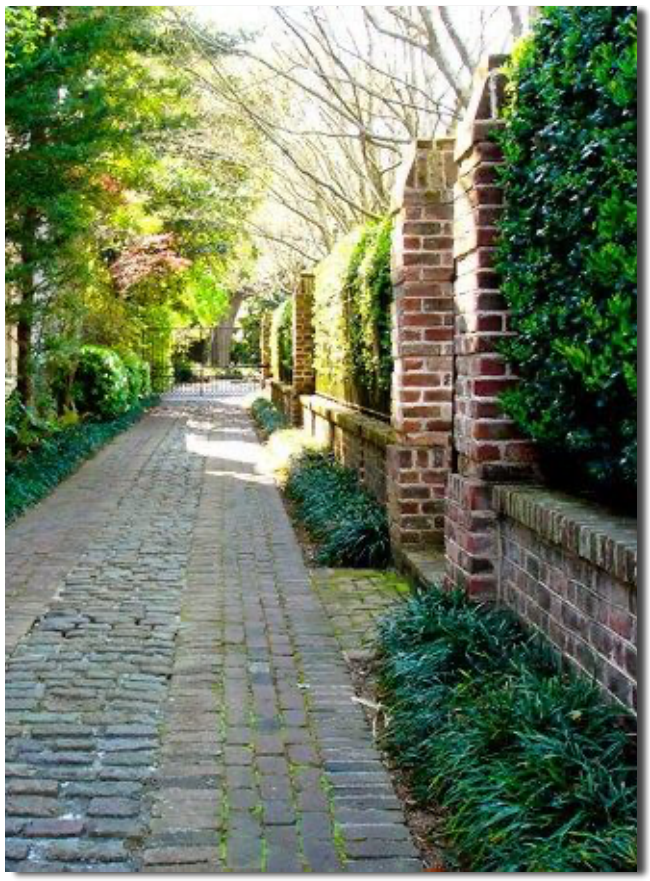
173 Garden Walls

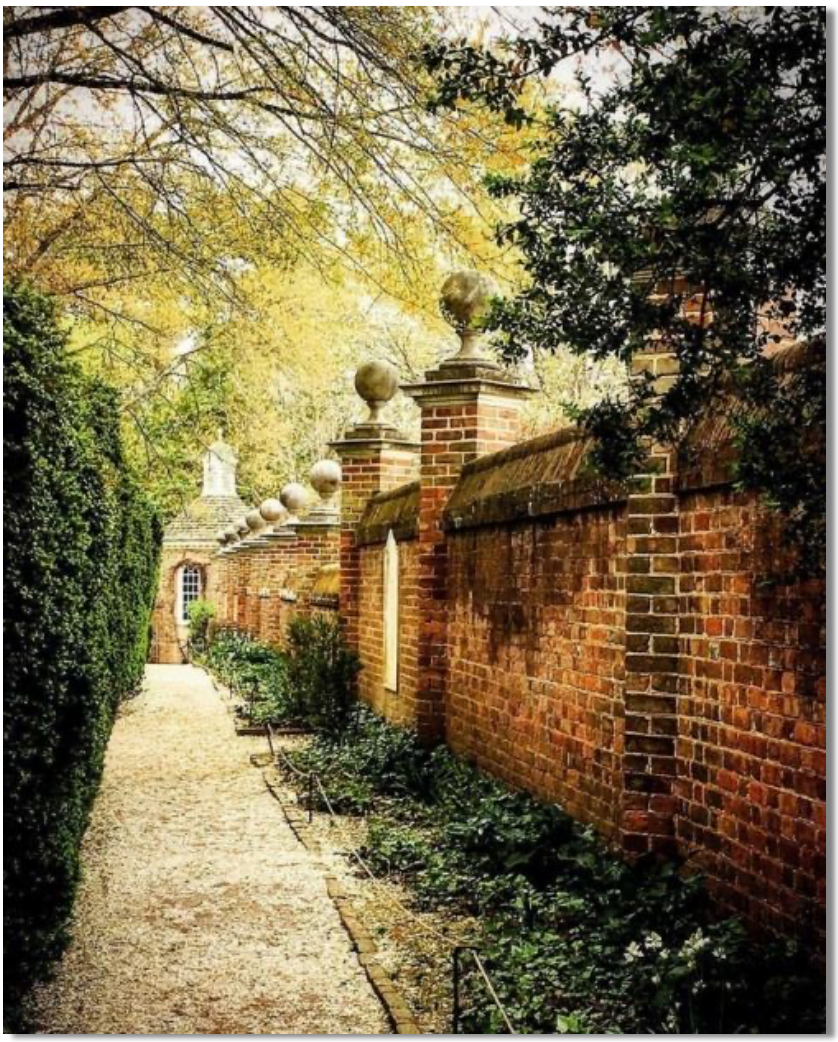
"People need contact with trees and plants and water. In some way, which is hard to express, people are able to be more whole in the presence of nature, are able to go deeper into themselves, and are somehow able to draw sustaining energy from the life of plants and trees and water…

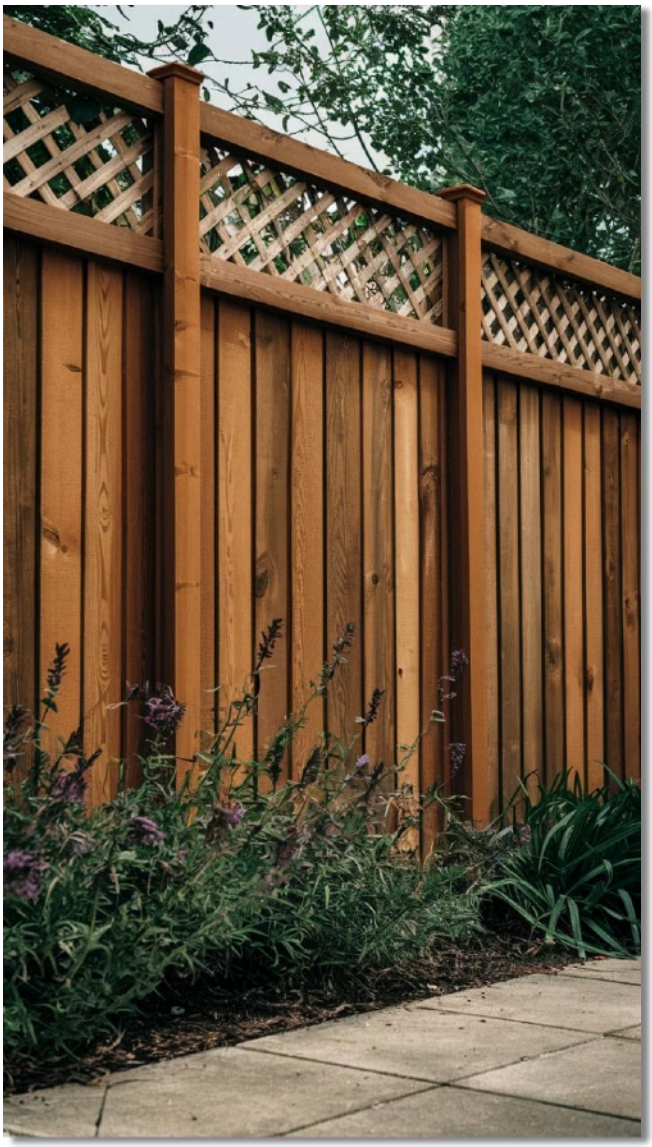
Form some kind of enclosure to protect the interior of a quiet garden from the sights and sounds of passing traffic. If it is a large garden or a park, the enclosure can be soft, can include bushes, trees, slopes, and so on. The smaller the garden, however, the harder and more definite the enclosure must become. In a very small garden, form the enclosure with buildings or walls; even hedges and fences will not be enough to keep out sound."

-Chris Alexander

| Encouraged | Not Approved |
|---|---|
| Courtyard walls generally need to be 6' tall or taller. Appropriate materials include;<br>• Brick<br>• Masonry<br>• Stucco<br>• Wood or Azek type fence<br>• Fence between masonry piers<br>• Wrought Iron<br>• Hedge | • Vinyl<br>• Chain link |







## Shade Trees

171 Tree Places

> "When trees are planted or pruned without regard for the special places they can create, they are as good as dead for the people who need them. Trees have a very deep and crucial meaning to human beings. The significance of old trees is archetypal; in our dreams very often they stand for the wholeness of personality.
> ***If you are planting trees, plant them according to their nature, to form enclosures, avenues, squares, groves, and single spreading trees toward the middle of open spaces.*** And shape the nearby buildings in response to trees, so that the trees themselves, and the trees and buildings together, form places which people can use."
>
> -Chris Alexander

Below are the recommended species for Shade Trees. All plant lists for areas adjacent to or in a public space must get final approval by the ARB

- Shumard Oak (Quercus shumardii): A large, fast-growing oak reaching up to 60 feet, known for its vibrant red fall foliage.
- Bur Oak (Quercus macrocarpa): A sturdy tree that can grow up to 70 feet, featuring large acorns and a broad canopy providing ample shade.
- Chinkapin Oak (Quercus muehlenbergii): This oak reaches 40 to 60 feet and thrives in well-drained soils, offering excellent shade with its broad, rounded crown.
- American Elm (Ulmus americana): A classic shade tree that can grow up to 80 feet, valued for its graceful, arching branches.
- Eastern Redbud (Cercis canadensis): Oklahoma's state tree, reaching 20 to 30 feet, known for its stunning pink flowers in early spring and heart-shaped leaves.
- Bald Cypress (Taxodium distichum): A deciduous conifer that can grow up to 70 feet, adaptable to various soil conditions, including wet areas, with feathery foliage that provides light, airy shade.
- Blackgum (Nyssa sylvatica): Also known as Black Tupelo, this tree reaches 30 to 50 feet and is noted for its brilliant red fall color and adaptability to different soil types.
- Sugar Maple (Acer saccharum): Specifically, the 'Caddo' variety is native to southwestern Oklahoma, growing 40 to 60 feet tall, offering excellent shade and vibrant red to orange fall colors.
- American Sycamore (Platanus occidentalis): A fast-growing tree that can exceed 80 feet, known for its mottled bark and broad canopy, providing extensive shade.
- Kentucky Coffeetree (Gymnocladus dioicus): Reaching 60 to 75 feet, this tree has an open canopy that provides moderate shade and is tolerant of urban conditions.

*"If you are planting trees, plant them according to their nature, to form enclosures, avenues, squares, groves, and single spreading trees toward the middle of open spaces."*

Bur Oak - 'a single spreading tree toward the middle of spaces'

Eastern Redbud - shaping a pedestrian path

American Sycamore - a tree traditionally planted to shape the space of the street

## Understory Trees

Create a layered landscape that softens the transition between the home and the larger shade trees.

Below are the recommended species for Understory Trees. All plant lists for areas adjacent to or in a public space must get final approval by the ARB

- Eastern Redbud (Cercis canadensis)
  Beautiful pink or purple spring blossoms.

- Dogwood (Cornus florida)
  Showy white or pink flowers in spring.

- American Smoketree (Cotinus obovatus)
  Unique "smoky" plumes of flowers in summer.

- Golden Rain Tree (Koelreuteria paniculata)
  Bright yellow flowers in midsummer.

- Hawthorn (Crataegus viridis 'Winter King')
  Red berries in fall/winter.

- Mexican Plum (Prunus mexicana)
  Fragrant white spring blossoms.

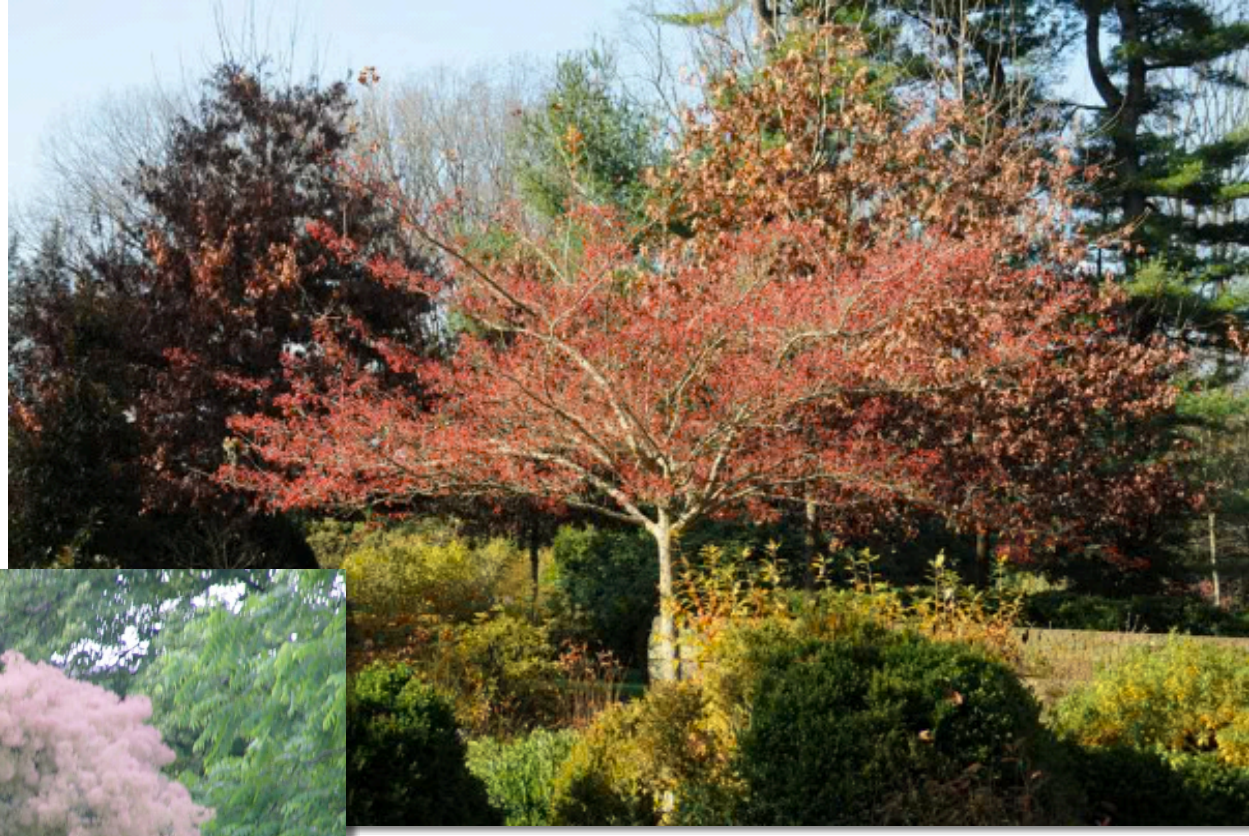
- Oklahoma Redbud (Cercis canadensis var. texensis 'Oklahoma')
  Deep magenta flowers in spring.

- Crape Myrtle (Lagerstroemia indica)
  Long-lasting summer blooms in various colors.

- Chickasaw Plum (Prunus angustifolia)
  Edible summer plums attract wildlife.

- Vitex (Vitex agnus-castus)
  Lavender or purple flower spikes in summer.

Hawthorn in garden courtyard



American Smoketree in Village Green

Crape Myrtles forming the edge of the path

## Shrubs

Below are the recommended species for shrubs. All plant lists for areas adjacent to or in a public space must get final approval by the ARB

- American Beautyberry (Callicarpa americana)

  Vibrant purple berries in fall.
- Dwarf Yaupon Holly (Ilex vomitoria 'Nana')

  Evergreen foliage with a neat, compact shape.
- Oakleaf Hydrangea (Hydrangea quercifolia)

  Large, cone-shaped white flowers that age to pink.
- Texas Sage (Leucophyllum frutescens)

  Silvery foliage with purple blooms after rain.
- Red Yucca (Hesperaloe parviflora)

  Drought-tolerant with striking red flower spikes.
- Mock Orange (Philadelphus coronarius)

  Fragrant white flowers in spring.
- Spirea (Spiraea japonica)

  Bright pink or white flowers in late spring.
- Ninebark (Physocarpus opulifolius)

  Unique peeling bark and white flower clusters.
- Virginia Sweetspire (Itea virginica)

  Fragrant white flowers and brilliant red fall foliage.
- Russian Sage (Perovskia atriplicifolia)

  Aromatic silvery foliage with lavender-blue blooms.

American Beautyberry

Red Yucca

Oakleaf Hydrangea

Mock Orange

Dwarf Yaupon Holly

Texas Sage

## Flowers, Native Grasses and Ground Covers,

Below are the recommended species. All plant lists for areas adjacent to or in a public space must get final approval by the ARB

Native Grasses

- Little Bluestem (Schizachyrium scoparium)

  Striking blue-green foliage that turns copper in fall.
- Switchgrass (Panicum virgatum)

  Tall, airy plumes that provide year-round interest.
- Sideoats Grama (Bouteloua curtipendula)

  Delicate seed spikes that dangle attractively.

Ground Covers

- Prairie Phlox (Phlox pilosa)

  Low-growing with clusters of pink or lavender flowers.
- Creeping Sedum (Sedum ternatum)

  Hardy succulent with star-shaped blooms.
- Winecup (Callirhoe involucrata)

  Trailing stems with vibrant magenta flowers.

Perennials

- Purple Coneflower (Echinacea purpurea)

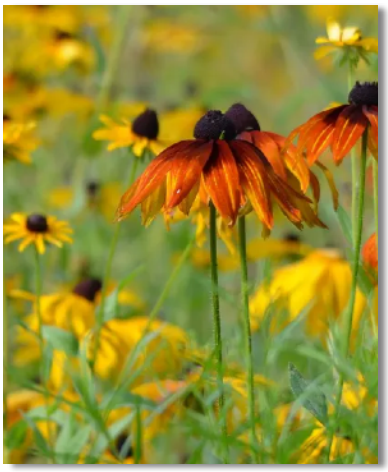
  Iconic daisy-like flowers with a prominent cone.
- Black-Eyed Susan (Rudbeckia hirta)

  Bright yellow petals surrounding a dark brown center.
- Butterfly Milkweed (Asclepias tuberosa)

  Orange blooms that attract pollinators and butterflies.
- Blazing Star (Liatris spicata)

  Spiky purple flower clusters loved by pollinators.

Blazing Star



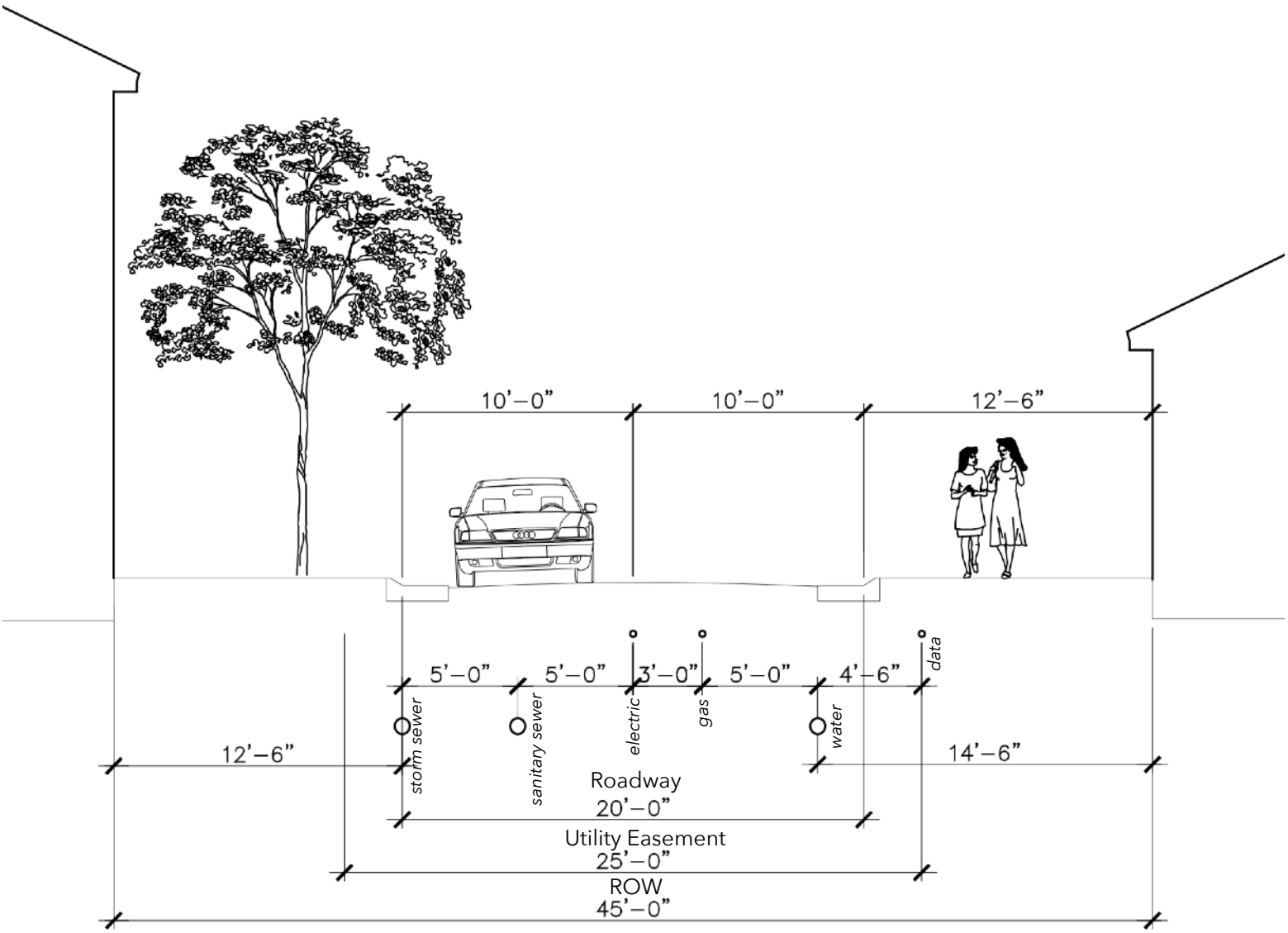
Black-Eyed Susan

Little Bluestem

Winecup

## Street Trees

Street trees that provide a significant canopy do more to make a street pleasant, walkable place than any other one thing. They provide shade for pedestrians, reduce heat island effects, improve air quality, and contribute to the overall identity and appeal of the neighborhood. Street trees may be planted within the 45' public right-of-way including designated utility easements, provided that species selection and planting locations are coordinated to avoid conflicts with utilities and infrastructure.

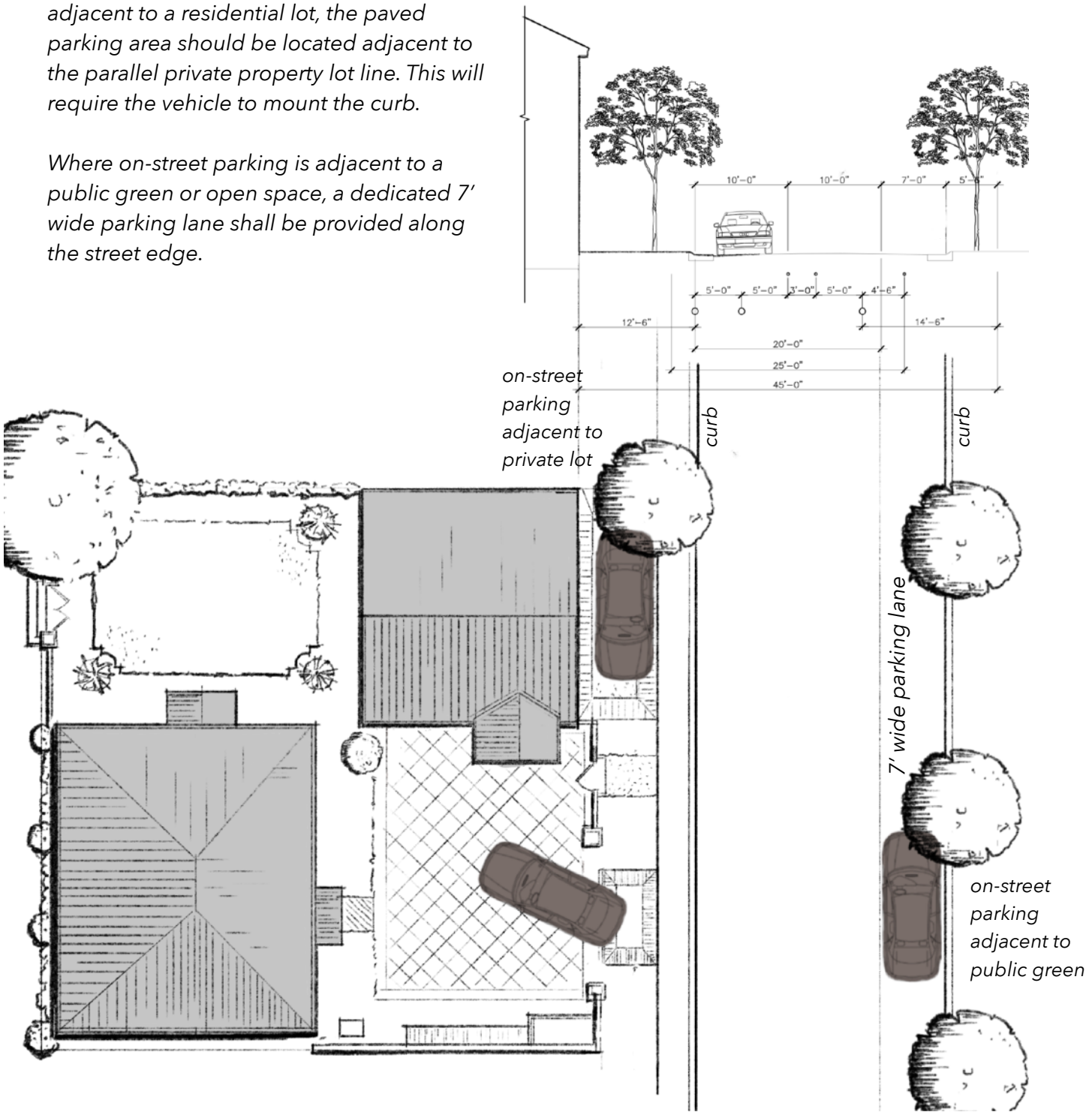


## On-Street Parking

*On-street parking is permitted within the 45' ROW provided it does not encroach upon the 20' roadway.*

*Where this On-street Parking spot is adjacent to a residential lot, the paved parking area should be located adjacent to the parallel private property lot line. This will require the vehicle to mount the curb.*

*Where on-street parking is adjacent to a public green or open space, a dedicated 7' wide parking lane shall be provided along the street edge.*



# New Town

## Midwest City

Architectural Review Board (ARB)
Submittal Process

**Introduction and Purpose**
The Architectural Review Board (ARB) serves to uphold the design and aesthetic standards of New Town. It is composed of members appointed by the Developer. By reviewing and approving proposed building designs, modifications, and landscaping, the ARB ensures the preservation of the community's character, architectural integrity, and long-term value.

These guidelines outline the submittal process, required documentation, and ARB expectations to facilitate a smooth review process for all applicants.

The New Town Development team has created the Masterplan Development Handbook as the essential resources for all new construction and alterations within the community. This document, along with appropriate historic precedents, serve as tools for property owners to plan sites, design buildings, and incorporate detailing and landscaping that align with the community's character. Each home's design should reflect the character of the street, park, or square it faces, creating unified and inviting civic spaces.

No new structure or significant alteration may proceed without prior approval from the ARB. This includes review and approval of site plans, building designs, construction materials, and color palettes.

**Powers and Responsibilities**
The ARB oversees all design approvals for new construction and modifications to existing properties. This includes establishing clear guidelines and procedures for submissions. The ARB is tasked with reviewing applications for consistency with the community's design standards, managing both architectural and construction reviews, and ensuring that all improvements align with the New Town aesthetic vision. It retains authority over alterations such as exterior painting, fencing, additions, landscaping, and material changes.

**Scope of Review**
The ARB evaluates plans, materials, and designs to ensure compatibility with the New Town Masterplan Development Handbook. These standards may be amended by the ARB as deemed necessary to best uphold the architectural and aesthetic standards of the community. While these resources guide decisions, they do not guarantee approval, as the ARB considers broader factors such as harmony with the neighborhood and overall visual coherence. Aesthetic judgment plays a key role, and property owners accept that decisions may involve subjective criteria based on the ARB's vision for New Town.

**Design Review Process**
The ARB encourages homeowners, builders, and architects to engage actively in the design review process. Applicants are advised to consult the ARB for clarification of guidelines or feedback during the review process. Only complete submissions will be reviewed, and all required fees must be paid before any review begins.

Submission Requirements

- Electronic submissions: Conceptual, Design Development, Construction, Exterior Materials & Colors, and Landscape Review

**Review Fee Structure;**
$xxx

**Construction Deposit**
A $xxx Construction Deposit may be required from builders to ensure compliance with ARB-approved plans. This deposit must be maintained throughout construction.

**Variances**
The ARB may grant written variances at its discretion for unique circumstances such as topography or architectural merit. Variances are case-specific and do not establish precedent.

**Appeals and Additional Meetings**
If a design is denied or approved with conditions the applicant finds unacceptable, they may request a meeting with the ARB to discuss the decision.

Design Review Process

**1. Orientation Meeting** (optional)
Applicants may schedule a preliminary consultation with the ARB to discuss design concepts and receive informal feedback before submitting a full application. This step is non-binding and intended to streamline the formal review process.

**2. Conceptual Design Review**
The Conceptual Design review evaluates initial design concepts, including plans, elevations, site layout, and precedent images. The ARB may request additional details to complete the review. Feedback is provided to guide the applicant on the general design direction, potential challenges, and opportunities for refinement.

**3. Design Development (DD) Review**
The DD Review involves a detailed examination of plans. Based on this review, the design will either be:

- **Approved without exception:** Proceed to Construction Documents Review.
- **Approved with conditions:** Proceed with recommended changes.
- **Rejected:** Applicant will create a new submission.

**4. Construction Documents (CD) Review**
This stage ensures ARB recommendations from earlier reviews are incorporated and provides further design details and specifications. The ARB will either:

- **Approve without exception:** Proceed to construction after the Construction Start/Stakeout Review.
- **Approve with conditions:** Submit modifications for final approval before construction begins.
- **Reject:** CD plans must be revised and resubmitted.

The ARB reserves the right to request additional details at any stage of the process.

**Permit Application**
Following ARB approval of Construction Documents, the applicant must submit applications for all necessary permits from the City. No construction may begin until permits have been issued. All permit submissions must reflect the most recently approved ARB plans. Any changes required by the City during the permitting process must be submitted to the ARB for review and approval prior to construction.

**5. Stakeout Review/Construction Start**
This review ensures the house and ancillary structures are properly positioned on the lot per approved designs. Builders must stake out corners marking the house perimeters and tag trees to remain. The builder must receive approval from the ARB before starting construction.

**6. Exterior Materials & Colors Review**
Submit the Materials & Colors Form with selections. Include as many selections as possible initially, with additional submittals as needed during construction. Supplemental submissions must reference previously approved materials. Samples, shop drawings, and catalog cuts may be required.

**7. Landscape Design Review**
Landscape plans must comply with New Town's standards to facilitate HOA maintenance. A conceptual plan is required during Conceptual Design Review, while final plans must be submitted within 90 days of the Stakeout Review. All landscaping adjacent to the street or other public space or serving as a wall (for example a hedge adjacent to the side-yard line) and so visible to neighboring lots must be approved by the ARB.

**8. Construction Reviews**
ARB representatives may access job sites to verify compliance with approved designs and issue notifications of discrepancies to the applicant and builder as necessary.

**9. Construction Completion Review**
Before obtaining a Certificate of Occupancy, applicants must request a final inspection from the ARB at least 7 days in advance. The ARB will confirm the house matches approved designs and issue a written approval.

**10. Changes to Approved Designs**
Applicants must submit proposed design changes to the ARB for review and approval. Unauthorized changes may require removal or revision at the applicant's expense, with applicable fees.

**11. Changes to Existing Construction**
Applicants must notify the ARB about proposed alterations to determine the necessary review process. Major changes (e.g., porches, additions) follow the same process as new construction. Minor changes (e.g., fences, landscaping, pools) require scaled drawings and ARB approval before work begins. Municipal approvals remain the applicant's responsibility.

Submittal Requirements

**Conceptual Design Review**

Proposed Site/First Floor Plan

- Minimum Scale: 1/8"=1'-0" or 1"=10'-0"
- Include the following:
    - All buildings, structures, fences, setbacks, sidewalks, easements, utilities, and contiguous street rights-of-way.
    - Location of all existing trees over 4 inches in caliper that are to be retained.
    - Building footprint with overall dimensions and distances between the proposed work and property lines.
    - Roof overhangs represented as dashed lines.
    - Driveways, walkways, landscape areas, hardscape areas, and pools.

Conceptual Landscape/Hardscape Plan

- Incorporate this plan into the Site/First Floor Plan for clarity.
- Minimum Scale: 1/8"=1'-0" or 1"=10'
- Show the general locations of all proposed exterior living spaces, walls, and fences.
- Indicate the proposed locations of HVAC equipment and trash enclosures.
- Whenever possible, each lot should be graded to ensure that water flows away from the property towards the street, alley, or shared common areas. It is prohibited to direct water flow onto an adjacent lot in a concentrated manner.

Proposed Elevation(s)

- A minimum of one front and one side elevation is required. Additional elevations are optional but recommended.
- Minimum Scale: 1/8"=1'-0"
- Clearly label materials and indicate floor-to-ceiling heights.

**Design Development (DD) Review Requirements**

1. Site Plan
   - Minimum Scale: 1/8"=1'-0" or 1"=10'
   - Also required for the Conceptual Design Review submittal.

2. Proposed Conceptual Landscape/Hardscape Design
   - Minimum Scale: 1/8"=1'-0"
   - Also required for the Conceptual Design Review submittal.

3. Proposed Floor Plans
   - Minimum Scale: 1/8"=1'-0"
   - Floor plans should include:
     - All rooms labeled.
     - Overhangs of floors and roofs shown as dashed lines.
     - Finished floor elevations.

4. Proposed Elevations
   - Minimum Scale: 1/8"=1'-0"
   - Elevations should include:
     - Openings, including doors and windows.
     - Principal materials identified
     - Finished floor elevations with respect to grade elevations.

5. Building Section
   - A section should be taken through major living area.
   - Minimum Scale: 1/8"=1'-0"
   - Sections should include:
     - Finished floor elevations in relation to exterior finished grade.
     - Ceiling heights.
     - Eave and roof ridge heights dimensioned in relation to the finished exterior grade.

6. Typical Wall Section
   - Provide a typical wall section for the exterior wall system.

7. Roof Plan
   - Include a roof plan as part of the submission.

**Construction Documents (CD) Review Requirements**

1. Site Plan
   - Minimum Scale: 1/8"=1'-0" or 1”=10’
2. Proposed Conceptual Landscape/Hardscape Design
   - Minimum Scale: 1/8"=1'-0"
3. Foundation Plan
   - Minimum Scale: 1/4” = 1’-0”
4. Floor Plans
   - Minimum Scale: 1/4" = 1'-0"
5. Roof Plan
   - Minimum Scale: 1/8” = 1’-0”
6. Elevations
   - Minimum Scale: 1/4" = 1'-0"
   - Include the following:
     - Openings, including doors and windows.
     - Principal materials identified.
     - Exterior material designations for the roof, siding, and foundation.
7. Building Section(s)
   - Minimum Scale: 1/2" = 1'-0"
   - Sections should include:
     - Finished floor elevations in relation to exterior finished grade.
     - Eave and roof ridge heights dimensioned in relation to the finished exterior grade.
     - Roof pitches.
8. Typical Exterior Wall Section(s)
   - Minimum Scale: 1/2" = 1'-0"
9. Typical Porch Section(s)
   - Minimum Scale: 1/2" = 1'-0"
10. Exterior Details
     - Eave, cornice, and rake details
     - Chimney details.
     - Porch column, beam, and railing details.
     - Window and door head, jamb, and sill details.
     - Exterior siding details, including corner boards, foundation, jointing, and brick bonds.
     - Material designations
11. Fences and Garden Walls
     - Dimensioned and noted designs

**Exterior Materials & Colors Review Requirements**

1. Photographs or Cut Sheets
   - Include images for all proposed exterior elements, such as:
     Windows
     Doors
     Lighting fixtures
     Shutters
     Materials Listing and Color Samples
2. Provide a complete list of materials and color samples for all exterior elements including;
     Siding
     Brick
     Windows
     Doors
     Roofing

**Landscape Design Review Requirements**

(To be submitted to the ARB after the Stakeout Review completion)

Landscape Plan Minimum Scale: 1/8"=1'-0" or 1”=10’. The following elements must be included;

1. Existing and Proposed Grades
   - Indicate grades at the corners of the lot and all structures.
   - Show elevations for the main house first floor, accessory buildings, porches, patios, and the garage slab lip at the driveway.
2. Lot Drainage
   - Provide details on the collection of all roof area downspout drains.
   - Show the direction of overland flow and the locations of any drainage structures (yard inlets and pop-up drains).
3. Landscape Materials
   - Indicate the location and species of all landscape materials.
4. Site Features
   - Include driveways, walks, landscape areas, hardscape areas, and pools.
   - Specify dimensions and materials for each feature.
5. Fences, Walls, and Enclosures
   - Show fences, yard walls, and trash/HVAC enclosures.
   - Provide dimensions, heights, and materials
   - Material and Planting Specifications
   - Include specifications for all materials and plants used in the design.
6. Landscape Structures
   - Provide detailed drawings for all landscape structures not included in the Construction Documents for the house.
7. Exterior Lighting
   - Indicate the location of all exterior lights.
   - Include specifications for each lighting fixture.
8. External Equipment Locations
   - Show the location of all external equipment.
9. Waste and Recycling Bin Placement
   - Identify the location of waste and recycling bins.
10. HVAC Equipment Placement
   - Show the location of all HVAC equipment.

*We believe the purpose of architecture is to facilitate human flourishing.*

If we, as Oklahomans, made cultivating beauty and human flourishing our priority, what kind of city would we build? What could your home, your neighborhood and your community look like—and be like?

The last time people made human flourishing and beauty their ideal it birthed the Renaissance, resulting in cities like Florence, home to some of the most beautiful and enduring architecture ever built. As a society we spend billions to experience these places for a week—yet when we return home we simply accept modern America's throwaway building culture, mumbling the oft-repeated line: "We don't build things like we used to."

What's stopping us?

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

| | |
|---|---|
| To: | Chairman and Planning Commission |
| From: | Matt Summers, Community Development Director |
| Date: | June 2, 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 (Ward 6). |

In an email dated May 27, 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