



City of Enid
401 W. Owen K. Garriott Road
Enid, Oklahoma 73701
580-234-0400

METROPOLITAN AREA PLANNING COMMISSION

NOTICE OF MEETING

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission will meet in regular session at 6:00 p.m. on the 18th day of July, 2016, in the Council Chambers of the City Administration Building, located at 401 W. Owen K. Garriott Road, Enid, Oklahoma, and the agenda for said meeting is as follows:

- AGENDA -

METROPOLITAN AREA PLANNING COMMISSION REGULAR MEETING

1. CALL TO ORDER/ROLL CALL.
2. CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF JUNE 20, 2016.
3. ADMINISTRATION.
 1. NONE.
4. ZONING.
 1. CONSIDER A REZONING FOR PROPERTY DESCRIBED AS THE SOUTH 40 1/2 FEET OF LOTS 1, 2, 3, 4 AND 5, BLOCK 43, KENWOOD ADDITION AND THE NORTH 6 FEET OF VACATED ALLEY ON THE SOUTH AND ADJOINING SAID LOTS LOCATED AT 316 NORTH ADAMS FOR GENE LONG FROM R-2 RESIDENTIAL SINGLE FAMILY DISTRICT TO R-4A FOUR FAMILY DWELLING DISTRICT.
5. USE BY REVIEW.
 1. NONE.
6. PLATS.
 1. NONE.

7. LOT SPLITS.
 1. NONE.
8. TRAFFIC.
 1. CONSIDER THE REQUEST TO PLACE A STOP SIGN AT CLUB HOUSE DRIVE AND PHEASANT RUN DRIVE.
9. EASEMENTS.
 1. CONSIDER A REQUEST TO CLOSE PORTIONS OF WEST CHESTNUT AVENUE, NORTH MADISON STREET, ALLEY BETWEEN NORTH MADISON STREET AND NORTH JEFFERSON STREET, NORTH JEFFERSON STREET, ALLEY BETWEEN NORTH JEFFERSON STREET AND NORTH ADAMS STREET, AND NORTH ADAMS STREET, ALL LOCATED IN DUNBARTON HEIGHTS ADDITION AND KENWOOD ADDITION TO THE CITY OF ENID, SOUTHWEST QUARTER OF SECTION SIX, TOWNSHIP TWENTY-TWO NORTH, RANGE SIX WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.
10. VARIANCES.
 1. NONE.
11. ADJOURN.

DRAFT

MINUTES OF REGULAR MEETING OF
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,
HELD ON THE 20 DAY OF JUNE 2016

The Metropolitan Area Planning Commission of the City of Enid, County of Garfield, State of Oklahoma, met in regular meeting in the Council Chambers of the Administration Building of the City of Enid, located at 401 West Owen K. Garriott Road in said city, at 6:00 P.M. on the 20 day of June 2016, pursuant to notice given by June 17, 2016 to the Clerk of the City of Enid, and pursuant to notice thereof displayed at the entrance to the Administration Building of said city, in prominent view and which notice was posted prior to 6:00 P.M. on the 17 day of June 2016.

Present: John Arend; Mark Arnold; Whitney Hall; Cody Haney; Marvin Kusik; Eddie Mack; Cole Ream; Don Roberts; David Vanhooser, City Commissioner Ex-Officio

Absent: James Simunek, County Commissioner Ex-Officio

Also Present: Chris Bauer, Planning Administrator; Karla Ruther, Assistant City Planner

CALL TO ORDER/ROLL CALL.

CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF MAY 16, 2016.

Motion was made by Don Roberts, seconded by Whitney Hall to approve the minutes of the May 16, 2016 meeting.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts

Passed

ADMINISTRATION.

NONE.

ZONING.

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 8, 9, 10, 11, 12, 13, 14, 15 AND 16, BLOCK 42, ORIGINAL TOWNSITE OF ENID LOCATED AT THE NORTHEAST CORNER OF 7TH AND OKLAHOMA FROM C-3 GENERAL COMMERCIAL DISTRICT, SU SPECIAL USE DISTRICT, R-4 RESIDENTIAL DUPLEX OR TWO FAMILY DWELLING DISTRICT TO R-7 RESIDENTIAL MULTI-FAMILY DISTRICT.

Motion was made by Cody Haney, seconded by Don Roberts to make a recommendation of approval to the Mayor and Board of Commissioners.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts

Passed

USE BY REVIEW.

CONSIDER A USE BY REVIEW FOR A NURSING HOME LOCATED AT 2504 SOUTH VAN BUREN AS PART OF THE ENID GRACE KOREAN CHURCH PROPERTY.

Motion was made by Cole Ream, seconded by Eddie Mack to approve the Use by Review.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts

Passed

PLATS.

NONE.

LOT SPLITS.

CONSIDER A LOT SPLIT FOR JAMES A. BAKER LOCATED ON THE EAST 128 FEET OF TRACT 1, BLOCK 1, GARRY MUNGER'S FIFTH ADDITION AND THE EAST 128 FEET OF THE SOUTH 45 FEET OF TRACT 1, BLOCK 1, GARRY MUNGER'S SIXTH ADDITION.

Motion was made by Cole Ream, seconded by Cody Haney to approve the lot split.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts

Passed

CONSIDER A LOT SPLIT FOR MONTIE BULLIS IN PART OF THE SOUTHWEST QUARTER SECTION 26, TOWNSHIP 20 NORTH, RANGE 8 WEST, I.M. GARFIELD COUNTY OKLAHOMA LOCATED AT HIGHWAY 132 AND MARSHALL ROAD.

Motion was made by Don Roberts, seconded by John Arend to approve lot split.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts

Passed

CONSIDER A LOT SPLIT FOR JEREMIAH & JULIA VOTH LOT 13, BLOCK 1, THOUSAND OAKS 1ST SECTION, EXCEPT THE WEST 15 FEET, GARFIELD COUNTY, OKLAHOMA.

Motion was made by Mark Arnold, seconded by John Arend to approve lot split.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts

Passed

TRAFFIC.

NONE.

EASEMENTS.

NONE.

VARIANCES.

NONE.

ADJOURN.

Motion was made by Cole Ream, seconded by Don Roberts to adjourn.
The meeting adjourned at 6:11 PM.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, Cole
Ream, Don Roberts

Passed

**Metropolitan Area Planning Commission
Meeting**

4. 1.

Meeting Date: 07/18/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS THE SOUTH 40 1/2 FEET OF LOTS 1, 2, 3, 4 AND 5, BLOCK 43, KENWOOD ADDITION AND THE NORTH 6 FEET OF VACATED ALLEY ON THE SOUTH AND ADJOINING SAID LOTS LOCATED AT 316 NORTH ADAMS FOR GENE LONG FROM R-2 RESIDENTIAL SINGLE FAMILY DISTRICT TO R-4A FOUR FAMILY DWELLING DISTRICT.

BACKGROUND:

316 North Adams is a Colonial Revival contributing structure located in the Kenwood Historic District. This structure was built in 1921 as a single family residence and was converted into four apartments in 1937. Sometime prior to the adoption of the 1986 zoning ordinance the property was zoned C-3 General Commercial. In 1986 when the Kenwood Historic District was established it was rezoned to R-2 Single Family making the four apartments a non-conforming use. A non-conforming use is allowed to continue until its normal operation is stopped for a period of one year. According to the City of Enid utility records the account was inactive for fifteen (15) months from July 2013 to October 2014. Therefore, the existing four apartments are not a permitted use in the R-2 zoning district.

The zoning ordinance defines a multiple family dwelling as a three or more families living independently of each other. Therefore applicant is seeking R-4A Four Family Residential zoning to accommodate the existing four apartments established inside 316 North Adams.

316 North Adams was converted to four apartments 79 years ago and remains apartments today. R-4A is the appropriate zoning district that permits a maximum of four apartments.

RECOMMENDATION:

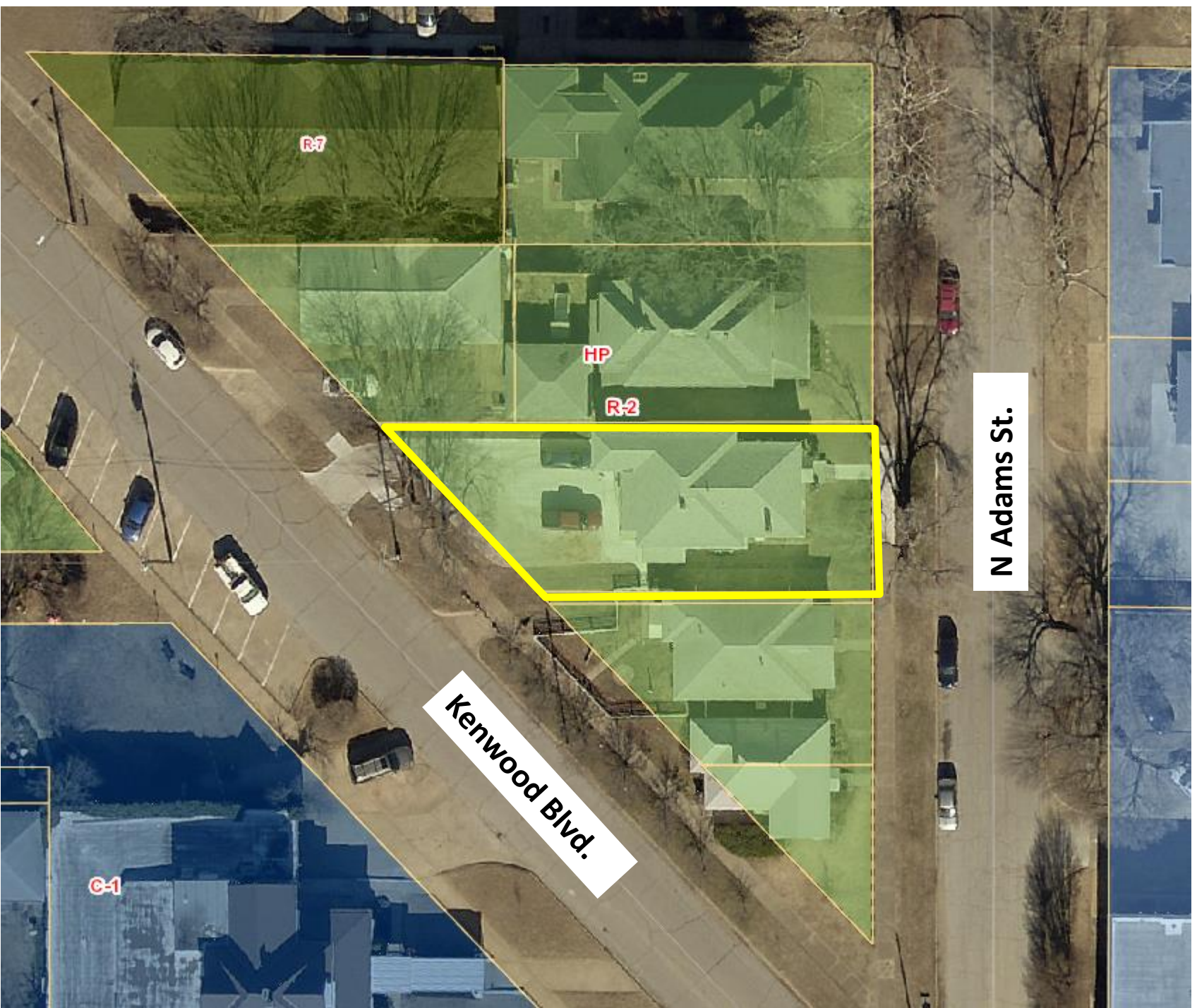
Make a recommendation to the Mayor and Board of Commissioners to approve the rezoning.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location Map
316 N Adams



R-7

HP

R-2

C-1

Kenwood Blvd.

N Adams St.

316 N. Adams- Harter, Christian & Mary, House, c.1921, CONTRIBUTING-This two-story Colonial Revival home features wooden siding and a composite-shingled hipped roof. The very plain façade has an asymmetrical entrance with a small portico porch with a curved pediment and turned wooden supports.



**Metropolitan Area Planning Commission
Meeting**

8. 1.

Meeting Date: 07/18/2016

Submitted By: Kristin Martin, Executive Assistant

SUBJECT:

CONSIDER THE REQUEST TO PLACE A STOP SIGN AT CLUB HOUSE DRIVE AND PHEASANT RUN DRIVE.

BACKGROUND:

The intersection of Club House Drive and Pheasant Run Drive is the first intersection west of Garland Road in the Pheasant Run Golf Community. The request is for a south bound stop sign on Club House Drive. Both Club House Drive and Pheasant Run Drive are classified as local streets.

Community Development recommends installation of the south bound stop sign at this intersection to provide smooth flow of traffic on to Pheasant Run Drive.

RECOMMENDATION:

Consider a recommendation to the Mayor and Board of Commissioners.

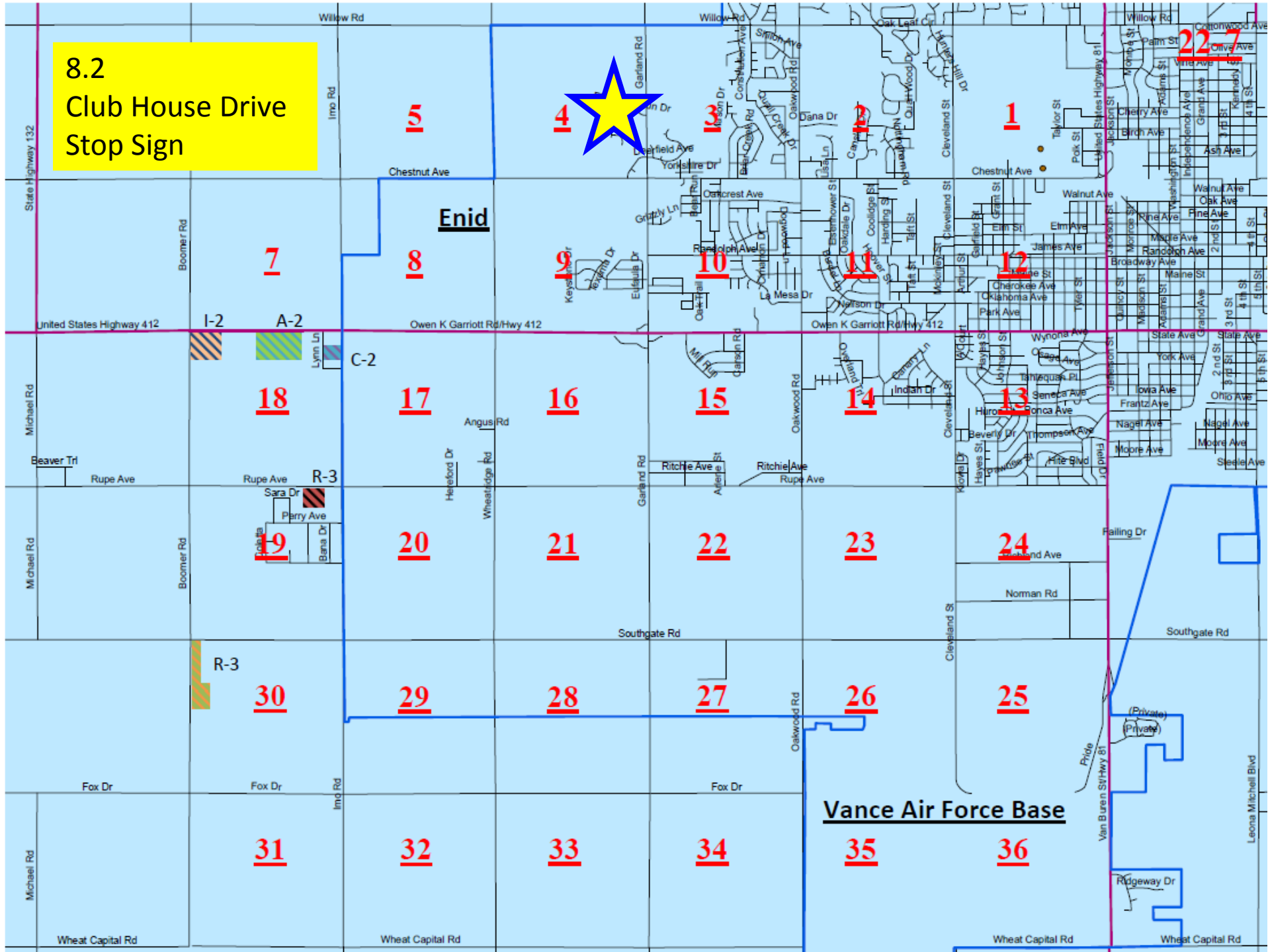
PRESENTER:

Chris Bauer, Planning Administrator

Attachments

Location map

8.2
Club House Drive
Stop Sign



22-7

Enid

Vance Air Force Base

State Highway 132

Michael Rd

Michael Rd

Michael Rd

Willow Rd

Imo Rd

United States Highway 412

Imo Rd

Wheat Capital Rd

Boomer Rd

Boomer Rd

R-3

Imo Rd

Wheat Capital Rd

Chestnut Ave

Owen K Garritt Rd/Hwy 412

Angus Rd

Southgate Rd

Wheat Capital Rd

Garfield Rd

Garfield Rd

Garland Rd

Garland Rd

Garland Rd

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Wheat Capital Rd

Willow Rd

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Wheat Capital Rd

Van Buren Highway St
Ridgeway Dr

(Private)
(Private)

Leona Mitchell Blvd



STOP

Chickadee Dr

Pheasant Run Dr

**Metropolitan Area Planning Commission
Meeting**

9. 1.

Meeting Date: 07/18/2016

Submitted By: Kristin Martin, Executive Assistant

SUBJECT:

CONSIDER A REQUEST TO CLOSE PORTIONS OF WEST CHESTNUT AVENUE, NORTH MADISON STREET, ALLEY BETWEEN NORTH MADISON STREET AND NORTH JEFFERSON STREET, NORTH JEFFERSON STREET, ALLEY BETWEEN NORTH JEFFERSON STREET AND NORTH ADAMS STREET, AND NORTH ADAMS STREET, ALL LOCATED IN DUNBARTON HEIGHTS ADDITION AND KENWOOD ADDITION TO THE CITY OF ENID, SOUTHWEST QUARTER OF SECTION SIX, TOWNSHIP TWENTY-TWO NORTH, RANGE SIX WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.

BACKGROUND:

The City of Enid has received a request from Johnston Seed Company, Inc. to close Portions of West Chestnut Avenue, North Madison Street, Alley between North Madison Street and North Jefferson Street, North Jefferson Street, Alley between North Jefferson Street and North Adams Street, and North Adams Street, all located in Dunbarton Heights Addition and Kenwood Addition to the City of Enid, Oklahoma for packaging, warehouse and manufacturing expansion, including product security.

All utility companies, City of Enid operating departments, and property owners within 300 feet have been notified of this proposed closing. An easement will be retained for existing water and sanitary sewer mains, as well as access by other utility companies having utilities located within this area.

MAPC's review is the first step in the process and this closing request is presented for your consideration.

RECOMMENDATION:

Approve request.

PRESENTER:

Robert Hitt, P.E., City Engineer.

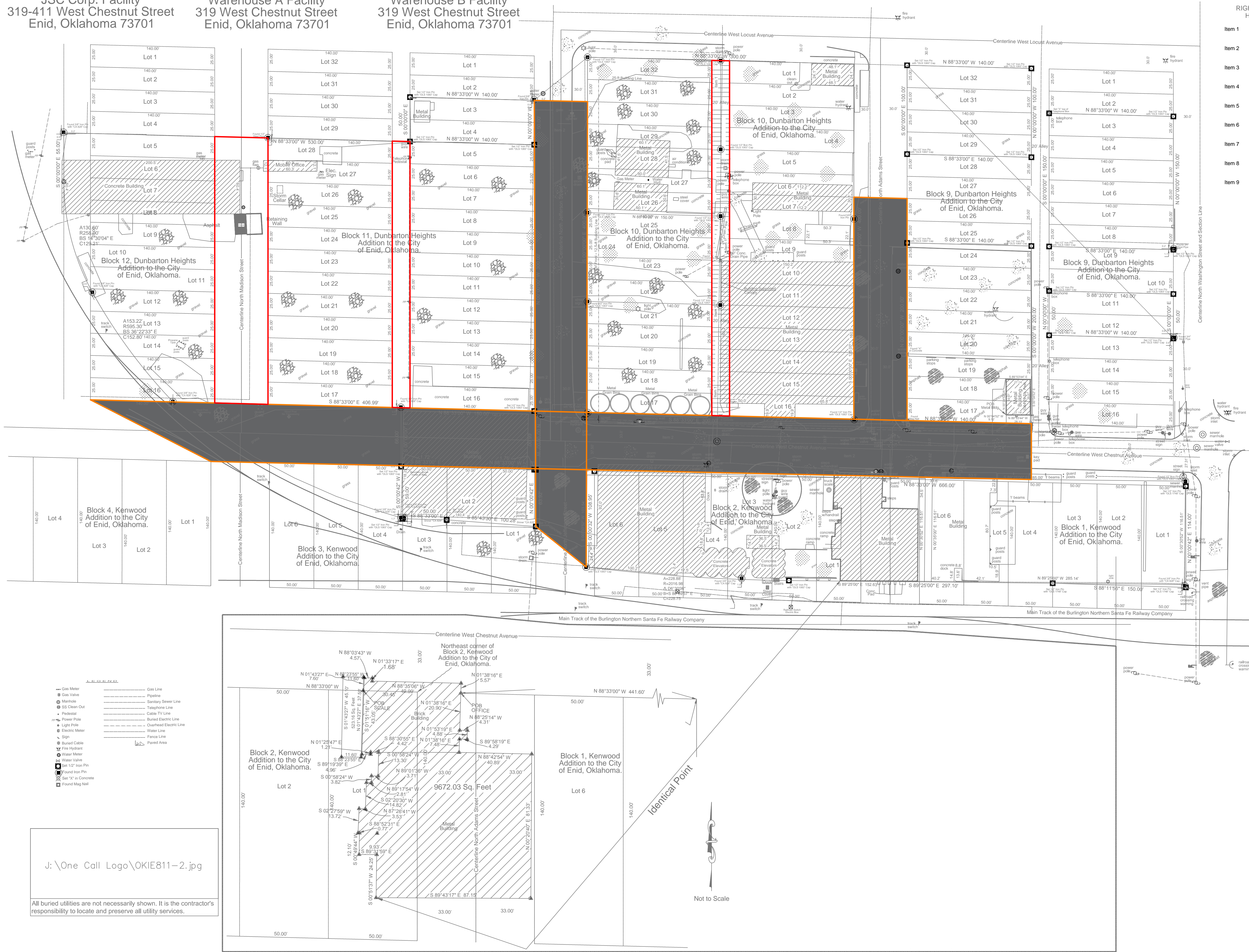
Attachments

Location Map

JSC Corp. Facility
319-411 West Chestnut Street
Enid, Oklahoma 73701

Warehouse A Facility
319 West Chestnut Street
Enid, Oklahoma 73701

Warehouse B Facility
319 West Chestnut Street
Enid, Oklahoma 73701



- RIGHT-OF-WAY AND EASEMENT SEARCH FROM HUMPHREY ABSTRACT DATED 11-20-2013
- Item 1 Ordinance, dated January 12, 1962, recorded in Book 251, Page 286 (SHOWN ON PLAT)
 - Item 2 Ordinance, dated December 05, 2008, recorded in Book 1925, Page 505. (SHOWN ON PLAT)
 - Item 3 Warranty Deed, Johnston Seed Company, dated April 28, 1964, recorded in Book 302, Page 77. (LIES WITHIN THIS SURVEY)
 - Item 4 Warranty Deed, Johnston Seed Company, dated April 28, 1964, recorded in Book 302, Page 79. (LIES WITHIN THIS SURVEY)
 - Item 5 Warranty Deed, Johnston Seed Company, dated April 28, 1964, recorded in Book 302, Page 81. (LIES WITHIN THIS SURVEY)
 - Item 6 Warranty Deed, Johnston Seed Company, dated April 28, 1964, recorded in Book 302, Page 83. (LIES WITHIN THIS SURVEY)
 - Item 7 Quit Claim Deed, Johnston Seed Company, dated August 01, 1973, recorded in Book 354, Page 573. (LIES WITHIN THIS SURVEY)
 - Item 8 Warranty Deed, W.B. Johnston Grain Company, dated February 23, 1982, recorded in Book 808, Page 805. (LIES WITHIN THIS SURVEY)
 - Item 9 Warranty Deed, Johnston Seed Company, dated February 23, 1982, recorded in Book 808, Page 807. (LIES WITHIN THIS SURVEY)
- BEARINGS ARE ASSUMED AND TIED TO EXISTING SURVEY ON THIS SITE.
- 0 50' 100' 150'

J:\One Call Logo\OKIE811-2.jpg

All buried utilities are not necessarily shown. It is the contractor's responsibility to locate and preserve all utility services.

Not to Scale