



## PLANNING COMMISSION AGENDA

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

July 7, 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.

### B. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action to elect a Chair and Vice-Chair of the Planning Commission.
2. Discussion and consideration of adoption, including any possible amendments of the minutes of the June 2, 2026, Planning Commission meeting.
3. (MP-34) Public hearing, discussion, consideration, and possible action to consider approval of a Minor Plat for the property described as tracts of land being a part of the Northeast Quarter (NE/4) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1807 and 1915 S Anderson Rd., Midwest City, Oklahoma County, Oklahoma 73130 (Ward 6).
4. (PC-2249) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Planned Unit Development (“PUD”) to Amended Planned Unit Development (“PUD”) for Timber Ridge Pointe Addition, described as part of the Southwest Quarter (SW/4) of Section Ten (10), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma (Ward 6).
5. (PC-2250) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”) for the property described as part of the Northwest Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma (Ward 6).
6. (PC-2252) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow Communication Services: Towers/Antennas in the C-3, Community Commercial District for the property located at 1117 Christine Dr., Midwest City, Oklahoma 73130 (Ward 5).

Planning Commission

7. (PC-2253) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow *Drinking Establishments: Sit-Down, Alcoholic Beverages Permitted* in the C-3, Community Commercial District for the property located at 721 and 723 S Air Depot Boulevard Midwest City, Oklahoma 73110. (Ward 1)
8. (PC-2254) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Local Commercial to Neighborhood Medium to High Density; and an ordinance to redistrict the subject property from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”) for the property described as part of the Southeast Quarter (SE/4) of Section Seven (7), 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.

E. ADJOURNMENT.

# MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

**DATE June 2, 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 June 2, 2026, at 5:00 p.m., with the following members present:

Commissioners present:     Jim Smith  
                                      Rick Dawkins  
                                      Jess Huskey *Vice Chair*  
                                      Jack Fry  
                                      Zach Watts

Commissioners absent:     JD Collins  
                                      Marcus Hayes

Staff present:               Matthew Summers, Community Development Director  
                                      Zamyia Darthard, Planner II  
                                      Brylee Hester, Planner I  
                                      Don Maisch, City Attorney

## **A. CALL TO ORDER**

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

New members, Zach Watts and Jack Fry, introduced themselves.

## **B. DISCUSSION**

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

A motion was made by Dawkins, seconded by Smith, to approve the minutes of the May 5, 2026, Planning Commission meeting as presented.

Voting Aye: Dawkins, Smith, Fry, Watts, and Huskey.

Nay: none.

Motion carried.

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).

Planner, Zamyia Darthard, presented the item. The applicant, Pattie Rogers, 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 Fry, to recommend approval of this item subject to all staff comments.

Voting Aye: Dawkins, Smith, Fry, Watts, and Huskey.

Nay: none.

Motion carried.

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).

Planner, Zamyia Darthard, presented the item. The applicant’s representative, Jon Doyle, Cedar Creek Consulting, Inc., spoke on behalf of the applicant and had no objections or questions regarding the staff report. Commissioner Fry inquired about rear setbacks and adequate alley access. 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 Fry.

Voting Aye: Dawkins, Smith, Fry, Watts, and Huskey.

Nay: none.

Motion carried.

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).

Community Development Director, Matt Summers, presented the item. Jessica Bloye and Mark Zitzow, of Johnson and Associates, were present on behalf of the Applicant. Mark Zitzow introduced a presentation on the item. Jessica Bloye presented further on the item.

Vice Chairperson Huskey inquired about individual landscaping being maintained by the HOA. Mr. Zitzow stated landscaping along the frontage will be maintained by HOA.

Commissioner Watts asked for further details regarding the landscape buffer on perimeter of development. Mr. Zitzow provided further detail on landscape buffer and screening to be maintained by HOA.

Brenda Holland— 1921 S Anderson Rd presented a concern on drainage plans on the north side of the development. Director Summers and Mr. Zitzow addressed the concerns and noted that engineering will address these concerns at the platting stage.

Jim Ray— 12000 Jaycie Cir, presented concerns over entrance alignment and buffers.

Mike Dickey— 12804 Tuscan Rd, President of Tuscan Ridge HOA, asked about the placement of entrances on Anderson Rd. and turning traffic.

Pamela Winders— 1554 Willow Drive, presented concerns on traffic along SE 29th Street and the

intersection of SE 29th St. and Anderson Road.

Mark Hansel— 11701 Roefan Road asked about privacy considerations and tree preservation on west side of development.

Linda Linn— 2300 S Anderson Road also presented concerns on entrances and exits, traffic patterns, density, and landscape buffer maintenance.

Amanda Martinez-Reyes— 12035 Jaycie Cir, Jaycie Place HOA President, presented concerns on roofing class.

The applicant's representative, Mr. Zitzow, provided further details on access points, draws to Midwest City, open space/tree preservation, amending roofing class, and the traffic study conducted.

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

Voting Aye: Dawkins, Smith, Fry, Watts, and Huskey.

Nay: none.

Motion carried.

#### **C. NEW BUSINESS/PUBLIC DISCUSSION**

None.

#### **D. FURTHER INFORMATION**

1. Director Summers stated application PC-2239 was postponed, and new notices will be mailed regarding the time and location of the public hearing.

#### **E. ADJOURNMENT**

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

Voting Aye: Dawkins, Smith, Fry, Watts, and Huskey.

Nay: none.

Motion carried.

The meeting adjourned at 6:15 p.m.

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Vice Chairman, Jess Huskey (*Vice Chair*)

(bh)

**To:** Chairman and Planning Commission

**From:** Brylee Hester, Planner I

**Date:** July 7, 2026

**Subject:** (MP-34) Public hearing, discussion, consideration, and possible action to consider approval of a Minor Plat for the property described as tracts of land being a part of the Northeast Quarter (NE/4) of Section Eight (8), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1807 and 1915 S Anderson Rd., Midwest City, Oklahoma County, Oklahoma 73130. (Ward 6)

**Executive Summary:** The Applicant is requesting approval of a minor plat to relocate lot lines between two residential parcels.

Combined, the lots are approximately 6.96 acres. Since subject property is currently unplatted, the proposed minor plat would allow the property owner of Lot 1 to record the purchase of 1.45 acres MOL from the property owner of Lot 2 in compliance with City regulations. If approved, Lot 1 will contain approximately 2.39 acres, and Lot 2 will contain 4.57 acres MOL.

Staff performed their standard review of the minor plat, and it is consistent with all applicable zoning requirements for the property and all other applicable requirements of the Subdivision Ordinance. If approved, any additional development on both lots will require compliance with the development regulations outlined in the R-6, Single-Family Detached Residential District.

Both state and local notification requirements were met. At the time the staff report was written, staff received no public inquiries regarding this application.

Staff recommends approval of this application.

Action is at the discretion of the Planning Commission.

**Dates of Hearing:**

Planning Commission- July 7, 2026

City Council- July 28, 2026

**Date of Pre-Application Meeting:** March 26, 2026



**Date of Site Plan Review Team Meeting:** May 28, 2026

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

**Owner:** Jarrod Bartlett; Jeff & Melanie Plunkett

**Applicant:** Jarrod Bartlett

**Size:** Contains an area of 6.96 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. 38-20.5. 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 zoned R-6 with the adoption of the 2010 Zoning Map (PC-1729).

**Next Steps:**

If Council approves this minor plat, the applicant must file the plat with all required signatures with Oklahoma County and provide the City with digital a copy of the filed plat. Once the City receives a filed copy of the minor plat, permits for new construction may be applied for.

**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 is a public water main bordering the proposed parcels, a twelve (12) inch line runs along the east side of South Anderson Road. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

**Sanitary Sewerage Collection and Disposal**

There's a public sewer main bordering the proposed parcels. An eight (8) inch line extends along the west side of the proposed plat. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off of South Anderson Road. Public road and sidewalk improvements are not required as part of this application. Sidewalk 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:**

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, and the applicable 2018 ICC Codes.

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

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

**Planning Division:**

Staff conducted a pre-application meeting with the applicant on March 26, 2026. On May 28, 2026, a Site Plan Review Team meeting was held, and representatives from the following departments were present: Community Development, Engineering, and Fire Marshal's Office.

Currently, both Lots 1 and 2 contain a single-family residence adequately served by City utilities. The Applicant and property owner of Lot 1 proposes the subject minor plat to allow the purchase and recordation of purchase of approximately 1.45 acres from the property owner of Lot 2. If approved, Lot 1 will contain approximately 2.39 acres, and Lot 2 will contain 4.57 acres MOL.

Any future development on the parcels, such as the addition of an accessory structure or fencing/screening, will be required to comply with R-6 zoning regulations.

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

Action is at the discretion of the Planning Commission.

**Action Required:**

Approve or reject the Minor Plat for the property noted herein, subject to staff comments as found in the July 7, 2026, Planning Commission agenda packet and made part of the MP-34 file.

**Suggested Motion:**

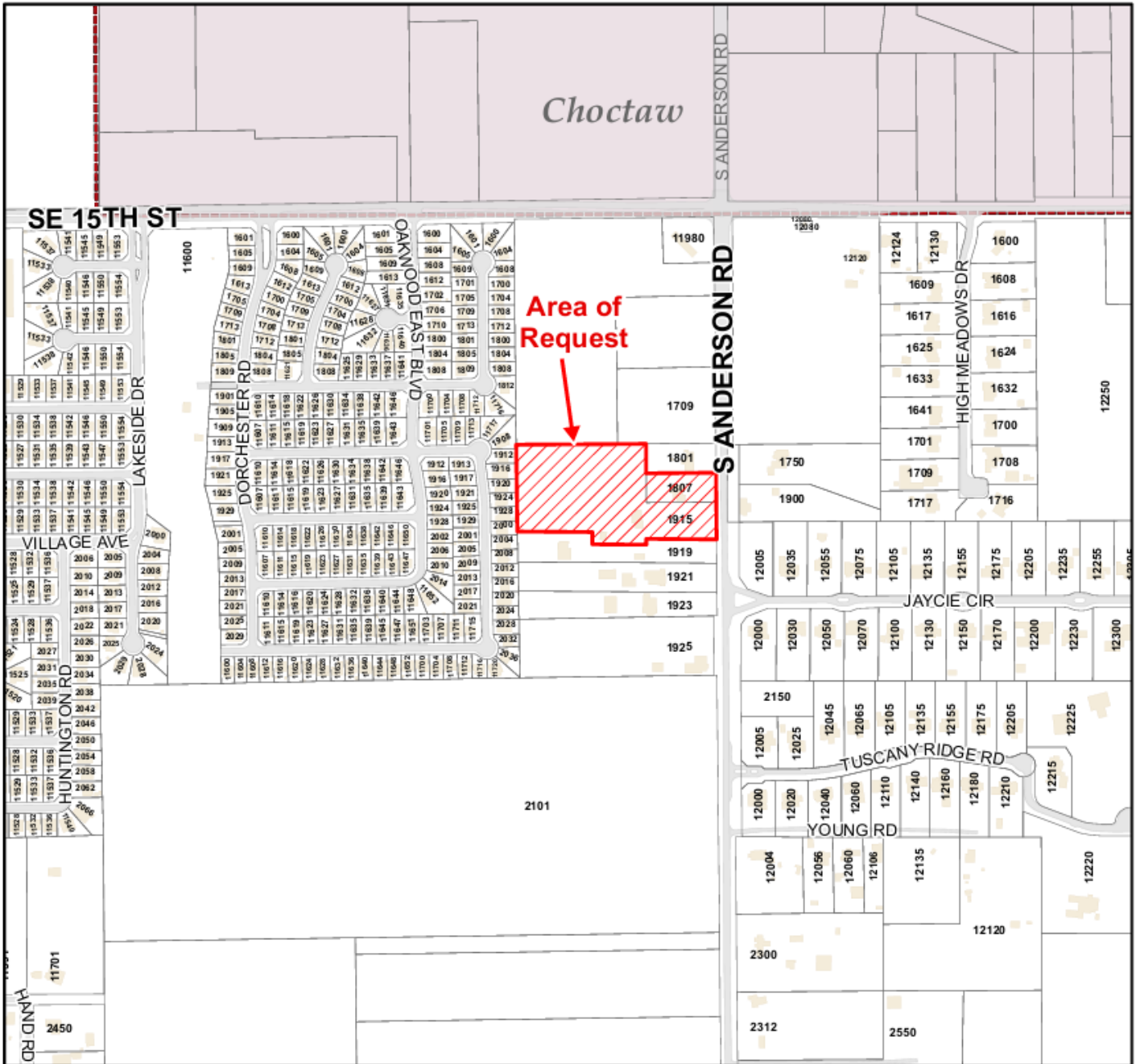
*“To approve the Minor Plat for the property noted herein, subject to staff comments found in the July 7, 2026, Planning Commission agenda packet and made part of the MP-34 file.”*

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

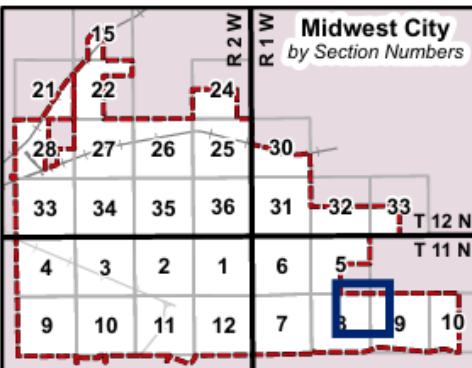


Brylee Hester

Planner I



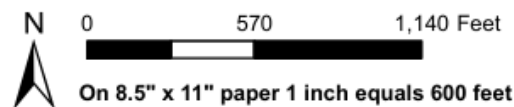
Locator Map



General Map Legend

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

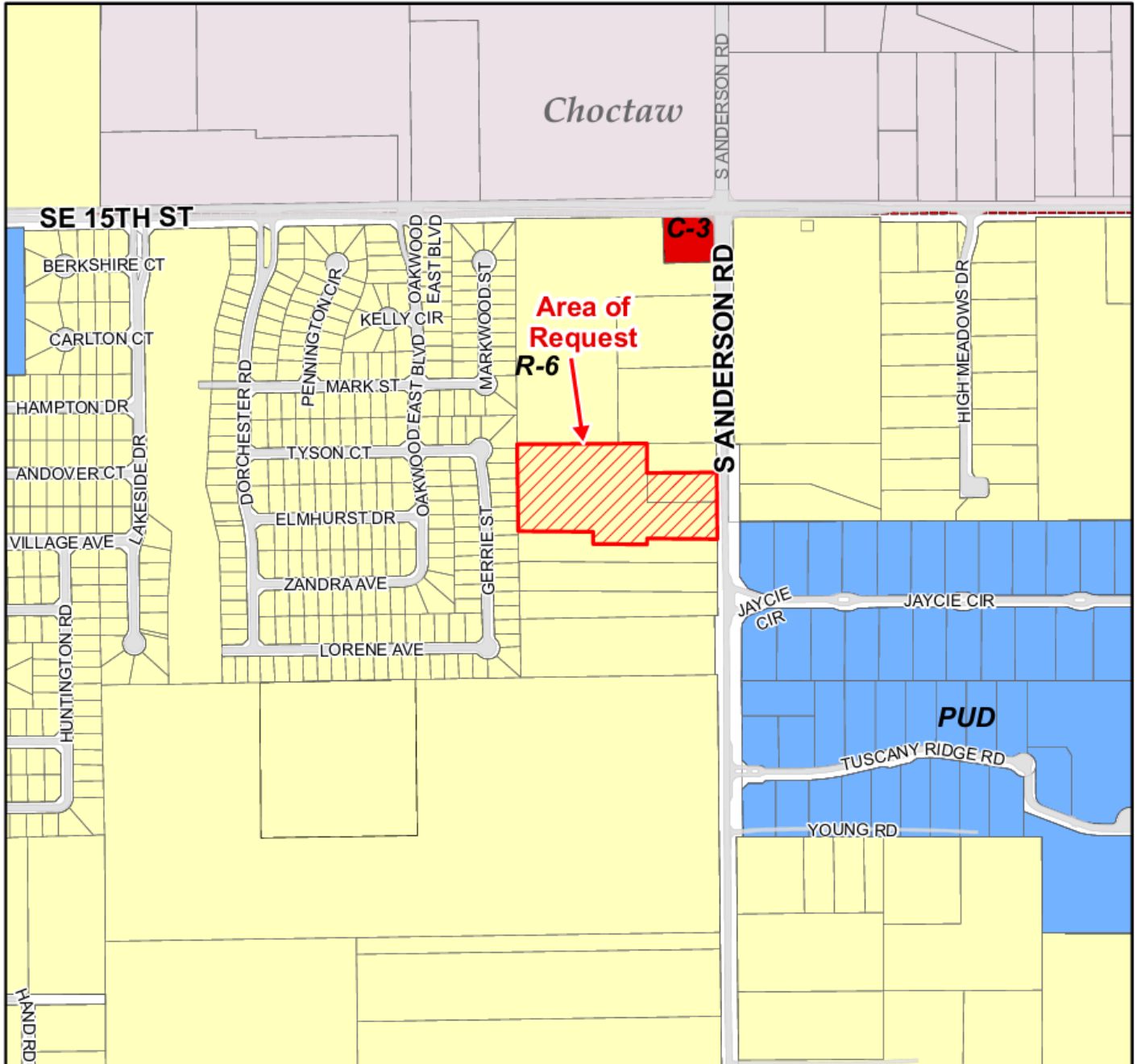
**GENERAL MAP FOR MP-34 (NE/4, Sec. 8, T11N, R1W)**



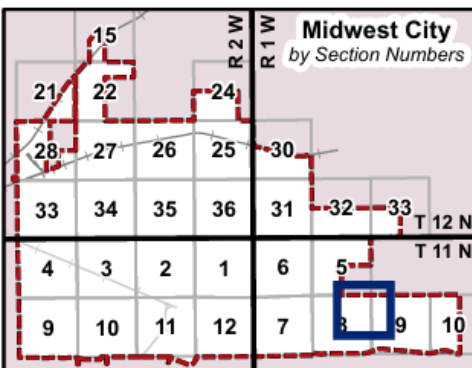
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GIS - Information Technology/ Planning & Zoning



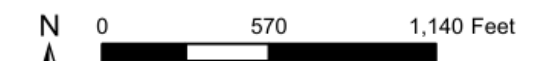
Locator Map



Current Zoning Legend

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

### ZONING MAP FOR MP-34 (NE/4, Sec. 8, T11N, R1W)

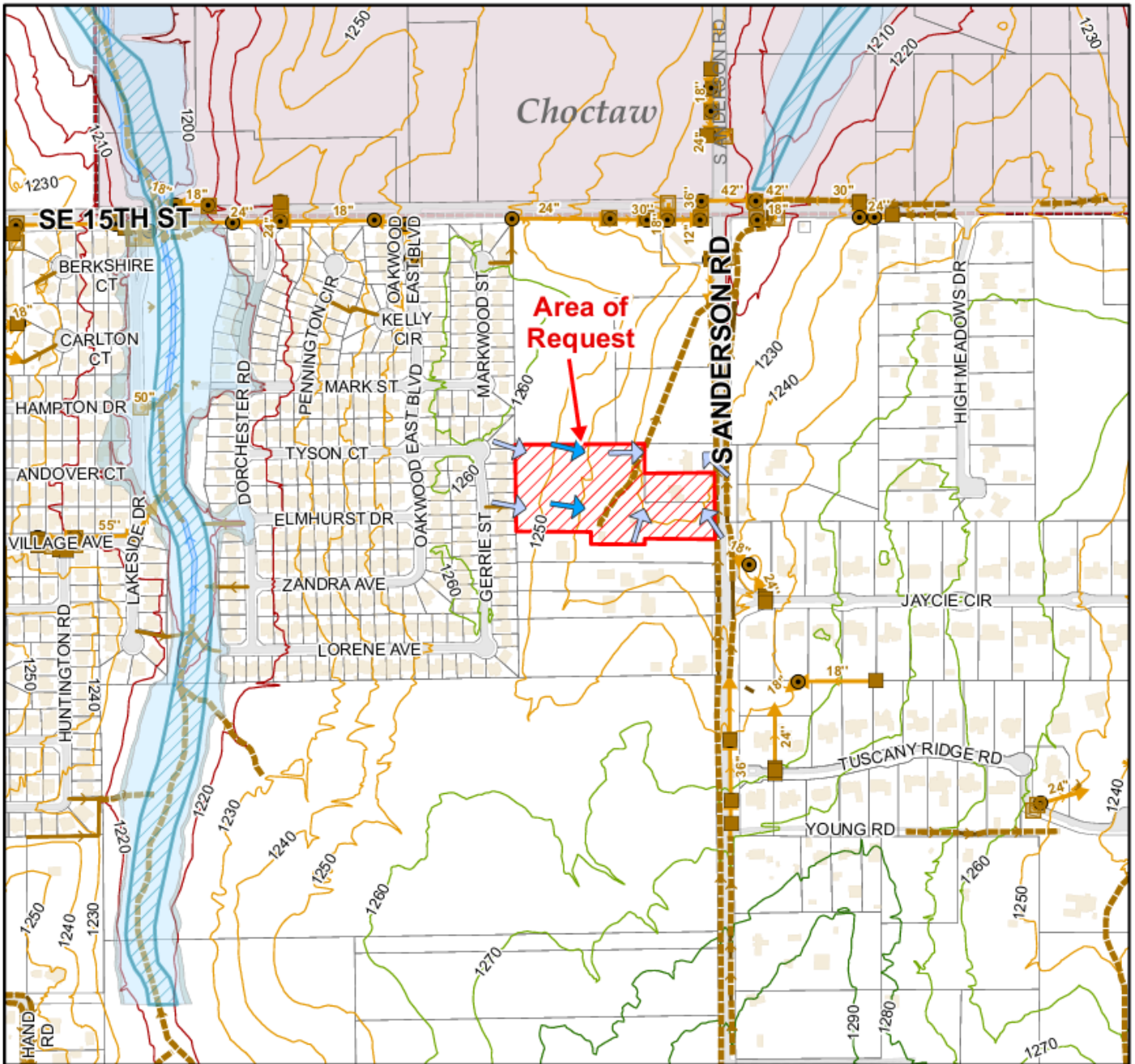


On 8.5" x 11" paper 1 inch equals 600 feet

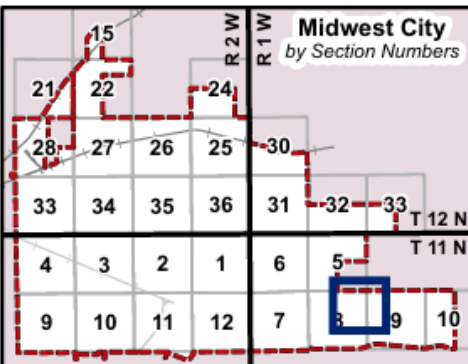
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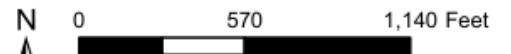
Locator Map



Drainage Legend

- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
  - 2009 FEMA Floodplains
  - 500-yr floodplain
  - 100-yr floodplain
  - Floodway
- Contours**
  - 1166-1204 ft
  - 1204-1228 ft
  - 1228-1250 ft
  - 1250-1278 ft
  - 1278-1324 ft
  - Slope**
  - <2°
  - 3-5°
  - 6-10°
  - 11-20°

**DRAINAGE MAP FOR MP-34 (NE/4, Sec. 8, T11N, R1W)**

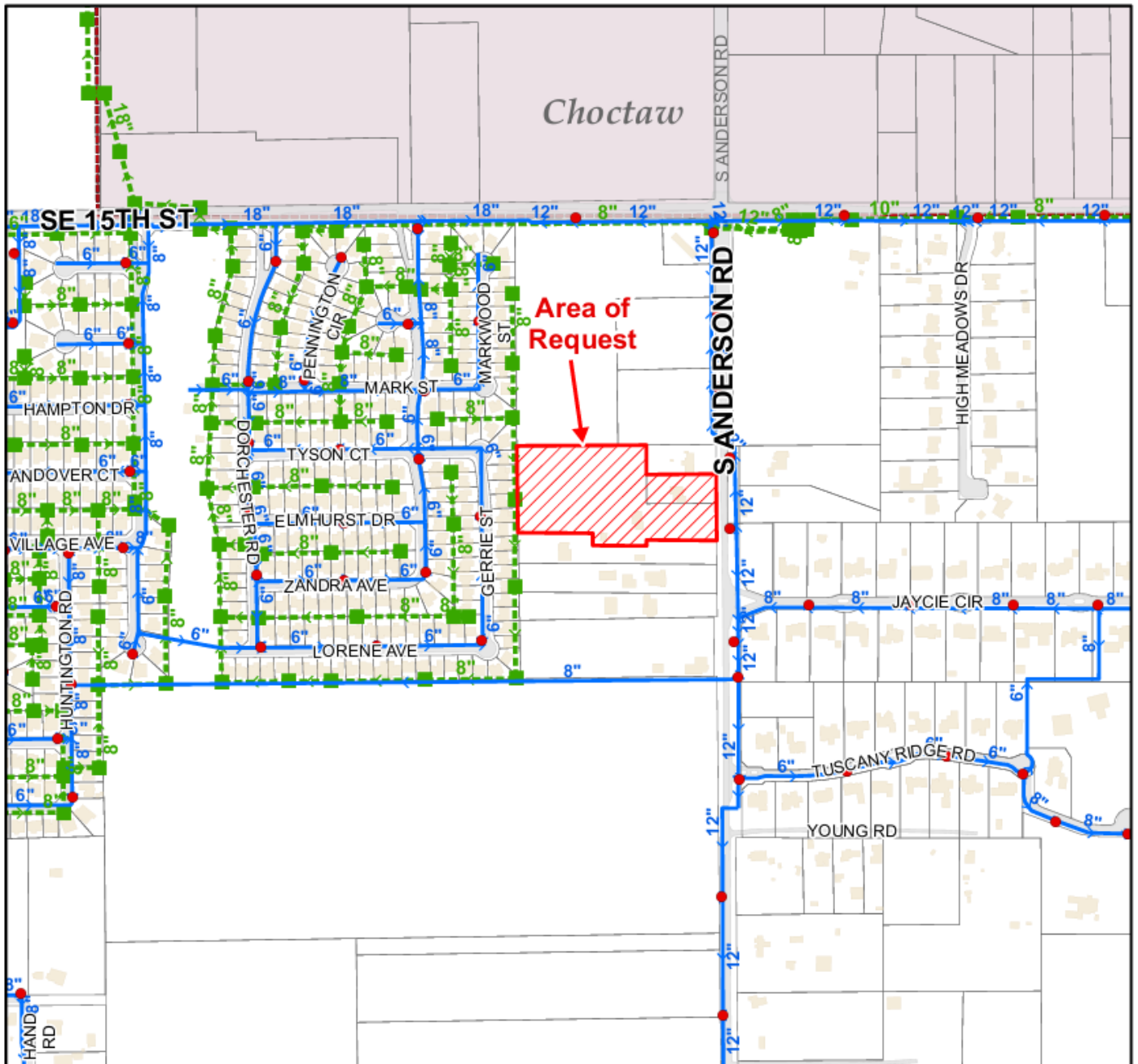


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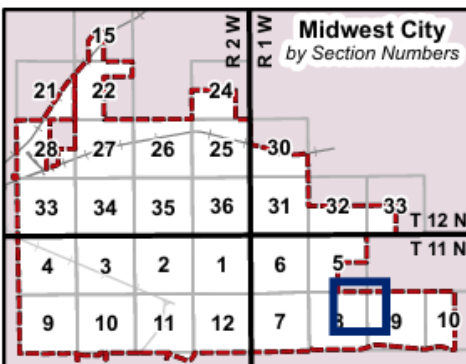
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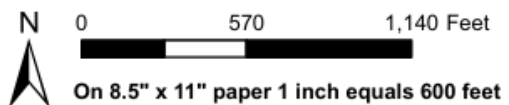
Locator Map



**Water/Sewer Legend**

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

**WATER SEWER MAP  
FOR MP-34  
(NE/4, Sec. 8, T11N, R1W)**



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

**Owner:** IH Development, LLC and Timberridge Pointe Land Fund, LLC

**Applicant:** Brik Filippo, Ideal Homes

**Proposed Use:** Planned Unit Development (“PUD”)

**Size:** 142.22 acres more or less

**Development Proposed by Comprehensive Plan:**

Area of Request:	Estate Residential
North:	Estate Residential
South:	City of Oklahoma City
East:	Unincorporated
West:	Estate Residential

**Zoning Districts:**

Area of Request:	PUD
North:	R-6
South:	City of Oklahoma City
East:	Unincorporated
West:	PUD

**Land Use:**

Area of Request:	Single Family Residences
North:	Single Family Residences
South:	City of Oklahoma City (Single Family Residences)
East:	Unincorporated (Mobile Home Park)
West:	Single Family Residences

**Comprehensive Plan Citation:**

The future land use designation for the subject property is Estate Residential.

Estate Residential

The primary use of this area is for detached single-family homes situated on large lots. Homes are generally spaced farther apart than those in traditional residential subdivisions and may deviate from the traditional neighborhood pattern. The permitted density is 0–2 units per acre, and this designation also allows non-residential uses that support the residential development, including parks, recreation facilities, and schools.

**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 subject property was zoned R-1-D, Single-Family Detached with the adoption of the 1985 atlas.
2. The property was rezoned to a PUD, Planned Unit Development governed by the R-1-D district and named Timber Ridge Pointe in April 2005. (PC-1577).
3. City Council approved a Preliminary Plat for this area in April 2005. (PC-1580).
4. The final plat for Timber Ridge Pointe Section 1 was approved June 8, 2005. (PC-1589).
5. In August 2007, the final plat for Timber Ridge Pointe Section 2 was approved. (PC-1642).
6. On September 18, 2007, the amended PUD for Timber Ridge Pointe was approved to alter the lot width percentages, home sizes, street configuration, points of access, and drainage ways. (PC-1643).
7. The revised preliminary plat was approved September 2007. (PC-1648).
8. In October 2007, the final plat for Timber Ridge Pointe Sections 3,4, and 5 was approved, but there was no substantial development. (PC-1651, PC-1652, and PC-1653).
9. The second PUD amendment of Timber Ridge Pointe was approved in June 2008 to add natural vegetation in the common areas to provide buffering between the grade changes. (PC-1672).
10. The final plat of Timber Ridge Pointe Section 3 was approved in March 2011. (PC-1734).
11. The final plat of Timber Ridge Pointe Section 4 was approved in October 2014 (PC-1814).
12. The final plat of Timber Ridge Pointe Section 4 was approved again in March 2019 because the previous approval was never filed and became void. (PC-1985).
13. The third PUD amendment was approved September 10, 2019, to permit cedar siding and allow a model home with a sales office in the garage. (PC-2009).

### **Next Steps:**

If Council approves the amended PUD, the applicant or any subsequent property owner may proceed with submitting applications for the required building permits, then Certificate of Occupancy.

**Staff Comments-**

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

**Engineering Staff Comments:**

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

**Water Supply and Distribution**

There is a public water main bordering the proposed parcel, a twelve (12) inch line running along the south side of Timber Ridge Boulevard.

Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

**Sanitary Sewerage Collection and Disposal**

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

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

**Streets and Sidewalks**

Timber Ridge Boulevard is classified as a collector road in the 2025 Comprehensive Plan.

The applicant has proposed private driveway connections to Timber Ridge Boulevard.

**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, any improvements needed will be constructed as part of any new building permit or plat application.

**Easements and Right-of-Way**

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

**Fire Marshal's Comments:**

**Fire Department / 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 March 26, 2026, for a pre-application meeting. A Site Plan Review Team meeting was held on May 28, 2026, with representatives from the Community Development, Engineering, and Fire departments in attendance.

The Timber Ridge Pointe Addition encompasses approximately 142 acres and is located at the Southeast quadrant of SE 29<sup>th</sup> Street and Hiwassee Road. The area of request was rezoned to PUD governed by the R-1-D, Single-Family Detached Residential District, in 2005 and is maintained by the HOA.

The original PUD master design statement committed to amenities such as nature trails, a swimming pool, clubhouse, and park with playground equipment for recreation use within the common area. The applicant is no longer pursuing the construction of the swimming pool or clubhouse; however, all other elements of the previously approved PUD generally remain unchanged.

As outlined in the Scope and Concept section of the Amended PUD Master Design Statement, the applicant proposes to replace the clubhouse and swimming pool with a pavilion and pickleball court. The park with playground equipment will remain, and Exhibit F of the amended Master Design Statement illustrates the layout of the proposed amenities.

Pursuant to Section 2.54.4(C)(2), Criteria for Planned Unit Development (PUD) Review and Approval, amenities are considered an important component in the justification and approval of a PUD. Such amenities should provide usable open space that contributes to the public good and encourages community interaction.

The original PUD master design statement described a “central feature” surrounding the 2.5-acre lake in the northeast portion of the addition that would hopefully serve as a gathering place and contribute to neighborhood identity. **“Having a central meeting place brings a community together and instills a sense of belonging and pride in a neighborhood. The aim of this development is to create a great place to live and set a standard above the ordinary subdivision.”** The original proposal included a 1-acre nature park, a playground, swimming pool, and a clubhouse. These features were presented as part of a broader effort to create a distinctive neighborhood.

Any elements not explicitly addressed in the amended Master Design Statement for Timber Ridge Pointe Addition must comply with the development regulations of the underlying R-1-D zoning district.

At the time of this writing, staff has received five (5) public inquiries regarding the nature of this application.

Action is at the discretion of the Planning Commission.

**Action Required:**

Approve or reject the ordinance to redistrict from Planned Unit Development (“PUD”) to Amended Planned Unit Development (“PUD”) for the property noted herein, subject to staff comments as found in the July 7, 2026, Planning Commission agenda packet and made part of the PC-2249 file.

**Suggested Motion:**

***“To reject the ordinance redistricting all of the Timber Ridge Pointe Addition to Amended Planned Unit Development subject to staff comments found in the July 7, 2026, Planning Commission agenda packet and made part of the PC-2249 file.”***

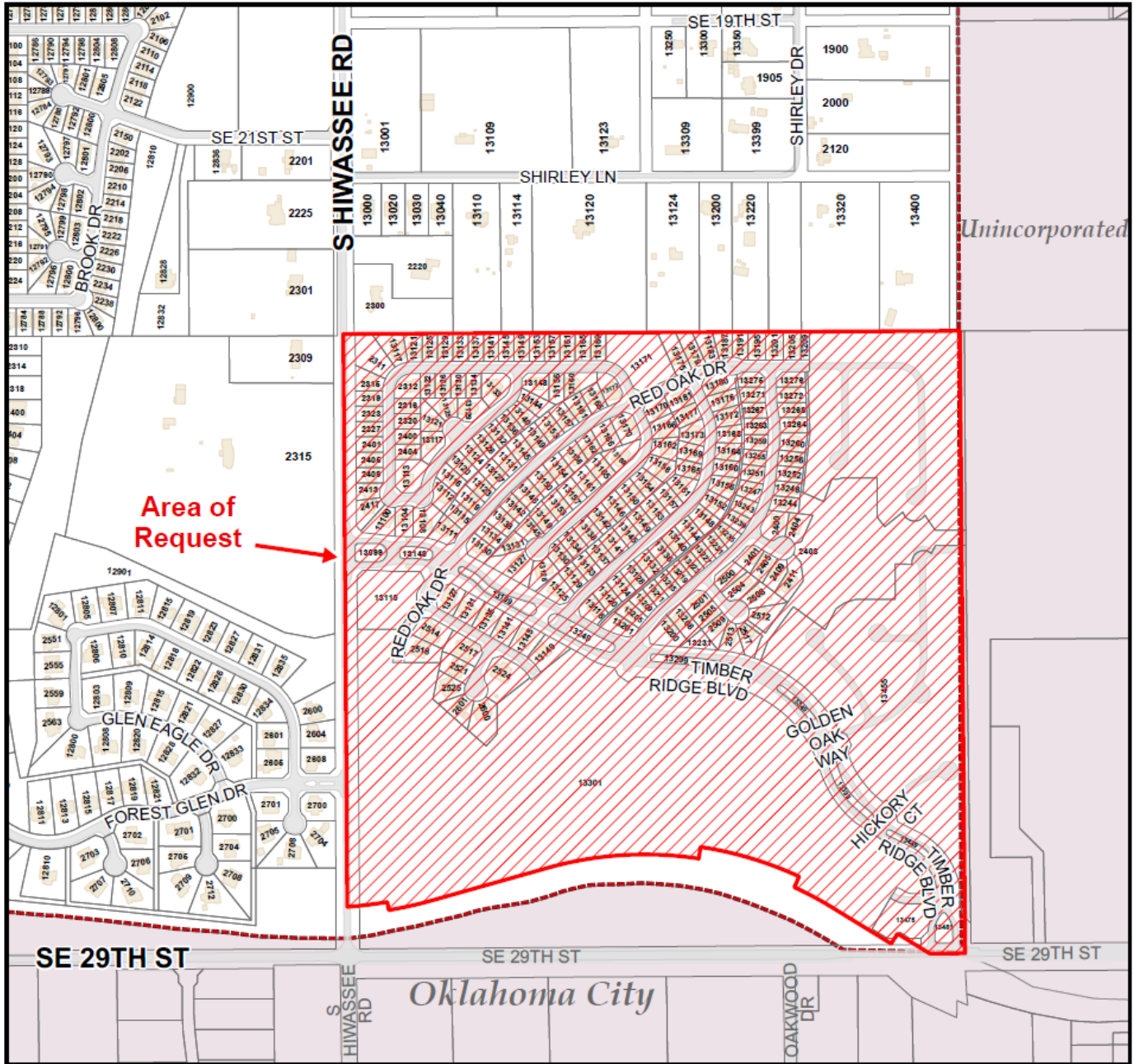
Please feel free to contact the Community Development Department at (405) 739-1223 with any questions.



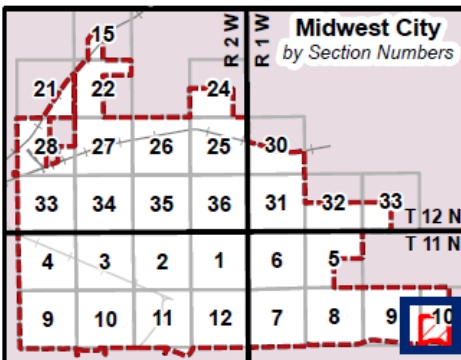
Zanya Darthard  
Planner II



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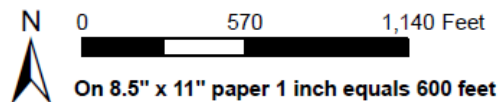
Locator Map



General Map Legend

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

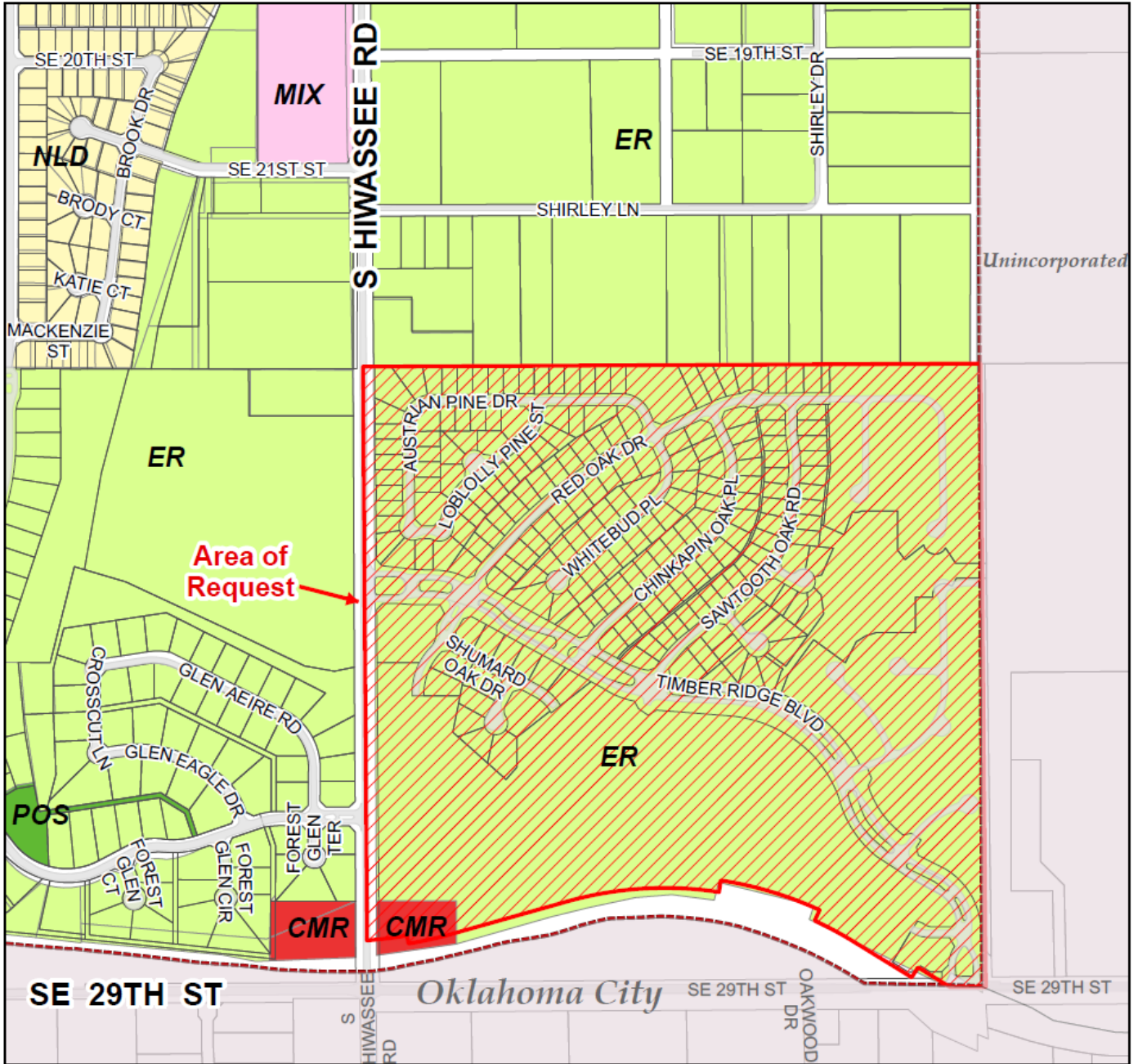
**GENERAL MAP FOR PC-2249 (SW/4, Sec. 10, T11N, R1W)**



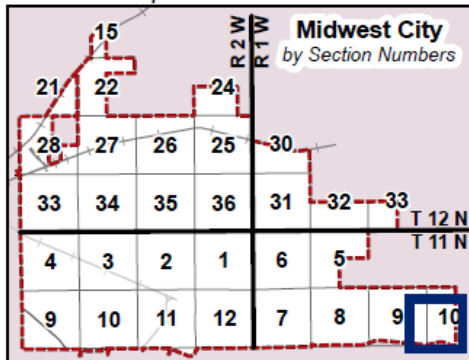
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Locator Map

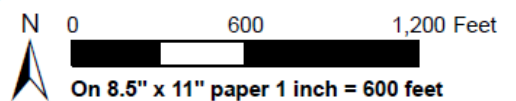


Created June 11, 2026

**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
- Special Planning Areas 2026

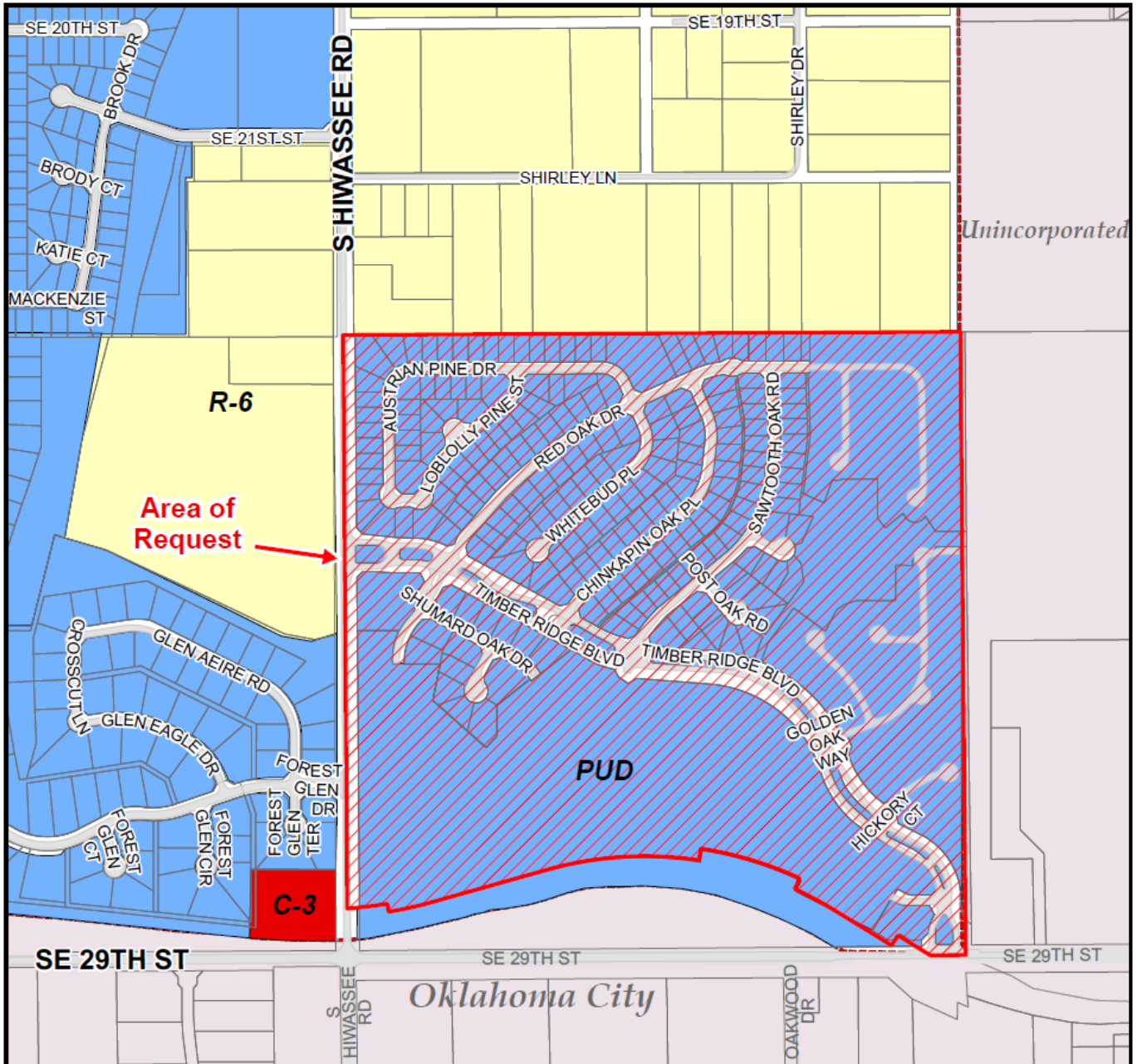
**FUTURE LAND USE MAP  
FOR PC-2249  
(SW/4, Sec 10, T11N, R1W)**



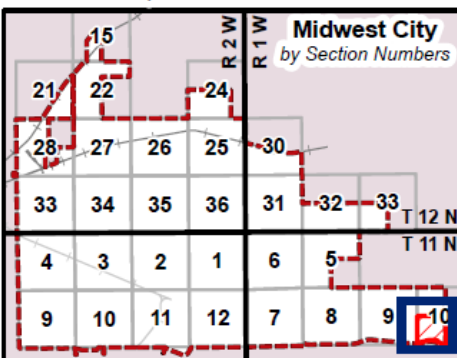
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Locator Map



Current Zoning Legend

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

### ZONING MAP FOR PC-2249 (SW/4, Sec. 10, T11N, R1W)

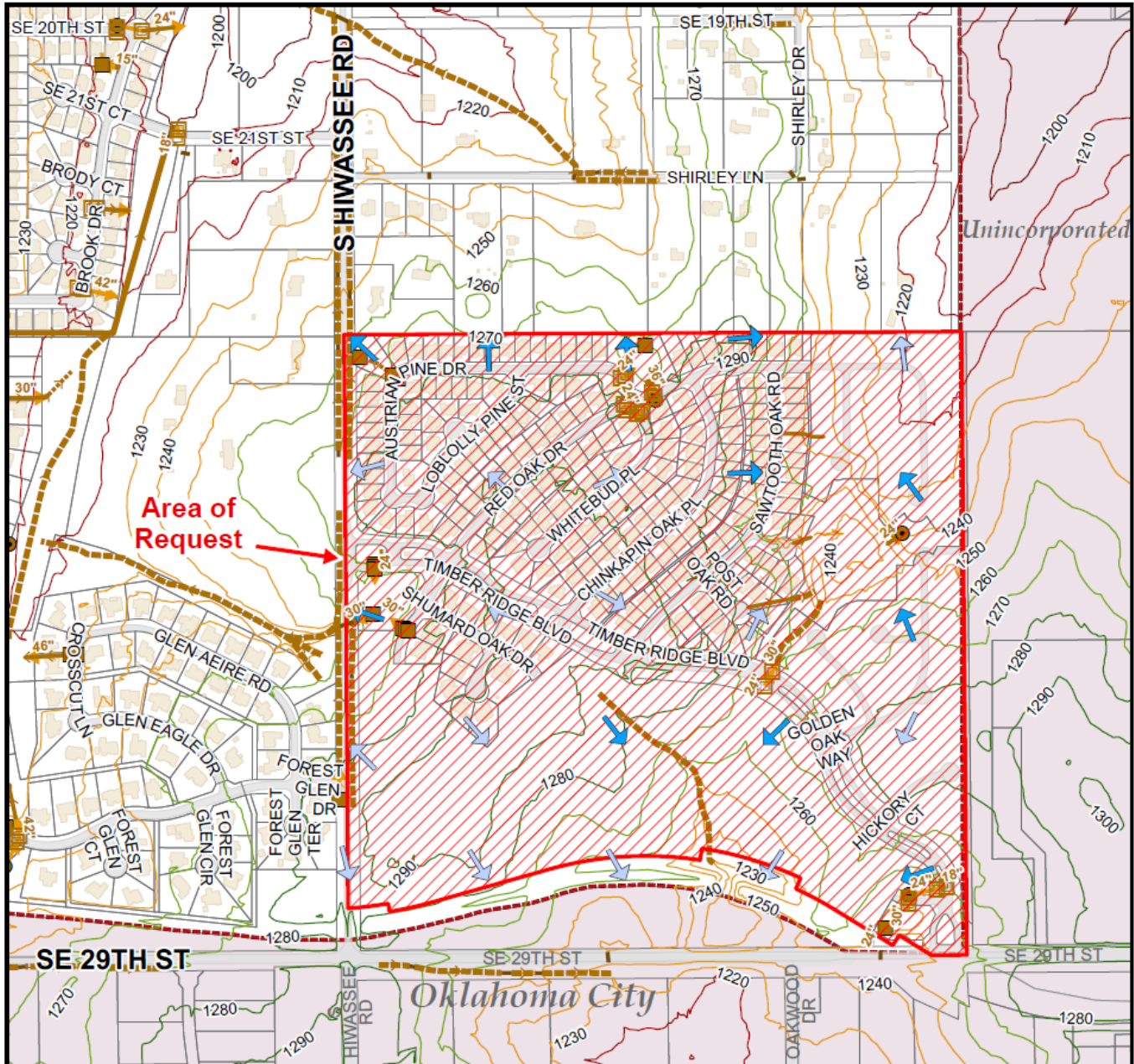
0 570 1,140 Feet

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

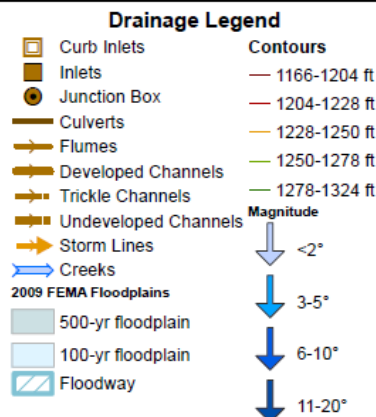
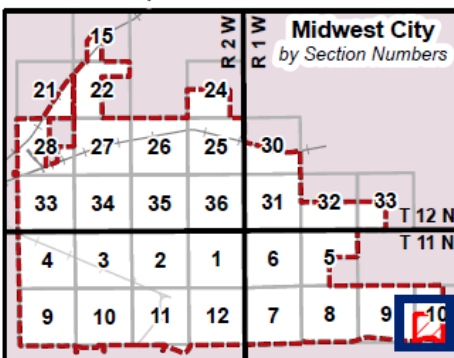
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Locator Map



## DRAINAGE MAP FOR PC-2249 (SE/4, Sec 6, T11N, R1W)

0 570 1,140 Feet

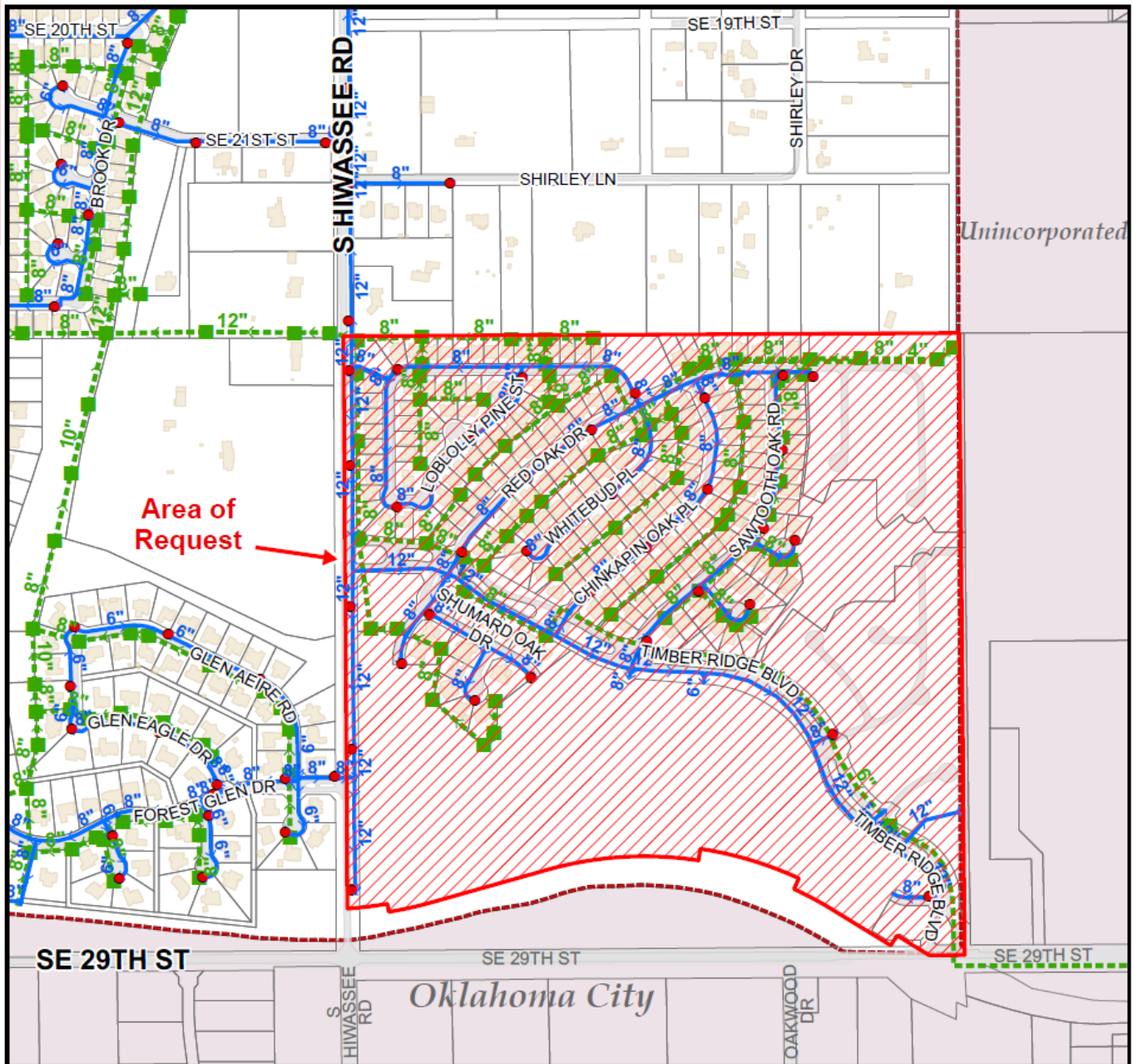


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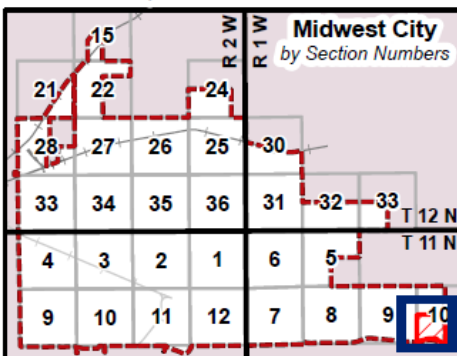
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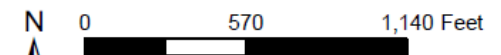
Locator Map



Water/Sewer Legend

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

**WATER SEWER MAP  
FOR PC-2249  
(SW/4, Sec. 10, T11N, R1W)**



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

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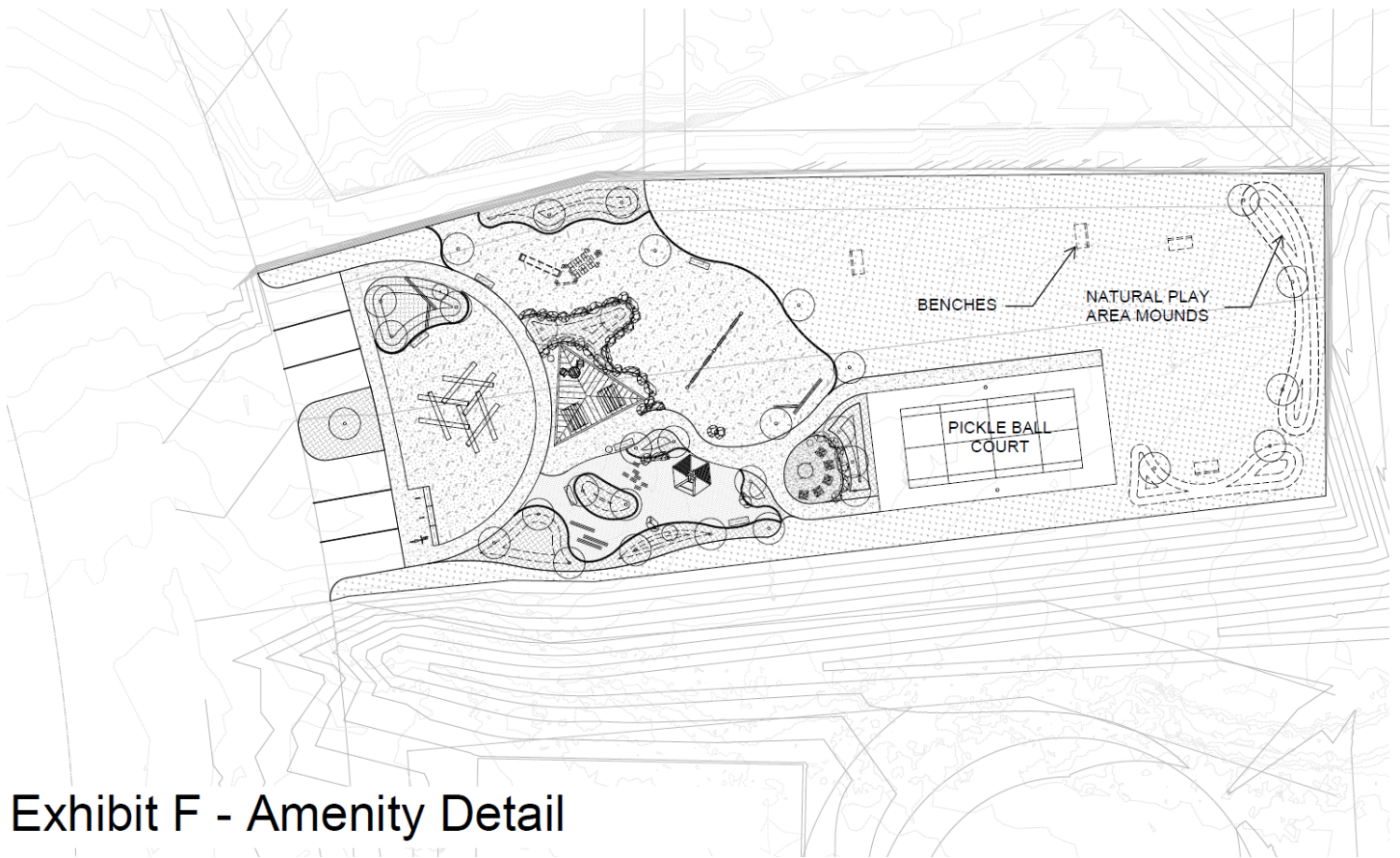


Exhibit F - Amenity Detail

The Commons | Schematic Design

TIMBER RIDGE -  
Community & Natural Play Area

SEE ADDITIONAL  
NATURAL PLAY AREA  
/ PICKLE BALL  
CONCEPT FOR  
DETAILS

KEY

- 01 Sidewalks (4'-Wide)
- 02 Swing Set (4-Seats)
- 03 Shade Structure with Cafe String Lights
- 04 Fire Pit
- 05 Tots Play Area
- 06 Natural Play Area
- 07 Parking
- 08 Bike Racks
- 09 Picnic Tables
- 10 Lounge Chairs with Tables
- 11 Boulder Bench

- Sod - Turf
- Play Sand
- Engineered Wood Fibers - Play Mulch
- Limestone Screenings with Binder
- Concrete
- Planting Bed with Wood Mulch



**To:** Chairman and Planning Commission

**From:** Zamyia Darthard, Planner II

**Date:** July 7, 2026

**Subject:** (PC-2250) Public hearing, discussion, consideration, and possible action on an ordinance to rezone the subject property from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”) for the property described as part of the Northwest Quarter (NE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Ward 6).

**Executive Summary:** The Applicant is requesting to rezone the subject property to Planned Unit Development (“PUD”) with an underlying Medium Density Residential (“R-MD”) zoning designation.

The subject property is approximately 22.46 acres of vacant land. The site is zoned Single-Family Detached Residential (“R-6”) and the proposed PUD would allow single-family residential development with multiple deviations from the regulations outlined in the Midwest City Municipal Code.

The Master Development Plan identifies a maximum of 165 lots, with access from S. Westminster Road and a 50-foot landscape buffer along the north and west boundaries. The Master Design Statement seeks modifications to minimum lot size, masonry requirements, driveway design, sidewalk standards, setback requirements, and amenities.

The development standards requested include:

- Minimum Lot Size: 5,000 sq ft
- Masonry Requirements: 70% masonry / 30% EIFS
- Driveway Design: Removal of “J” driveway requirement
- Sidewalk: 4 ft interior sidewalks / 5 ft arterial sidewalks or 6 ft sidewalk if adjacent to the arterial’s curb.
- Setbacks: 20 ft front / 5 ft side / 10 ft rear
- Amenities: One (1) 0.12-acre common area playground with equipment

Under Section 2.25.2 *Intent and Purpose*, PUD zoning is intended to provide flexibility within development requirements to support innovative design, respond to unique site conditions, and create diversified living environments that cannot be achieved under standard zoning. In this case, the applicant has not identified any physical constraints that would prevent development under the existing R-6 zoning. The requested deviations primarily function to reduce development standards rather than advance the functional, design, and diversity objectives that a PUD is intended to achieve.

Pursuant to Section 2.25.4(C)(2) *Amenities*, amenities are an important component of PUD developments and should contribute to the overall recreational, open space, and community design objectives of the development.



The proposed 0.12-acre playground represents minimal usable open space relative to the 22.46-acre development area and does not meet the intent of amenities as a justification for PUD approval.

Any development standards not expressly modified within the PUD Master Design Statement would default to the R-MD zoning requirements. If approved, the next step would be platting.

All required state and local notification requirements have been met. At the time of this writing, staff received one (1) phone call inquiring about the nature of the application.

Based on the *Intent and Purpose* provisions in Section 2.25.2 and the *Criteria for Planned Unit Development (PUD) Review and Approval* in Section 2.25.4(C), staff does not recommend approval of the rezoning request.

Action remains at the discretion of the Planning Commission.

**Dates of Hearing:**

Planning Commission- July 7, 2026

City Council- July 28, 2026

**Date of Pre-Application Meeting:** April 8, 2026

**Date of the Site Plan Review Meeting:** May 28, 2026

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

**Owner:** CJAL, LLC

**Applicant:** Chris Hopps (CJAL, LLC)

**Proposed Use:** Planned Unit Development (“PUD”)

**Size:** 22.46 acres more or less

**Development Proposed by Comprehensive Plan:**

Area of Request:	Neighborhood Low Density
North:	Local Commercial
South:	Neighborhood Low Density
East:	Neighborhood Medium to High Density
West:	Neighborhood Low Density and Public/Semi-Public

**Zoning Districts:**

Area of Request:	R-6
North:	PUD
South:	R-6
East:	PUD
West:	A-1 and R-6

**Land Use:**

Area of Request:	Vacant
North:	Vacant
South:	Single-Family Residences
East:	Vacant
West:	Water Plant and Windsong Residential Addition

**Comprehensive Plan Citation:**

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

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

**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.

2.25.4. *Criteria for Planned Unit Development (PUD) Review and Approval.* Because the PUD provides the opportunity for higher densities, greater design flexibility, mixed land uses, and improved marketability, the applicant should be prepared to provide amenities and services that might not be required or possible in a conventional development.

2.25.4(C)(2) *Amenities.* Amenities should be considered as an important justification for development and city approval of a PUD.

- a. Where gross or net densities are to be increased to promote economy of development, or where other methods of land use intensification are proposed, usable open space should be furnished along with provision for its permanent retention and continued maintenance. Sidewalks and pedestrian ways should be planned where it is necessary to provide for amenities and public safety.

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.

**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 the proposed PUD, twenty-four (24) inch lines run along the west side of Westminster Road, the west side of the parcel, and the south side of the parcel. The applicant is proposing public water main extensions throughout the development serving all of the proposed lots within the PUD.

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 along the east side of Westminster Road. The applicant is proposing public sewer main extensions throughout the development serving all of the proposed lots within the PUD.

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 Westminster Road. Westminster Road is classified as a secondary arterial in the 2025 Comprehensive Plan.

Any new building permit will require sidewalk as outlined in Municipal Code 37-67.

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, all required improvements will be constructed as part of any new building permit or plat application.

Easements and Right-of-Way

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

**Fire Marshal's Comments:**

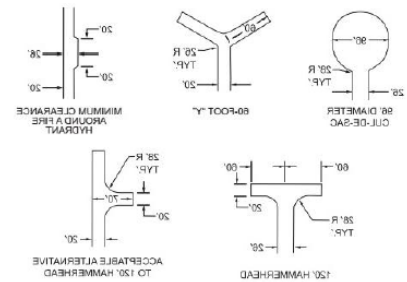
**Fire Department / Emergency Access Roads**

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.



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.

**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 combustibility 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.

**Planning Division:**

Staff met with the applicant on April 8, 2026, for a pre-application meeting. A subsequent Site Plan Review Team meeting was held on May 28, 2026, with representatives from Engineering, Community Development, and Fire present.

The subject property is currently undeveloped and is zoned R-6. The applicant proposes to limit development to single-family detached dwellings and expressly prohibits duplexes, townhomes, and multifamily residential uses.

The site consists of approximately 22.46 acres. Conventional single-family detached residential development is permitted under the existing R-6 zoning district. Through the PUD, the applicant is requesting deviations from multiple zoning and subdivision regulations and establishes alternative development standards through the accompanying Master Design Statement.

**Specifically, the applicant is requesting relief from the following provisions of the Municipal Code:**

- Appendix A Section 3 Table 3.2-1 – Minimum Lot Size
- Appendix A Section 5.12.1(A) — Masonry Requirements for Residential Uses.
- Appendix A Section 5.15.1(B)(1) — Driveway Design
- Chapter 38 Section 38-47.2(a) — Sidewalk Requirements
- Appendix A Section 3 Table 3.2-1 – Minimum Front, Side, and Rear Setbacks
- Appendix A Section 2.5.4.(C)(2) — Amenities

*If approved, development of the property would be governed by the standards established within the PUD Master Design Statement. Any standards not specifically addressed would remain subject to the subdivision and zoning regulations of the Midwest City Municipal Code.*

**Special Conditions:**

The applicant's Master Design Statement proposes the following special conditions as part of the PUD.

- Minimum Lot Width – 50 feet
- Minimum Lot Size – 5,000 square feet
- Maximum Lot Coverage – 50%

Façade:

The applicant's Master Design Statement requests deviations from the façade requirements of the Midwest City Municipal Code

- Minimum 70% Masonry (brick, rock, stucco, stone, cementitious fiberboard, or similar finish material)
- Up to 30% Exterior Insulations Finish System (EIFS), vinyl siding, or manufactured wood.

Landscaping:

The applicant's Master Design Statement does not request relief from Midwest City Municipal Code.

- There shall be two (2) trees planted in the front yard of each lot. (Tree species shall be limited to those approved in Section 42-5 of the Midwest City Zoning Ordinance.)
- The applicant proposes a 50-foot landscape buffer along the north and west boundaries of the site.

Lighting:

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

Screening:

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

- There shall be a six (6) to eight (8) foot sight-proof masonry or wood fence where adjacent to residential uses.
- There shall be thoroughfare screening on all lots backing and siding an arterial street.

Access:

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

- Access to the development will be provided by S Westminster Road.
- Public streets shall be constructed in accordance with the Municipal Code.

Parking:

The applicant's Master Design Statement requests relief from the requirements of the Midwest City Municipal Code.

- A minimum of two (2) spaces per dwelling unit shall be required.
- Pursuant to Section 5.15.1(B) of the Municipal Code, the applicant is requesting relief from the required "J" driveway standard.

Signage:

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

Roofing:

The applicant's Master Design Statement proposes a Class C roof covering or better.

- Covered porches are not proposed as part of this development.

Sidewalks:

The applicant proposes modifications to the sidewalk requirements of the Midwest City Municipal Code.

- Five (5) foot sidewalk to be constructed along arterial street frontage.
- Six (6) foot sidewalks to be constructed adjacent to the curb.
- Four (4) foot sidewalks to be constructed along interior streets prior to certificate of occupancy.

Height:

The applicant's Master Design Statement proposes compliance with the maximum building height requirements in the Midwest City Municipal Code.

Setbacks:

The applicant's Master Design Statement proposes the following setbacks standards:

- Front setback – 20 feet
- Side setback – 5 feet
- Rear setback – 10 feet

Common Areas:

The applicant's Master Design Statement provides that all common areas shall be maintained by the Property Owner's Association.

- A playground shall be required within the Common Area C.

Section 2.25.2. *Intent and Purpose*, states that Planned Unit Development zoning is intended to allow modifications to development requirements to encourage innovative land development, address unique physical site conditions, and create diversified living environments that may not be achievable through conventional zoning regulations. The application does not identify unique site characteristics or physical constraints that would prevent development under the existing R-6 zoning district. The proposed PUD primarily consists of modifications to reduce development standards, rather than provide innovative land development that the PUD zoning is intended to achieve.

Pursuant to Section 2.25.4(C)(2) *Amenities*, are an important justification for development and PUD approval. When density or land use intensity increases, usable open space should be furnished and pedestrian access to amenities should be provided.

The Master Development Map identifies six (6) common areas:

- Two (2) areas function as landscape buffers
- Two (2) areas serve as detention ponds
- One (1) area contains no identified amenities
- One (1) 0.12-acre parcel is proposed for a playground

In accordance with Section 38-49.4(d), detention and retention ponds may only qualify as amenities if they include accessibility features, seating, lighting, public art, water features, and required tree plantings. The application does not include these elements; therefore, the detention ponds cannot be counted as amenities.

Staff finds that the proposed 0.12-acre playground represents minimal usable open space relative to the 22.46-acre development area and does not meet the intent of the amenities' requirement as a justification for PUD approval.

Based on the *Intent and Purpose* provisions in Section 2.25.2 and the *Criteria for Planned Unit Development (PUD) Review and Approval* in Section 2.25.4(C), staff does not recommend approval of the rezoning request.

Action is at the Planning Commission.

**Action Required:**

Approve or reject the ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Planned Unit Development (“PUD”) for the property noted herein, subject to staff comments as found in the July 7, 2026, Planning Commission agenda packet and made part of the PC-2250 file.

**Suggested Motion:**

*“To reject the ordinance redistricting the subject property to Planned Unit Development (“PUD”) subject to staff comments found in the July 7, 2026, Planning Commission agenda packet and made part of the PC-2250 file.”*

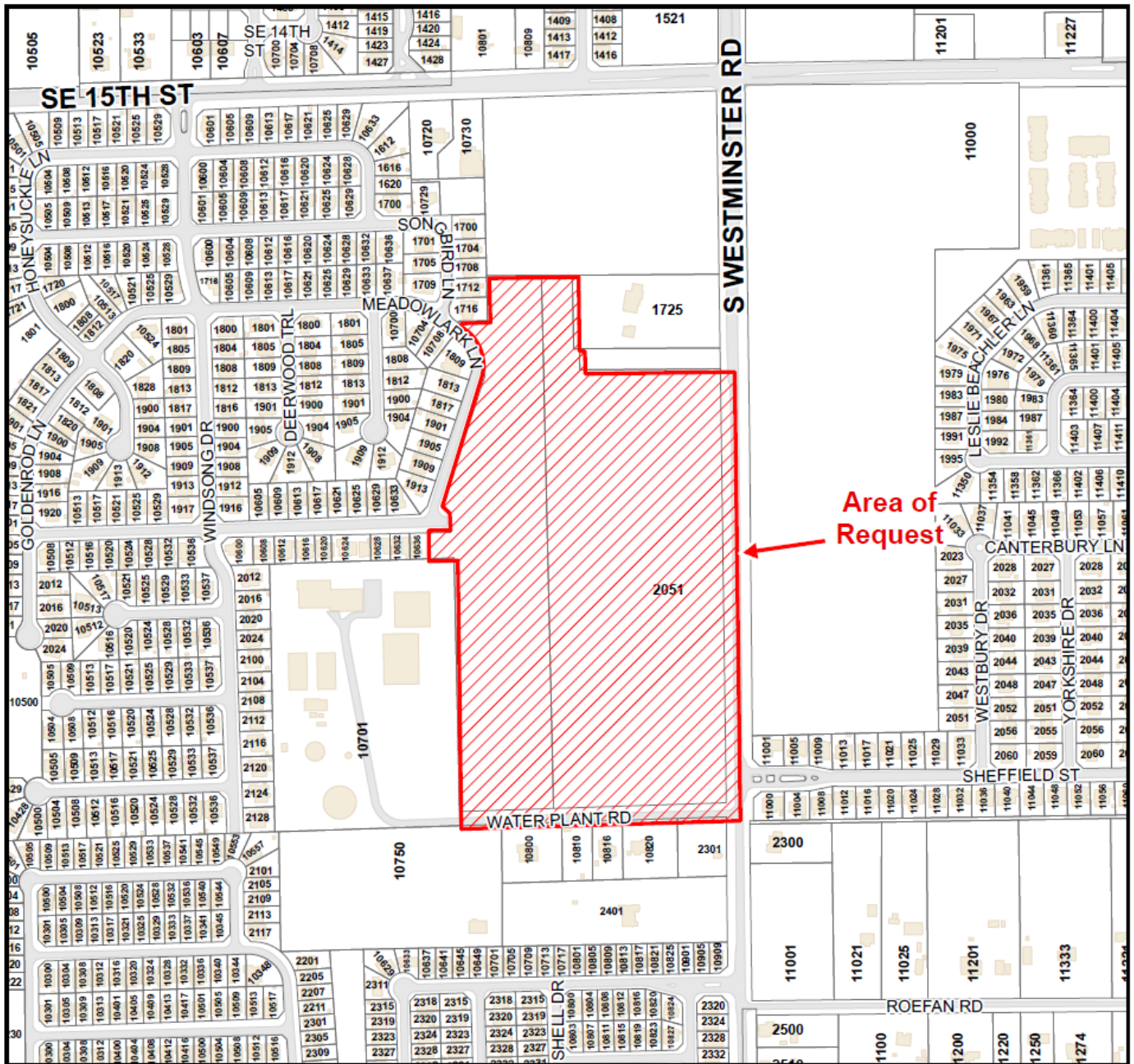
Please feel free to contact the Community Development Department at (405) 739-1223 with any questions.



Zamy Darthard  
Planner II

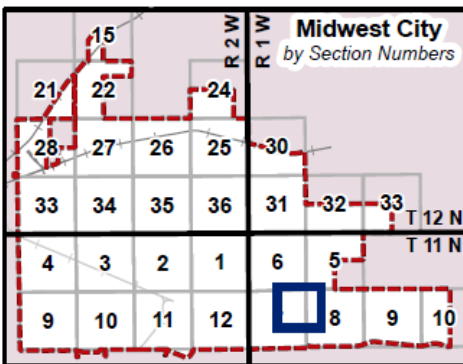


GIS - Information Technology/ Planning & Zoning



Area of Request

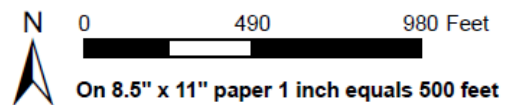
Locator Map



General Map Legend

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

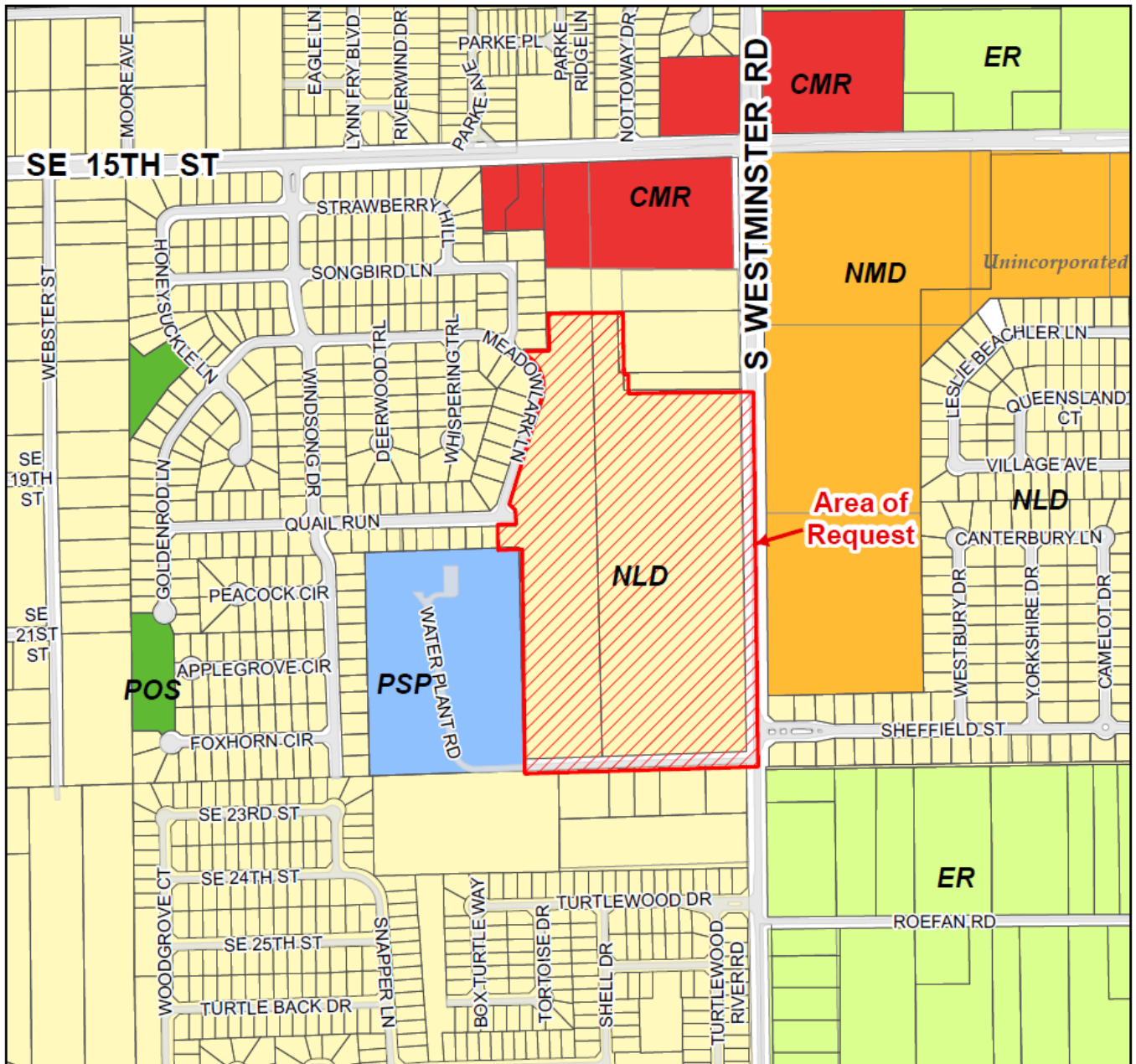
**GENERAL MAP FOR PC-2250 (NE/4, Sec. 7, T11N, R1W)**



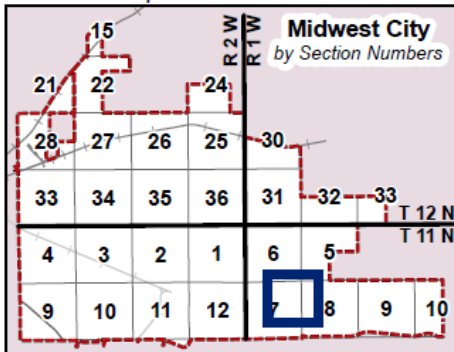
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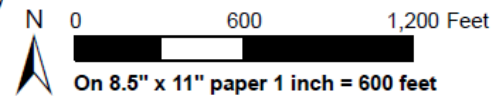
Locator Map



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
- Special Planning Areas 2026

### FUTURE LAND USE MAP FOR PC-2250 (SE/4, Sec 9, T11N, R1W)

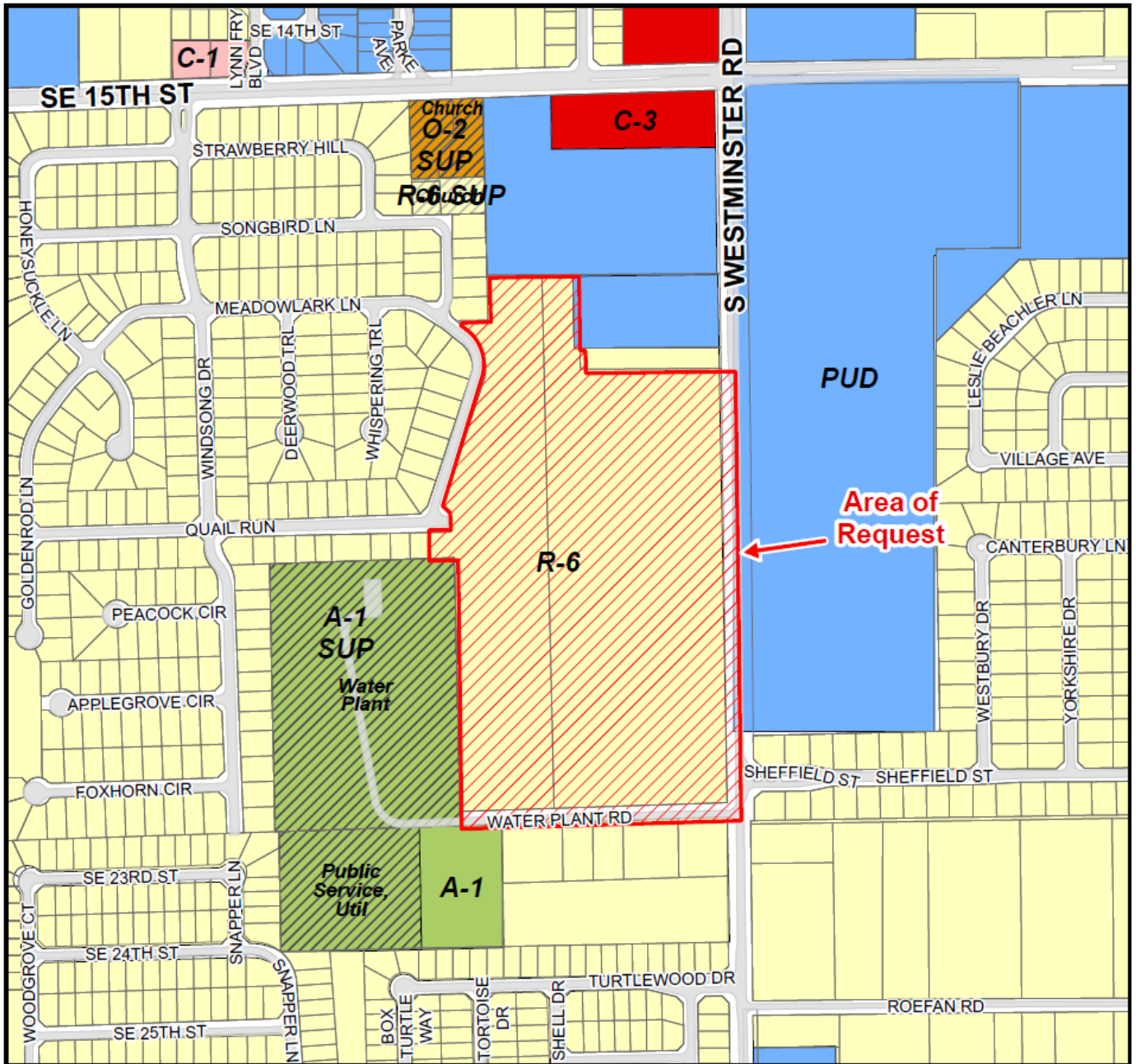


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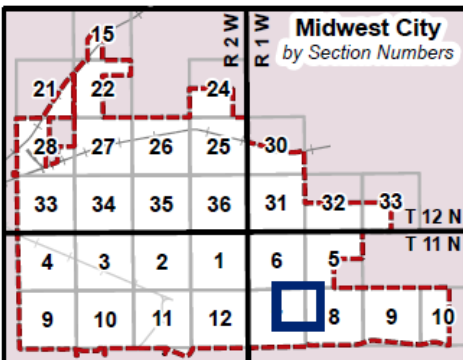
Created June 11, 2026



GIS - Information Technology/ Planning & Zoning



Locator Map



Current Zoning Legend

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

### ZONING MAP FOR PC-2250 (NE/4, Sec. 7, T11N, R1W)

0 490 980 Feet

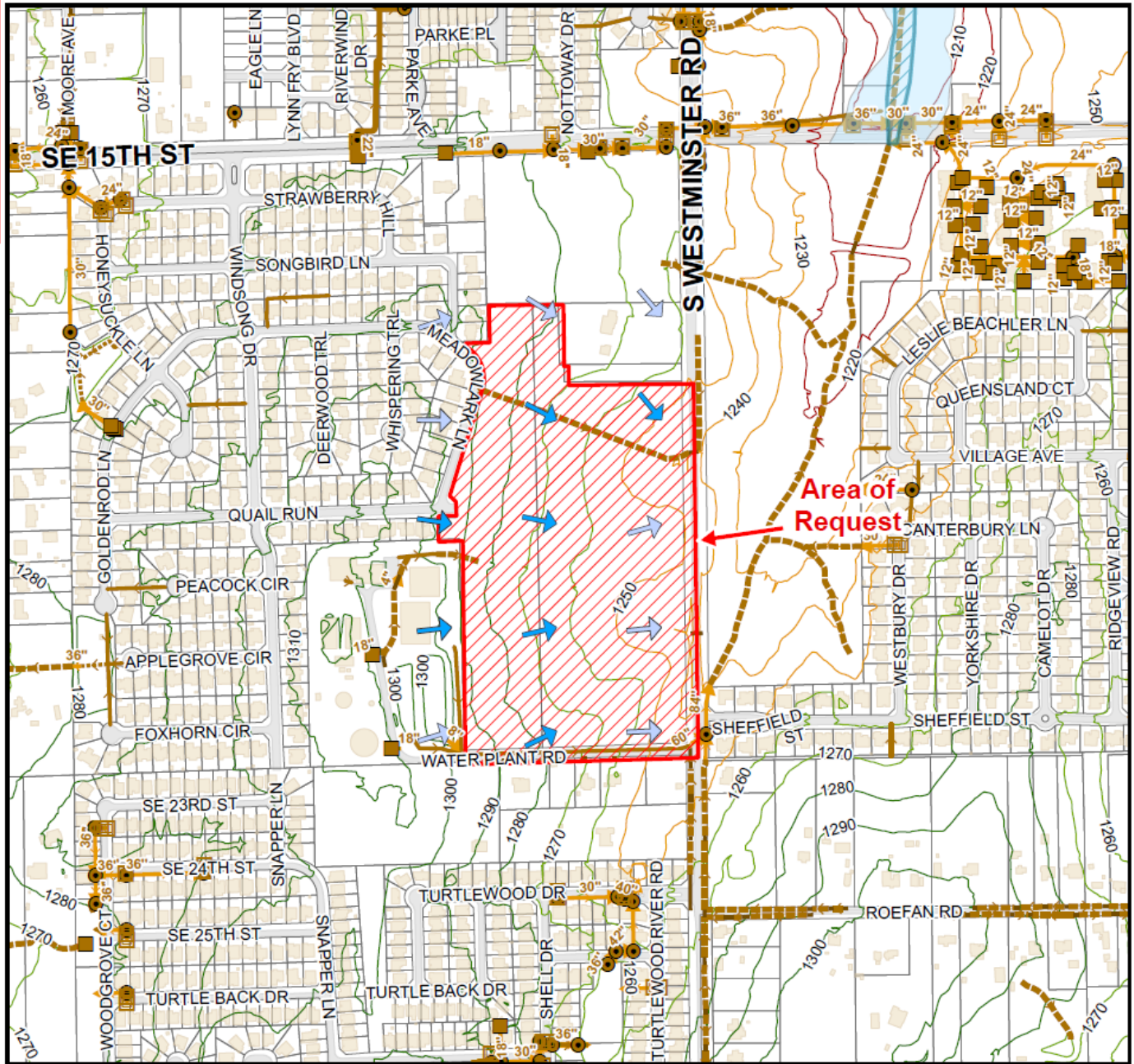


On 8.5" x 11" paper 1 inch equals 500 feet

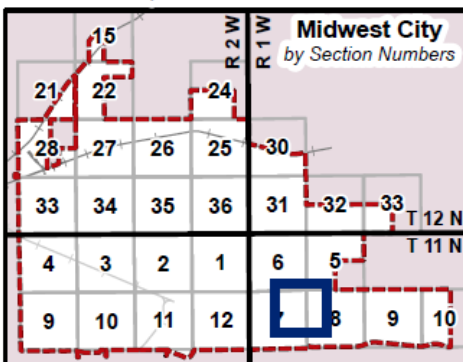
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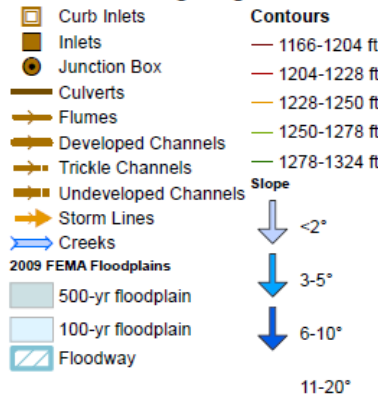
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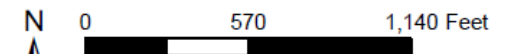
Locator Map



Drainage Legend



### DRAINAGE MAP FOR PC-2250 (NE/4, Sec. 7, T11N, R1W)

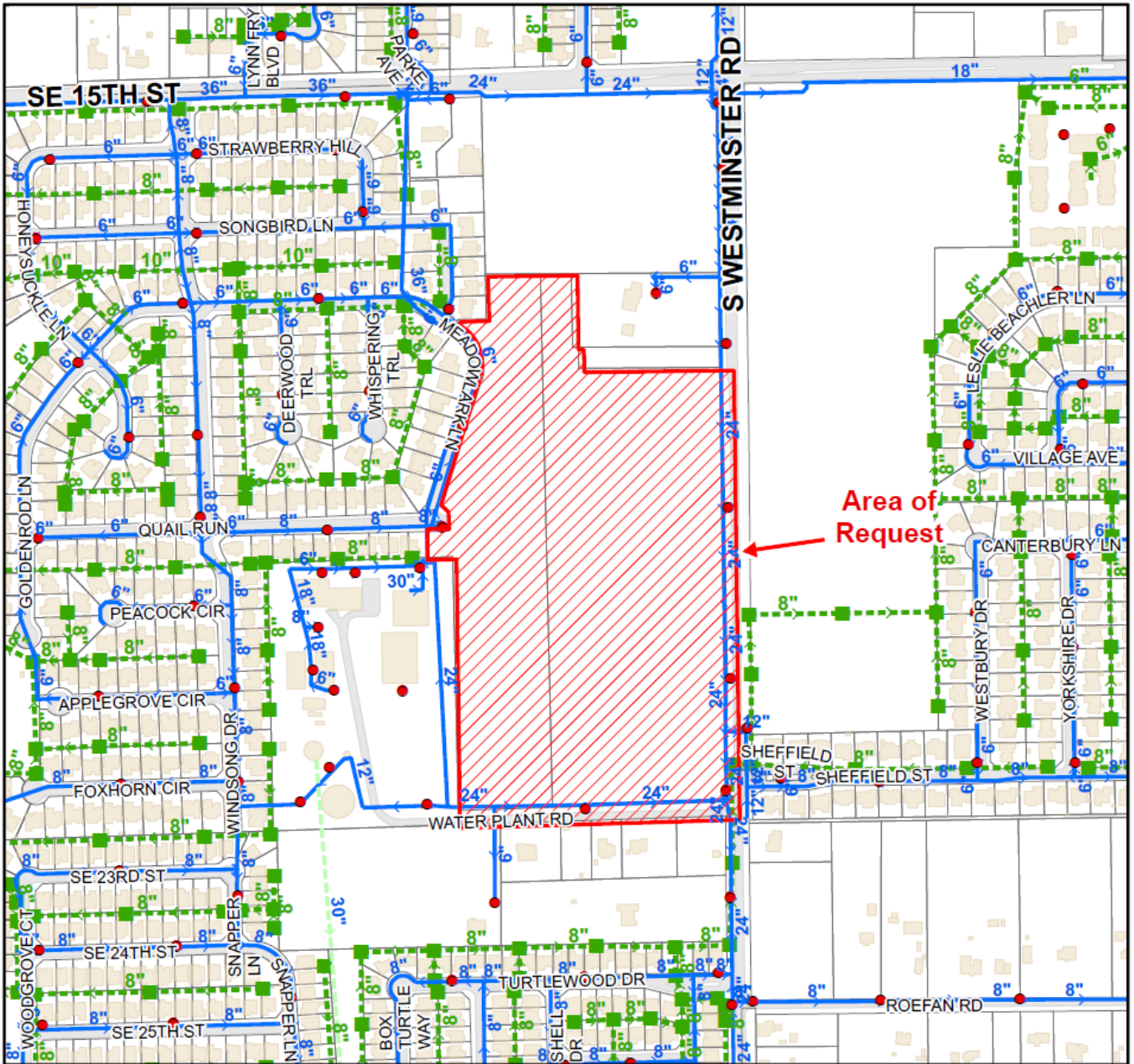


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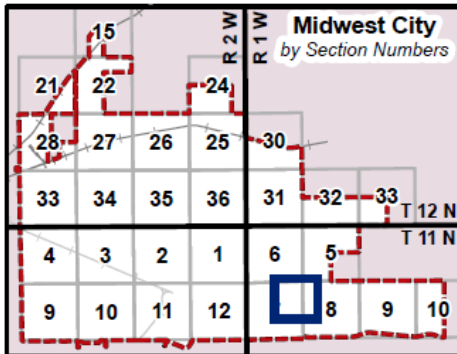
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Locator Map



Water/Sewer Legend

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

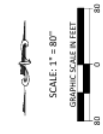
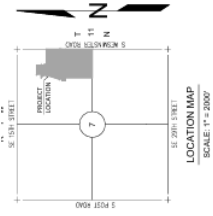
**WATER SEWER MAP  
FOR PC-2250  
(NE/4, Sec. 7, T11N, R1W)**

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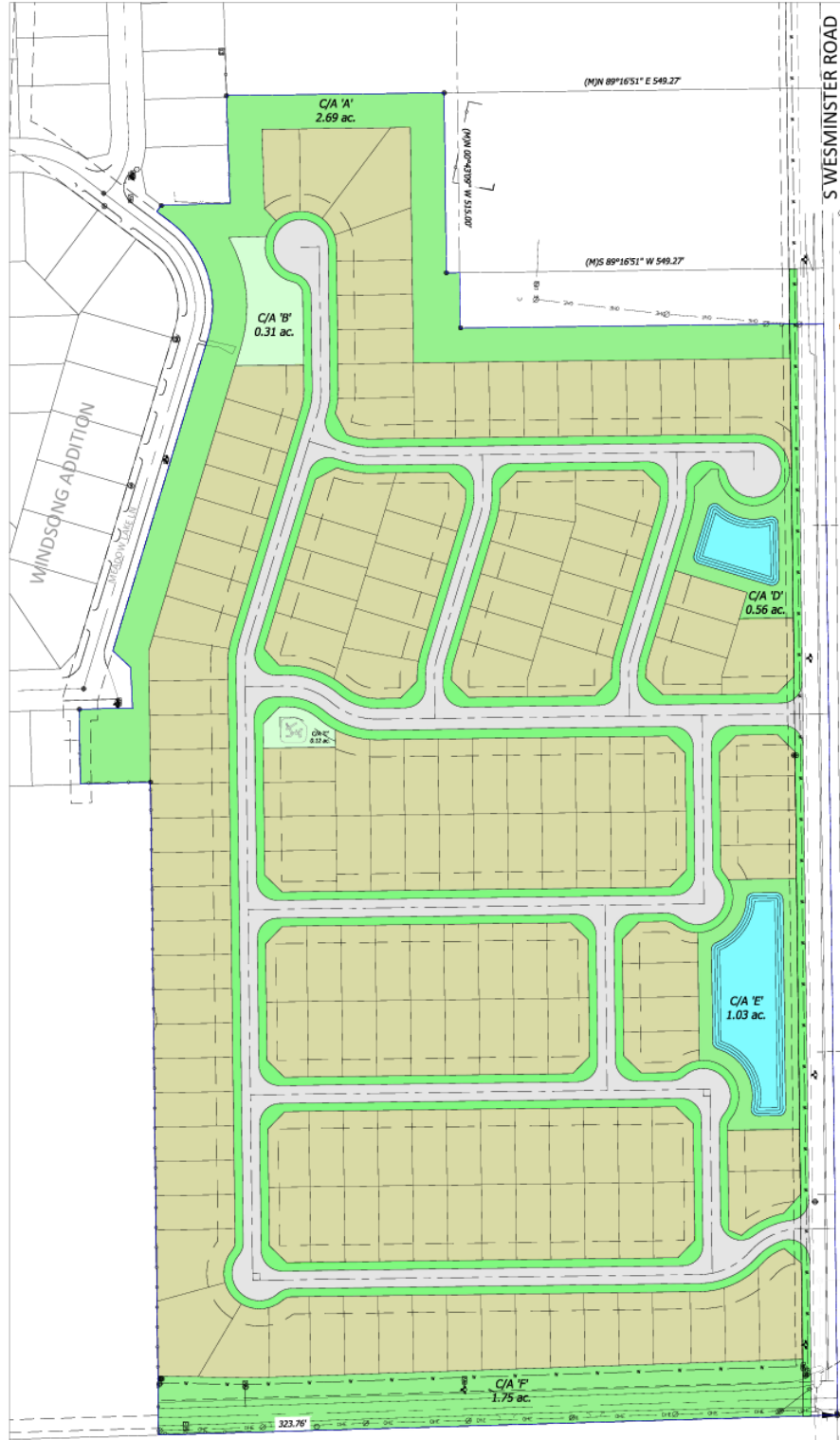


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MASTER DESIGN PLAN  
OF  
**MIDWEST TRAILS**  
PART OF THE NE/4 SECTION 7, T11N, R11W, I.M.  
CITY OF MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA



MASTER DESIGN PLAN  
OF  
**MIDWEST TRAILS**

**LTS**  
Landscape Architecture & Site Planning  
1710 N.W. 100th Street, Suite 100  
Springfield, OR 97474  
503.746.2007

SHEET: 1 OF 1  
DATE: 05/02/2026

LOT COUNT:	165 LOTS
SINGLE-FAMILY RESIDENTIAL	39.14 ACRES
RESIDENTIAL DENSITY	4.22 (DU/AC) - 0.24 (AC/DU)

**To:** Chairman and Planning Commission

**From:** Brylee Hester, Planner I

**Date:** July 7, 2026

**Subject:** (PC-2252) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow *Communication Services: Towers/Antennas* in the C-3, Community Commercial District for the property located at 1117 Christine Dr., Midwest City, Oklahoma 73130 (Ward 5).

**Executive Summary:**

The Applicant is seeking approval of a Special Use Permit (SUP) pursuant to Section 4.4.19: *Communication Services: Towers/Antennas*, to allow the installation of a 150-foot monopole cellular tower at the subject property.

The 60' x 60' lease area on the subject property is currently vacant. The site plan also includes a thirty (30) foot wide access and utility easement, extending from Christine Drive. If approved, AT&T will be permitted to construct and operate the monopole tower as proposed.

Based on the height of the proposed tower and setback requirements outlined in Section 4.4.19, a minimum setback of 112.5 feet to all property lines would be required. The site plan for the proposed tower indicates a setback of only 41.57 feet on the northern side adjacent to residentially zoned property, meaning the setback requirements would not be met. The applicant has submitted a zero-fall-radius engineering certification intended to mitigate safety concerns.

Both state and local notification requirements have been met. At the time of this writing, staff received one public inquiry regarding the nature of the application.

Staff does not recommend approval of the requested Special Use Permit for the subject property based on its lack of compliance with Section 4.4.19 and Section 7.6.3(A) of the Zoning Ordinance.

Action is at the discretion of the Planning Commission.

**Dates of Hearing:**

Planning Commission: July 7, 2026

City Council: July 28, 2026

**Date of Pre-Application Meeting:** May 6, 2026

**Date of Site Plan Review Team Meeting:** May 28, 2026

**Council Ward:** Ward 5, Sara Bana

**Owner:** Hassan Properties, LLC

**Applicant:** Mark Sharp (Hassan Properties, LLC)



**Size:** .08 acres MOL (lease area) with an access easement from Christine Dr. to the pad site.

**Zoning Districts:**

Area of Request:	C-3
North:	R-6
South:	C-1
East:	R-6
West:	R-6

**Land Use:**

Area of Request:	Vacant (lease area); Childcare Center (parcel)
North:	Single-Family Residences
South:	Vacant
East:	Single-Family Residences
West:	Single-Family Residence

**Municipal Code Citation:**

2.20. – C-3, Community Commercial District

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

4.4. – Commercial Use Unit Classifications and Regulations

4.4.19. *Communication Services: Towers/Antennas.* Radio and television broadcast towers, satellite communication facilities, microwave antennas, or business dispatching or receiving antennas, and all other antennas similarly suited whether mounted on top of a building or rooftop or mounted on top of a monopole/tower. Where a broadcast tower is permitted, a broadcast studio is permitted to locate on the same site.

(A) Towers/antenna requirements. Such towers/antennas shall meet the setback requirements of the district and shall not extend fifteen (15) feet above the maximum height allowable of the district in which it is located unless otherwise approved by the City Council as a special use permit. Special use permits are required for exceeding the height limitation, inability to meet the setback requirements, and other special development criteria.

(1)Antennas which are mounted to monopole/towers and which, with a special use permit, exceed the height limitation for the district in which it is located shall set back a distance from the property line(s) equal to three-fourths the height of the antenna and tower combined.

(2)Antennas which are built upon a building or rooftop and are not a part of or connected to a monopole/tower and which exceed with City Council's approval the height limitation for the district in which it is located shall be required to meet the setback requirements of the district for the height attained.

7.6. – Special Use Permit

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

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

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

7.6.3. *Criteria for Special Permit Approval.*

- (A) *Special use permit criteria.* The City Council shall use the following criteria to evaluate a special use permit:
  - (1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.
  - (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
  - (3) Whether the proposed use shall not adversely affect the use of neighboring properties.
  - (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
  - (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.
- (B) *Specific conditions.* The City Council may impose specific conditions regarding:
  - (1) the duration of the permit,
  - (2) the location, design, operation, and screening to assure safety,
  - (3) to prevent a nuisance, and
  - (4) to control the noxious effects of excessive sound, light, odor, dust or similar conditions.

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

**History:**

1. The subject property was rezoned from R-4 to C-1 in September 1975 (PC-0270)
2. The subject property was rezoned from C-1 to C-3 in April 2000 (PC-1396).
3. The parcel remained C-3 with the adoption of the updated Zoning Regulations in 2010 (PC-1729).

**Next Steps:**

If approved by City Council, the Special Use Permit would allow the installation and operation of the 150' AT&T monopole at the proposed site. The base of the installation would remain secure from public access.

**Staff Comments:**

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

**Engineering Staff Comments:**

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

Water Supply and Distribution

There is a public water main bordering the parcel, a six (6) line running along the west side of Christine Drive. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is a public sewer main servicing the proposed parcel, an eight (8) inch line running along the north side of the parcel. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is available from Christine Drive, respectively. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

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

Easements and Right-of-Way

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

**Fire Marshal's Comments:**

Fire Department / 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).

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).

**Planning Division:**

Staff met with the applicant for a pre-application meeting on May 6, 2026. On May 28, 2026, a Site Plan Review Team meeting was held, and representatives from the following departments were present: Community Development, Engineering, and Fire Marshal's Office.

The 60' x 60' area to be leased on the subject property is currently vacant. Additionally, the site plan includes a thirty (30) foot wide access and utility easement, extending to the pad site from Christine Drive. The proposed monopole is 150 feet in height, significantly exceeding the 35-foot height limitation for the C-3 district.

As outlined in Section 4.4.19, towers that exceed the maximum height of the zoning district must be set back a distance equal to three-fourths of the tower height from property lines. For the proposed structure, this results in a required setback of 112.5 feet from all property lines. Based on the submitted site plan, the tower only provides approximately 41.57 feet from the tower center to the northern property line, which is shared with

single-family residences. Staff determined that this does not meet the setback requirement and represents a substantial deviation from the standards established by the ordinance.

The applicant provided a zero-fall-radius engineering certification indicating that the monopole is designed to collapse inward on itself within the lease area in the event of failure. While staff acknowledges that this type of engineered fall-zone design is a recognized safety practice and may mitigate concerns related to tower collapse, it does not substitute for or satisfy the setback requirement established in Section 4.4.19.

Additionally, staff evaluated the application under the criteria provided in Section 7.6.3(A). These criteria require consideration of the proposed tower's compatibility with the comprehensive plan, the intent of the zoning district, potential impacts to neighboring properties, traffic safety, and the adequacy of utilities and public facilities. While the proposed use would not generate meaningful traffic impacts and can be served by existing infrastructure, staff has concerns regarding compatibility with surrounding land uses, particularly given the proximity of the tower to residences to the north. Staff finds that the significant reduction in the required setback, combined with the tower's proximity to adjacent residential properties, does not demonstrate compatibility with surrounding land uses or adequately address the impact considerations outlined in Section 7.6.3(A). However, staff acknowledges that Section 4.4.19 allows reduced setbacks to be approved as a part of the Special Use Permit.

For the reasons set forth above, staff does not recommend approval of the Special Use Permit.

Action is at the discretion of the Planning Commission.

**Action Required:**

Approve or reject a Special Use Permit to allow *4.4.19: Communication Services: Towers/Antenna*, for the property noted herein, subject to staff comments as found in the July 7, 2026, agenda packet and made part of the PC-2252 file.

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

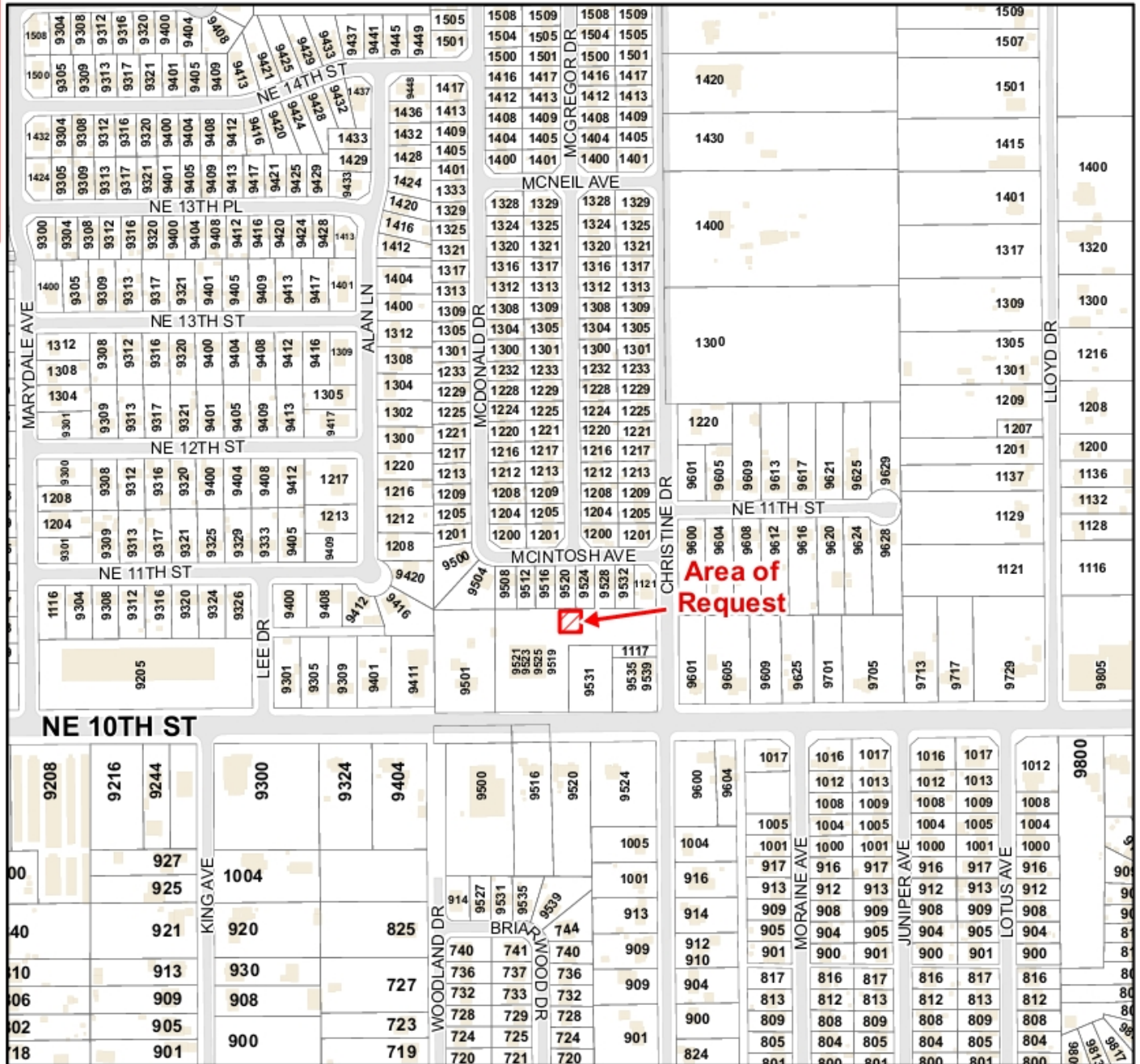


Brylee Hester

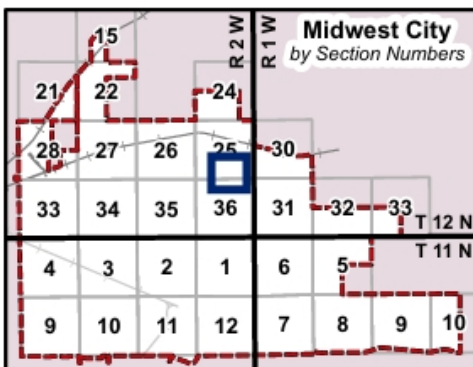
Planner I



GIS - Information Technology/ Planning & Zoning



Locator Map



General Map Legend

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

**GENERAL MAP FOR PC-2252 (SE/4, Sec. 25, T12N, R2W)**

0 390 780 Feet

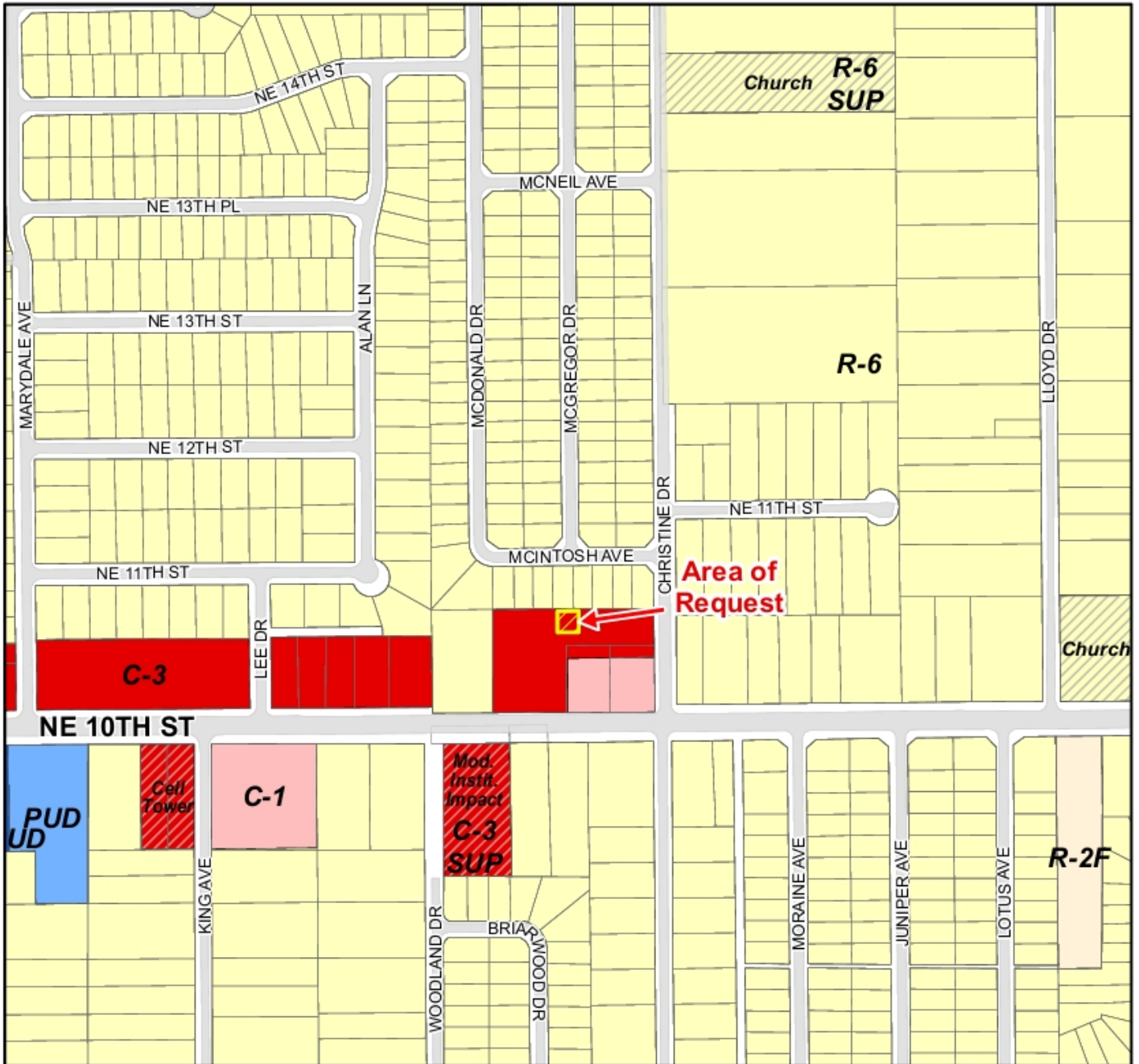


On 8.5" x 11" paper 1 inch equals 400 feet

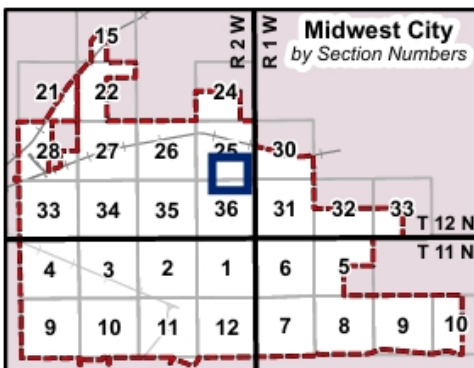
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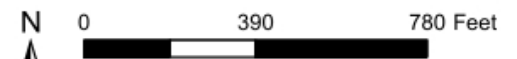
Locator Map



Current Zoning Legend

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

### ZONING MAP FOR PC-2252 (SE/4, Sec. 25, T12N, R2W)

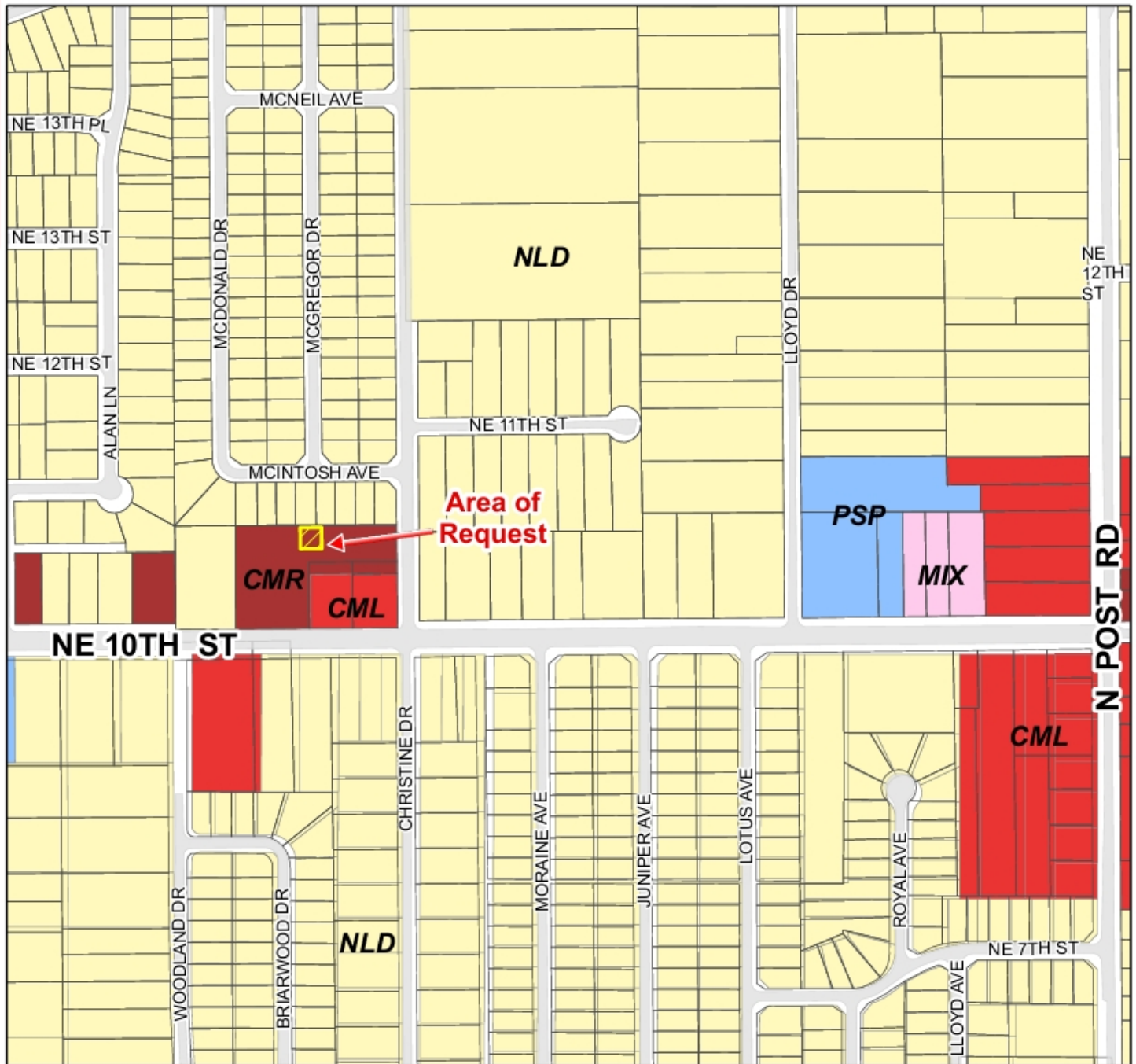


On 8.5" x 11" paper 1 inch equals 400 feet

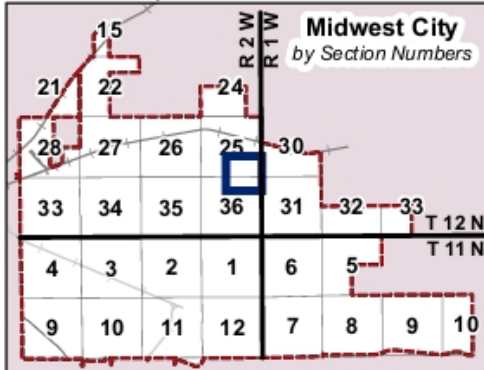
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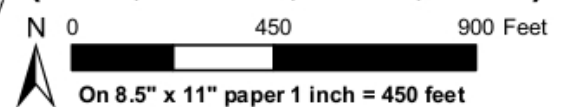
Locator Map



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
- Special Planning Areas 2026

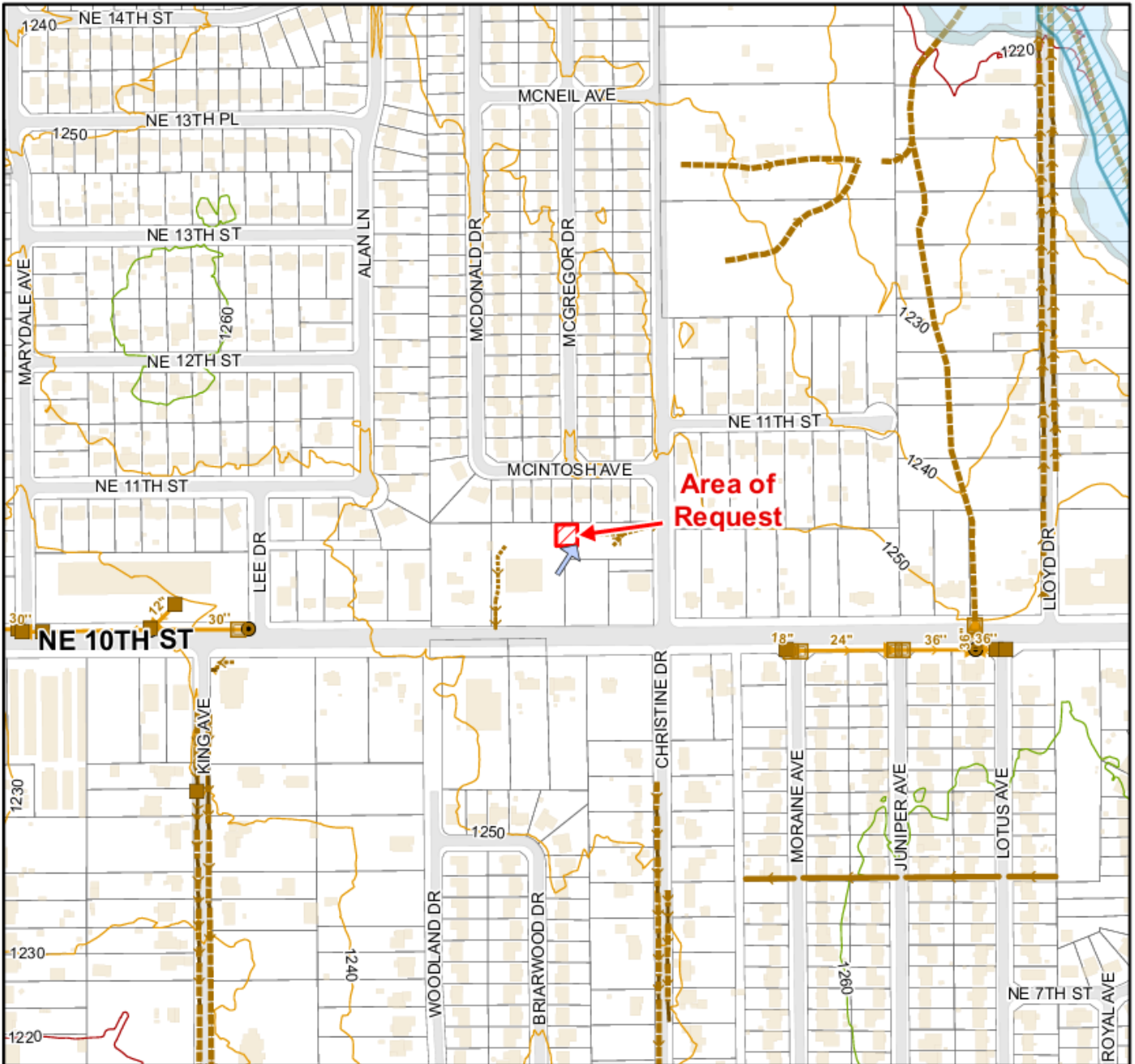
### FUTURE LAND USE MAP FOR PC-2252 (SE/4, Sec 25, T12N, R2W)



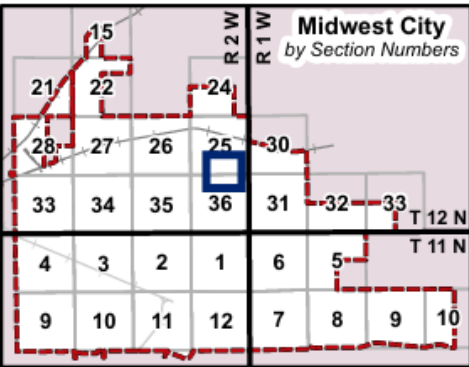
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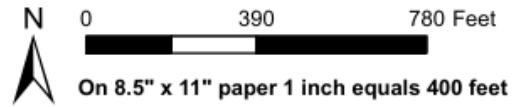
Locator Map



Drainage Legend

- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
  - 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
- Slope**
- <2°
  - 3-5°
  - 6-10°
  - 11-20°

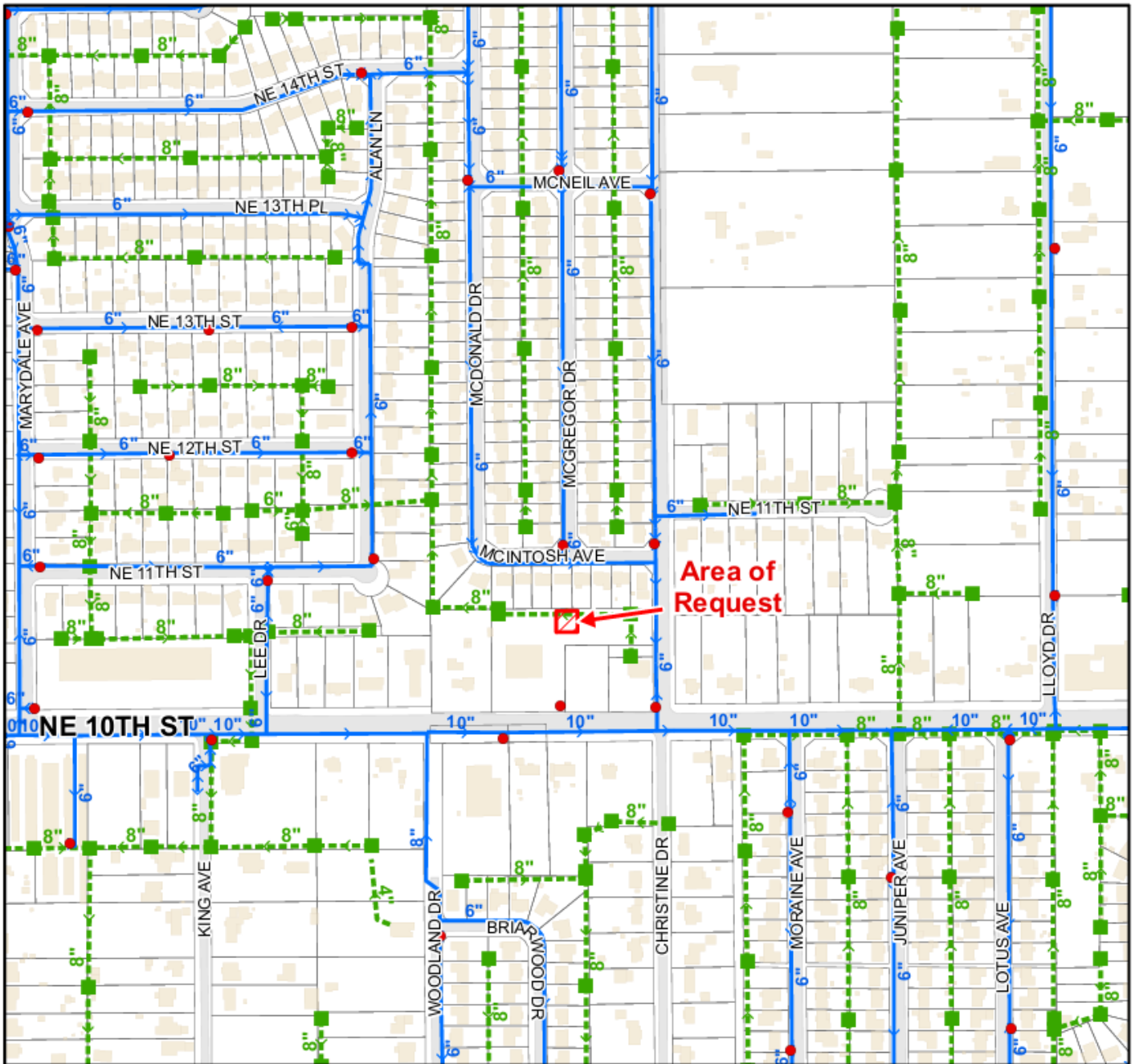
## DRAINAGE MAP FOR PC-2252 (SE/4, Sec. 25, T12N, R2W)



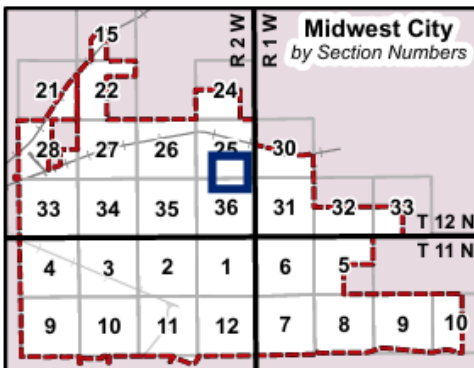
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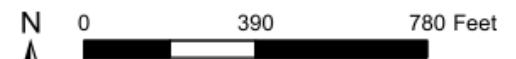
Locator Map



**Water/Sewer Legend**

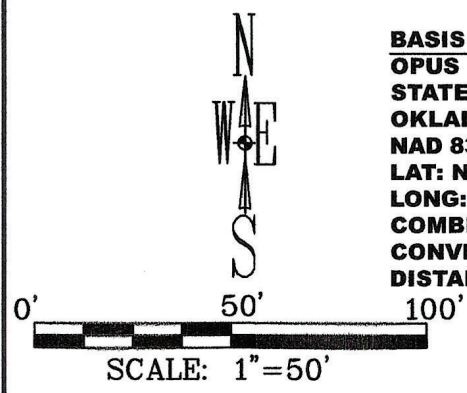
- Fire Hydrants
- Water Lines**
  - Distribution
  - Well
  - OKC Cross Country
  - Sooner Utilities
  - Thunderbird
  - Unknown
- Sewer Manholes
- Sewer Lines

**WATER SEWER MAP  
FOR PC-2252  
(SE/4, Sec. 25, T12N, R2W)**



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

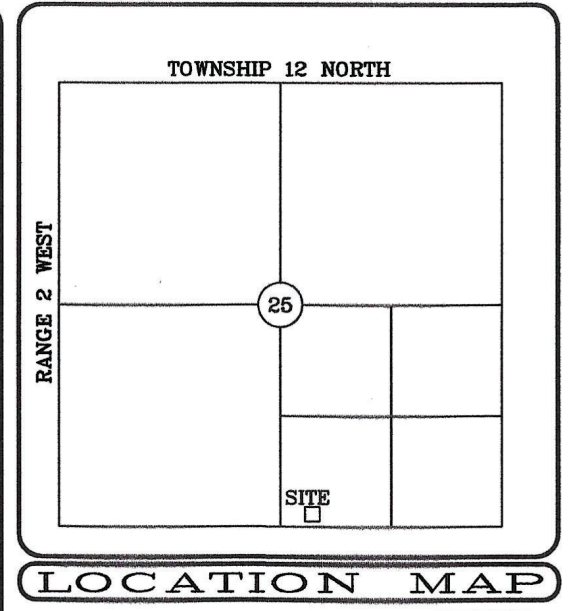
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**BASIS OF BEARINGS AND ELEVATIONS**  
**OPUS**  
**STATE PLANE COORDINATES**  
**OKLAHOMA NORTH ZONE**  
**NAD 83 (2011)**  
**LAT: N 35°28'45.579"**  
**LONG: W 97°21'38.458"**  
**COMBINED SCALE FACTOR: 1.00004297227**  
**CONVERGENCE ANGLE: N 00°22'38"W**  
**DISTANCES ARE IN GRID**

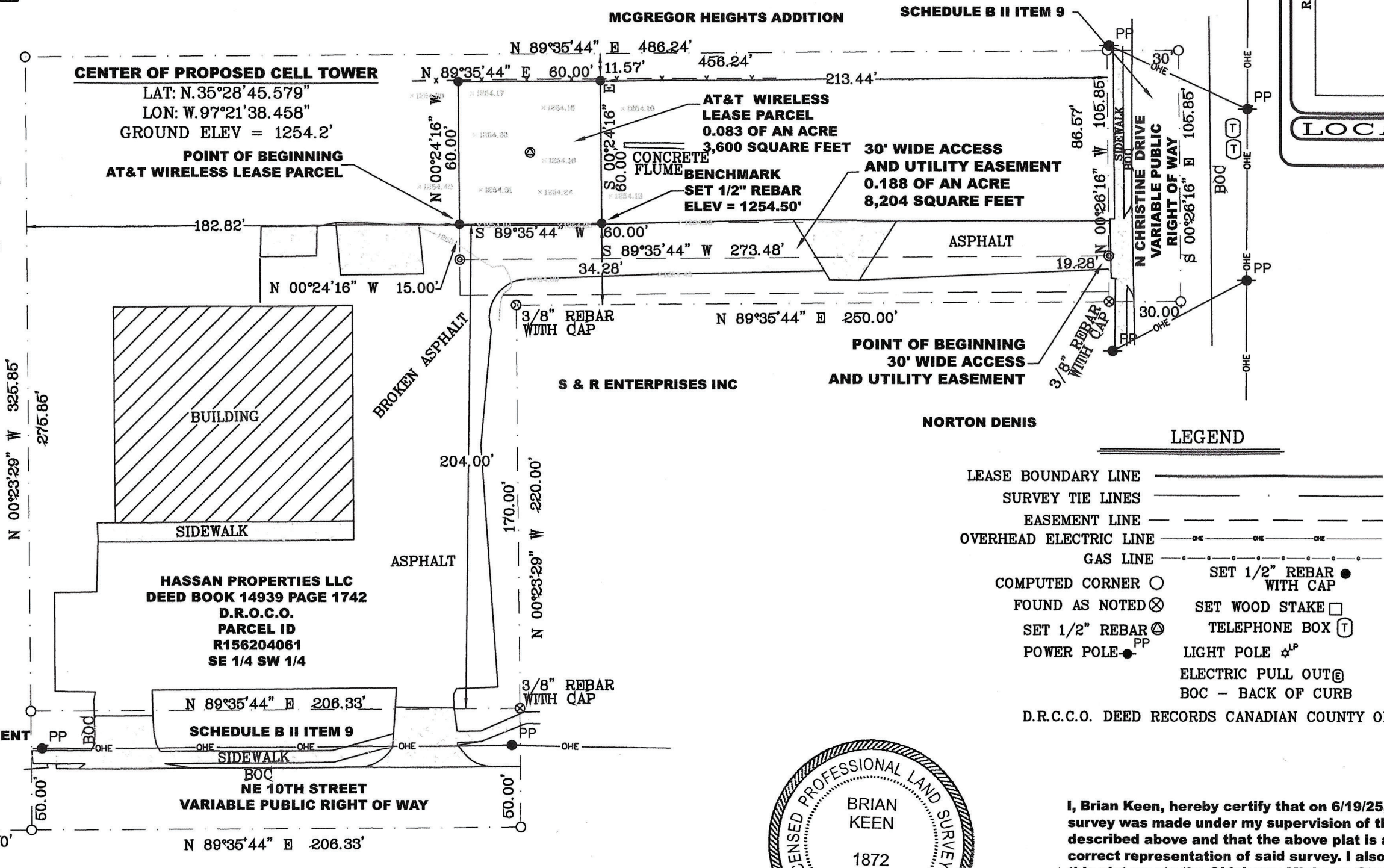
**SITE NAME: WESTMINSTER AND 23RD**  
**SITE NUMBER: OKL01023**

- GENERAL NOTES**
1. NO SEARCH OF PUBLIC RECORDS HAD BEEN COMPLETED BY KEEN SURVEYING, LLC TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL
  2. THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHT OF WAYS SHOWN HERE OR NOT



**SITE ADDRESS**  
 9519 NE 10TH ST  
 MIDWEST CITY, OK 73130

**FLOOD INFORMATION**  
 THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS 40109C0330H, DATED 12/18/2009



**LEGEND**

LEASE BOUNDARY LINE	—————
SURVEY TIE LINES	—————
EASEMENT LINE	-----
OVERHEAD ELECTRIC LINE	—OHE—OHE—OHE—
GAS LINE	—GAS—GAS—GAS—
COMPUTED CORNER	○
FOUND AS NOTED	⊗
SET 1/2" REBAR	⊙
POWER POLE	● <sup>PP</sup>
SET 1/2" REBAR WITH CAP	●
SET WOOD STAKE	□
TELEPHONE BOX	ⓧ
LIGHT POLE	⋆ <sup>LP</sup>
ELECTRIC PULL OUT	ⓧ
BOC - BACK OF CURB	ⓧ

D.R.C.C.O. DEED RECORDS CANADIAN COUNTY OKLAHOMA



*5/29/26*

I, Brian Keen, hereby certify that on 6/19/25, that a survey was made under my supervision of the property described above and that the above plat is a true and correct representation of said survey. I also certify that this plat meets the Oklahoma Minimum Standards for the practice of Land Surveying as adapted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

*BK 7/29/26*

REVISED: 12/9/25 CHANGED SITE NUMBER  
 REVISED: 8/13/25 CORRECTED ADDRESS AND FLOOD INFORMATION  
 REVISED: 5/29/26 ADDED DIMENSIONS FROM LEASE TO PROPERTY LINE

MAP PREPARED FOR:  
 AT&T WIRELESS  
 OKLAHOMA COA 6967  
 PAGE 1 OF 2

**KEEN SURVEYING, LLC**  
 203 SOUTH MAIN STREET P.O. BOX 248  
 SALEM, ARKANSAS 72576  
 TEL: (870) 886-3900 FAX: (870) 886-3814  
 EMAIL: BRIAN@KEENSURVEYING.COM  
 WWW.KEENSURVEYING.COM

DATE: 6/24/25  
 SCALE: 1" = 50'  
 DRAWN BY: B. KEEN  
 CHECKED BY: B. KEEN  
 JOB #1354.336



Specialty Telecommunications Services  
13431 Broadway Ext., Suite 120  
Oklahoma City OK 73114  
(405) 753-7167



Branch Communications  
2761 E. Skelly Drive, Suite 100  
Tulsa, OK 74105  
(918) 949-4551

May 18, 2026

**RE: Tower Fall Radius**  
Project Designation: OKL01023 Westminster & 23<sup>rd</sup>  
Site Address: 9519 NE 10<sup>th</sup> St, Midwest City, OK 73130  
Project: Proposed 150' Monopole

To Whom It May Concern,

This letter regards any jurisdictional inquiries about the expected fall radius of the aforementioned proposed tower.

The tower is expected to be designed to meet or exceed industry standards as defined in TIA-222-H, the revision of "Structural Standards for Antenna Supporting Structures" that is understood to be currently adopted by this jurisdiction. While the final design is still pending and it is our understanding that a structural analysis for the design has not yet been completed, it is our opinion that the possibility of a tower collapse is very unlikely. Any tower is designed using extreme wind and ice conditions specific to the location, topography, and site conditions of that tower to ensure it can survive catastrophic storms.

Although it cannot be guaranteed exactly how a tower would fall in the extremely improbable case of such a tower failure, it is our understanding that the aforementioned tower is to be designed in such a way that the most likely mode of failure would be a buckling failure of one of the upper tower sections due to excessive wind loading. While this tower will not be designed to fail, stronger sections than what is required by analysis would be provided in the lower sections of the tower, resulting in an increased safety factor in the lower sections. In the exceedingly unlikely case of a catastrophic tower failure, this makes the "weak link" in the upper section of the tower, increasing the probability that should a failure occur, it would occur in an upper section. When properly designed, the buckling failure in an upper section should cause the tower sections above the buckle to fold over the portion of the tower below it, resulting in a minimal fall radius contained within the lease area/property lines.

The fall radius statement above assumes proper foundation construction and tower installation. The foundation and tower design should be reviewed to ensure that no foundation limit state governs the entire structural system and negates the fall radius design, and that the appropriate factors of safety exist in the lower sections of the tower. The expected minimal fall radius requires that the foundation

be designed with a capacity greater than that of the tower capacity. If the foundation and tower design used in association with this tower is performed by a third party, then we must be provided the opportunity to review the designs in order to confirm that the fall radius remains satisfactory. If for some reason we are not provided the opportunity to review the design documents for this specific project then the content of this letter becomes void.

We hope this makes the anticipated behavior of the proposed tower clear, along with the assumptions and limitations associated with any statements. Please do not hesitate to reach out with any questions.

Sincerely,

Dillon Dakota Carroll, PE  
Director of Operations  
Specialty Telecommunications Services, LLC  
[dilloncarroll@stslc.org](mailto:dilloncarroll@stslc.org)  
918.236.6168



05/18/2026

**To:** Chairman and Planning Commission

**From:** Zanya Darthard, Planner II

**Date:** July 7, 2026

**Subject:** (PC-2253) Public hearing, discussion, consideration, and possible action for a Special Use Permit to allow *Drinking Establishments: Sit-Down, Alcoholic Beverages Permitted* in the C-3, Community Commercial District for the property located at 721 and 723 S Air Depot Boulevard Midwest City, Oklahoma 73110. (Ward 1)

**Executive Summary:** The Applicant is seeking approval of a Special Use Permit (SUP) pursuant to Section 4.4.22: *Drinking Establishments, Sit-Down, Alcoholic Beverages Permitted*, to allow the sale of alcoholic beverages at the subject property.

The subject property is zoned C-3, Community Commercial District, and is located within an existing shopping center. The applicant is requesting a Special Use Permit to operate a drinking establishment with site sale and consumption of alcoholic beverages until 2:00AM.

Approval of this request would authorize late-night alcohol service, contingent upon the applicant obtaining all required state and local licenses. It would further allow the tenant to operate in full compliance with applicable zoning regulations and the conditions the Special Use Permit.

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

If approved, the applicant must obtain a Letter of Compliance from the Community Development Department for submission to the ABLE Commission prior to initiating the sale or service of alcoholic beverages. Any subsequent tenant seeking to provide alcoholic beverage service at this location will be required to apply for a separate Special Use Permit.

Staff recommend approval of the requested Special Use Permit.

Action is at the discretion of the Planning Commission.

**Dates of Hearing:**

Planning Commission- July 7, 2026

City Council- July 28, 2026

**Date of Pre-Application Meeting:** April 24, 2026

**Date of Site Plan Review Team Meeting:** May 28, 2026

**Council Ward:** Ward 1, Brian Triger



on-  
of

**Owner:** Billy J. and Susan L. Bellows

**Applicant:** Billy Bellows

**Size:** Contains an area of 2,200 square feet MOL

**Development Proposed by Comprehensive Plan:**

Area of Request:	Local Commercial
North:	Local Commercial
South:	Local Commercial
East:	Local Commercial
West:	Public/Semi-Public

**Zoning Districts:**

Area of Request:	Community Commercial District (“C-3”)
North:	Community Commercial District (“C-3”)
South:	Community Commercial District (“C-3”) with a Special Use Permit (“SUP”)
East:	Community Commercial District (“C-3”)
West:	Community Commercial District (“C-3”)

**Land Use:**

Area of Request:	Shopping Center
North:	Shopping Center
South:	Monterey Jacks Café and Cantina
East:	Bamboo Room and Midwest Veterinary Hospital
West:	10 Gym

**Municipal Code Citation:**

2.20. – C-3, Community Commercial District

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

7.6. – Special Use Permit

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

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

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

7.6.3. *Criteria for Special Permit Approval.*

- (A) *Special use permit criteria.* The City Council shall use the following criteria to evaluate a special use permit:
- (1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.
  - (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
  - (3) Whether the proposed use shall not adversely affect the use of neighboring properties.
  - (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
  - (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.
- (B) *Specific conditions.* The City Council may impose specific conditions regarding:
- (1) the duration of the permit,
  - (2) the location, design, operation, and screening to assure safety,
  - (3) to prevent a nuisance, and
  - (4) to control the noxious effects of excessive sound, light, odor, dust or similar conditions.

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

4.4.22. - Drinking Establishments: Sit-Down, Alcoholic Beverages Permitted. Establishments or places of business where customers are seated and served, and which are primarily engaged in the sale, mixing, or dispensing of beverages containing more than 0.5 percent alcohol by weight for consumption on the premises. All requirements of Title 37A of the Oklahoma Statutes and Chapter 5 of the Midwest City Code must be met. In addition, lots shall not abut residentially developed properties on the side, shall front only onto an arterial street and shall have no vehicular access onto any local or collector street unless approved by waiver through Special Use Permit as provided within the Midwest City Code.

**History:**

1. The property was zoned C-3 on the 1985 Zoning Atlas.
2. The subject property was designated C-3 with the adoption of the 2010 Zoning Map.

**Next Steps:**

If approved by City Council, the Special Use Permit would allow the occupant to obtain their ABLE License and serve alcoholic beverages.

**Staff Comments-**

*There are construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued*

*community development activities such as extending public sewer and water and making street improvements, for examples. This is a special use permit application and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.*

**Engineering Staff Comments:**

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

**Water Supply and Distribution**

There are public water mains bordering the parcel, a twelve (12) inch line running along the east side of Air Depot Boulevard and a six (6) line running along the north side of the area of request. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

**Sanitary Sewerage Collection and Disposal**

There is a public sewer main servicing the proposed parcel, an eight (8) inch line running along the north side of the parcel. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

**Streets and Sidewalks**

Access to the parcel is available from Air Depot Boulevard, respectively. Public road and sidewalk improvements are not required as part of this application.

**Drainage and Flood Control, Wetlands, and Sediment Control**

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

**Easements and Right-of-Way**

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

**Fire Marshal's Comments:**

New and existing construction shall comply with all Midwest City Fire Codes and Ordinances, the 2018 International Fire Code (IFC), the 2018 International Building Code (IBC), and the National Fire Codes.

**Fire extinguishers** are required to be installed in accordance with Section 906 of the International Fire Code, as well as NFPA 10.

**Address** shall be identified on the front side of the facility in contrasting colors and shall be legible from the public access road. IFC Section 505. Fire / panic hardware is required on all egress doors that are not main entrance doors.

A **fire lane** is required in accordance with IFC Section 503 and the Midwest City Ordinances Section 15-15. A fire lane shall mean any thoroughfare twenty (20) feet or more in width and approved and accepted by the appropriate fire official as a fire lane. Fire lanes shall be interchangeable with the term "street" for the purpose of this Code, provided, the entire width of a fire lane on the same site may be used to determine horizontal separation between two (2) or more structures. Fire lane to be a 6" continuous red stripe with "Fire Lane – No

Parking” in 4” white lettering spaced every 60’-0” O.C. Face of curbs shall be painted when applicable and the fire lane shall begin at the street access / egress point of the road and wrap around into the parking lot.

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

Paint striping is required on the floors in front of all electrical panels indicating “No Storage” areas. (IFC 605.3)

**Knox Box** 3200 series lock box keyed for Midwest City Fire Department is required to be installed adjacent to the main entrance to each commercial facility (building). (IFC 506)

This review has been provided with the current information provided by the applicant. This list is not an all-inclusive list of compliance due to the limited information available at the time of this report. A full review can be completed once a comprehensive floor plan/life safety analysis is provided by the architect/designer of record. For any questions or concerns pertaining to this project or the contents of this report, please contact the Midwest City Fire Marshal’s Office via e-mail at [FMO@MidwestCityOK.org](mailto:FMO@MidwestCityOK.org).

**Planning Division:**

Staff met with the applicant for a pre-application meeting on April 24, 2026. A Site Plan Review Team meeting was held on May 28, 2026, with representatives from the Community Development, Engineering, and Fire departments in attendance.

The subject property was originally constructed as a shopping center containing three (3) adjacent suites. The applicant is requesting approval of a Special Use Permit for two (2) of the suites to allow the sale and on-site consumption of alcoholic beverages. If approved, the tenants’ space(s) would be permitted to operate as a late-night drinking establishment serving alcohol and low-point beer, with hours extending from the afternoon until 2:00 AM. Because the property is located within the C-3 zoning district, the service of alcoholic beverages is not permitted without an approved Special Use Permit.

Staff have determined that the application satisfies the criteria outlined in Section 7.6.3(A) of the Zoning Regulations and aligns with the general purpose and intent of the C-3 zoning district. The applicant has indicated that the adjoining tenant has been informed of the proposed use and that the hours of operation will not interfere with the neighboring business. Staff do not anticipate that the proposed use will adversely impact surrounding properties or create hazardous pedestrian or vehicular traffic conditions. Staff advised the applicant to ensure that all noxious effects such as excessive sound, light, odor, or dust are appropriately controlled.

Approval of the Special Use Permit would authorize the current tenant to sell and serve alcoholic beverages for on-premise consumption. The permit is tenant-specific; therefore, any future occupant would be required to obtain a separate Special Use Permit. If approved, the tenant may request a Letter of Compliance from the Community Development Department for submission to the ABLE Commission as part of the state licensing process.

Staff recommends approval of this application.

Action is at the discretion of the Planning Commission.

**Action Required:**

Approve or reject a Special Use Permit to allow *Drinking Establishments: Sit-Down, Alcoholic Beverages Permitted*. For the property noted herein, subject to staff comments as found in July 7, 2026, agenda packet and made part of the PC-2253 file.

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

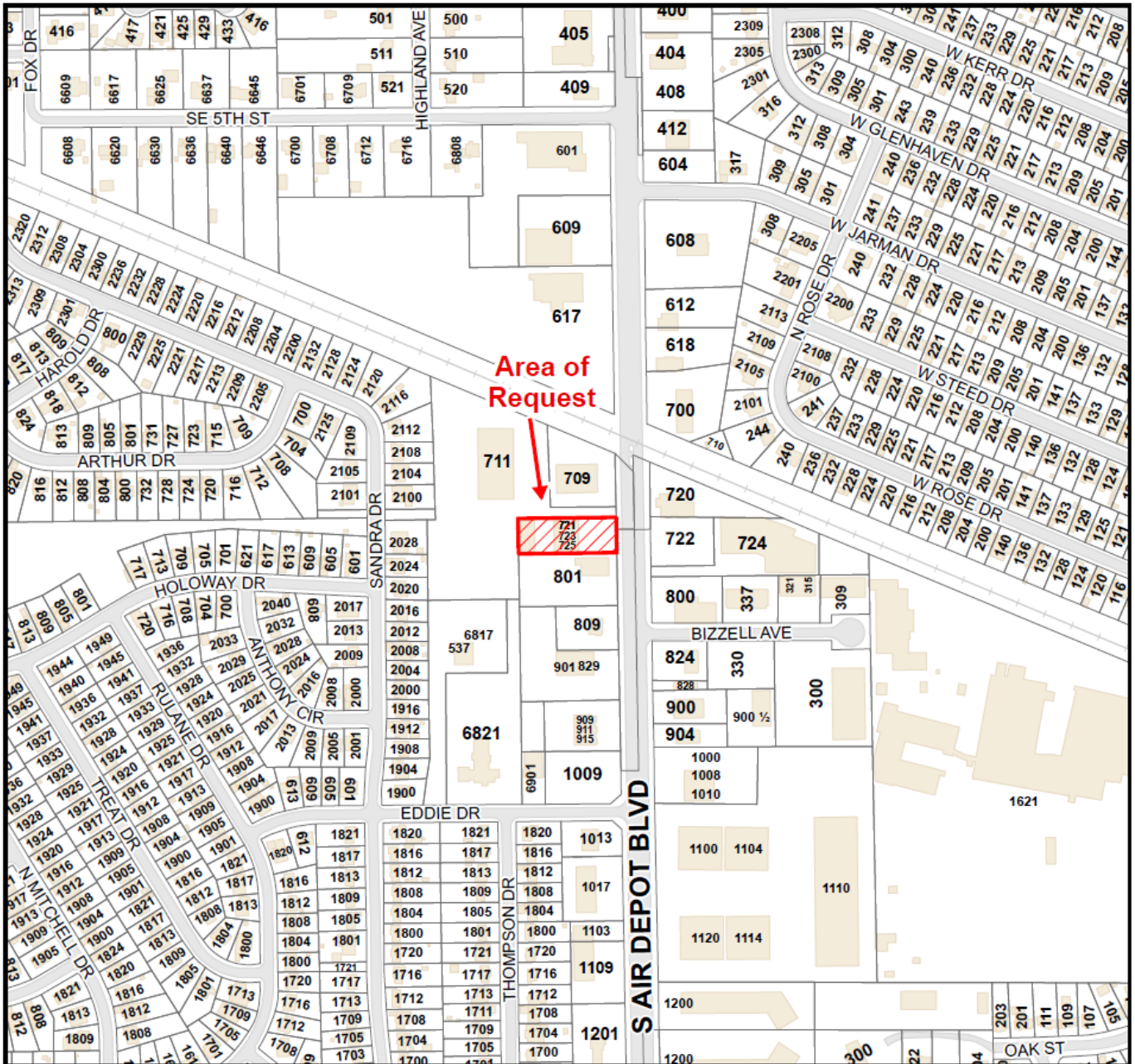


Zanya Darthard

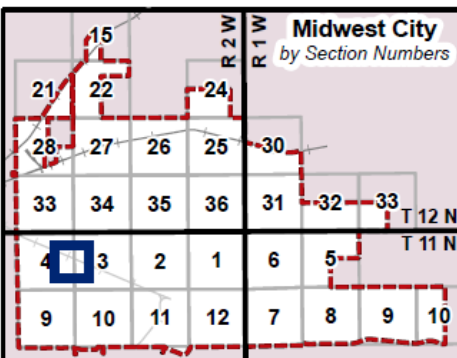
Planner II



GIS - Information Technology/ Planning & Zoning



Locator Map



General Map Legend

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

**GENERAL MAP FOR PC-2253 (SE/4, Sec. 4, T11N, R2W)**

0 390 780 Feet

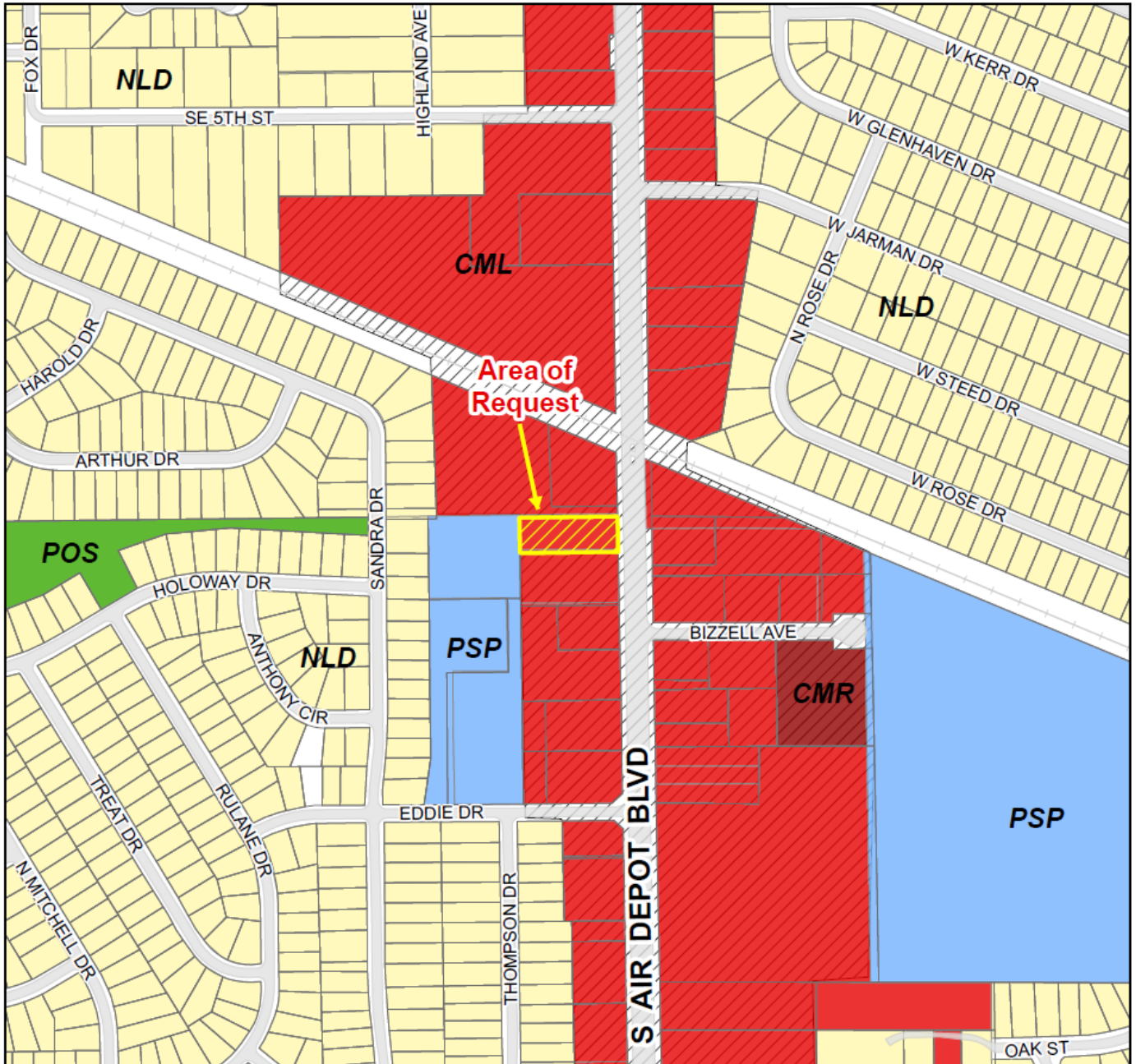


On 8.5" x 11" paper 1 inch equals 400 feet

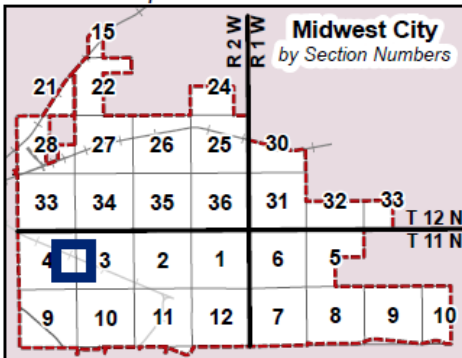
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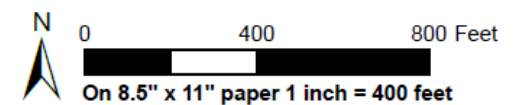
Locator Map



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

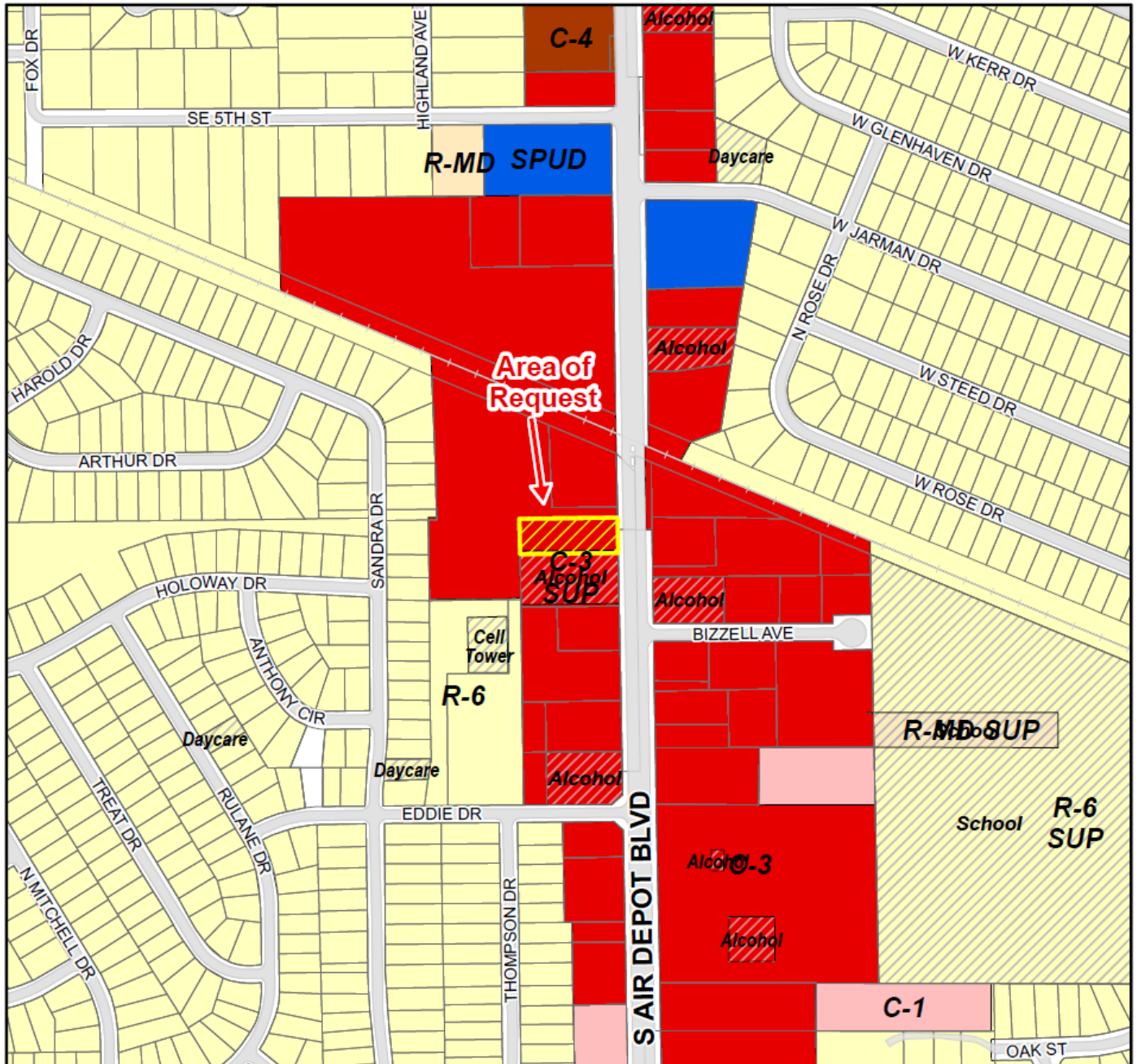
### FUTURE LAND USE MAP FOR PC-2253 (SE/4, Sec 4, T11N, R2W)



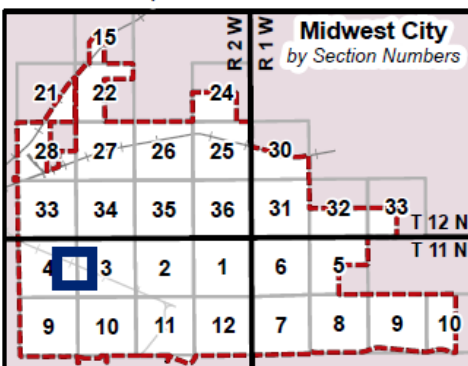
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Locator Map



Current Zoning Legend

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

## ZONING MAP FOR PC-2253 (SE/4, Sec. 4, T11N, R2W)

0 390 780 Feet

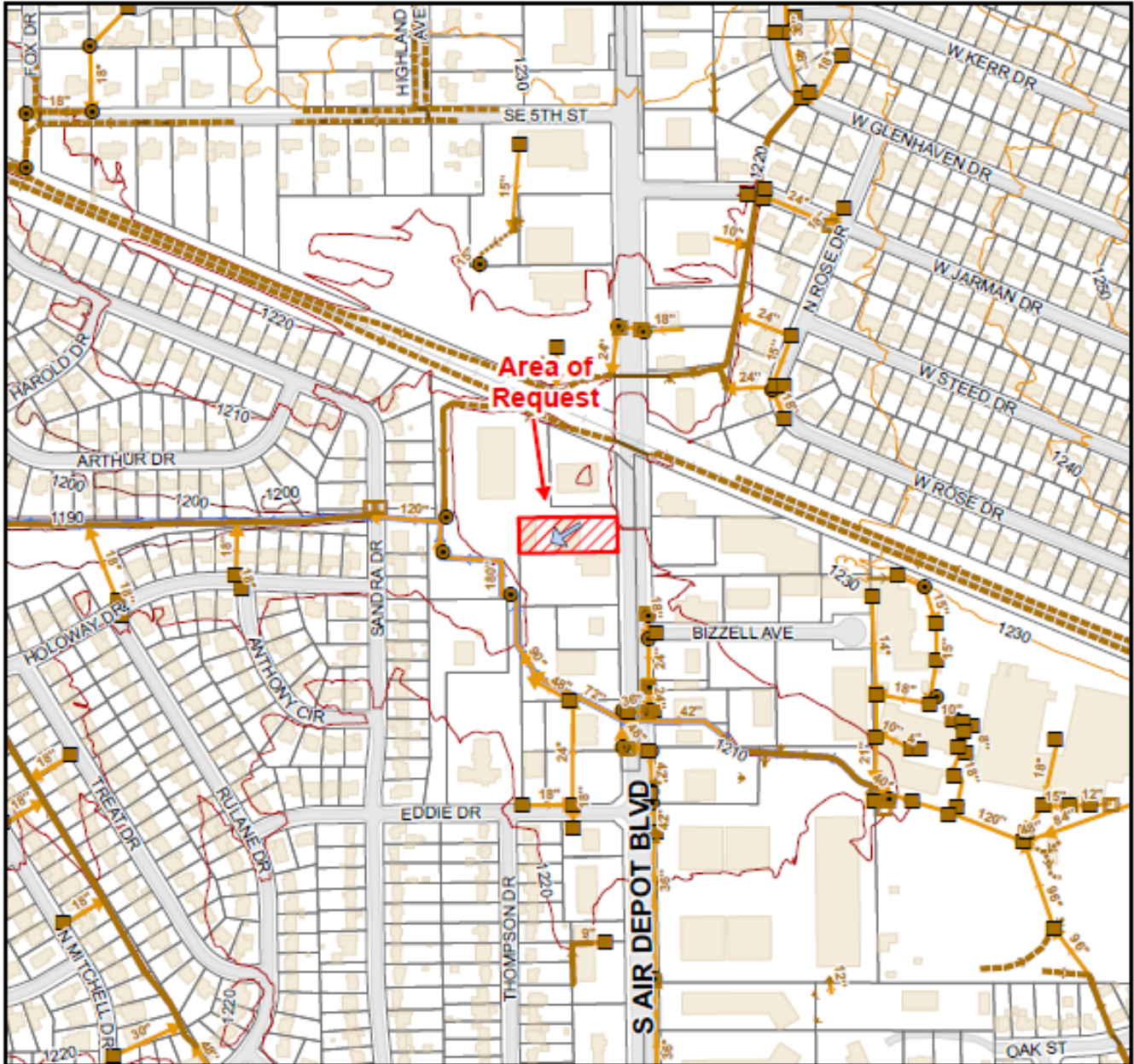


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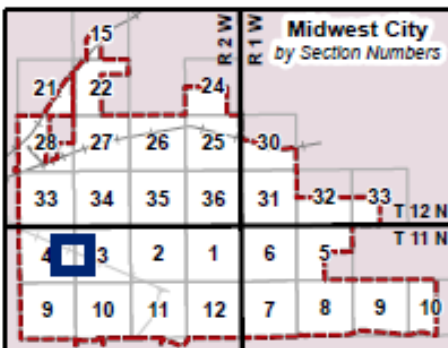
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Locator Map



Created on June 17, 2026 using ArcPY script - PC-2253

Drainage Legend

- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
  - 2009 FEMA Floodplains
  - 500-yr floodplain
  - 100-yr floodplain
  - Floodway
- 
- Contours**
  - 1166-1204 ft
  - 1204-1228 ft
  - 1228-1250 ft
  - 1250-1278 ft
  - 1278-1324 ft
  - Magnitude**
  - <2"
  - 3-5"
  - 6-10"
  - 11-20"

### DRAINAGE MAP FOR PC-2253 (SE/4, Sec. 4, T11N, R2W)

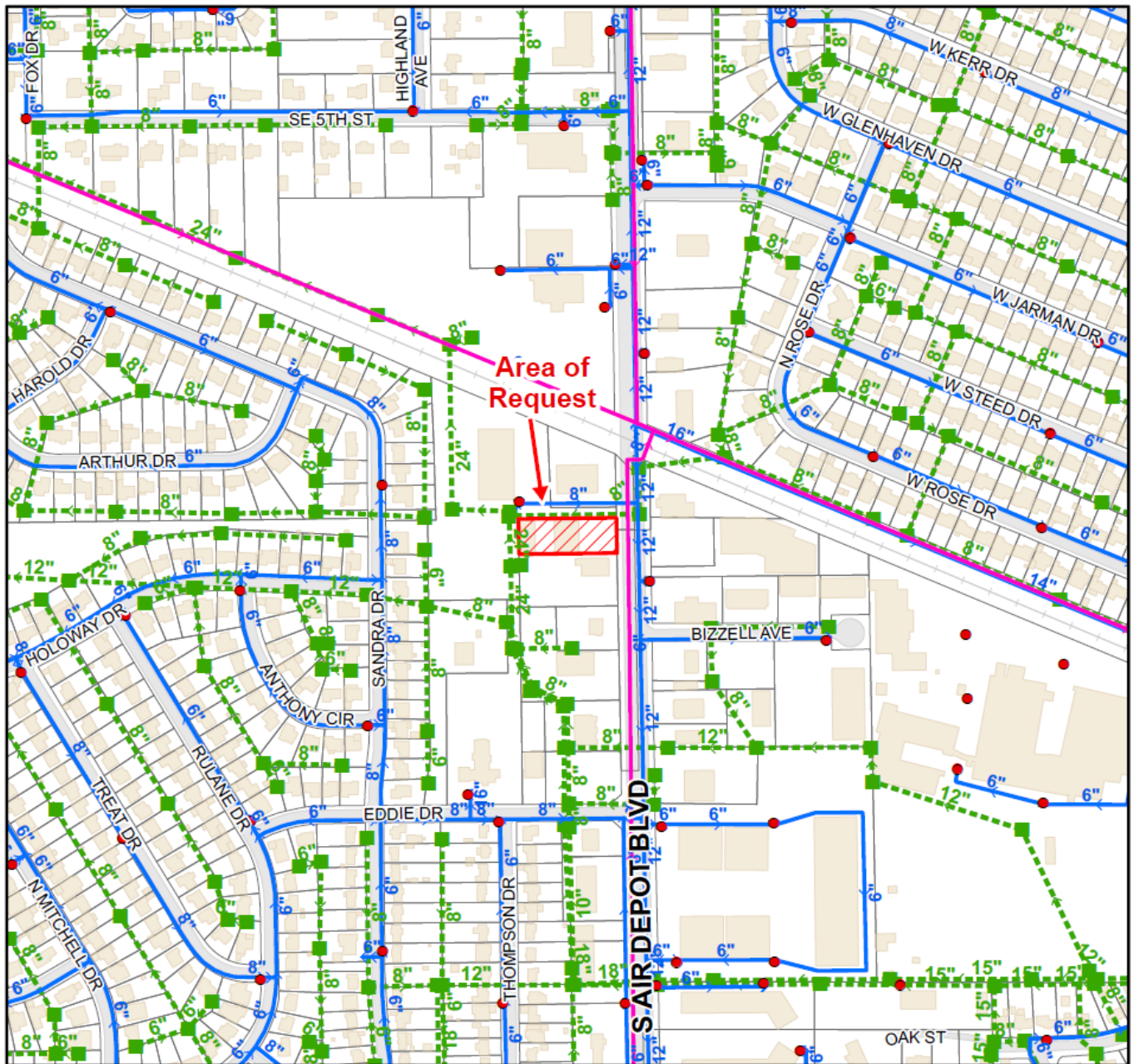


On 8.5" x 11" paper 1 inch equals 400 feet

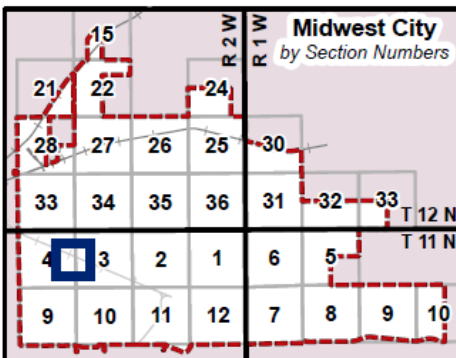
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Locator Map



Water/Sewer Legend

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

**WATER SEWER MAP  
FOR PC-2253  
(SE/4, Sec. 4, T11N, R2W)**

0 390 780 Feet



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**To:** Chairman and Planning Commission

**From:** Zamyia Darthard, Planner II

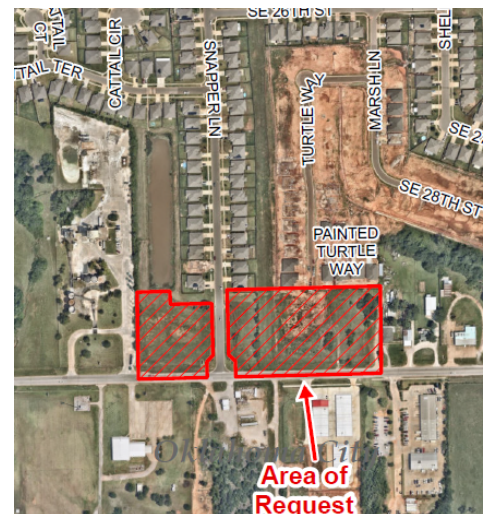
**Date:** July 7, 2026

**Subject:** (PC-2254) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Local Commercial to Neighborhood Medium to High Density; and an ordinance to redistrict the subject property from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”) for the property described as part of the Southeast Quarter (SE/4) of Section Seven (7), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma. (Ward 6).

**Executive Summary:** The Applicant is requesting to amend the Comprehensive Plan from Local Commercial to Neighborhood Medium to High Density and rezone the subject property to Planned Unit Development (“PUD”) with an underlying zoning designation of Medium Density Residential District (“R-MD”).

The subject property consists of approximately 6.47 acres and is currently vacant. The applicant is proposing to construct duplexes on this site. The Master Development Map establishes a maximum of fifty-five (55) dwelling units, resulting in a residential density of approximately 8.5 units per acre.

The submitted Master Design Statement proposes a private access drive from SE 29th Street and Snapper Lane and includes multiple modifications to the Midwest City Municipal Code. Requested deviations include changes to exterior masonry requirements, screening standards, driveway and sidewalk requirements, setback regulations, and amenity provisions. The applicant specifically requests no sight-proof screening and no interior sidewalks within the development.



If the rezoning is approved, all development standards not expressly modified within the Master Design Statement would default to the requirements of the R-MD zoning district.

All state and local notification procedures have been satisfied. As of the date of this report, staff have received one (1) phone call regarding this application and the caller was opposed to the construction of duplexes.

Based on the analysis in this report, staff does not recommend approval of the application.

Action is at the discretion of the Planning Commission.

**Dates of Hearing:**

Planning Commission- July 7, 2026

City Council- July 28, 2026

**Date of Pre-Application Meeting:** April 15, 2026

**Date of the Site Plan Review Meeting:** May 28, 2026

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

**Owner:** Shaz Investment Group, LLC

**Applicant:** Shaz Investment Group, LLC

**Proposed Use:** Planned Unit Development (“PUD”)

**Size:** 6.47 acres more or less

**Development Proposed by Comprehensive Plan:**

Area of Request:	Local Commercial
North:	Neighborhood Low Density
South:	City of Oklahoma City
East:	Neighborhood Low Density
West:	Industrial

**Zoning Districts:**

Area of Request:	PUD
North:	R-6
South:	City of Oklahoma City
East:	R-6
West:	I-2

**Land Use:**

Area of Request:	Vacant
North:	Single-Family Residences (Turtlewood Addition)
South:	City of Oklahoma City
East:	Single-Family Residences and Church
West:	Concrete Plant

**Comprehensive Plan Citation:**

The future land use designation for the subject property is Local Commercial.

This land use designation applies to areas intended for shopping, employment, and commercial services that support both Midwest City residents and visiting populations. Development within this category is typically located along major arterial corridors and key intersections to provide convenient access to everyday needs, including dining, convenience stores, and local retail. These commercial activities are designed to blend in with the surrounding neighborhood context.

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

Will the proposed change enhance the site and the surrounding area?

- **The proposed would not enhance the surrounding area by reducing commercial services that would serve the surrounding community as identified in the Comprehensive Plan.**

Is the proposed change a better land use than that recommended by the Future Land Use Plan?

- **The proposed change to a designation of Medium to High Density is not a “better land use” than the current designation of Local Commercial. The current designation was established with a**

**look to the future as eastern Midwest City continues to build out. There will be a need for local commercial establishments to serve the new residential areas planned for this area. Designating this site for Medium to High Density Residential does not achieve these same community objectives.**

Will the proposed use impact adjacent residential areas in a negative manner? Or will the proposed use be compatible with, and/or enhance, adjacent residential areas?

- **The proposed use has the potential to negatively impact adjacent residential areas, particularly due to the absence of required screening. The Master Design Statement does not provide adequate screening between the development and surrounding streets or adjacent properties, which may reduce compatibility with the surrounding area. Staff also concur with community concerns related to the introduction of higher-density residential development in place of potential local commercial uses. The proposed development is not designed to be integrated with the existing single-family development. Besides the density, the proposed residences have decreased design standards and will result in an unplanned dead-end of Turtle Way.**

Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?

- **The proposed amendment is not similar to the uses envisioned under the current Future Land Use designation. Even though the proposed duplex development would change the planned land use pattern by replacing commercial opportunities, it would be compatible with the adjacent Turtlewood neighborhood in terms of hours of operation and other residential use characteristics.**

Does the proposed use present a significant benefit to the public health, safety, and welfare of the community? Would it contribute to the City's long-term economic well-being?

- **The proposal does not present a significant benefit to public health, safety, or welfare. It would increase the City's housing supply, but also the proposal would remove land designated for future neighborhood-serving commercial development. It would not contribute to the City's long-term economic well-being.**

Based on the analysis above, staff does not support the requested Comprehensive Plan amendment.

### **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.

2.25.4. *Criteria for Planned Unit Development (PUD) Review and Approval.* Because the PUD provides the opportunity for higher densities, greater design flexibility, mixed land uses, and improved marketability, the applicant should be prepared to provide amenities and services that might not be required or possible in a conventional development.

2.25.4(C)(2) *Amenities.* Amenities should be considered as an important justification for development and city approval of a PUD.

- a. Where gross or net densities are to be increased to promote economy of development, or where other methods of land use intensification are proposed, usable open space should be furnished along with provision for its permanent retention and continued maintenance. Sidewalks and pedestrian ways should be planned where it is necessary to provide for amenities and public safety.

## 2.9. – R-MD, Medium Density Residential District

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

### **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 PUD with underlying C-3 uses and outdoor storage on September 28, 2004. (PC-1559)

### **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 the proposed parcel, an eighteen (18) inch line running along the north side of S.E. 29th Street and an eight (8) inch line running along the east side of Snapper Lane. The applicant is proposing public water main extensions throughout the development serving all of the proposed units within the PUD. 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 sanitary sewer mains located in existing utility easements located adjacent to the north property line of the proposed PUD. New service connections 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 S.E. 29th Street and Snapper Lane. S.E. 29th Street is classified as a primary arterial in the 2008 Comprehensive Plan. Snapper Lane is classified as a collector road in the 2025 Comprehensive Plan. The applicant is proposing private street improvements throughout the development serving all of the proposed units within the PUD.

The applicant has proposed private roadway connections to S.E. 29th Street and Snapper Lane.

**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, any improvements needed will be constructed as part of any new building permit or plat application.

**Easements and Right-of-Way**

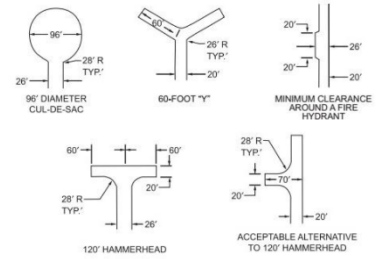
No further easements or right of way are required with this application.

**Fire Marshal's Comments:**

**Fire Department / 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)

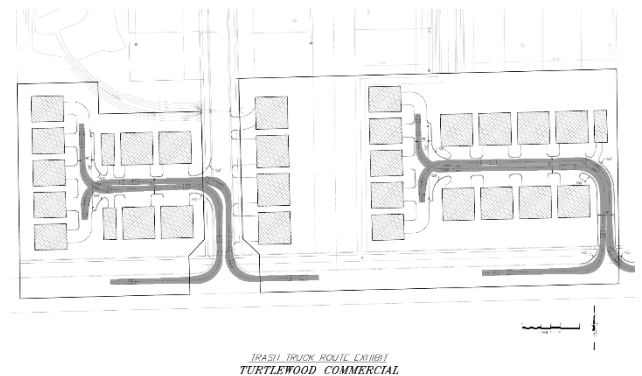
Multiple family residential projects having more than 100 dwelling units shall be equipped throughout with a minimum of two separate and approved fire apparatus access roads. IFC D106.



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.

Current submitted plans show a 120' Hammerhead dead-end fire apparatus access road turnaround meeting all the required specifications for fire emergency response vehicles.



**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.

**Planning Division:**

Staff met with the applicant on April 15, 2026, for a pre-application meeting. A Site Plan Review Team meeting was held on May 28, 2026.

The subject property is currently undeveloped. The applicant proposes to develop the site with duplex dwellings accessed by a private drive.

The site consists of approximately 6.47 acres. The proposed development includes twenty-nine (29) residential structures, consisting of twenty-six (26) duplex buildings and three (3) single-unit structures, for a maximum of fifty-five (55) dwelling units, or approximately 8.5 units per acre.

The property is designated Local Commercial in the Future Land Use Plan, and the applicant is requesting an amendment to Neighborhood Medium to High Density to accommodate the proposed residential use. As discussed above, staff does not recommend approval of the amendment to the Comprehensive Plan.

*If approved, development of the property would be governed by the standards established within the PUD Master Design Statement. Any standards not specifically addressed would remain subject to the subdivision and zoning regulations of the Midwest City Municipal Code.*

#### Special Conditions:

The applicant's Master Design Statement proposes the following special conditions as part of the PUD.

- Minimum Building Width – 20 feet for single unit structures / 40 feet for attached patio duplexes

#### Façade:

The applicant's Master Design Statement requests alleviation from the façade requirements of the Midwest City Municipal Code

- Minimum 70% Masonry (brick, rock, stucco, stone, cementitious fiberboard, or similar finish material)
- Up to 30% Exterior Insulations Finish System (EIFS), vinyl siding, or manufactured wood.
- Exposed metal or concrete block buildings are prohibited.

#### Landscaping:

The applicant's Master Design Statement does not request relief from Midwest City Municipal Code.

- There shall be two (2) trees (minimum 2 ½ inch caliper measures 12 inches above ground and minimum 6 feet in height, planted for each duplex structure.) Tree species shall be limited to those approved in Section 42-5 of the Midwest City Zoning Ordinance.

#### Lighting:

The applicant's Master Design Statement proposes meeting all requirements of the Midwest City Municipal Code.

#### Screening:

The applicant's Master Design Statement is requesting to deviate from the requirements of the Midwest City Municipal Code.

- There applicant is requesting that no screening be required with this PUD request

#### Access:

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

- Access to the development will be provided via SE 29<sup>th</sup> Street and Snapper Lane.
- The proposed development will be on a single, common lot with a private access drive.

Parking:

The applicant's Master Design Statement requests variations from the requirements of the Midwest City Municipal Code.

- A minimum of two (2) spaces per dwelling unit shall be required.
- Pursuant to Section 5.15.1(B) of the Municipal Code, the applicant is requesting relief from the required "J" driveway standard.

Signage:

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

Roofing:

The applicant's Master Design Statement proposes a Class C roof covering or better.

- Covered porches are not proposed as part of this development.

Sidewalks:

The applicant proposes modifications to the sidewalk requirements of the Midwest City Municipal Code.

- Four (4) foot sidewalk along Snapper Lane
- Five (5) foot sidewalk along SE 29<sup>th</sup> Street
- No interior sidewalks were proposed as part of this PUD request.

Height:

The applicant's Master Design Statement proposes to meet the maximum building height requirements outlined in the Midwest City Municipal Code.

Setbacks:

The applicant's Master Design Statement proposes a minimum of 5 feet between structures and structures abutting Snapper Lane will conform to the following setbacks standards:

- Tract 1:
  - North – 15 feet
  - South – 15 feet
  - East – 15 feet
  - West – 15 feet
- Tract 2:
  - North – 15 feet
  - South – 15 feet
  - East – 15 feet
  - West – 20 feet

Common Areas:

The applicant's Master Design Statement provides that all common areas shall be maintained by the Property Owner's Association.

- A playground and park benches shall be required as amenities for the residents

Section 2.25.2. *Intent and Purpose*, states that the PUD zoning district is intended to provide flexibility within developments for efficient use of land. A PUD offers modifications to development requirements to address unique physical features of the site, encourage innovative land development, and create diversified living

environments that may not be achievable through conventional zoning regulations. Based on the materials submitted, the Master Design Statement does not identify environmental constraints, unusual physical site characteristics, or other conditions that would prevent development under the standards of conventional R-2F or R-MD zoning districts.

Per Section 2.25.4 *Criteria for Planned Unit Development Review and Approval*, the applicant should be prepared to provide amenities and services beyond those required in conventional development. Pursuant to Section 2.25.4(C)(2) *Amenities*, emphasized that amenities are an important justification for development and PUD approval. When density or land use intensity increases, usable open space should be furnished and pedestrian access to amenities should be provided. The applicant is offering one (1) playground and park benches as recreational amenities for the residents.

5.2.4. *Sight-Proof Screening Requirements*, require screening where medium density residential development abuts an arterial street and single-family homes. If this development is approved, staff recommend the applicant provide adequate thoroughfare screening along SE 29th Street and sight-proof screening along the north, east, and west sides of the property.

The proposed development will also result in an unplanned dead-end of Turtle Way in the Turtlewood neighborhood. This street was designed to connect to the subject property. An unplanned dead-end will likely result in this road-stub becoming part of the parking area for the adjoining residences. This can cause issues with the ability for sanitation and emergency services to access these areas in the future.

Staff concur with the concerns of the surrounding neighbors that the Comprehensive Plan amendment from Local Commercial to Neighborhood Medium to High Density on a major arterial road is not justified in the PUD proposal. Furthermore, the PUD Master Design Statement does not propose adequate amenities or innovative design to support the density, intensity, or design standard reductions proposed by this development.

If the PUD is approved, the applicant will have three (3) years from the date of approval of a PUD master plan to make substantial development progress on site or the PUD master plan shall expire.

Based on the provisions in Section 2.25.2, Section 2.25.4, Section 5.2.4., and the analysis in this report, staff does not recommend approval of the rezoning request.

Action is at the discretion of the Planning Commission.

**Action Required:**

Approve or reject the ordinance to redistrict from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”) for the property noted herein, subject to staff comments as found in the July 7, 2026, Planning Commission agenda packet and made part of the PC-2254 file.

**Suggested Motion:**

***“To reject the resolution amending the Comprehensive Plan to Neighborhood Medium to High Density subject to staff comments found in the July 7, 2026, Planning Commission agenda packet and made part of the PC-2254 file.”***

***“To reject the ordinance redistricting the subject property to Planned Unit Development (“PUD”) subject to staff comments found in the July 7, 2026, Planning Commission agenda packet and made part of the PC-2254 file.”***

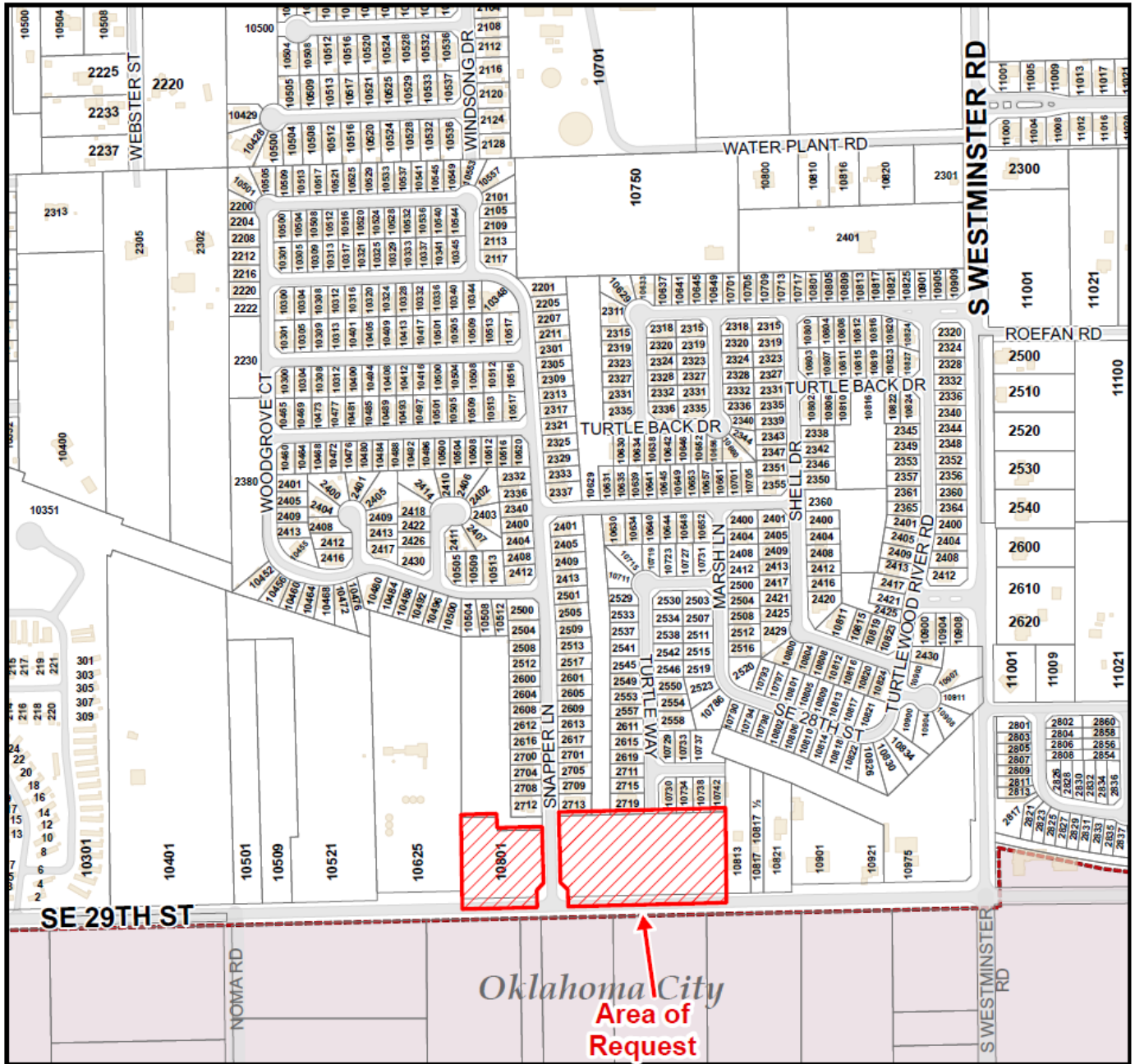
Please feel free to contact the Community Development Department at (405) 739-1223 with any questions.

A handwritten signature in black ink, appearing to read 'Zamy Darthard', written in a cursive style.

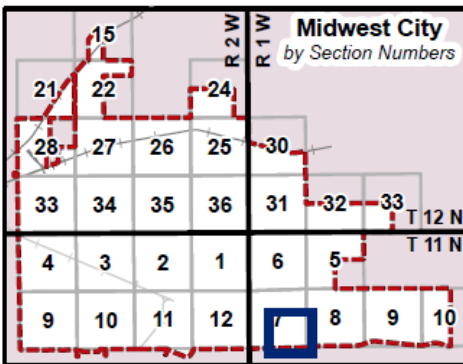
Zamy Darthard  
Planner II



GIS - Information Technology/ Planning & Zoning



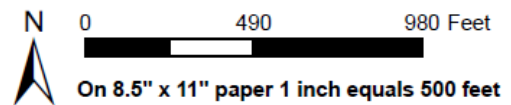
Locator Map



General Map Legend

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

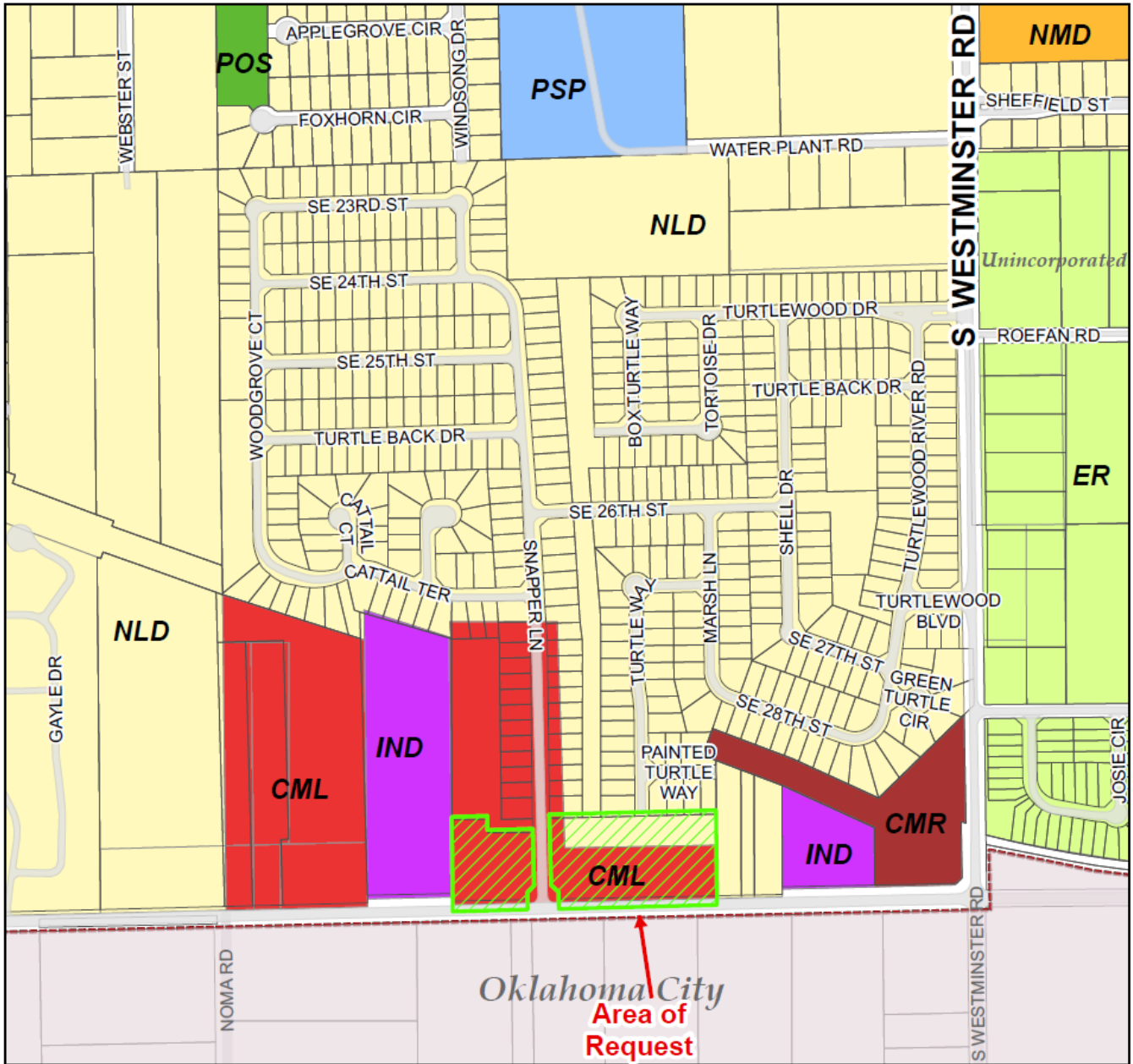
**GENERAL MAP FOR PC-2254 (SE/4, Sec. 7, T11N, R1W)**



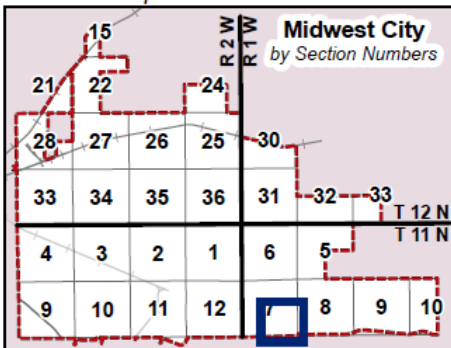
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Locator Map

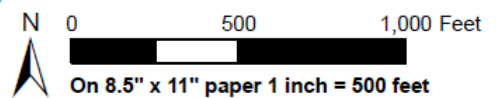


Created June 11, 2026

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
- Special Planning Areas 2026

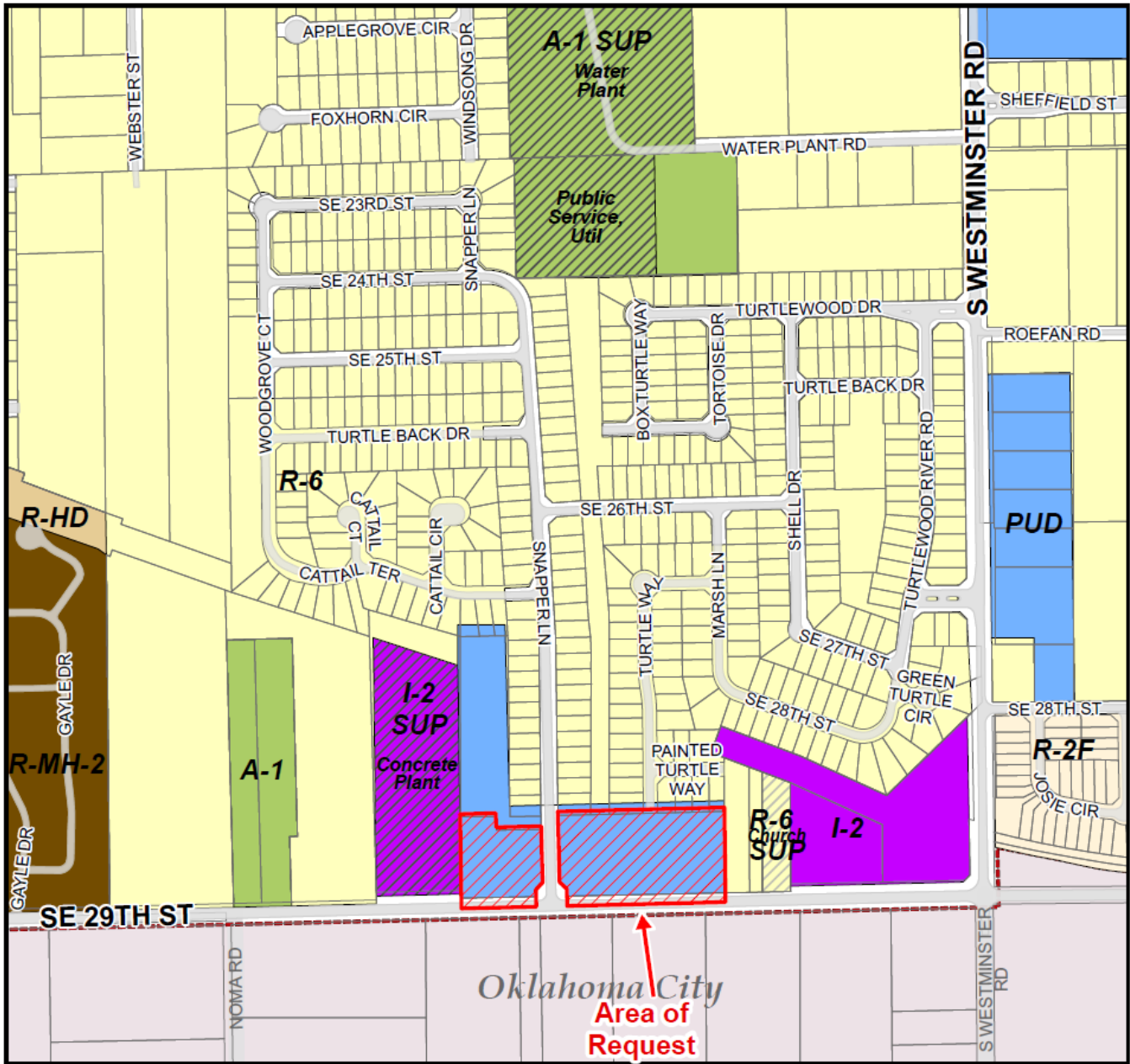
## FUTURE LAND USE MAP FOR PC-2254 (SE/4, Sec 7, T11N, R1W)



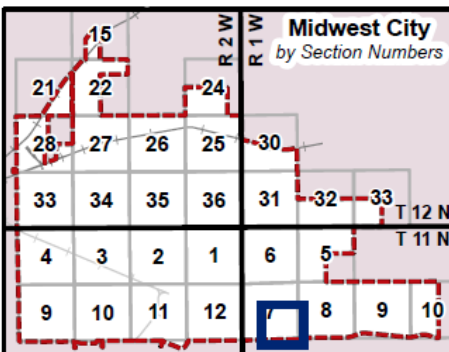
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Current Zoning Legend

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-2 SUP	R-6 SUP	SPUD
C-3	R-8	HOS
C-3 SUP	R-10	HOS SUP
C-4	R-22	
C-4 SUP	R-35	
I-1	R-2F	
I-2	R-MD	
I-2 SUP	R-MD SUP	
I-3		

### ZONING MAP FOR PC-2254 (SE/4, Sec. 7, T11N, R1W)

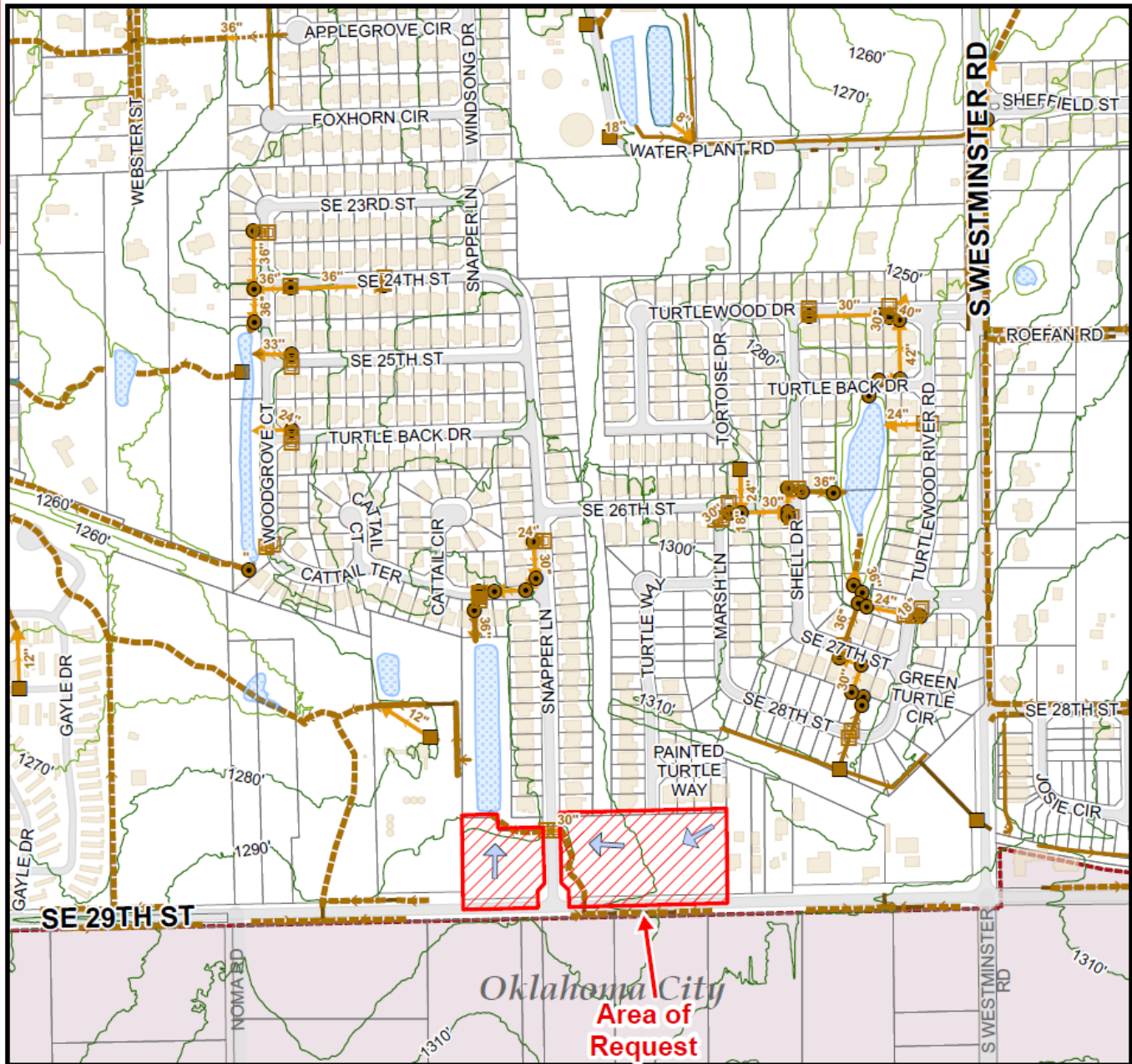


On 8.5" x 11" paper 1 inch equals 500 feet

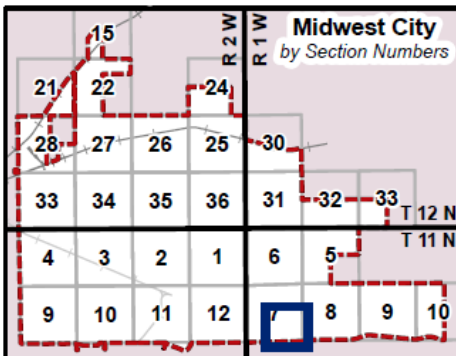
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Locator Map



Drainage Legend

- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
  - Lakes and Ponds
  - Creeks and Rivers
- 
- 2024 FEMA Flood Zones
- 100-Year
  - 500-Year
  - Floodways
- 
- Magnitude
- <2°
  - 3-5°
  - 6-10°
  - 11-20°

### DRAINAGE MAP FOR PC-2254 (SE/4, Sec. 7, T11N, R1W)

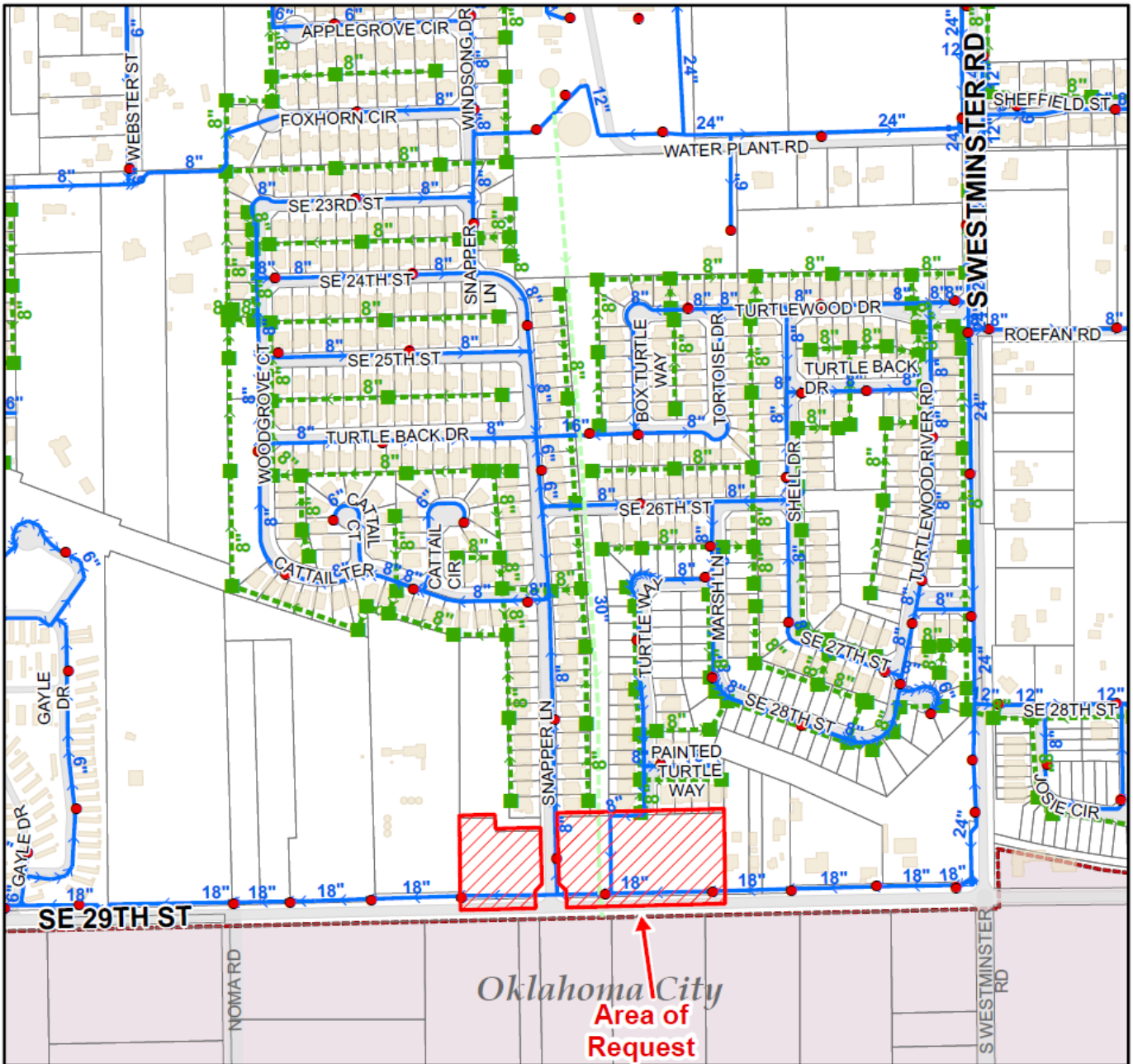


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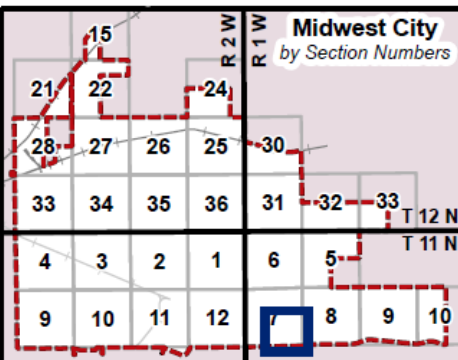
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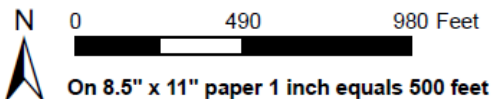
Locator Map



**Water/Sewer Legend**

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

**WATER SEWER MAP FOR PC-2254 (SE/4, Sec. 7, T11N, R1W)**



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