

# The City of Midwest City

100 N. MIDWEST BLVD. • P.O. BOX 10570  
MIDWEST CITY, OK 73140 • (405) 732-2261



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City Manager  
CHARLES J. JOHNSON

**TO:** Honorable Mayor and City Council  
**FROM:** J. Guy Henson, Development Services Director  
**SUBJECT:** (PC-938) Public hearing with discussion and consideration of an application to amend Oakwood Park PUD, described as a part of the Northwest Quarter of Section 8, Township 11 North, Range 1 West, located in the 11200 block of S.E. 15th Street.

**DATE OF HEARINGS:** Planning Commission 10-7-86  
City Council 10-28-86

**OWNER/APPLICANT:** Tinker Investment & Mortgage Co. (Hal Thompkins)

**ARCHITECT:** Fred Quinn

**PROPOSED USE:** Retail commercial, offices, single-family and multiple-family PUD

**DEVELOPMENT PROPOSED BY COMPREHENSIVE PLAN:**

Area of Request: Levels 2, 3, and 4  
North: Levels 3 and 4  
South, East: Levels 1 and 2  
West: Levels 2, 3, and 4

**ZONING DISTRICTS:**

Area of Request: PUD with the following zoning activities permitted: R-3 Medium Density Residential, O-1 Restricted Office, C-2 Planned Shopping Center, C-3 Community Commercial  
North, West: R-1-D Single-Family Detached Residential  
South: PUD with R-1-D uses permitted  
East: R-1-D and PUD with R-1-D uses permitted

**LAND USE:**

Area of Request: Vacant  
North, West: Single-family residences on large tracts  
South: Ongoing construction of Oakwood Royale PUD  
East: Ongoing construction of Oakwood East development

**SIZE:** The area of request for the PUD is approximately 58.48 acres.


MUNICIPAL CODE CITATION:

Level 2. This classification would allow a slightly higher level of intensity of land use than that permitted in Level 1. The principal uses of land in this classification level are two-family attached, townhouses, medium density multi-family units, and restricted office complexes. Single-family detached homes would be permitted at this level, but due to the higher density and traffic volumes permitted in this area, care needs to be taken in developing this type of land use.

Level 3. This level of intensity is similar to Level 2, with the exception it permits a higher density of residential and office development. The principal uses in this district would be both medium and high density multi-family units, mobile home development, office complexes, and planned shopping centers. This level of intensity should be located adjacent to an arterial. It can be used to buffer either Level 1 or Level 2 uses from levels of higher intensity. As shown in Figure 4.2, Level 3 is limited to approximately 1000 feet in depth from the arterial street. Besides serving as a buffer, Level 3 can also be used at the intersection of two arterial streets. Single-family detached homes are permitted in Level 3, but because of the other higher levels of intensity of land uses, care needs to be taken regarding the manner in which they are developed. Planned shopping centers have been recognized as a land use which may be in accordance with the land use plan for Level 3. Like Level 2, in order for the Planned Shopping Center district to be in compliance, it can be no larger than 5 acres in size and have no more than 2 points of access per arterial street per site plan. If the proposed planned shopping center exceeds these requirements, it would not be in accordance with the land use plan for Level 3.

Level 4. This level is for a mixture of low to medium intensity commercial uses. The principal land uses are office complexes and commercial activities which may or may not be a part of a planned shopping center. This level of intensity would not allow any residential activities. The I-1 Light Industrial district would be permitted provided the proposed use did not have any outdoor storage. Activities with outdoor storage would not be compatible with the objectives of Level 4.

The Level 4 classification is generally assigned to commercial activities that have developed in nodes at arterial street intersections or where low to medium intensity commercial development has been "stripped" along an arterial. Due to hazardous driving conditions, traffic congestion, and visual unsightliness and confusion, additional "strip" commercial developments should be discouraged. Instead, Level 4 activities



should be concentrated into compact nodes at arterial street intersections.

MUNICIPAL CODE CITATION:

Section 5.1 of the Zoning Ordinance states: The Planned Unit Development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls. 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, and once approved by the City Council it becomes a special zoning classification for the property it represents.

HISTORY:

1. February, 1985. (PC-820) A 660' X 350' tract located 1320' east of Westminster was rezoned to C-1 Neighborhood Commercial PUD.
2. October 1, 1985. (PC-855) Planning Commission considered a request for PUD and continued the item to allow applicant to revise the Design Statement and Master Plan Map.
3. October 9, 1985. (PC-855) Planning Commission recommended approval of the request for PUD subject to the following noted changes: (a) The southern drive into Tract A is to be relocated approximately 90' north to provide for proper separation; and (b) Where the density is noted as "home/acre" in the R-3 districts (Tracts B,C,D), it should read "15 dwelling units/acre."
4. October 22, 1985. (PC-855) Council approved Oakwood Park PUD.
5. October 7, 1986. Planning Commission approved the application to amend Oakwood Park PUD subject to staff comments and Planning Commission recommendations.

STAFF COMMENTS AND RECOMMENDATIONS:

Water. An 18" water line is located on the south side of S.E. 15th. This line was installed by the developer of this PUD. Connection to public water is a requirement for issuing a building permit. A 12" water main is required to be extended along Westminster and tie into the existing 12" water line at the northern limit of Oakwood Royale. The developer is required to extend the public water main to and across the frontage of this property at his expense since water is existing within one-half mile of the property (Sec. 43-32). Water fire hydrant locations

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must meet the fire prevention code and Ord. 1729, Sec. 38-58. Water line easements must be acquired by the developer and dedicated to the city. Water line plans must be prepared by a Registered Professional Engineer and submitted to the City Engineer for the City and State Health Department approval. A one-year 10% Maintenance Bond is required and a 2% inspection fee is required prior to construction. "As-built" plans are required prior to final acceptance. A check made payable to the "Oklahoma State Department of Health" must be submitted with the final water plans for the amount of the plan review fee. Water valves must be located so that no more than three valves are required to shut off each line.

Sewer. Sanitary sewer (utility) easements are the responsibility of the owner to acquire and dedicate to the city. There is an existing force main sewer line located on S.E. 15th Street. Connection to sewer is a requirement for issuing a building permit. Sewer plans must be prepared by a Registered Professional Engineer and submitted to the City Engineer for approval by the City and State Health Department. A one-year 10% Maintenance Bond is required and 2% inspection fee is required prior to construction. "As-Built" plans are required prior to final acceptance. A check made payable to the "Oklahoma State Department of Health" must be submitted with the final sewer plans for the amount of the plan review fee.

Paving. Installation of half street paving is required on S.E. 15th Street and Westminster (as noted in the Design Statement) at the owners expense to City standards, Sec. 38-57 and Chapter 37. The owner is responsible for furnishing all engineering and surveying required to install street paving. The owner and/or contractor must furnish Maintenance Bonds and fees as required by City Code. All driveway approaches must be installed to City standards. Paving plans must be prepared by a Registered Professional Engineer and submitted to the City Engineer for approval. A five-year 10% Maintenance Bond is required and 2% inspection fee is required prior to construction. "As-built" plans are required prior to final acceptance.

Right-of-way. An additional 17' of road right-of-way is required to be dedicated on S.E. 15th and on Westminster. A sight triangle 25' X 25' is required to be dedicated as road right-of-way at the corner of S.E. 15th and Westminster. This can be dedicated at the time of platting of this area.

Building Setback. A building setback of 75' from the center of S.E. 15th and 75' from the center of Westminster will be required on any building permit as required by the Transportation Plan.

Drainage. All drainage improvements and easements must conform to City codes pertaining to drainage as required by Chapter 13, Drainage and Flood Control. Secondary drainage channels are required to be concrete lined to at least the 10-year flood elevation and drainage easements of the proper width to carry a 50-year frequency flood elevation. Off-site drainage improvements may be required when an area of known or potential flooding problem exists downstream from the proposed site. Drainage plans and calculations must be prepared by a Registered Professional Engineer and submitted to the City Engineer for review and approval. A one-year Maintenance Bond is required and 2% inspection fee is required prior to construction. "As-built" plans are required prior to final acceptance. Any increase in water runoff will require that plans be approved by the City Engineer to insure that no damage is caused to surrounding properties. Culvert sizes must be approved by the City Engineer.

Other. No fences, signs or other obstructions are allowed on street right-of-way. A (sign) permit is required for any signs. Traffic control signs and markings on private property and drives will be the owners responsibility to install and maintains approved. Trash dumpsters are required for sanitation needs and may not be placed in required parking spaces. Water mains, sewer mains, street paving and drainage plans must be approved prior to issuing a building permit.

The amended PUD proposed to develop approximately 58.48 acres into retail commercial, garden office parks, multiple-family homes with the added use of single-family homes. The applicant proposes to utilize 4 different zoning districts (R-3, O-1, C-2, C-3 as previously approved) within this development on eight separate tracts.

A breakdown of each tract noting what has been approved and the proposed amendment to that tract is as follows.

Tract A. This tract was approved as being designed and used by garden office park uses. The only change in the proposed amendment will be that no access to this tract will be available from the collector street. Access to this tract will be provided via two curb cuts onto Westminster as approved by PC-855.

Tract B. This tract was approved as being designed and used by R-3 Medium Density Residential uses with the intended use being residential dwelling uses with a density not to exceed 15 dwelling units per net acre. Also, as approved, a proposed collector street was to bisect Tract B with a maximum of 8 curb cuts into portions of Tract B.

The proposed amendment request changes Tract B from an area of 13.65 acres to 11.45 acres and relocates the proposed collector street to transverse the boundary of Tracts B and H to align with the future street development of the residential subdivision directly east. A maximum of four curb cuts total would be made from this collector (2 curb cuts into Tract B and 2 curb cuts into Tract H). A maximum density of 15 dwelling units per net acre is still proposed; however, along with multi-family development, the possibility of the development of single-family homes is made. No proposed restrictions and requested variances are noted within the Design Statement for this tract. Another difference between the approved PUD for Tract B and the proposed amendment is the proposed amendment does not call for a greenbelt along the eastern property line whereas on the approved PUD there was a green belt varying from 25' to 15' in width.

Tract C. This tract was approved as being designed and used by R-3 Medium Density Residential use with a density not to exceed 15 dwelling units per net acre. Also provisions were made for a green belt strip along the perimeter lot lines and access into this tract from the collector. Also, the boundaries of Tract C have been changed to accommodate the plat of the residential subdivision to the east. The area of Tract C was 3.35 acres and is now proposed to be 1.83 acres. Within the design statement it is noted that the only use for this tract is to be retention pond, open space and recreational uses.

Tract D. This tract was approved as being designed and used by R-3 Medium Density Residential uses with the intended uses being residential dwelling units at a density not exceeding 15 dwelling units per acre. Also a collector street was entering the east side of Tract D and continued along the south side of this tract until ending at the eastern boundary of Tract F with 8 curb cuts to provide access into Tract D.

The proposed amendment requests that Tract D still be designed and governed by the R-3 medium Density Residential district with a density not to exceed 15 dwelling units per acre; however, the intended uses include single-family detached with a zero side yard setback, and/or single-family with conventional side yard setbacks, or multiple-family residential.

If single-family (detached) residential homes are built with zero side yards, the following proposed restrictions and requested variances are noted:

1. Change 20-foot alley and paving to 15-foot alley R/W with 15-foot paved surface (no curbs). Alleys to have "one-way" traffic. Garbage trucks to use streets.

2. Change 25-foot front yard setback to 15 foot for all zero side yard lots with alleys at rear of lots since they will have garages and alleys in the rear of the lots and no front driveways.
3. Change lot size from 6,000 square feet to a minimum lot size of 4,500 square feet for single-family lots.
4. Change lot from 50-foot width to a minimum lot width of 45 feet and the requirements for abutting on a street R/W from 35 feet to a distance of 20 feet per lot on curves or cul-de-sacs.
5. Change rear yard setback from 20 feet to a minimum rear yard setback of 18 feet for zero side yard lots.
6. Change lot coverage from 40% to a maximum lot coverage of 50%.
7. A local street with two approaches onto S.E. 15th shall be built. See Master Development Plan Map.
8. All "Site Design Requirements" set out in para. 3.6.3.4 of the Zoning Ordinance adopted in August of 1985 will be complied with, except as requested above.
9. Request variance for dedication of sight triangle at dedicated alleys. Sight triangles to be provided but not dedicated.
10. Streets to be barricaded at Tract F and Tract E. Due to the revision of the street layout for Tract D, the need for barricades is no longer applicable.

If single-family detached with side yard setbacks of five feet for interior lot lines are built, the following variances are requested:

1. Change lot size from 6,000 square feet to a minimum lot size 4,500 square feet.
  2. Change the width from 50 feet to a minimum lot width of 45 feet and the requirements for abutting on a street right-of-way from 35 feet to a distance of 20 feet per lot on curves or cul-de-sacs.
  3. Change lot coverage from 40% to a maximum lot coverage of 50%.
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4. A local street with two approaches onto S.E. 15th shall be built. See Master Development Plan Map.
5. All "Site Design Requirements" set out in para. 3.6.3.4 of the Zoning Ordinance adopted in August of 1985 will be complied with, except as requested above.

If multi-family residential (Medium Density R-3) is built, there are no requested variances.

If multi-family is done, the street pattern will remain approximately as shown but will be private drives.

Tract E. This tract was approved as being designed and used by garden office park uses. The only change in the proposed amendment will be no access from the collector that once abutted the west side of this tract simply because that collector is no longer proposed. Access to Tract E will be provided via two curb cuts onto S.E. 15th as earlier approved.

Tract F. This tract was approved as being designed and used by the C-2 Planned Shopping Center uses. The only noted difference in the proposed amendment regarding this tract is that no access will be provided onto the collector at the southeast corner of this tract, simply because that collector is no longer proposed. Access will be provided into Tract F via two curb cuts onto S.E. 15th as earlier approved.

Tract G. This tract was approved as being designed and used by the C-3 Community Commercial uses. No proposed changes are requested by the amendment. Staff would recommend the second drive from Westminster be located approximately 30 feet south. This is due to the fact that we now know how the property on the west side of Westminster is to be developed (PC-941). The relocation of this drive would provide for alignment of the drives across Westminster. A separation of 170' rather than 200' would be maintained between this drive and the next drive southward.

Tract H. This tract was approved as being designed and used by C-2 Planned Shopping Center uses. The requested amendment increases the size of this tract from 4.99 acres to 7.19 acres which is due to the downsizing of Tract B. Also with the realignment of the proposed collector street as noted in Tract B discussion, this collector's centerline will be the south boundary of Tract H. Access into Tract H will be provided by two curb cuts onto Westminster as earlier approved and two curb cuts from the newly proposed location of the collector street.

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General comments on the amendment to Oakwood Park PUD:

1. At the time of platting the necessary dedication of sight triangles, street right-of-way and utility easement will be accomplished.
  2. All aspects of the drainage review, comments, and requirements will be received at the time of the preliminary and final plats.
  3. This PUD will require approval of a preliminary and final plat prior to any development.
  4. The major aspects of this request to amend the approved PUD include:
    - a. Changing of the boundaries of Tract C to accommodate the residential plat directly east of said tract.
    - b. The relocation of the proposed collector street to align with the residential development directly east of Tracts B and H.
    - c. The decrease in area of Tract B and the increase in area of Tract H.
    - d. The possibility of development of single-family conventional side yard setbacks as well as multi-family dwelling units within Tract B.
    - e. The possibility of development of single-family detached zero side yard dwelling units, or single-family with conventional side yard setbacks, or multi-family dwelling units, and the requested variances for each type of development within Tract D.
  5. In regard to the requested variances for Tract D development of single-family detached with zero side yard setbacks:
    - a. The 15-foot one-way alleys must be installed to City construction standards. These alleys should provide adequate width to serve the needs of the sixteen homes which will abut them respectively. Exhibit E, which depicts a typical site layout, shows that there will be two-car storage in addition to the garage. This storage area should facilitate turning movements in and out of the driveways. Restricting service vehicles, such as garbage trucks, from the alley should avoid conflicts. Signs restricting traffic and designating traffic flow should be required.
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One area of concern is the backup turning movement for those lots at the end of the cul-de-sac street. As shown, it would appear that no backup turning space is available and that cars will have to back down the alley. This circulation pattern problem needs to be resolved at the preliminary plat stage. Section 5.1.3(C) does provide for modification of street and alley standards provided certain standards are satisfied. With the exception of the possible use of the alleys for drainage purposes which will be analyzed at the time of platting, the proposed alleys satisfy the criteria for modification.

- b. Variances are sought to the front and rear yard setbacks, lot coverage, lot size, and lot width requirements for standard single-family detached housing. Subsection 2 of Section 5.1.3(B) Design Standards provides for modifications of these conventional zoning requirements. Further, Subsection 3 of Section 5.1.3(B) requires the density, land use, and intensity of use standards for the PUD to be in conformance with the Comprehensive Plan. This area is located in the Level 2 category on the Land Use Plan. This allows R-1-D, R-1-A, R-2 and R-3 zoning districts. The proposed density, land use, and intensity do not exceed or conflict with what would be permitted within the Level 2.
- c. A variance is sought to the sight triangle dedication at all public alley intersections. Dedication of the sight triangle will reduce the lot sizes and also affect building location because of required setbacks off the dedicated right-of-way line. Since traffic in the alley will be one-way and will serve only 16 units, respectively, the sight triangle dedication can be waived as long as no building, fence, or landscaping exceeding 30" in height is permitted within the area which would have been dedicated.
- d. Barricade of local street at Tracts E and F. By doing so four homes would front onto the "dead end" portion of the local street. Staff feels the street layout could be designed to avoid the "dead end" streets by curving the streets around. Staff feels this could be done without losing any lots.

The plan which is a part of your agenda has been revised to eliminate the "dead end" streets as per staff and Planning Commission comments.

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6. In regard to the requested variances for Tract D development of single-family detached with conventional side yard setbacks, the same comments as in 5(b) above would apply.

The Planning Commission recommended approval of the amendment to Oakwood Park PUD subject to the following items:

1. With variances as requested in design statement as submitted;
2. Barricades at "dead end" streets to be worked out with staff (Note: This has been accomplished as noted in Item 5[d]);
3. Utility easements on either side of public alleys of Tract D must be indicated at time of preliminary platting; and
4. Within Tract G, the second curb cut onto Westminster is to be moved approximately 30' south to align with the proposed development as noted in PC-941.

Staff recommends approval subject to comments since the proposed PUD amendment is in accordance with the PUD ordinance and Comprehensive Land Use Plan.

ACTION REQUIRED: Approve or reject the amendment to Oakwood Park PUD.

  
Guy Henson  
Development Services Director

JGH:fr

cc: Quinn & Associates, 1390 S. Douglas, MWC 73110

PLANNING COMMISSION SUMMARY SHEET

1. Date of P.C. Hearing: 7 Oct 86
2. Commissioners present: 6
3. Subject of Hearing : PC-938 Amend Oakwood Park Lawrence  
PUD
4. Type of Request :
 

( <input checked="" type="checkbox"/> ) Amend Plan (Pub)	( ) Short Form Plat	( ) Initial Request
( <input type="checkbox"/> ) Rezoning	( <input type="checkbox"/> ) Preliminary Plat	( <input type="checkbox"/> ) Revision
( <input type="checkbox"/> ) Lot Split	( <input type="checkbox"/> ) Final Plat	( <input type="checkbox"/> ) Other
5. Petition presented : (  ) For ( ) Against
6. First motion : (  ) Approval ( ) Denial
  - A. Vote results : ( ) Unanimous ( ) Split, \_\_\_ For, \_\_\_ Against
7. Second Motion : ( ) Approval ( ) Denial
  - A. Vote results : ( ) Unanimous ( ) Split, \_\_\_ For, \_\_\_ Against
8. Concerns discussed : Tract D only
  - A. Private or public alleys. DEDICATION OF ALLEYS to City & CITY MAINTAINANCE OF THEM.
  - B. location of utilities on alleys.
  - C. Control of traffic direction and type, ie garbage trucks
  - D. Staff offered alternative ~~on~~ <sup>on</sup> 15' alleys by suggesting public alley with designated ~~private~~ <sup>public easment</sup> on either side of alley for utilities.
  - E.
9. Extenuating Circumstances:
  - A. Mr. Quinn will ~~review~~ review staff input on barricaded minor streets between Tract F & E in Tract D.
  - B. Mr. Quinn is agreeable to move second curb cut <sup>7 feet</sup> south 30' to align with PC 941
  - C.
10. Recommendation to Council: (  ) Approval of request  
(  ) Denial of request  
(  ) No recommendation
11. Signatures of Commission Members: [Handwritten signatures]

*[Handwritten signatures and initials, including "Ken B33"]*

**RECEIVED**

AUG 26 1986

Development Services Dept.  
City of Midwest City

An Amendment To

**OAKWOOD PARK**

A MIXED USE  
PLANNED UNIT DEVELOPMENT

FOR

**SOUTHEAST FIFTEENTH & WESTMINSTER**

(SOUTHEAST CORNER)

MIDWEST CITY, OKLAHOMA

September 10, 1985

Amended October 15, 1985

1st Amendment Application: July 25, 1986

Quinn and Associates  
Architects & Engineers

INTRODUCTION

The Planned Unit Development, consisting of approximately 58.48 acres, is located in the Northwest Quarter of Section 8, Township 11 North, Range 1 West of the Indian Meridian in Oklahoma County, Oklahoma. The subject property is located at the Southeast corner of Southeast 15th Street and Westminster and is presently undeveloped. It is characterized by gently sloping terrain.

The Planned Unit Development contemplates a development with retail commercial, garden office parks, single family & multi-family homes. This site is within the urbanized area of Midwest City and is served by two major arterials (Westminster on the west and Southeast 15th Street on the north). These provide good access to nearby residential developments. All urban services are also presently available to the site. The design of the subject site has taken into account the surrounding residential areas in an effort to minimize the effects of land use transition in this area. The design will also use landscaping to enhance this development to make it attractive to the surrounding property owners, the users of the property and to passing traffic.

LEGAL DESCRIPTION

The legal description of the Planned Unit Development is attached as Exhibit "A", and is made a part of this Design Statement.

THE DEVELOPER

The developer of the Planned Unit Development is Tinker Investment & Mortgage Corporation

SITE AND SURROUNDING AREAS

The Planned Unit Development is situated on a site that is presently undeveloped. The site, containing approximately 58.48 acres, extends approximately 2275 feet east from the Westminster R/W line, and 2275 feet south from Southeast 15th Street R/W line.

Adjoining the Planned Unit Development in the same quarter section is proposed single family housing by the same developer, part of which is the Oakwood Royale PUD abutting Tract A to the South and East and Tract B on the East. The Northwest corner of the intersection is zoned "R-1-D".

The Northwest corner of the intersection is generally zoned "R-1-D" except for a "C-3" zoning of about 400 feet x 400 feet at the corner.

The Southwest corner of the intersection is generally zoned "R-1-D" except for a church on S.U.P. about 800 feet West of Westminster. The City Water Plant is located in the quarter section about 1000 feet West of Westminster. See Exhibit "C" for a drawing showing surrounding areas.

#### CONCEPT

The concept of this Mixed Use Planned Unit Development envisions retail shops, garden offices, single family & multi-family residences. Landscaping, screening, setback and height constraints will be done to provide protection to the surrounding property owners.

The offices in Tracts A and E are to be small scale and residential in character. It is expected that these offices will be attractive to professional services such as physicians, dentists, lawyers, accountants, etc.

Tracts B, C and D will be used for building homes for young adults and "empty nestors" who prefer a residence with little or no yard maintenance. There is a collector street entering Tract B from Westminster and Tract D from S. E. 15th. Each one extends inward on the Tract and then turns to dead-end at C-2 zoned Tracts. The streets are included to provide better access to Tracts B, C and D residents and also to provide access to the commercial area by the residents without going out on an arterial. The commercial area will provide private drives and parking at the termination of each of the streets so complete circulation is possible.

Tracts F, G and H are to be built for retail and commercial uses needed by the neighborhood residents. The exterior design has not been developed but it will be in a scale with the residential areas nearby. Signing on the buildings will be controlled to maintain an attractive appearance.

SERVICE AVAILABILITY

Because of the location of the Planned Unit Development within the existing urbanized area of Midwest City, all city services are presently available to serve this site. Services are as follows:

Streets

Westminster and Southeast 15th Street which adjoin along the eastern and northern boundaries of the site are two lane paved arterial streets.

Street widening on Westminster and Southeast 15th Street will be installed by the developer in accordance with city requirements.

Sanitary Sewer

Sanitary sewer facilities are presently existing to serve the site. A six (6") inch force main sanitary sewer presently exists along the north boundary of the subject property. The extension of appropriate sanitary sewer lines throughout the site will be made in conjunction with the development of this property. Additional sewer service will be necessary for the West part of the site. This will be accomplished by an additional lift station or gravity mains available at the time of construction.



Water

Water facilities are presently existing to serve the development. An eighteen (18") inch water line is located along the South side of Southeast 15th Street extending the length of this property on Southeast 15th. The developer will extend appropriate water and fire lines throughout the development in accordance with the City of Midwest City's codes and regulations. The developer will extend the water main South on Westminster as development occurs and in compliance with City requirements.

Drainage

The site generally falls to a natural drainage swale flowing North and running from the Southwest corner of the property to a point on the Southeast 15th street R/W about 800 feet East of the Westminster R/W. As a part of the development all requirements of the City of Midwest City's Drainage Ordinance applicable at the time of the approval of this Planned Unit Development will be met. The developer is aware of the requirement for storm water detention. It is the intention of the developer to detain any additional run-off caused by the development and release it at a rate not to exceed the historic run-off. Preliminary drainage engineering studies have shown that there will be no adverse down-stream effects caused by the development. See Exhibit B for location of pond to be used for detention.

Fire Protection

Fire protection is presently available from Fire Station No. 5 located at 801 South Westminster, approximately one and one-half miles North of the site.

Natural Gas, Electricity and Telephone

Adequate gas, electrical, cable television and telephone lines are available for extension into the site. Proper coordination with the various utilities will be made in conjunction with the development of the site.

Soil Characteristics and Tree Cover

The soil is Red-Brown silty clay. It is non-active material with a very low plasticity index. The tree cover in this quarter section is extensive and dense. Little clearing has been done.

Sequence of Development

It is the intention of the developer to proceed at a pace dictated by market demand. While it is unknown now a three to five year period is expected.

SPECIAL DEVELOPMENT REGULATIONS

Certain zoning districts are referred to as a part of the Special Development Regulations of this Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language in regulations of such reference to zoning districts shall be the language and regulations applicable to these referenced zoning districts, as contained in the City of Midwest City's Zoning Ordinance as such exists on the day of enactment of the ordinance approving this Planned Unit Development by the Midwest City Council. In cases of conflict between the provisions of these Special Development Regulations and other provisions of the City codes and regulations, the provisions of this Planned Unit Development shall supercede:

GENERAL:

1. The development on this site will be controlled by the Use and Development Regulations of "C-2", "C-3", "R-3" and "O-1" Zoning Classifications. Refer to the "Master Development Plan Map" for locations of zone classifications.
2. There will be a thirty-five (35') foot building height limitation for all structures on the subject tract.
3. Access to the Planned Unit Development shall be gained by a maximum of ten access points to Westminster and seven access points to Southeast 15th Street. These access points are in addition to the public street R/W shown on Exhibit B. Spacing and limitations of these access points are shown on the Master Development Plan, Exhibit "B". Any driveway constructed within 220 feet of the intersection of the centerlines of Southeast 15th Street and Westminster shall be designed and constructed as "right turn in" and "right turn out" only.
4. Signage along Southeast 15th Street and Westminster shall be in accordance with the present advertising ordinance of the City of Midwest City, provided one free-standing commercial accessory sign for each street frontage shall be allowed to the maximum height which is permitted in the present advertising ordinance. Any additional free-standing signs shall be limited to no more than twenty-eight (28) feet in height.

The following signs shall be prohibited within the Planned Unit Development: portable signs, flashing signs and non-accessory advertising signs. Signs attached to the walls of buildings within the development shall not extend above the roof line of the building to which they are attached.

5. All lighting constructed or installed as a part of this Planned Unit Development shall be directed away from any adjoining structures.
6. A building setback of 75' from the center of Southeast 15th and 75' from the center of Westminster is to be observed on all Tracts in this P.U.D.
7. Curb cuts on arterial streets are to have a minimum spacing of 200' from the centerline of one drive to the centerline of the next closest one. On collector streets the spacing shall be 100' minimum from the centerline of one drive to the centerline of one drive to the centerline of the next closest one.
8. The curb cuts on collector streets shall be aligned across from one another or if off-set shall have a minimum separation of 75' on center.
9. Sight triangles and additional street right-of-way shall be dedicated when platting is done.
10. Through traffic is to be discouraged at Tracts C, F, G and H. This is to be accomplished with speed bumps and speed limits in selected locations. Speed bumps will be on private drives only.

SPECIAL DEVELOPMENT REGULATIONS

TRACT A

Requested Zoning: Tract A shall be governed by the Use and Development Regulations in the "O-1 Restricted Office" district with exceptions only as listed under "Proposed Restrictions".

Land Area: Approx. 273,900 Sq. Ft. (6.29 Acres)

General Description of Building Use Types:

The intended use for the land is for a garden office park. The buildings are to be scattered in a campus like manner. The aggregate area of all buildings is not to exceed 60,000 sq. ft. Of the 273,900 s.f. of land area, about 38% will be used for parking paving. About 32% of the total land area will be devoted to walks, landscaped lawns and planting beds.

Proposed Restrictions:

A Maximum of two curb cuts for ingress and egress on the arterial street.

A 25 foot wide "greenbelt" at the South and East property lines abutting the single family residential areas.

All "Site Design Requirements" set out in para. 3.10.3.3 of the zoning ordinance adopted in August of 1985 will be complied with.

All "Screening and Landscaping Requirements" set out in Section 4.4 of the zoning ordinance adopted in August 1985 will be complied with.

SPECIAL DEVELOPMENT REGULATIONS

TRACT B

Requested Zoning: Tract B shall be governed by the Use and Development Regulations in the "R-3 Medium Density Residential" district with exceptions only as listed under the "Proposed Restrictions & Requested Variance".

Land Area: Approx. 498,960 Sq. Ft. (11.45 Acres)

General Description of Building Use Types:

The intended use for this land is for residential dwelling units. The total density for the land area (after deducting public right-of-way dedications) shall not exceed fifteen dwelling units per net acre. The land coverage of the net land area by the "footprint" of the first floor of all buildings will not exceed 50% of the net lot area.

It is contemplated that a public, dedicated collector street will traverse this zoning district east-west with the center line of the street being at the North property line. Two curb cuts in to this tract are planned.

The homes to be built on these lots will be multi-family or single family detached with zero side yard, and/or single family conventional side-yard set-backs. All requirements of para. 4.7 "Zero Side Yards for Unattached Dwellings" of the Zoning Ordinance will be complied with where this design is used.

The homes will have about 1000 square feet to about 1500 square feet of living area.

Most of the homes will be one story with a few two stories possible.

Proposed Restrictions  
& Requested Variance:

- A. If Zero Side Yards with unattached dwellings are built, the following variances are requested:
1. Change 20 foot alley and paving to 15 foot alley R/W with 12 foot paved surface (no curbs).
  2. Change 25 foot front yard setback to 15 foot for all zero side yard lots since they will have garages and alleys in the rear of the lots and no front driveways.
  3. Minimum lot size of 4,500 square feet for single family lots.
  4. Minimum lot width of 45 feet and will abut on a street R/W for a distance of 20 feet per lot on curves or cul-de-sacs.
  5. A minimum rear yard setback of 18 feet for zero side yard lots.
  6. Maximum lot coverage of 50%.
  7. A maximum of three curb cuts on the Westminster frontage plus the public street.
  8. All "Site Design Requirements" set out in para. 3.6.3.4 of the zoning ordinance adopted in August of 1985 will be complied with, except as requested above.

SPECIAL DEVELOPMENT REGULATIONS

TRACT B (Continued)

- B. If Single Family Detached with side yard set-backs of five feet for interior lot lines and fifteen feet for lot lines abutting a street are built, the following variances are requested.
1. Change 20 foot alley and paving to 15 foot alley R/W with 12 foot paved surface (no curbs).
  2. Change 25 foot front yard set-back to 15 feet.
  3. Minimum lot size 4,500 square feet.
  4. Minimum lot width of 45 feet and will abut on a street R/W for a distance of 20 feet per lot on curves or cul-de-sacs.
  5. Minimum of 18 feet rear yard set-back.
  6. Maximum lot coverage of 50%.
  7. A maximum of three curb cuts on the Westminster frontage plus the public street.
  8. All "Site Design Requirements" set out in para. 3.6.3.4 of the zoning ordinance adopted in August of 1985 will be complied with, except as requested above.
  9. One curb cut from the proposed collector street on the North boundary of this tract.
- C. If Multi-Family residential (Medium Density R-3) is built, there are no requested variances.

SPECIAL DEVELOPMENT REGULATIONS

TRACT C

Requested Zoning: Tract C shall be governed by the Use and Development Regulations in the "R-3" Medium Density Residential" district with exceptions only as listed under the "Proposed Restrictions".

Land Area: Approx. 79,500 Sq. Ft. (1.83 Acres)

General Description of Building Use Types:

The intended use for this land is for recreational, open-space uses. No residential or commercial structures are planned for this Tract.

Proposed Restrictions:

A pond is planned to be built on this Tract. The purpose of the pond is both to provide for "detention" of storm water run-off to control downstream drainage within historical amounts and also to provide an attractive water feature for the residents of the area. The pond is to be privately owned and maintained.

The design of the pond will be similar to the pond built East of this one. Attractive borders and sloping lawns to the edge will be installed.

TRACT D

Proposed Zoning: Tract D shall be governed by the Use and Development Regulations in the "R-3 Medium Density Residential" district with exceptions only as listed under the "Proposed Restrictions".

Land Area: Approx. 558,620 Sq. Ft. (12.82 Acres)

General Description of Building Use Types:

The intended use for this land is for residential dwelling units. The total density for the land area (after deducting public right-of-way dedications) shall not exceed fifteen dwelling units per net acre. The land coverage of the net land area by the "footprint" of the first floor of all buildings will not exceed 50% of the net lot area.

The homes to be built on these lots will be single family detached, zero side yard, and/or single family with conventional side-yard set-backs, or multi-family. All requirements of para. 4.7 "Zero Side Yards for Unattached Dwellings" of the Zoning Ordinance will be complied with for the single family.

The single family homes will have about 1000 square feet to about 1500 square feet of living area plus a two car garage.

Proposed Restrictions  
& Requested Variance:

- A. If Zero Side Yards with unattached dwellings are built, the following variances are requested:
1. Change 20 foot alley and paving to 15 foot alley R/W with 12 foot paved surface (no curbs).
  2. Change 25 foot front yard setback to 15 foot for all zero side yard lots since they will have garages and alleys in the rear of the lots and no front driveways.
  3. Minimum lot size of 4,500 square feet for single family lots.
  4. Minimum lot width of 45 feet and will abut on a street R/W for a distance of 20 feet per lot on curves or cul-de-sacs.
  5. A minimum rear yard setback of 18 feet for zero side yard lots.
  6. Maximum lot coverage of 50%.
  7. A local street with two approaches on to S. E. 15th shall be built. See Master Development Plan Map.
  8. All "Site Design Requirements" set out in para. 3.6.3.4 of the zoning ordinance adopted in August of 1985 will be complied with, except as requested above.

(continued)



SPECIAL DEVELOPMENT REGULATIONS

TRACT D (Continued)

- B. If Single Family Detached with side yard set-backs of five feet for interior lot lines and fifteen feet for lot lines abutting a street are built, the following variances are requested.
1. Change 20 foot alley and paving to 15 foot alley R/W with 12 foot paved surface (no curbs).
  2. Change 25 foot front yard set-back to 15 feet.
  3. Minimum lot size 4,500 square feet.
  4. Minimum lot width of 45 feet and will abut on a street R/W for a distance of 20 feet per lot on curves or cul-de-sacs.
  5. Minimum of 18 feet rear yard set-back.
  6. Maximum lot coverage of 50%.
  7. A local street with two approaches on to S. E. 15th shall be built. See Master Development Plan Map.
  8. All "Site Design Requirements" set out in para. 3.6.3.4 of the zoning ordinance adopted in August of 1985 will be complied with, except as requested above.
  9. One curb cut from the proposed collector street on the North boundary of this tract.
- C. If Multi-Family residential (Medium Density R-3) is built, there are no requested variances.

SPECIAL DEVELOPMENT REGULATIONS

TRACT E

Requested Zoning: Tract E shall be governed by the Use and Development Regulations in the "O-1 Restricted Office" district with exceptions only as listed under "Proposed Restrictions".

Land Area: Approx. 257,300 Sq. Ft. (5.91 Acres)

General Description of Building Use Types:

The intended use for the land is for a garden office park. The buildings are to be scattered in a campus like manner. The aggregate area of all buildings is not to exceed 60,000 sq. ft. Of the 257,300 s.f. of land area, about 36% will be used for parking paving. About 30% of the total land area will be devoted to walks, landscaped lawns and planting beds.

Proposed Restrictions:

A Maximum of two curb cuts for ingress and egress on the arterial.  
A 25 foot wide "greenbelt" at the South and East property lines abutting the single family residential areas.

All "Site Design Requirements" set out in para. 3.10.3.3 of the zoning ordinance adopted in August of 1985 will be complied with.

All "Screening and Landscaping Requirements" set out in Section 4.4 of the zoning ordinance adopted in August 1985 will be complied with.

TRACT F

Requested Zoning: Tract F shall be governed by the Use and Development Regulations in the "C-2 Planned Shopping Center" district with exceptions only as listed under "Proposed Restrictions".

Land Area: Approx. 217,710 Sq. Ft. (5.00 Acres)

General Description of Building Use Types:

The intended use for the land in this tract is a "Planned Shopping Center" under the provisions of Level 3 in para. 4.1.1 of the Comprehensive Plan for Midwest City.

The buildings are to be single story and house shops and services to serve the surrounding neighborhood.

The land coverage by the "footprint" of all the buildings shall not exceed 24% of the net lot area.

Five percent of the net lot area shall remain unpaved and unbuilt on and shall be landscaped with grass, plants and trees. Part of this five percent shall be in parking lot islands. There shall be a minimum of one tree per fifteen parking spaces within the parking area. Maintenance of all landscaping including that on right-of-way shall be maintained by the Owner's Association.

It is contemplated that two lots will be set out when this tract is platted. To meet minimum lot size and frontage requirements, one lot shall have 290 foot frontage on the arterial and be 150 feet deep to provide a lot area of one acre.

The 79 foot frontage left (369'-290') shall provide access to the remainder of this tract from the arterial. Cross agreements for vehicle access and parking between this tract and tract "C" shall be included in the Deeds.

A maximum of two curb cuts shall be made in the arterial frontage of this tract.

Proposed Restrictions:

All "Development Regulations" set out in para. 3.13.3 of the zoning ordinance adopted in August 1985 will be complied with.

Fire lanes around the buildings shall be marked as required by the Fire Marshall.

All screening and landscaping requirements will be met. Half street widening on the arterial shall be done by the developer at the time of construction. An additional twelve foot width shall be added by the developer if transportation considerations deem that needed as a turning lane. This turning lane to be adjacent to the subject property and not in the center of the street.

Part of the lake shown on the Master Development Plan probably will fall within this Tract.

Through traffic is to be discouraged on the private drives on this Tract. This is to be accomplished with speed bumps & speed limits, in selected locations.

TRACT G

Requested Zoning: Tract G shall be governed by the Use and Development Regulations in the "C-3 Community Commercial" district with exceptions only as listed under "Proposed Restrictions".

Land Area: Approx. 348,100 Sq. Ft. (7.99 Acres)

General Description of Building Use Types:

The intended use for this land is for commercial purposes permitted within the C-3 zoning district.

The buildings are expected to be single story and house Retail Shops and services to serve the nearby and immediately surrounding neighborhoods.

The land coverage by the "footprint" of all the buildings shall not exceed 24% of the net lot area.

Five percent of the net lot area shall remain unpaved and unbuilt on and shall be landscaped with grass, plants and trees. Part of this five percent shall be in parking lot islands. There shall be a minimum of one tree per fifteen parking spaces within the parking area. Maintenance of all landscaping including that on right-of-way shall be maintained by the Owner's Association.

It is contemplated that four land parcels will be set out as separate lots when this tract is platted. Three parcels will have a minimum of 150 feet of frontage. Each of these three lots shall be limited to one curb cut on the arterial.

There shall be a maximum of three curb cuts on Westminster and three on Southeast 15th Street.

Proposed Restrictions:

All "Development Regulations" set out in para. 3.14.3 of the zoning ordinance adopted in August 1985 will be complied with.

Fire lanes around all sides of the buildings shall be marked as required by the Fire Marshall.

All screening and landscaping requirements shall be met. Half-street widening on Westminster and S.E. 15th shall be done by the developer at the time of construction.

An additional twelve foot width shall be added by the developer on the two arterials if transportation considerations deem that needed as a turning lane.

This turning lane to be adjacent to the subject property and not in the center of the street.

Part of the lake shown on the Master Development Plan probably will fall within this Tract.

Through traffic is to be discouraged on the private drives on this Tract. This is to be accomplished with speed bumps and speed limits, in selected locations.

## TRACT H

Requested Zoning: Tract H shall be governed by the Use and Development Regulations in the "C-2 Planned Shopping Center" district with exceptions only as listed under "Proposed Restrictions".

Land Area: Approx. 313,410 Sq. Ft. (7.19 Acres)

## General Description of Building Use Types:

The intended use for the land in this tract is a "Planned Shopping Center" under the provisions of Level 3 in para. 4.1.1 of the Comprehensive Plan for Midwest City.

The buildings are to be single story and house shops and services to serve the surrounding neighborhood.

The land coverage by the "footprint" of all the buildings shall not exceed 24% of the net lot area.

Five percent of the net lot area shall remain unpaved and unbuilt on and shall be landscaped with grass, plants and trees. Part of this five percent shall be in parking lot islands. There shall be a minimum of one tree per fifteen parking spaces within the parking area. Maintenance of all landscaping including that on right-of-way shall be maintained by the Owner's Association.

It is contemplated that two lots will be set out when this tract is platted. To meet minimum lot size and frontage requirements, one lot shall have 290 foot frontage on the arterial and be 150 feet deep to provide a lot area of one acre.

A maximum of two curb cuts shall be made in the arterial frontage of this tract. Two curb cuts shall be made at the collector street.

## Proposed Restrictions:

All "Development Regulations" set out in para. 3.13.3 of the zoning ordinance adopted in August 1985 will be complied with.

Fire lanes around the buildings shall be marked as required by the Fire Marshall.

All screening and landscaping requirements will be met.

Half street widening on the arterial shall be done by the developer at the time of construction. An additional twelve foot width shall be added by the developer if transportation considerations deem that needed as a turning lane. This turning lane to be adjacent to the subject property and not in the center of the street. Part of the lake shown on the Master Development Plan probably will fall within this Tract.

Through traffic is to be discouraged on the private drives on this Tract. This is to be accomplished with speed bumps and speed limits, in selected locations.

OAKWOOD PARK  
Southeast Fifteenth and Westminster  
Midwest City, Okla.

Legal Description for Rezoning and P.U.D.

All being part of Section 8, T 11 N, R 1 W in the NW/4.

TRACT A "0-1"  
Beginning 1910 ft. South of the NW/c of the NW/4  
Thence South 415 ft.  
East 710 ft.  
North 415 ft.  
West 710 ft.  
to the P.O.B.

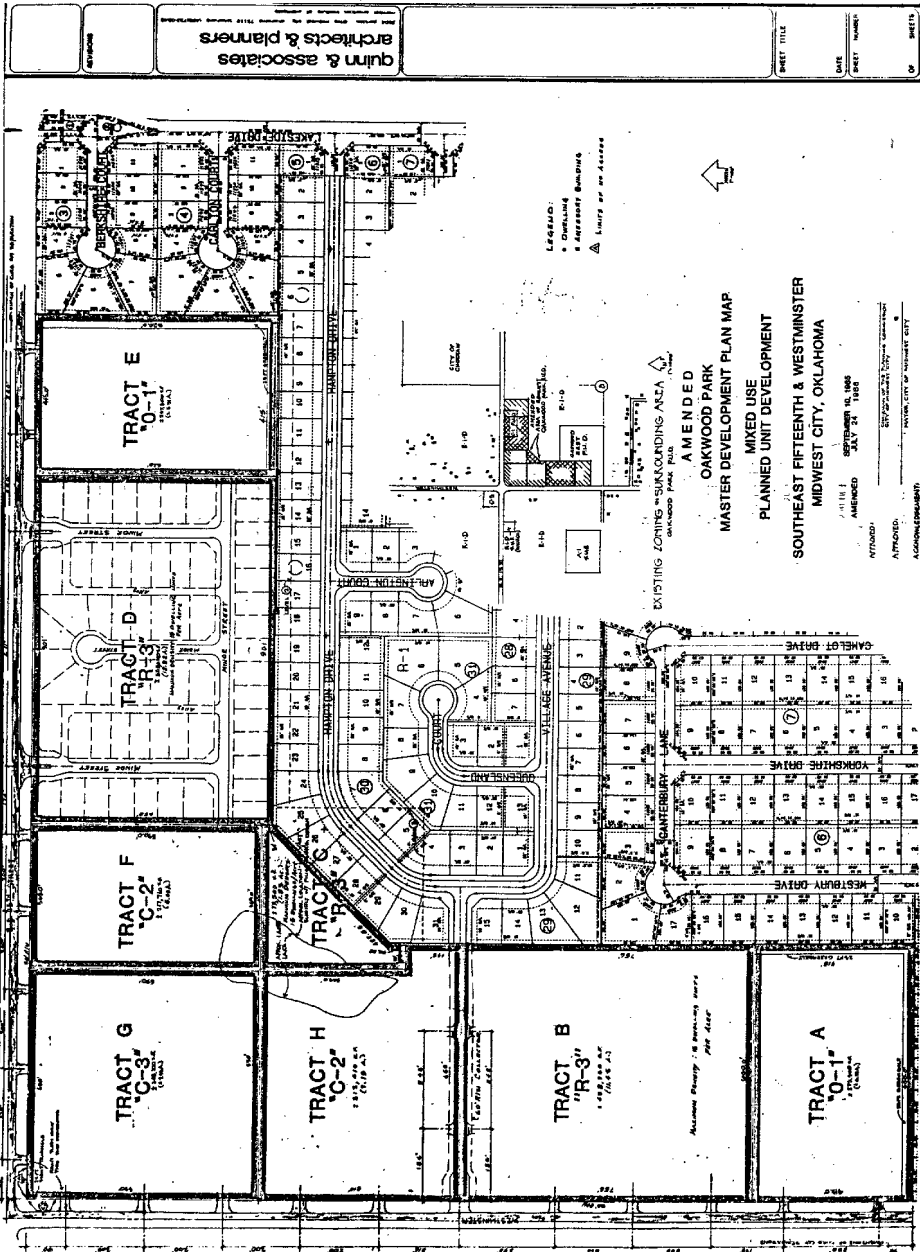
TRACT B "R-3"  
Beginning at a point that is 1154 ft. South of the NW/c of the NW/4 of Sec. 8  
Thence East 710 ft.  
South 756 ft.  
West 710 ft.  
North 756 ft.  
to the P.O.B.

TRACT C "R-3"  
Beginning at a point that is 1009 ft. East of and 640 ft. South of the NW/c  
of the NW/4 of Sec. 8  
Thence South 30 ft.  
To the Southwest 422.58 ft.  
South 40.35 ft.  
West 70 ft.  
North 369 ft.  
East 369 ft.  
to the P.O.B.

TRACT D "R-3"  
Beginning at a point that is 1009 ft. East of the NW/c of the NW/4 of Sec. 8  
Thence East 901 ft.  
South 670 ft.  
West 901 ft.  
North 670 ft.  
to the P.O.B.

TRACT E "0-1"  
Beginning 1910 ft. East of the NW/c of the NW/4  
Thence East 415 ft.  
South 670 ft.  
West 415 ft.  
North 670 ft.  
to the P.O.B.

TRACT F "C-2"  
Beginning at a point that is 640 ft. East of the NW/c of the NW/4 of Sec. 8  
Thence East 369 ft.  
South 640 ft.  
West 369 ft.  
North 640 ft.  
to the P.O.B.

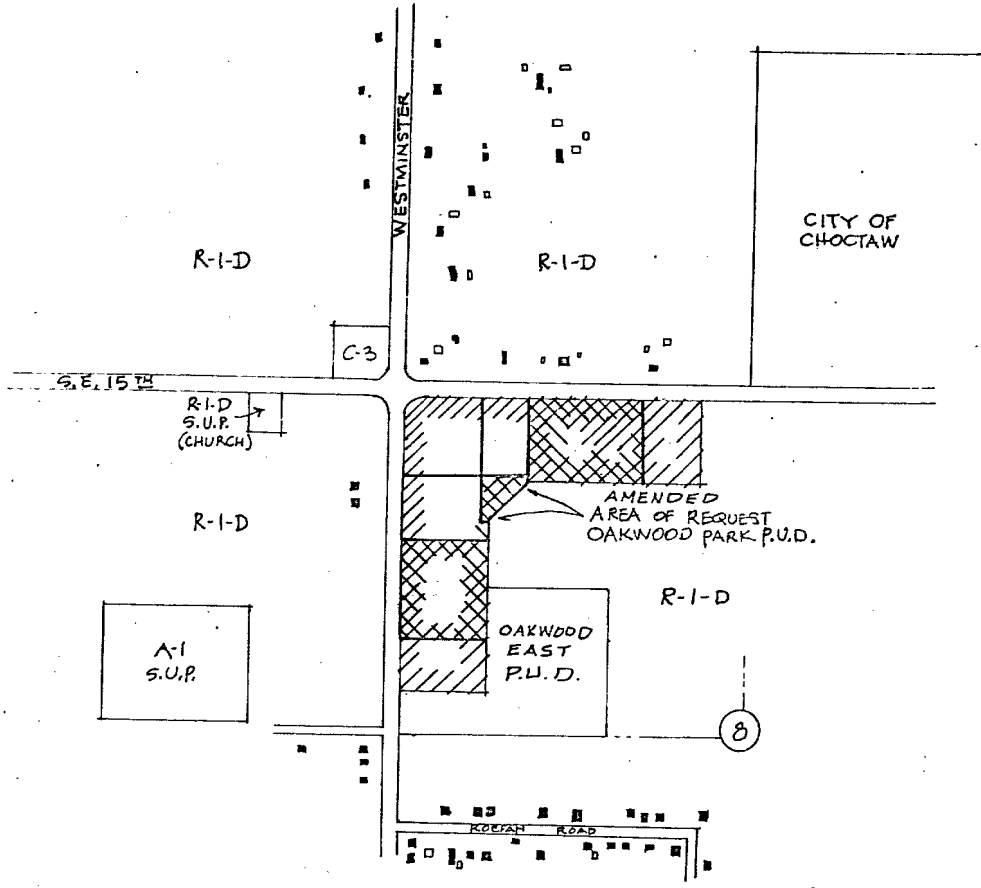


**AMENDED**  
**OAKWOOD PARK**  
**MASTER DEVELOPMENT PLAN MAP**  
**PLANNED UNIT DEVELOPMENT**  
**MIXED USE**  
**SOUTHEAST FIFTEENTH & WESTMINSTER**  
**MIDWEST CITY, OKLAHOMA**

APPROVED: SEPTEMBER 16, 1988  
 AMENDED: JULY 24, 1989

APPROVED: [Signature] CITY ENGINEER  
 APPROVED: [Signature] CITY COMMISSIONER

quinn & associates architects & planners		SHEET TITLE		SHEET NUMBER		SHEETS	
DRAWING		DATE		SHEET NUMBER		5	



EXISTING ZONING IN SURROUNDING AREA  
OAKWOOD PARK P.U.D.

