



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 19th day of December, 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 NOVEMBER 21, 2016.
3. ADMINISTRATION.
  1. NONE.
4. ZONING.
  1. NONE.
5. USE BY REVIEW.
  1. NONE.
6. PLATS.
  1. NONE.
7. SITE PLAN.
  1. NONE.

**8. LOT SPLITS.**

- 1. CONSIDER A LOT SPLIT FOR THE NORTH 70' OF LOTS 13-16, BLOCK 51, WEBSTER PARK AND THE SOUTH 70' OF LOTS 13-16, BLOCK 51, WEBSTER PARK LOCATED AT THE NORTHEAST CORNER OF 27TH STREET AND MAPLE AVENUE.**
- 2. CONSIDER A LOT SPLIT FOR LOT 21, LOT 22, LOT 23, LOT 24, BLOCK 2 CHESTNUT INDUSTRIAL CENTER LOCATED AT 801, 805 AND 813 COMMERCIAL CIRCLE.**
- 3. NONE.**

**9. TRAFFIC.**

- 1. NONE.**

**10. EASEMENTS.**

- 1. NONE.**

**11. VARIANCES.**

- 1. CONSIDER A SIDEWALK VARIANCE FOR JEFF EATON FOR LOT 1, BABES ADDITION LOCATED AT 1328 NORTH VAN BUREN.**
- 2. CONSIDER A SIDEWALK VARIANCE FOR JIN B. SONG LOCATED AT 613 SOUTH JOHNSON, DESCRIBED AS LOTS 2 & 3, WEST GARRIOTT BUSINESS PARK ADDITION.**
- 3. CONSIDER A SIDEWALK VARIANCE FOR ARLAN POTTER LOCATED AT 1306 NORTH GRAND, DESCRIBED AS LOT 3, 100 FEET OF LOT 3 AND 13, LOT 4, MURPHY'S ADDITION.**
- 4. NONE.**

**12. ADJOURN.**

# DRAFT

MINUTES OF REGULAR MEETING OF  
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,  
HELD ON THE 21ST DAY OF NOVEMBER 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 21st day of November 2016, pursuant to notice given by November 18, 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 18th day of November 2016.

Present: Mark Arnold; Whitney Hall; Marvin Kusik; Eddie Mack; Cole Ream; David Vanhooser, City Commissioner Ex-Officio

Absent: John Arend; Cody Haney; Don Roberts; James Simunek, County Commissioner Ex-Officio

Also Present: Jerald Gilbert, City Manager; Chris Bauer, Planning Administrator; Robert Hitt, City Engineer; Karla Ruther, Assistant City Planner

## CALL TO ORDER/ROLL CALL.

## CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF OCTOBER 17, 2016.

Motion was made by Cole Ream, seconded by Whitney Hall to approve the October 17, 2016 minutes.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream  
Passed

## ADMINISTRATION.

## UPDATE THE PLANNING COMMISSION MEMBERS ON THE JANUARY AND FEBRUARY 2017 REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING DAYS.

Informational only. No action required.

NONE.

ZONING.

NONE.

USE BY REVIEW.

**CONSIDER A USE BY REVIEW FOR JEREMIAH HERRIAN, FORGOTTEN MINISTRIES TO UTILIZE LOTS 3 THROUGH 12, BLOCK 15, GARFIELD ADDITION AS A COMMUNITY GARDEN WHICH IS LOCATED AT THE NORTHWEST CORNER OF 4TH STREET AND MOORE AVENUE.**

Motion was made by Mark Arnold, seconded by Eddie Mack to approve the Use by Review for the community garden.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream  
Passed

**CONSIDER A USE BY REVIEW FOR JEREMIAH HERRIAN, FORGOTTEN MINISTRIES TO UTILIZE LOTS 3 THROUGH 12, BLOCK 15, GARFIELD ADDITION TO PLACE A 35 FOOT TALL CROSS IN THE COMMUNITY GARDEN WHICH IS LOCATED AT THE NORTHWEST CORNER OF 4TH STREET AND MOORE AVENUE.**

Motion was made by Cole Ream, seconded by Mark Arnold to approve the Use by Review for placement of a 35 foot tall cross in the community garden.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream  
Passed

**NONE.**

**PLATS.**

**NONE.**

**SITE PLAN.**

**NONE.**

**LOT SPLITS.**

**CONSIDER A LOT SPLIT FOR LOTS 20 AND 21, BLOCK 1, CHISHOLM ACRES LOCATED AT 7430 VENTRIS DRIVE.**

Motion was made by Whitney Hall, seconded by Cole Ream to approve the lot split.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream  
Passed

**NONE.**

**TRAFFIC.**

**CONSIDER PLACEMENT OF STOP SIGNS AT APPOMATTOX STREET AND SHILOH AVENUE.**

Motion was made by Cole Ream, seconded by Eddie Mack to deny the placement of stop signs at Appomattox Street and Shiloh Avenue.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream

Passed

**CONSIDER THE PLACEMENT OF EAST AND WEST BOUND STOP SIGNS AT WABASH AVENUE AND ADAMS STREET.**

Motion was made by Cole Ream, seconded by Whitney Hall to deny the placement of stop signs for the east and west bound stop signs at Wabash Avenue and Adams Street.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream

Passed

**NONE.**

**EASEMENTS.**

**NONE.**

**VARIANCES.**

**CONSIDER A SIDEWALK VARIANCE FOR JEFF EATON LOCATED AT 1328 NORTH VAN BUREN, DESCRIBED AS LOT 1, BABES ADDITION.**

The item must be approved by at least 3/4 of the regular membership of the Planning Commission. There were not 3/4 of the Planning Commission members in attendance.

**NONE.**

**ADJOURN.**

Motion was made by Whitney Hall, seconded by Mark Arnold to adjourn. The meeting adjourned at 6:12 PM.

AYE: Mark Arnold, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream

Passed

**Metropolitan Area Planning Commission  
Meeting**

8. 1.

**Meeting Date:** 12/19/2016

**Submitted By:** Karla Ruther, Planning Assistant

---

**SUBJECT:**

**CONSIDER A LOT SPLIT FOR THE NORTH 70' OF LOTS 13-16, BLOCK 51, WEBSTER PARK AND THE SOUTH 70' OF LOTS 13-16, BLOCK 51, WEBSTER PARK LOCATED AT THE NORTHEAST CORNER OF 27TH STREET AND MAPLE AVENUE.**

**BACKGROUND:**

The Planning Commission previously approved a lot split for Lots 13-16, Block 51, Webster Park on May 16, 2016 to split the lots equally. The applicant now wants to take four feet from the north lot and add to the south lot.

**RECOMMENDATION:**

Consider the lot split.

**PRESENTER:**

Chris Bauer, Planning Administrator.

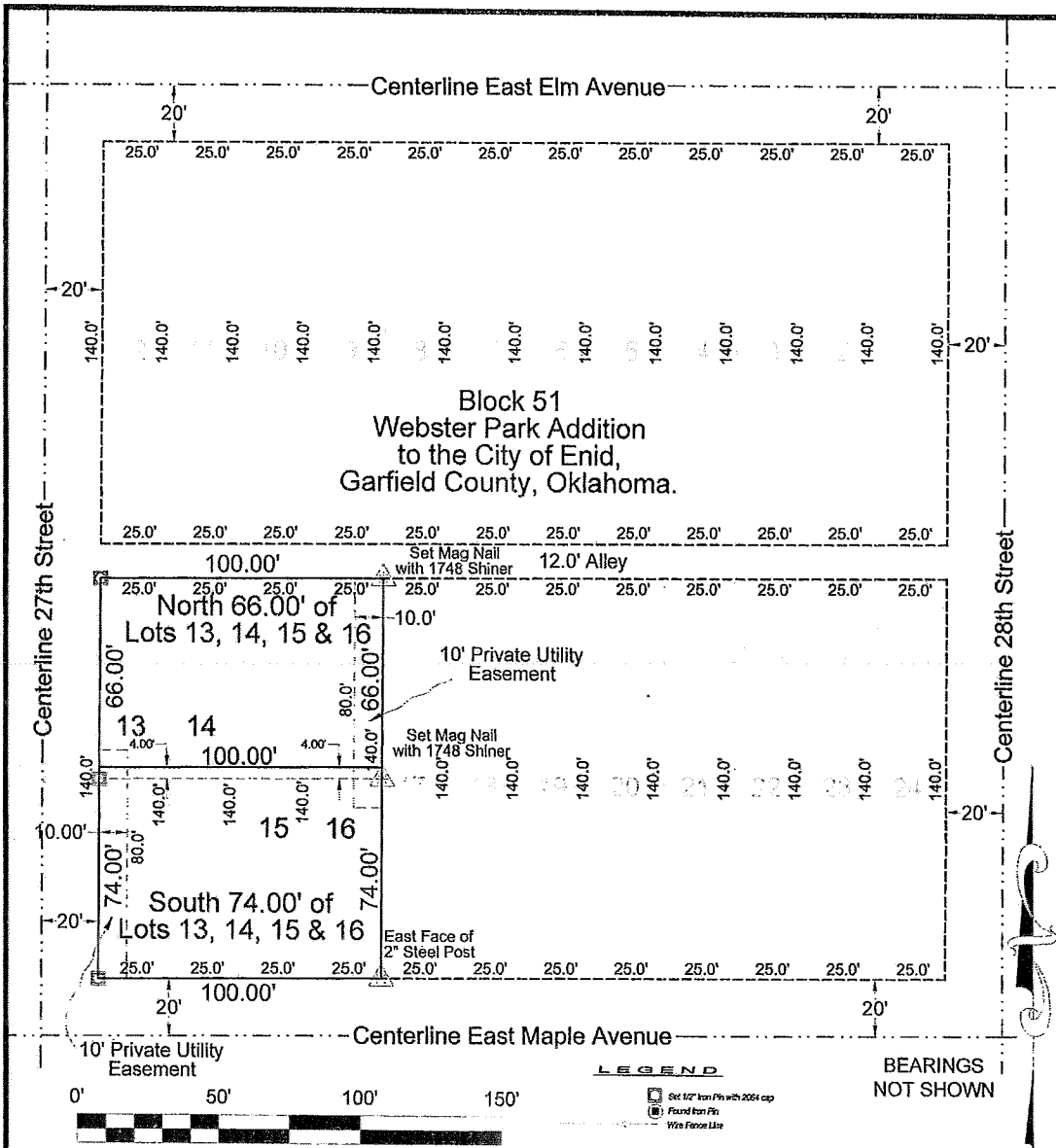
---

**Attachments**

Survey

Location map

---



**DESCRIPTION:** THE NORTH 66.00 FEET OF LOTS 13, 14, 15 AND 16, BLOCK 51, WEBSTER PARK ADDITION TO THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA.

**DESCRIPTION:** THE SOUTH 74.00 FEET OF LOTS 13, 14, 15 AND 16, BLOCK 51, WEBSTER PARK ADDITION TO THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA.

**DESCRIPTION:** (EASEMENT) THE EAST 10.00 FEET OF THE NORTH 80.00 FEET OF LOT 16, BLOCK 51, WEBSTER PARK ADDITION TO THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA.

**DESCRIPTION:** (EASEMENT) THE WEST 10.00 FEET OF THE SOUTH 80.00 FEET OF LOT 13, BLOCK 51, WEBSTER PARK ADDITION TO THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA.

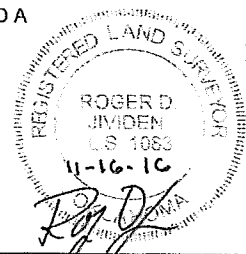
**SURVEYOR CERTIFICATE**

Revised 11-15-2016  
Changed Legal

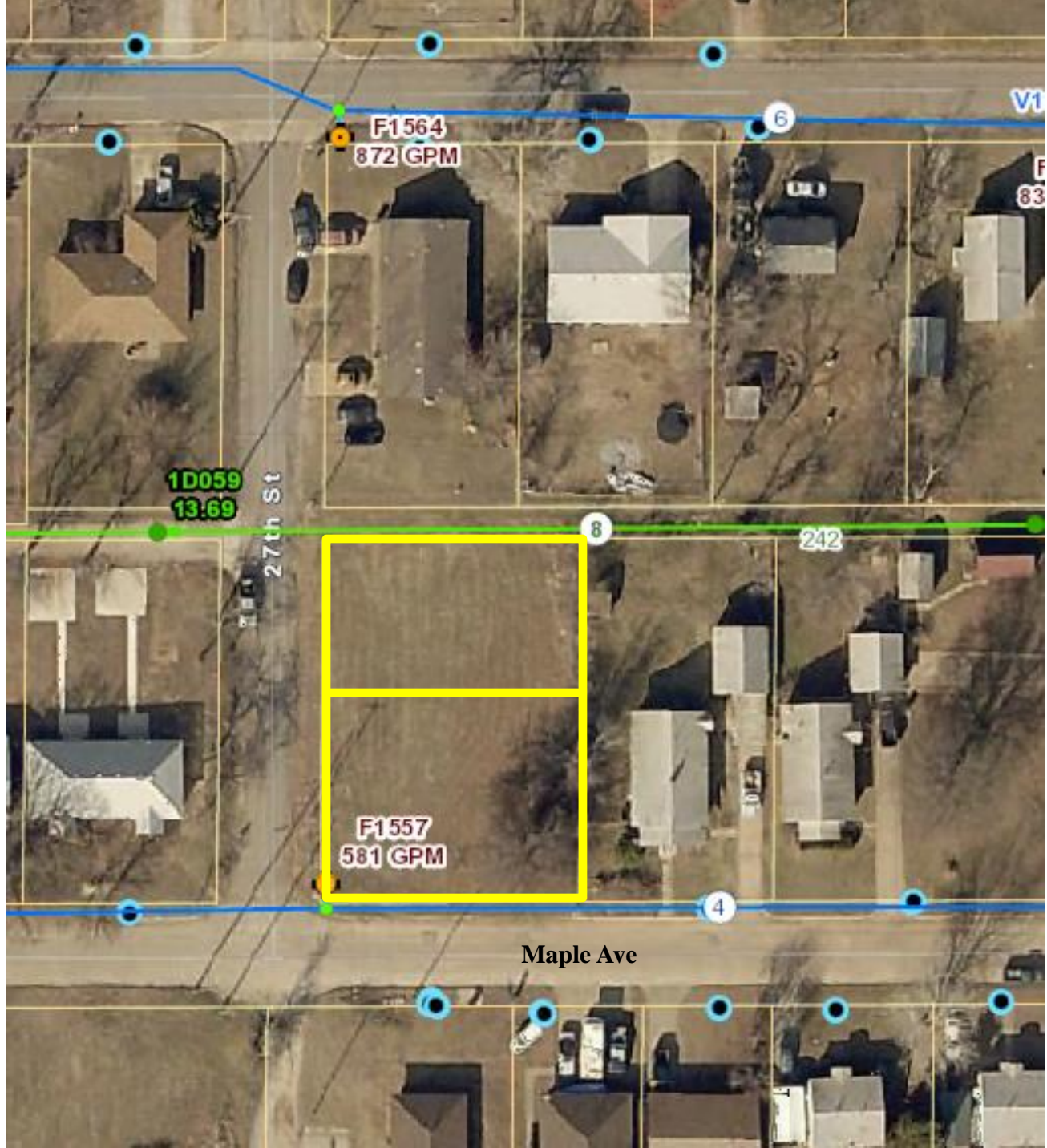
WE DO HEREBY CERTIFY THAT ON THE 27TH DAY OF APRIL, 2016, WE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THIS SURVEY IS TRUE AND CORRECT.

**NOTES:**

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT
2. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."
4. DATE FIELD WORK COMPLETED: 04-28-2016
5. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



	<b>JIVIDENS LAND SURVEY CO., INC.</b> 1210 19TH STREET / P.O. BOX 943 WOODWARD, OKLAHOMA 73802 Phone 580-258-7174 - Fax 844-273-1684 rogar@jivdenslandsurvey.com mike@jivdenslandsurvey.com	<b>Survey For:</b> David Ritchie 201 East Main Avenue Enid, Oklahoma 73701	JOB 103-16	DATE OF PLAT 04-28-2016	SCALE 1"=50'	SHEET 1 OF 1
			DRAWN BY R.D.J.	OKLA. CA #2084, EXP. 06/30/2017 KANSAS CA #143, EXP. 12/31/2016		



F1564  
872 GPM

1D059  
13.69

F1557  
581 GPM

27th St

Maple Ave

6

8

4

242

V1

F  
83



**Metropolitan Area Planning Commission  
Meeting**

**8. 2.**

**Meeting Date:** 12/19/2016

**Submitted By:** Chris Bauer, Planning Administrator

---

**SUBJECT:**

**CONSIDER A LOT SPLIT FOR LOT 21, LOT 22, LOT 23, LOT 24, BLOCK 2 CHESTNUT INDUSTRIAL CENTER LOCATED AT 801, 805 AND 813 COMMERCIAL CIRCLE.**

**BACKGROUND:**

The applicant constructed three separate buildings on four lots (Lots 21 through 24) and is now splitting the four lots in to three lots that will allow the buildings to be sold separately.

**RECOMMENDATION:**

Consider the lot split.

**PRESENTER:**

Chris Bauer, Planning Administrator.

---

**Attachments**

Survey

Location map

---

**PARENT PARCEL**

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23), and Twenty-four (24), Replat of Block Two (2), Chestnut Industrial Center in the City of Enid, Garfield County, Oklahoma, according to the recorded plat thereof.

**TRACT "1"**

Lot Twenty-four (24) and the North 17.56 feet of Lot Twenty-three (23), Replat of Block Two (2), Chestnut Industrial Center in the City of Enid, Garfield County, Oklahoma, according to the recorded plat thereof.

**TRACT "2"**

Lot Twenty-two (22) and the South 32.48 feet of Lot Twenty-three (23), Replat of Block Two (2), Chestnut Industrial Center in the City of Enid, Garfield County, Oklahoma, according to the recorded plat thereof.

**TRACT "3"**

Lot Twenty-one (21), Replat of Block Two (2), Chestnut Industrial Center in the City of Enid, Garfield County, Oklahoma, according to the recorded plat thereof.

**PRIVATE ACCESS EASEMENT**

An access easement located in Lots Twenty-one (21), Twenty-two (22), and Twenty-three (23), Replat of Block Two (2), Chestnut Industrial Center in the City of Enid, Garfield County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows: Commencing at the Northwest Corner of Lot 22; thence, 21.04 feet, along the West line of said Block 2, S00°42'29"E, to a Point of Beginning; thence, on a curve to the left, with a radius of 14.64 feet, a chord bearing of S87°03'29"E, a chord distance of 3.51 feet, and an arc length of 3.52 feet; Thence, N89°17'31"E, a distance of 21.50 feet; Thence, S00°42'29"E, parallel to the West line of said Block 2, a distance of 23.75 feet; Thence, N89°17'31"E, a distance of 60.00 feet; Thence, N00°42'29"W, parallel to the West line of said Block 2, a distance of 75.00 feet; Thence, N00°43'35"W, a distance of 5.00 feet; Thence, N89°14'34"E, a distance of 42.10 feet; Thence, S00°42'29"E, parallel to the West line of said Block 2, a distance of 90.04 feet; Thence, S89°17'31"W, a distance of 102.10 feet; Thence, on a curve to the right, with a radius of 25.54 feet, a chord bearing of N62°30'08"W, a chord distance of 24.18 feet, and an arc length of 25.15 feet; Thence, on a curve to the left, with a radius of 7.47 feet, a chord bearing of N52°43'24"W, a chord distance of 4.72 feet, and an arc length of 4.81 feet, to a point on the West line of said Block 2; Thence, N00°42'29"W, along the West line of said Block 2, a distance of 19.66 feet, to the Point of Beginning.

**OWNER BLOCK**

STEVENSON REALTY  
MARK STEVENSON  
1811 W. OWEN GARRIOTT ROAD  
ENID, OK. 73701  
(580)-233-1244

**GROSS LAND AREA**

TRACT "1": 0.29 ACRES±  
TRACT "2": 0.27 ACRES±  
TRACT "3": 0.16 ACRES±  
PARENT PARCEL: 0.72 ACRES±

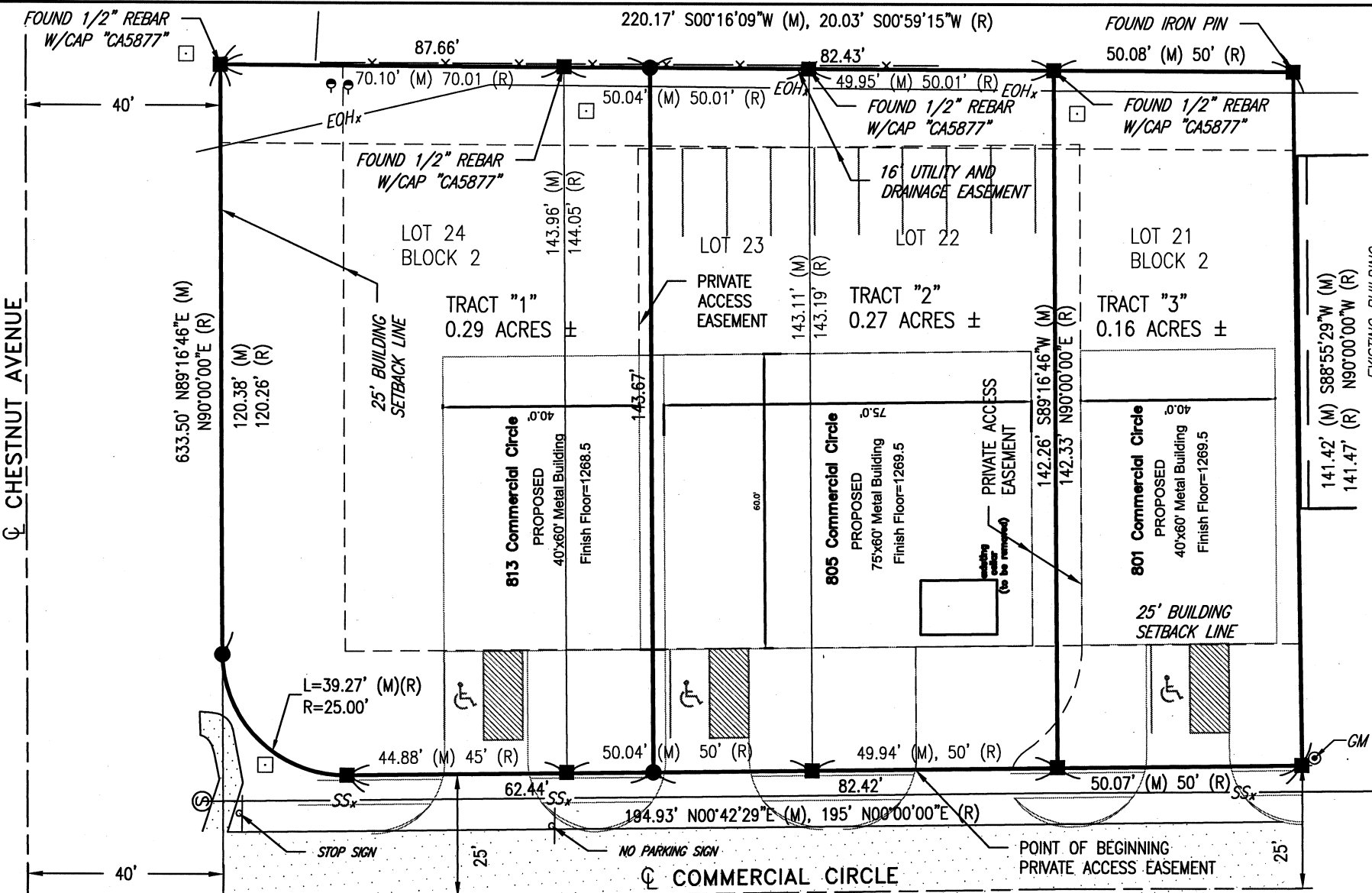
**CERTIFICATE OF SURVEY**

I hereby certify that on November 29th, 2016, that a survey was made under my direct 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 adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

*CEH*

2 Dec 16

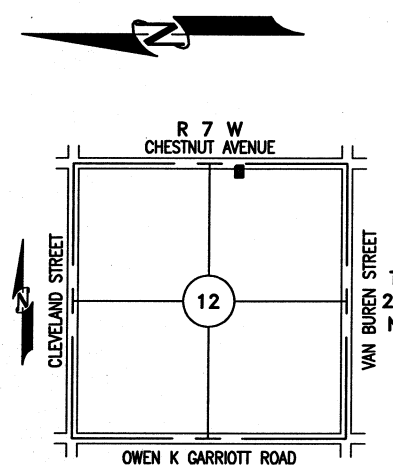
Carey E. Harris, Oklahoma Licensed Professional Land Surveyor No. 1719 Date



FOUND 1/2" REBAR  
NORTHWEST CORNER  
LOT 1, BLOCK 2

**LEGEND:**

- FOUND 1/2" REBAR
- SET MONUMENT AS 1/2" REBAR W/CAP CA5877
- (M) MEASURED DISTANCE AND BEARING
- (R) RECORDED DISTANCE AND BEARING
- x- FENCE
- ⚡ BROKEN DISTANCE (NOT TRUE TO SCALE)
- ▨ EXISTING CONCRETE
- ▩ EXISTING GRAVEL
- ⊙ EXISTING UTILITY POLE
- EOHx- EXISTING OVERHEAD ELECTRIC
- Wx- EXISTING WATER LINE
- SSx- EXISTING SANITARY SEWER LINE
- EXISTING TELECOM RISER
- ⊕ EXISTING POLE SIGN



**ZONING CLASSIFICATION**

Zone: I-3 (INDUSTRIAL [HEAVY] DISTRICT)

**NOTES**

1. This survey was performed without the benefit of a Title Commitment and may contain Easements or Rights of Way not shown.

**Keystone Engineering and Land Surveying, Inc.**  
923 SOUTH LOWRY STREET  
POST OFFICE BOX 436  
STILLWATER, OK 74076

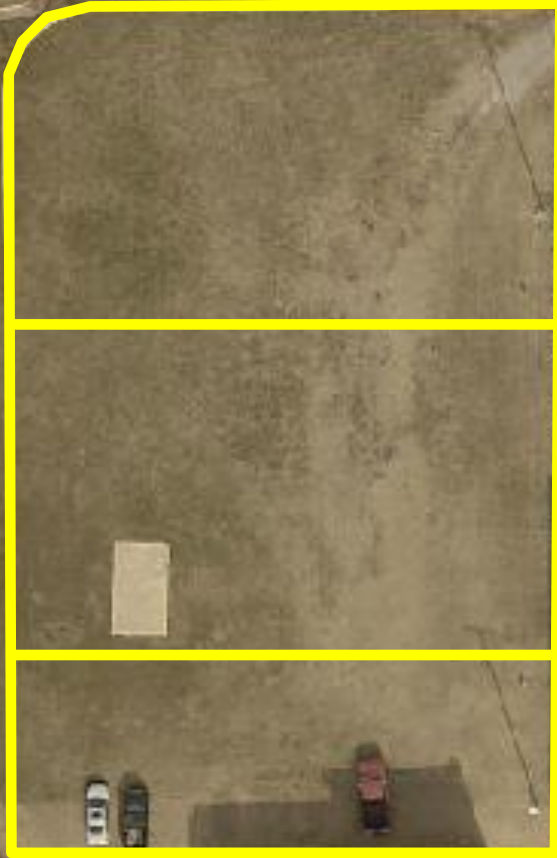
**BEARING BASIS**  
THE NORTH LINE OF THE NORTH QUARTER ON AN ASSUMED BEARING OF N89°16'46"E

**CHESTNUT INDUSTRIAL CENTER**  
Enid, Oklahoma  
**LOT SPLIT**

DRAWN BY BAN	DATE 11/16
SCALE 1"=30'	SHEET VF102

W Chestnut Ave

Commercial Cir



**Metropolitan Area Planning Commission  
Meeting**

11. 1.

**Meeting Date:** 12/19/2016

**Submitted By:** Karla Ruther, Planning Assistant

---

**SUBJECT:**

**CONSIDER A SIDEWALK VARIANCE FOR JEFF EATON FOR LOT 1, BABES ADDITION LOCATED AT 1328 NORTH VAN BUREN.**

**BACKGROUND:**

Mr. Eaton applied for a building permit to erect a new office building located in the southwest corner of Van Buren access road and Poplar. Section 10-6-1 B: requires new development, as defined in 10-6-1 A, to provide sidewalks that parallel abutting streets. The definition includes building permit. The applicant will construct new sidewalks along Van Buren access road and Poplar, and is seeking a sidewalk variance along Polk Street only. See attachment for reasons desiring approval.

The Planning Commission must find all of the following before a variance can be granted:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the planning commission.

**RECOMMENDATION:**

Make a recommendation to the Mayor and Board of Commissioners.

**PRESENTER:**

Chris Bauer, Planning Administrator.

---

**Attachments**

Petition, reasons, site plan

Location map

---



Planning & Zoning Department  
Chris Bauer, Planning Administrator  
[cbauer@enid.org](mailto:cbauer@enid.org)  
580-616-7217  
PO Box 1768, 401 West Garriott  
Enid OK 73702

### VARIANCE PETITION

**(Due 20 days prior to Metropolitan Area Planning Commission meeting date)**

Location: 1330 N. Van Buren (street address):

Legal description: Lot 1, Bates Addition to the City of Enid.

Current zoning of property: C-3

Variance Request: See Attachment

Section: 10-6-1: B. Sidewalks Required per Ordinance 2016-3

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) See Attachment.

I, or we, have attached a site plan of the proposed construction.

I, or We, hereby petition the **Metropolitan Area Planning Commission and Mayor and Board of Commissioners** for a variance to the following provision(s) of the City of Enid Ordinance, Section 12-1-8.

The Planning Commission may recommend a variance from the title when, in its opinion, undue hardship any result from strict compliance. In recommending any variance, the Planning Commission shall prescribe only conditions that it deems necessary to, or desirable for, the public interest. In making its findings, as required herein below, the Planning Commission shall take into account the nature of proposed land use and the existing use of land in the vicinity, the number of persons to reside or work in the property subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Planning Commission finds:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the Planning Commission.

Dated this 7<sup>th</sup> day of November, 2016.

Applicant's signature: 

Telephone: 580-977-4557

Printed Name: JEFF EATON

Email: Jeff@JeffEaton.com

Address: 324 N. Van Buren

Date of Hearing set for the 21 day of November, 2016.

---

---

Abadan LLC  
324 N Van Buren  
Enid, OK 73703


Metropolitan Area Planning Commission, Mr. Mayor, and Board of Commissioners:

We are asking for a sidewalk variance on our new building location at 1330 N Van Buren/ Lot 1 babes' addition. We have purchased the entire 4 acres of land, and have immediate plans to build an insurance office at the corner of Van Buren and Poplar. Our architects and builder are drawing in sidewalks on the Van Buren Access road (most visible and useable to the public) and Poplar Street to the north. We are requesting variance on the western property line of Polk Street. Polk Street is very industrial and a sidewalk will serve no purpose due to the type of businesses located around the property and the absence of sidewalks on any adjoining property.

Site plan attached.

Thank you for reviewing this variance petition

Sincerely,

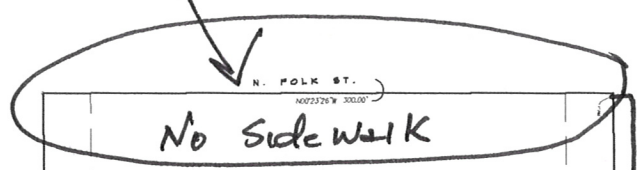
A handwritten signature in black ink, appearing to read "Jeff and Stephanie Eaton", written over a horizontal line.

Jeff and Stephanie Eaton

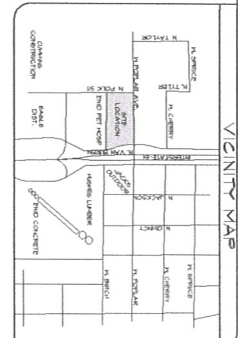
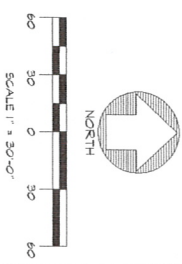
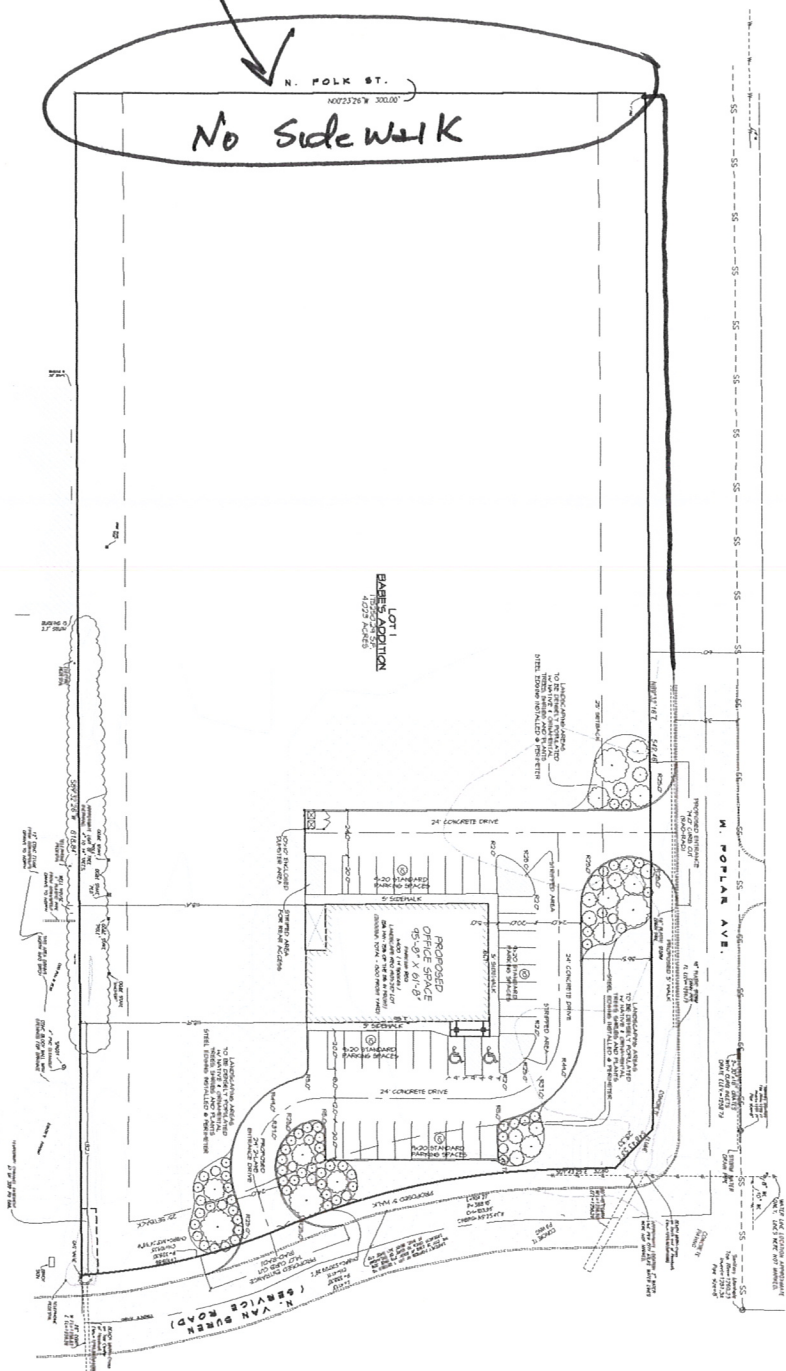
**LEGEND**

1	PROPERTY LINE	1	PAVED DRIVE
2	CONCRETE DRIVE	2	PAVED DRIVE
3	ASPHALT DRIVE	3	PAVED DRIVE
4	GRAVEL DRIVE	4	PAVED DRIVE
5	GRAVEL DRIVE	5	PAVED DRIVE
6	GRAVEL DRIVE	6	PAVED DRIVE
7	GRAVEL DRIVE	7	PAVED DRIVE
8	GRAVEL DRIVE	8	PAVED DRIVE
9	GRAVEL DRIVE	9	PAVED DRIVE
10	GRAVEL DRIVE	10	PAVED DRIVE
11	GRAVEL DRIVE	11	PAVED DRIVE
12	GRAVEL DRIVE	12	PAVED DRIVE
13	GRAVEL DRIVE	13	PAVED DRIVE
14	GRAVEL DRIVE	14	PAVED DRIVE
15	GRAVEL DRIVE	15	PAVED DRIVE
16	GRAVEL DRIVE	16	PAVED DRIVE
17	GRAVEL DRIVE	17	PAVED DRIVE
18	GRAVEL DRIVE	18	PAVED DRIVE
19	GRAVEL DRIVE	19	PAVED DRIVE
20	GRAVEL DRIVE	20	PAVED DRIVE
21	GRAVEL DRIVE	21	PAVED DRIVE
22	GRAVEL DRIVE	22	PAVED DRIVE
23	GRAVEL DRIVE	23	PAVED DRIVE
24	GRAVEL DRIVE	24	PAVED DRIVE
25	GRAVEL DRIVE	25	PAVED DRIVE
26	GRAVEL DRIVE	26	PAVED DRIVE
27	GRAVEL DRIVE	27	PAVED DRIVE
28	GRAVEL DRIVE	28	PAVED DRIVE
29	GRAVEL DRIVE	29	PAVED DRIVE
30	GRAVEL DRIVE	30	PAVED DRIVE
31	GRAVEL DRIVE	31	PAVED DRIVE
32	GRAVEL DRIVE	32	PAVED DRIVE
33	GRAVEL DRIVE	33	PAVED DRIVE
34	GRAVEL DRIVE	34	PAVED DRIVE
35	GRAVEL DRIVE	35	PAVED DRIVE
36	GRAVEL DRIVE	36	PAVED DRIVE
37	GRAVEL DRIVE	37	PAVED DRIVE
38	GRAVEL DRIVE	38	PAVED DRIVE
39	GRAVEL DRIVE	39	PAVED DRIVE
40	GRAVEL DRIVE	40	PAVED DRIVE
41	GRAVEL DRIVE	41	PAVED DRIVE
42	GRAVEL DRIVE	42	PAVED DRIVE
43	GRAVEL DRIVE	43	PAVED DRIVE
44	GRAVEL DRIVE	44	PAVED DRIVE
45	GRAVEL DRIVE	45	PAVED DRIVE
46	GRAVEL DRIVE	46	PAVED DRIVE
47	GRAVEL DRIVE	47	PAVED DRIVE
48	GRAVEL DRIVE	48	PAVED DRIVE
49	GRAVEL DRIVE	49	PAVED DRIVE
50	GRAVEL DRIVE	50	PAVED DRIVE
51	GRAVEL DRIVE	51	PAVED DRIVE
52	GRAVEL DRIVE	52	PAVED DRIVE
53	GRAVEL DRIVE	53	PAVED DRIVE
54	GRAVEL DRIVE	54	PAVED DRIVE
55	GRAVEL DRIVE	55	PAVED DRIVE
56	GRAVEL DRIVE	56	PAVED DRIVE
57	GRAVEL DRIVE	57	PAVED DRIVE
58	GRAVEL DRIVE	58	PAVED DRIVE
59	GRAVEL DRIVE	59	PAVED DRIVE
60	GRAVEL DRIVE	60	PAVED DRIVE
61	GRAVEL DRIVE	61	PAVED DRIVE
62	GRAVEL DRIVE	62	PAVED DRIVE
63	GRAVEL DRIVE	63	PAVED DRIVE
64	GRAVEL DRIVE	64	PAVED DRIVE
65	GRAVEL DRIVE	65	PAVED DRIVE
66	GRAVEL DRIVE	66	PAVED DRIVE
67	GRAVEL DRIVE	67	PAVED DRIVE
68	GRAVEL DRIVE	68	PAVED DRIVE
69	GRAVEL DRIVE	69	PAVED DRIVE
70	GRAVEL DRIVE	70	PAVED DRIVE
71	GRAVEL DRIVE	71	PAVED DRIVE
72	GRAVEL DRIVE	72	PAVED DRIVE
73	GRAVEL DRIVE	73	PAVED DRIVE
74	GRAVEL DRIVE	74	PAVED DRIVE
75	GRAVEL DRIVE	75	PAVED DRIVE
76	GRAVEL DRIVE	76	PAVED DRIVE
77	GRAVEL DRIVE	77	PAVED DRIVE
78	GRAVEL DRIVE	78	PAVED DRIVE
79	GRAVEL DRIVE	79	PAVED DRIVE
80	GRAVEL DRIVE	80	PAVED DRIVE
81	GRAVEL DRIVE	81	PAVED DRIVE
82	GRAVEL DRIVE	82	PAVED DRIVE
83	GRAVEL DRIVE	83	PAVED DRIVE
84	GRAVEL DRIVE	84	PAVED DRIVE
85	GRAVEL DRIVE	85	PAVED DRIVE
86	GRAVEL DRIVE	86	PAVED DRIVE
87	GRAVEL DRIVE	87	PAVED DRIVE
88	GRAVEL DRIVE	88	PAVED DRIVE
89	GRAVEL DRIVE	89	PAVED DRIVE
90	GRAVEL DRIVE	90	PAVED DRIVE
91	GRAVEL DRIVE	91	PAVED DRIVE
92	GRAVEL DRIVE	92	PAVED DRIVE
93	GRAVEL DRIVE	93	PAVED DRIVE
94	GRAVEL DRIVE	94	PAVED DRIVE
95	GRAVEL DRIVE	95	PAVED DRIVE
96	GRAVEL DRIVE	96	PAVED DRIVE
97	GRAVEL DRIVE	97	PAVED DRIVE
98	GRAVEL DRIVE	98	PAVED DRIVE
99	GRAVEL DRIVE	99	PAVED DRIVE
100	GRAVEL DRIVE	100	PAVED DRIVE

Requested Variance  
on Polk st.



Sidewalk for Full Property  
Line on Poplar.



CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADE BEFORE AND DURING CONSTRUCTION AND DRINKING WATER IS NOT ALLOWED TO BE USED IN ANY MANNER IN ANY WORKING BY THE ADJACENT PROPERTY OWNER.



REVISION BLOCK	
NO.	DATE

C-1  
SHEET 1 OF 1

**GENERAL SITE PLAN**  
 PROJECT NUMBER: 1602  
 C.A.D. BY: C. TAYLOR  
 CHECKED BY: H. KREBS  
 DATED: 03/28/2016



NEW CONSTRUCTION  
 N. VAN BUREN  
 ENBID, OK

**RABB COMPANIES**  
 224 SOUTH MAIN STREET  
 MONTICELLO, ARKANSAS  
 870-367-6405



W Poplar Ave

Polk St

81

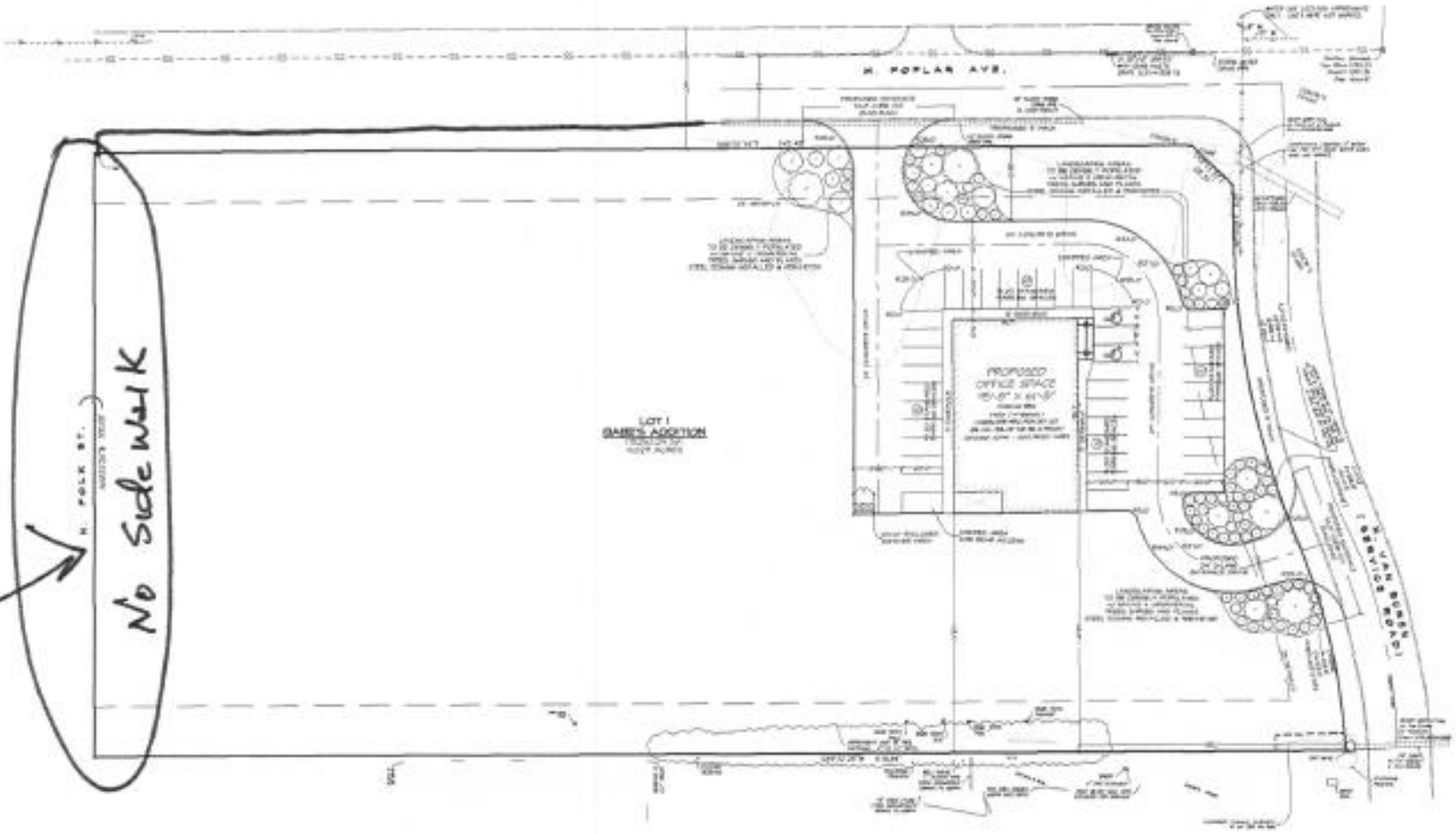
Van Buren St



17. Driveway

Requested Variance  
on Polk st.

No Side Walk



**Metropolitan Area Planning Commission  
Meeting**

11. 2.

**Meeting Date:** 12/19/2016

**Submitted By:** Karla Ruther, Planning Assistant

---

**SUBJECT:**

**CONSIDER A SIDEWALK VARIANCE FOR JIN B. SONG LOCATED AT 613 SOUTH JOHNSON, DESCRIBED AS LOTS 2 & 3, WEST GARRIOTT BUSINESS PARK ADDITION.**

**BACKGROUND:**

Mr. Song applied for a building permit to erect a new fuel canopy over the existing fuel pumps at his convenience store. Section 10-6-1 B: requires new development, as defined in 10-6-1 A, to provide sidewalks that parallel abutting streets. The definition includes building permit. The applicant is seeking a sidewalk variance on Johnson Street. See attachment for reasons desiring approval.

The Planning Commission must find all of the following before a variance can be granted:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the planning commission.

**RECOMMENDATION:**

Make a recommendation to the Mayor and Board of Commissioners.

**PRESENTER:**

Chris Bauer, Planning Administrator.

---

**Attachments**

Petition and reasons

Site plan

Location map

---



Planning & Zoning Department  
Chris Bauer, Planning Administrator  
[cbauer@enid.org](mailto:cbauer@enid.org)  
580-616-7217  
PO Box 1768, 401 West Garriott  
Enid OK 73702

## VARIANCE PETITION

**(Due 20 days prior to Metropolitan Area Planning Commission meeting date)**

Location: \_\_\_\_\_ (street address):

Legal description: \_\_\_\_\_

Current zoning of property: \_\_\_\_\_

Variance Request: \_\_\_\_\_

Section: 10-6-1: B. Sidewalks Required per Ordinance 2016-3

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) \_\_\_\_\_

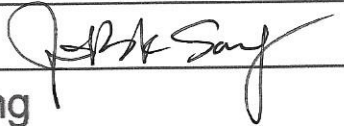
I, or we, have attached a site plan of the proposed construction.

I, or We, hereby petition the **Metropolitan Area Planning Commission and Mayor and Board of Commissioners** for a variance to the following provision(s) of the City of Enid Ordinance, Section 12-1-8.

The Planning Commission may recommend a variance from the title when, in its opinion, undue hardship any result from strict compliance. In recommending any variance, the Planning Commission shall prescribe only conditions that it deems necessary to, or desirable for, the public interest. In making its findings, as required herein below, the Planning Commission shall take into account the nature of proposed land use and the existing use of land in the vicinity, the number of persons to reside or work in the property subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Planning Commission finds:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the Planning Commission.

Dated this 28th day of November, 2016.

Applicant's signature: 

Telephone: 580-484-1285

Printed Name: Jin B. Song

Email: jinboksong@yahoo.com

Address: 613 S. Johnson St., Enid, OK 73703

Date of Hearing set for the 19th day of December, 2016.

---

---

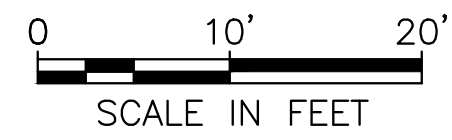
Variance Petition (attachment)  
613 S. Johnson St.  
Enid, OK 73701

Reason for desiring approval of the Variance are as follows:

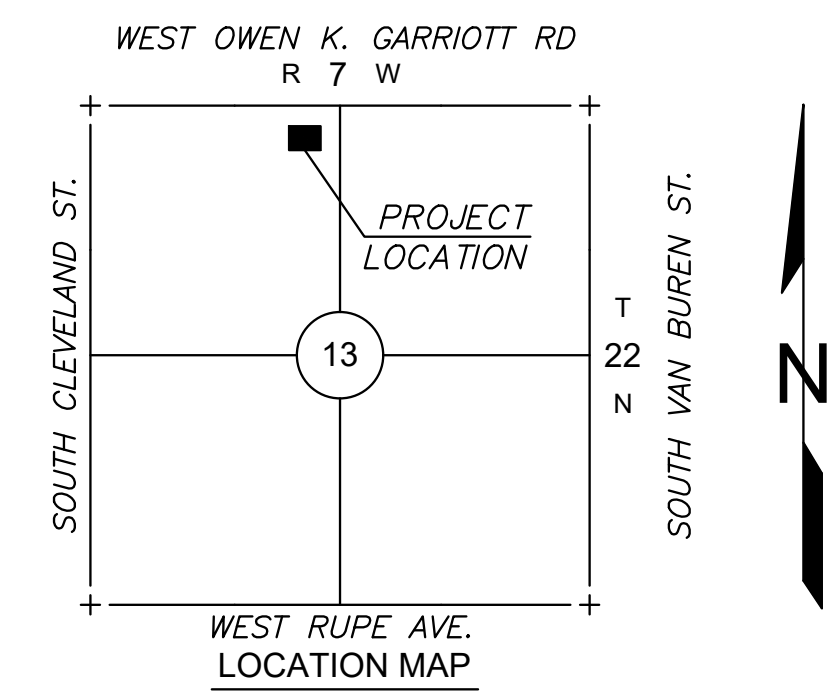
The 140 L.F. property frontage along Johnson Street consists of 100 L.F. of drive, and the remainder vegetation. The drive along Johnson Street is also shared with the property (Lot 1) to the north which is under different ownership.

The drive cross slopes within the Right-of-Way where the sidewalk would be located range from 4% to 8%. The cross slopes on Lot 2 (northern half of site) range from 3% to 7% an approximate distance of 10-feet from the Right-of-Way to the existing parking area. The cross slopes on Lot 3 (southern half of site) range from 4% to 6% an approximate distance of 40-feet from the Right-of-Way to the edge of existing paving.

City Standards require a maximum cross slope of 1.5%. Since the existing cross slopes on Lots 2 & 3 exceed the City Standards for a sidewalks, additional Right-of-Way could not be dedicated to the City of Enid for compliant sidewalks. In order to provide a functional parking lot and bring the new sidewalk into compliance with City Standards, approximately 5,000 S.F. of parking lot and drive would require removal, regrading, and replacing. The estimated construction cost to provide a compliant sidewalk is \$50,000, or \$500/L.F. for 100 L.F. of sidewalk, as compared to a standard new construction sidewalk of \$30/L.F., which is a 1,667% increase in cost to comply with the ordinance.



**PRELIMINARY**  
THIS DOCUMENT IS  
PRELIMINARY IN NATURE  
AND IS NOT A FINAL,  
SIGNED AND SEALED  
DOCUMENT



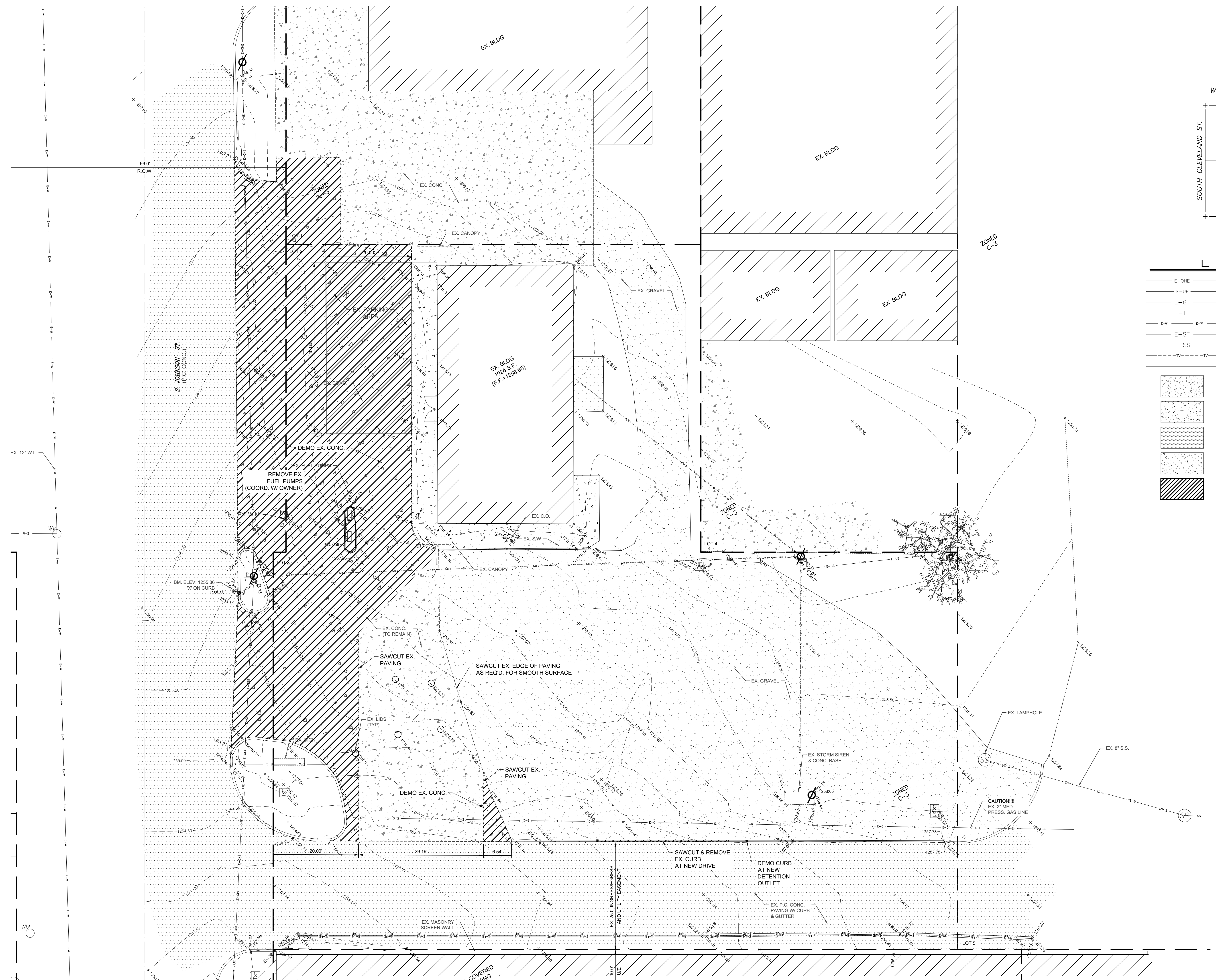
**LEGEND**

E-OHE	EXISTING OVER-HEAD ELEC.	⊕	GAS METER
E-UE	EXISTING U.G. ELEC.	⊕	S.S. MANHOLE
E-G	EXISTING NAT. GAS	⊕	STM. S. MANHOLE
E-T	EXISTING U.G. SBC CABLE	⊕	TELEPHONE POLE
E-W	EXISTING WATER	⊕	ELEC. BOX
E-ST	EXISTING STORM SEWER	⊕	SBC BOX
E-SS	EXISTING SAN. SEWER	⊕	IN GROUND TRAFFIC CONTROL SIGNAL BOX
---	EXISTING T.V.	⊕	POWER POLE
---	EXISTING FENCE LINE	⊕	LIGHT POLE
---	EXISTING CONCRETE	⊕	FIRE HYDRANT
---	EXISTING SIDEWALK	⊕	WATER METER
---	EXISTING PAVING	⊕	WATER VALVE
---	EXISTING GRAVEL	⊕	DS
---	DEMO AREAS	⊕	DOWN SPOUT
		⊕	S.S. CLEAN OUT
		⊕	2 WAY CLEAN OUT SIGN

REV	DATE	DESCRIPTION
2	11/21/16	REVISED FOR SIDEWALK CONST.
1	10/19/16	REVISED PER C.O.E. COMMENTS
0	8/17/16	PERMIT SET

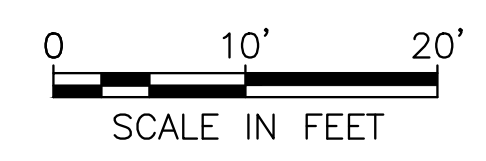
**NEW FUEL CANOPY**  
JB CONVENIENCE STORE  
613 S. JOHNSON ST.  
ENID, OKLAHOMA  
TOPOGRAPHIC SURVEY/DEMO PLAN

DATE:	08/12/16
PROJECT NO.	16.039
<b>2</b>	<b>5</b>

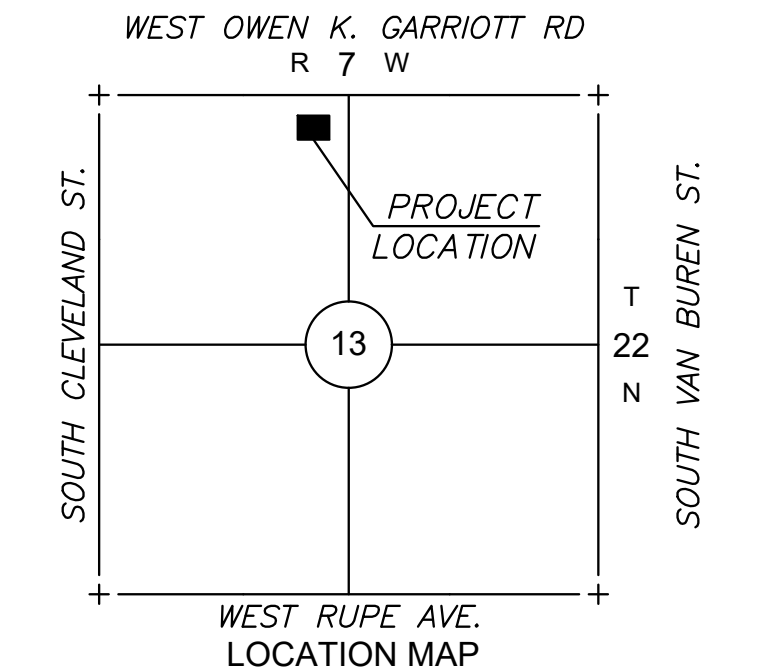


**1 TOPOGRAPHIC SURVEY/DEMO PLAN**  
1" = 10'

DRAWINGS ARE FOR USE ON THIS PROJECT ONLY AND ARE NOT INTENDED FOR REUSE WITHOUT WRITTEN APPROVAL FROM BRUEGGEMANN HOLZMAN ENGINEERING P.C.



**GENERAL NOTES:**  
 1. AREA LIGHTING WILL BE PROVIDED BY WALL PACK LIGHTS MOUNTING TO THE BUILDING. ADDITIONAL SECURITY LIGHTING, IF PROVIDED, WILL NOT CAUSE UNDUE GLARE TO ADJACENT BUSINESS OR THE TRAVELING PUBLIC.  
 2. A BOUNDARY SURVEY WAS PERFORMED BY OTHERS.  
 3. UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL CALL ONE FOR UTILITY LOCATIONS PRIOR TO CONSTRUCTION.  
 4. NO COURT HOUSE RESEARCH WAS PERFORMED IN ORDER TO DETERMINE THE EXISTENCE OF EASEMENT ON THE SUBJECT PROPERTY.  
**DEVELOPER:**  
 JB REALTY INVESTMENTS LLC  
 613 S JOHNSON ST.  
 ENID, OK 73703  
 (580) 484-1285  
**ZONING - EXISTING:**  
 SUBJECT PROPERTY IS ZONE C-3.  
**LEGAL DESCRIPTION:**  
 LOT 2 & LOT 3, WEST GARRIOTT BUSINESS PARK, ENID, GARFIELD COUNTY, OKLAHOMA  
**STORMWATER IMPACT FEE:**  
 TOTAL PROPERTY = 17,872 S.F.  
 EXISTING CONDITIONS  
 IMPERVIOUS AREA\* = 15,828 S.F.  
 PERVIOUS AREA = 2,044 S.F.  
 EXISTING & NEW CONDITIONS COMBINED  
 IMPERVIOUS AREA\* = 15,602 S.F.  
 PERVIOUS AREA = 2,270 S.F.  
 NET NEW DEVELOPED IMPERVIOUS AREA = -226 S.F.  
 NOTE: IMPERVIOUS AREA WAS DECREASED DUE TO NEW ISLAND SOUTH OF THE CANOPY.  
 \*IMPERVIOUS AREA INCLUDES GRAVEL.  
**LANDSCAPING:**  
 NEW IMPERVIOUS AREA = 15,602 S.F.  
 5% OF DEVELOPED AREA = 780 S.F.  
 NEW LANDSCAPING PROVIDED = 1319 S.F.  
 NEW LANDSCAPING IN FRONT & SIDE YARDS = 526 S.F.  
 PROVIDE EIGHT (8) BRADFORD PEAR TREES  
**IRRIGATION:**  
 CONTRACTOR SHALL INSTALL AN UNDERGROUND WATERING SYSTEM FOR ANY INTERIOR PARKING ISLANDS.  
**PROPOSED BUILDING INFORMATION:**  
 OCCUPANT WILL USE A RESIDENTIAL CURB STYLE SOLID WASTE DUMPSTER.  
**100-YEAR FOOD HAZARD:**  
 THE SUBJECT PROPERTY IS NOT LOCATED IN ZONE A FLOOD HAZARD AREA AS SHOWN ON FIRM MAP NUMBER 40047C0195E (NO BASE FLOOD ELEVATIONS DETERMINED)  
**EXISTING BUILDING INFORMATION:**  
 RETAIL = 1288 S.F.  
 STORAGE = 626 S.F.  
 TOTAL AREA = 1924 S.F.  
**PROPOSED BUILDING INFORMATION:**  
 TYPE: STEEL CANOPY  
 BUILDING HT.: 19 FT.



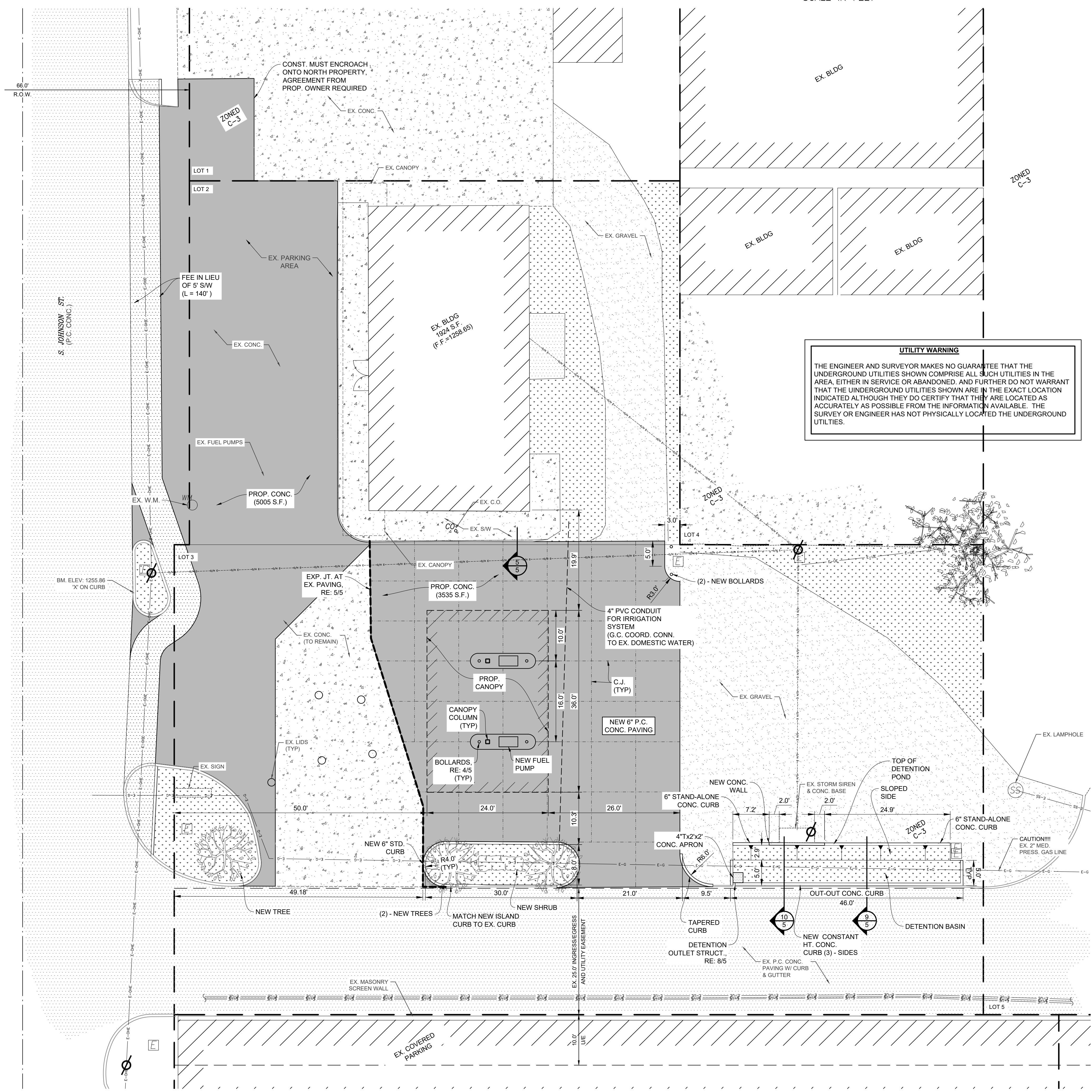
**PRELIMINARY**  
 THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT



REV	DATE	DESCRIPTION
2	11/21/16	REVISED FOR SIDEWALK CONST.
1	10/19/16	REVISED PER C.O.E. COMMENTS
0	8/17/16	PERMIT SET

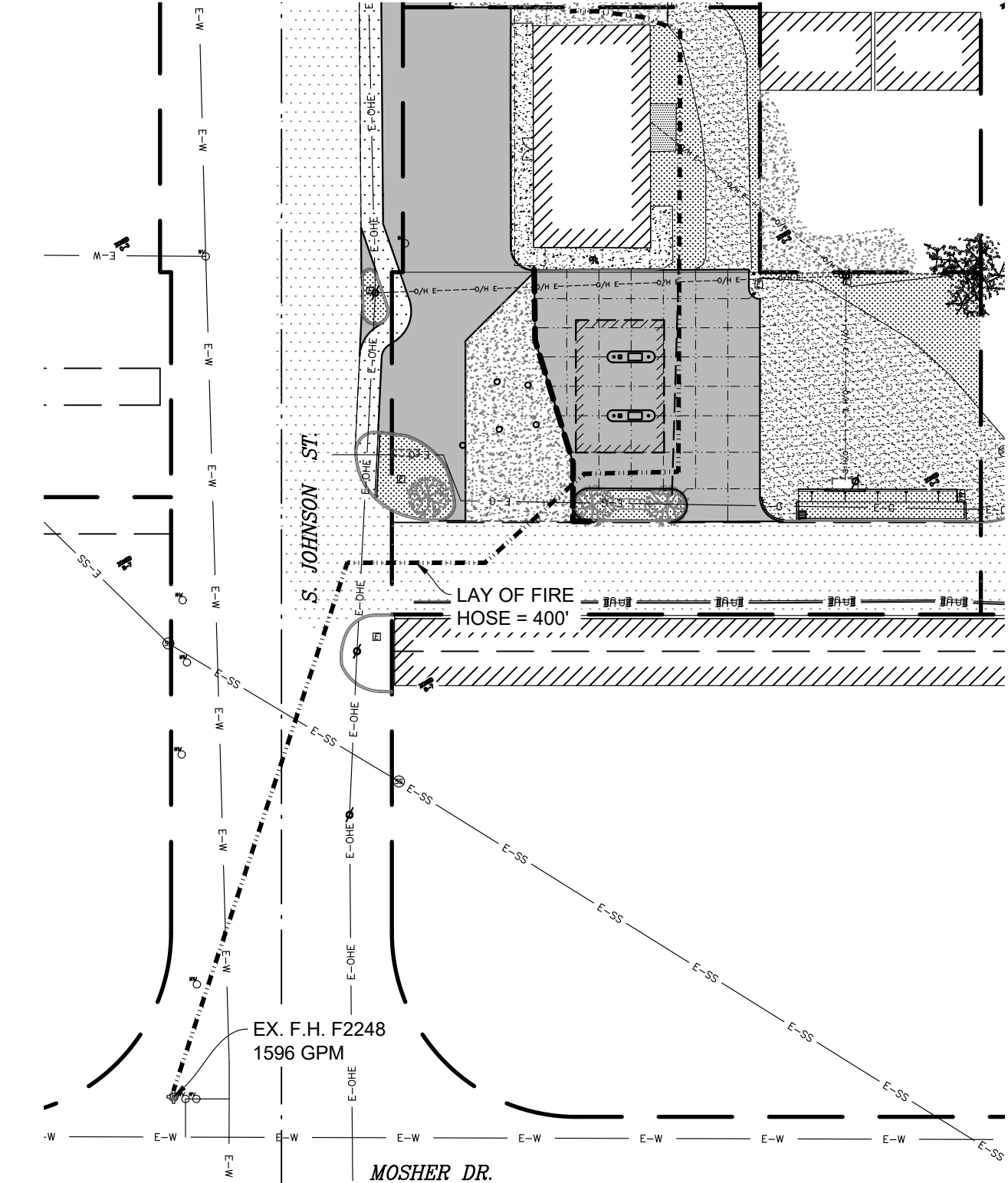
**SITE PLAN**  
 NEW FUEL CANOPY  
 JB CONVENIENCE STORE  
 613 S. JOHNSON ST.  
 ENID, OKLAHOMA

DATE: 08/12/16  
 PROJECT NO.: 16-039  
**3**  
 OF 5



**UTILITY WARNING**  
 THE ENGINEER AND SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, AND FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEY OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

- CONSTRUCTION NOTES:**
- SIDEWALKS SHALL BE 4" THICK P.C. CONC. WITH CONTROL JOINTS LOCATED AT SPACING EQUAL TO THE SIDEWALK WIDTH. REFER TO SHEET 5 FOR ADDITIONAL DETAILS.
  - CONTRACTOR SHALL MEET A.D.A. OR CITY OF ENID STANDARDS FOR SIDEWALK CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
  - PRIOR TO THE PLACEMENT OF FILL, THE EXISTING SUBGRADE SHALL BE:
    - STRIPPED OF ALL VEGETATION, TOPSOIL, AND ANY OTHER DELETERIOUS MATERIALS
    - PROOF-ROLLED INCLUDING REMOVING AND REPLACING ANY SOFT MATERIAL WHICH EXHIBITS PERMANENT SUBGRADE DEFORMATION EXCEEDING 0.5 INCHES WHEN TRAVERSED BY A LOADED TRUCK WITH A REAR AXLE LOAD OF APPROXIMATELY 16,000 LBS.
    - SCARIFIED TO A DEPTH OF (9) INCHES, AND MOISTURE CONDITIONED (-2% TO +4% OF OPTIMUM) AND COMPACTED TO 95 PERCENT OR MORE OF STANDARD PROCTOR MAXIMUM DRY DENSITY.
  - ALL FILL AND NATURAL GRADES (FOR THE CASE WHERE NO FILL IS USED) IN THE BUILDING AREA AND UNDER PARKING, DRIVES, AND WALKS SHALL BE:
    - COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AT A MOISTURE CONTENT AT OR SLIGHTLY IN EXCESS OF THE OPTIMUM (i.e. -2% TO +4% OF OPTIMUM).
    - PLACED IN LIFTS NOT TO EXCEED (9) INCHES IN COMPACTED THICKNESS.
    - TESTED FOR FIELD DENSITY EVERY 5,000 S.F. PER LIFT OF FILL UNDER STRUCTURE AND 20,000 S.F. UNDER PAVED AREAS.
  - AREAS UNDER PAVING SHALL BE STABILIZED WITH CKD COMPACTED TO 95% STANDARD PROCTOR DENSITY. REFER TO DETAIL 2/5.
  - FILL UNDER PAVING REQUIREMENTS:
    - AMOUNT FINER THAN 2-INCH SIEVE = 100%
    - AMOUNT FINER THAN NO. 200 SIEVE = 12% MINIMUM, AND IF P.1 < 7, 60% MAXIMUM.
    - LIQUID LIMIT = 40 MAXIMUM.
    - PLASTICITY INDEX (P.I.) = 5 TO 15
  - THE CONTRACTOR SHALL CONTRACT WITH A QUALIFIED SOILS ENGINEER TO PERFORM TESTING, INSPECT THE FOOTING EXCAVATIONS, PROOF-ROLLING, AND COMPACTION TO VERIFY THE BEARING MATERIAL AND IDENTIFY SOFT AND YIELDING AREAS ON THE SITE.
  - PAVING DIMENSIONS ARE TO BACK OF CURB OR EDGE OF PAVEMENT WITHOUT CURBS.



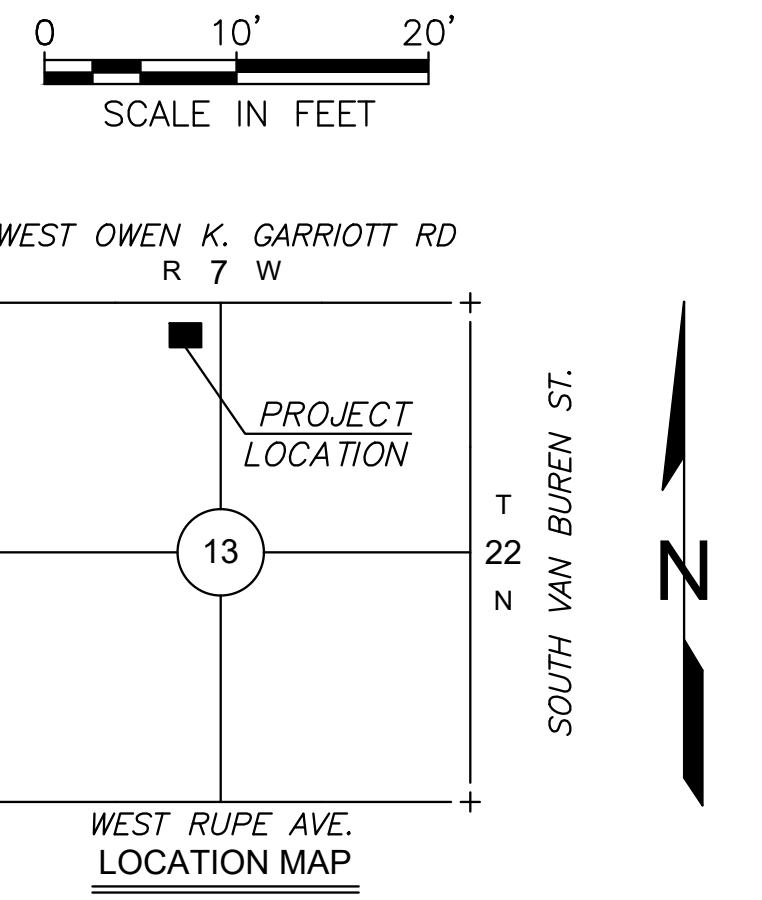
**LEGEND**

E-OHE	EXISTING OVER-HEAD ELEC.	⊕	FIRE HYDRANT
E-UE	EXISTING U.G. ELEC.	⊕	GAS METER
E-G	EXISTING NAT. GAS	⊕	S.S. MANHOLE
E-W	EXISTING WATER	⊕	ST. S. GRATE
E-ST	EXISTING STORM SEWER	⊕	TELEPHONE POLE
E-T	EXISTING UNDERGROUND TEL	⊕	POWER POLE
E-SS	EXISTING SAN SEWER	⊕	LIGHT POLE
---	EXISTING FENCE LINE	⊕	TRUNCATED DOMES
---	PROPOSED FENCE LINE	⊕	DOWN SPOUT
[Pattern]	EXISTING STREET PAVING		
[Pattern]	EXISTING CONCRETE		
[Pattern]	EXISTING GRAVEL		
[Pattern]	NEW SIDEWALKS		
[Pattern]	STD. PAVING 6" P.C. CONC.		

**1 SITE PLAN**  
 1" = 10'

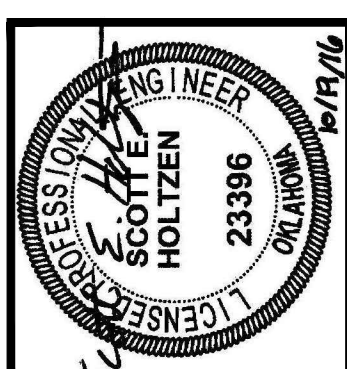
DRAWINGS ARE FOR USE ON THIS PROJECT ONLY AND ARE NOT INTENDED FOR REUSE WITHOUT WRITTEN APPROVAL FROM BRUEGEMANN HOLZMAN ENGINEERING P.C.





**LEGEND**

	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXIST. ELEV. PT
	PROPOSED ELEV. PT.
	EXIST. SLOPE ARROW
	PROPOSED SLOPE ARROW
	EXIST. FLOW LINE
	PROPOSED FLOW LINE



**BRUEGGEMANN  
HOLTZEN  
ENGINEERING, P.C.**  
 EXP. 6/19/18  
 C.A. #1950  
 5100 W. BROADWAY  
 SUITE 100  
 OKLAHOMA CITY, OK 73109  
 www.brueggemann-holtzen.com



REV	DATE	DESCRIPTION
1	10/19/16	REVISED PER C.O.E. COMMENTS
0	8/7/16	PERMIT SET

**NEW FUEL CANOPY**  
**JB CONVENIENCE STORE**  
 613 S. JOHNSON ST.  
 ENID, OKLAHOMA  
 GRADING PLAN

DATE:	08/12/16
PROJECT NO.	16-039
<b>4</b>	
OF 5	

**1 GRADING PLAN**  
 1" = 10'

DRAWINGS ARE FOR USE ON THIS PROJECT ONLY AND ARE NOT INTENDED FOR REUSE WITHOUT WRITTEN APPROVAL FROM BRUEGGEMANN HOLTZEN ENGINEERING P.C.

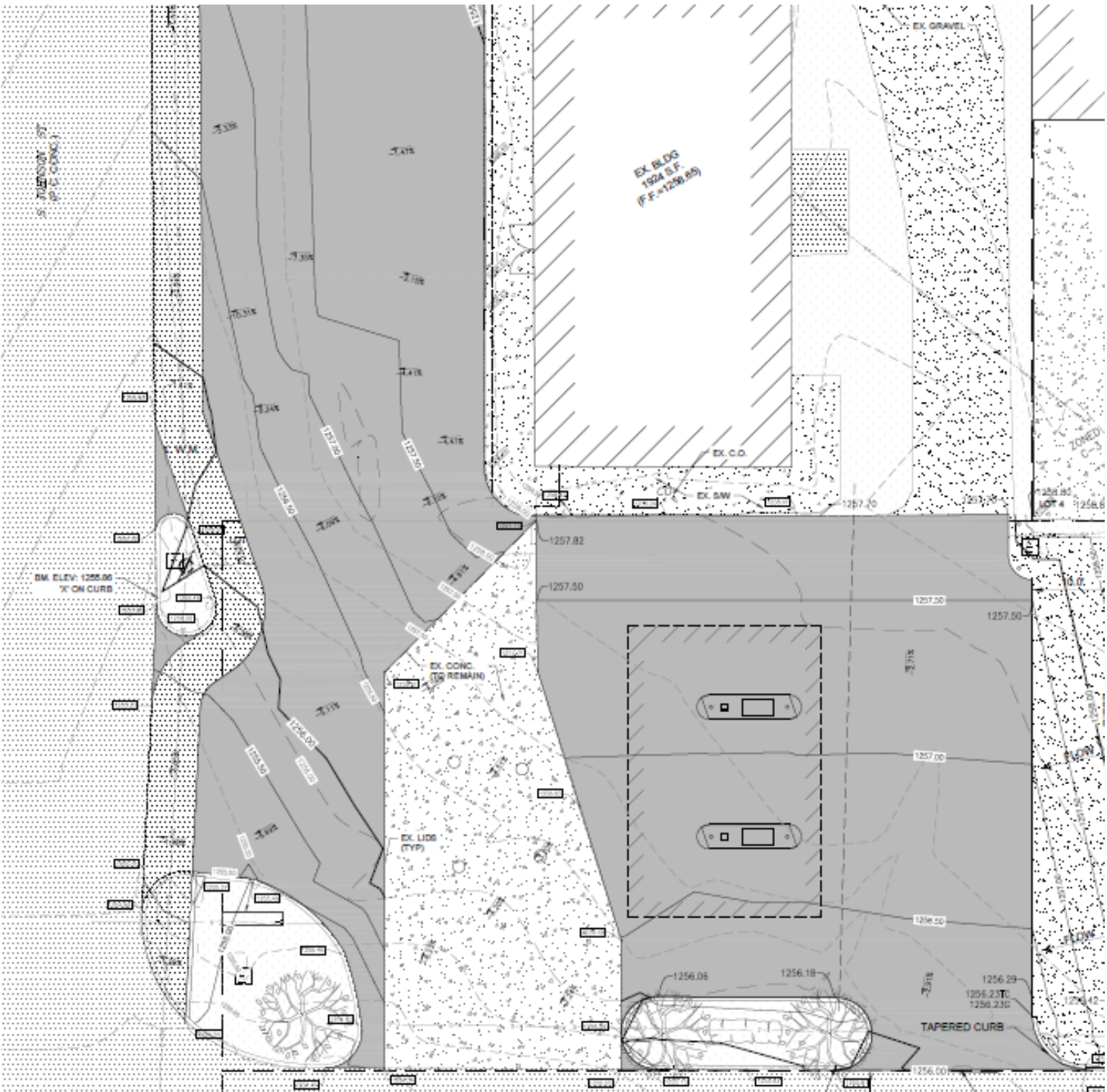
Garriott Rd

412

S Johnson St

Site





**Metropolitan Area Planning Commission  
Meeting**

**11. 3.**

**Meeting Date:** 12/19/2016

**Submitted By:** Chris Bauer, Planning Administrator

---

**SUBJECT:**

**CONSIDER A SIDEWALK VARIANCE FOR ARLAN POTTER LOCATED AT 1306 NORTH GRAND, DESCRIBED AS LOT 3, 100 FEET OF LOT 3 AND 13, LOT 4, MURPHY'S ADDITION.**

**BACKGROUND:**

Mr. Potter applied for a building permit to erect a new storage building west of his existing building that fronts on Grand Avenue. Section 10-6-1 B: requires new development, as defined in 10-6-1 A, to provide sidewalks that parallel abutting streets. The definition includes building permit. The existing Birch sidewalk were repaired to comply with ADA standards and a new sidewalk was constructed from the new accessible parking spaces to the entrance of the existing building. The applicant is only seeking a sidewalk variance on Grand Avenue only. See attachment for reasons desiring approval.

The Planning Commission must find all of the following before a variance can be granted:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the planning commission.

**RECOMMENDATION:**

Make a recommendation to the Mayor and Board of Commissioners.

**PRESENTER:**

Chris Bauer, Planning Administrator.

---

**Attachments**

Application and Reasons

Site Plan

Location Map

---



Planning & Zoning Department  
Chris Bauer, Planning Administrator  
[cbauer@enid.org](mailto:cbauer@enid.org)  
580-616-7217  
PO Box 1768, 401 West Garriott  
Enid OK 73702

## VARIANCE PETITION

**(Due 20 days prior to Metropolitan Area Planning Commission meeting date)**

Location: \_\_\_\_\_ (street address):

Legal description: \_\_\_\_\_

Current zoning of property: \_\_\_\_\_

Variance Request: \_\_\_\_\_

Section: \_\_\_\_\_ 10-6-1: B. Sidewalks Required per Ordinance 2016-3

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) \_\_\_\_\_

I, or we, have attached a site plan of the proposed construction.

I, or We, hereby petition the **Metropolitan Area Planning Commission and Mayor and Board of Commissioners** for a variance to the following provision(s) of the City of Enid Ordinance, Section 12-1-8.

The Planning Commission may recommend a variance from the title when, in its opinion, undue hardship any result from strict compliance. In recommending any variance, the Planning Commission shall prescribe only conditions that it deems necessary to, or desirable for, the public interest. In making its findings, as required herein below, the Planning Commission shall take into account the nature of proposed land use and the existing use of land in the vicinity, the number of persons to reside or work in the property subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Planning Commission finds:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the Planning Commission.

Dated this 28 day of November, 2016.

Applicant's signature: Scott E. Holtzen

Telephone: 580-237-4568

Printed Name: Scott Holtzen for Arlan Potter

Email: SEH@BHEngineeringpc.com

Address: 1314 N. Grand, Enid, OK 73701

Date of Hearing set for the 19th day of December, 2016.

---

Variance Petition (attachment)  
1306 N. Grand  
Enid, OK 73701

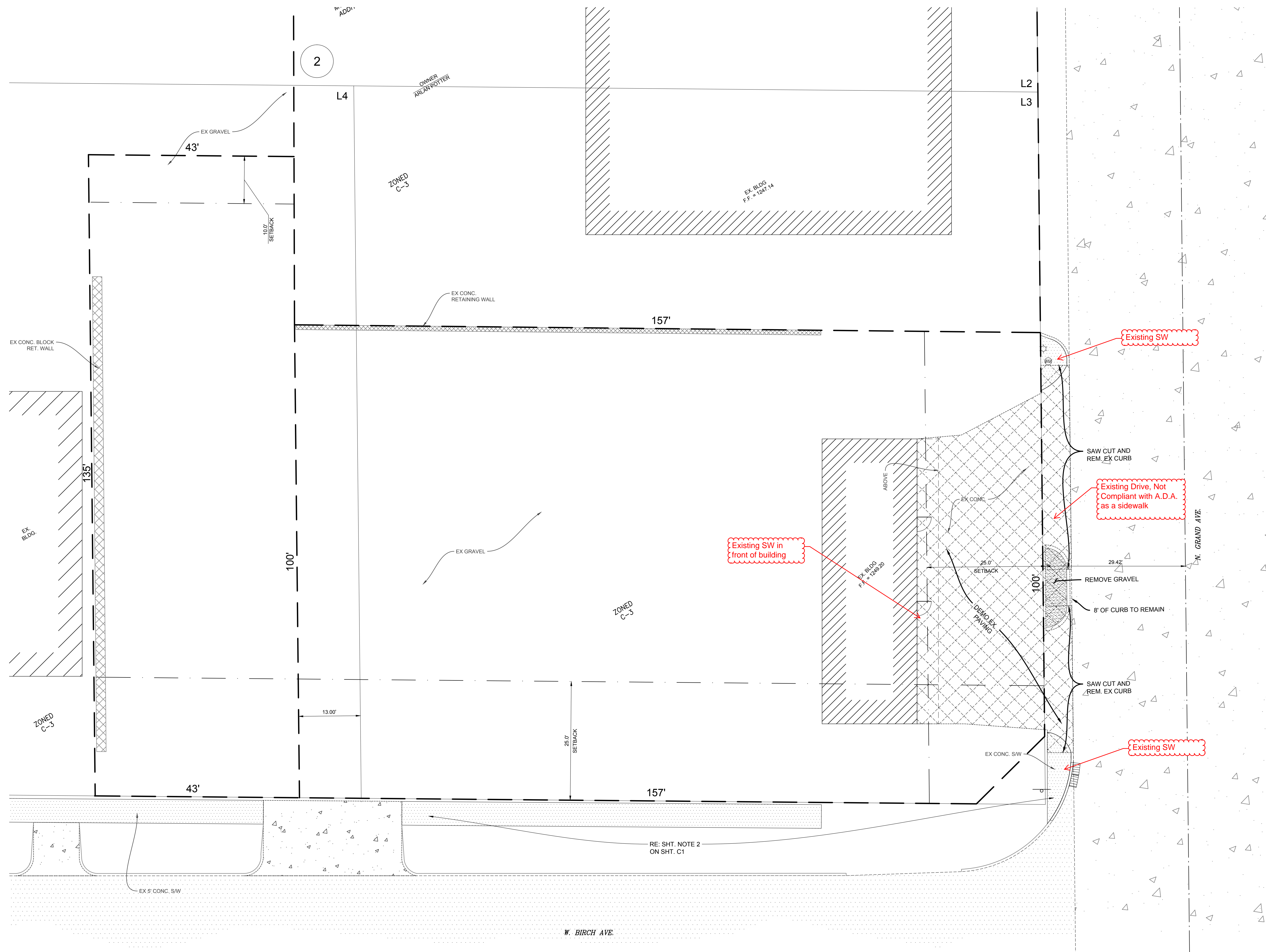
Reason for desiring approval of the Variance are as follows:

In accordance with City ordinance, new sidewalks are required to parallel abutting streets. The sidewalks on W. Birch Ave. and the sidewalk from the new A.D.A. parking to the existing building have been constructed per the Site Plan. This variance application is requesting the sidewalk along Grand Ave. not be constructed.

The property frontage along Grand Ave. consists of 63 L.F. of drive, and the remainder vegetation and a concrete island.

The drive cross slopes within the Right-of-Way where the sidewalk would be located range from 6% to 11%. The cross slopes on the private parking area range from 7% to 10% an approximate distance of 15-feet from the Right-of-Way toward the west in the existing drive area.

City Standards require a maximum cross slope of 1.5%. Since the existing cross slopes exceed the City Standards for a sidewalks, additional Right-of-Way could not be dedicated to the City of Enid for compliant sidewalks. In order to provide a functional parking lot and bring the new sidewalk into compliance with City Standards, approximately 2,140 S.F. of parking lot, drive and the existing walk along the building frontage would require removal, regrading, and replacing. The estimated construction cost to provide an 82 L.F. compliant sidewalk is \$22,000, or \$268/L.F. of sidewalk, as compared to a standard new construction sidewalk of \$30/L.F., which a 893% increase in cost to comply with the ordinance. The construction effort for removing and replacing the existing drives, parking and sidewalk will also cause an undue hardship on the existing business occupying the building.



SCALE IN FEET

0 10' 20'

WEST WILLOW RD.  
R 6 W

NORTH VAN BUREN ST.

PROJECT LOCATION

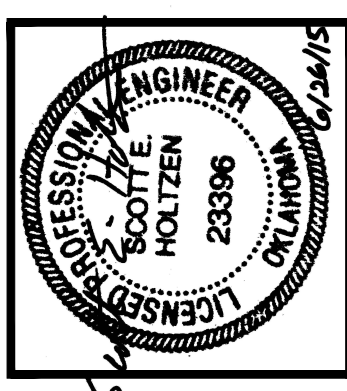
NORTH 4TH ST.

EAST CHESTNUT AVE.

LOCATION MAP

LEGEND

DEMO PAVEMENT, S/W (INCL. CURBS)



BRUEGGEMANN  
HOLTZEN  
ENGINEERING, P.C.  
CA #199  
EXP. 6/30/16  
1320 N. UNIVERSITY  
SUITE 100  
TULSA, OKLAHOMA 74106  
www.bhe-engineers.com



REV	DATE	DESCRIPTION
1	06/26/15	REVISED PER CITY OF END COMMENTS
0	06/03/15	PERMIT SET

**SITE PLAN - STORAGE BUILDINGS**  
 ARLAN POTTER  
 1306 N. GRAND AVE.  
 ENID, OKLAHOMA

DEMO PLAN

DATE: 06/03/2015

PROJECT NO. 15.023

**C3**

OF 4

**1 DEMO PLAN**  
1" = 10'

DRAWINGS ARE FOR USE ON THIS PROJECT ONLY AND ARE NOT INTENDED FOR REUSE WITHOUT WRITTEN APPROVAL FROM BRUEGGEMANN HOLTZEN ENGINEERING P.C.



**GENERAL NOTES:**  
 1. AREA LIGHTING WILL BE PROVIDED BY WALL PACK LIGHTS MOUNTING TO THE BUILDING. ADDITIONAL SECURITY LIGHTING, IF PROVIDED, WILL NOT CAUSE UNDESIRABLE GLARE TO ADJACENT BUSINESS, OR THE TRAVELING PUBLIC.  
 2. A BOUNDARY SURVEY WAS PERFORMED BY OTHERS.  
 3. UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL CALL OKIE ONE FOR UTILITY LOCATIONS PRIOR TO CONSTRUCTION.  
 4. NO COURT HOUSE RESEARCH WAS PERFORMED IN ORDER TO DETERMINE THE EXISTENCE OF EASEMENT ON THE SUBJECT PROPERTY.

**EXISTING BUILDING INFORMATION:**  
 EXISTING BUILDING = 1200 S.F.  
 TOTAL AREA = 1200 S.F.

**PROPOSED BUILDING INFORMATION:**  
 TYPE: IIB METAL BUILDING  
 STORAGE = 4000 S.F.  
 STORAGE = 1050 S.F.  
 BUILDING HT.: 15 FT.

**100-YEAR FLOOD HAZARD:**  
 THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE HAZARD AREA AS SHOWN ON FIRM MAP NUMBER 40047C0195E (NO BASE FLOOD ELEVATIONS DETERMINED)

**PARKING REQUIREMENTS:**  
 PROVIDED PARKING SPACES:  
 STORAGE: 1/2 PER EMPLOYEE \* 0 = 0 SPACES  
 OFFICE: 1 PER 400 S.F. (MIN. OF 4 SPACES) = 4  
 HANDICAP SPACES = 1  
 TOTAL PARKING SPACES PROVIDED = 4

**LANDSCAPING:**  
 NEW IMPERVIOUS AREA = 10425.23 S.F.  
 5% OF DEVELOPED AREA = 521.26 S.F.  
 NEW LANDSCAPING PROVIDED = 1200 S.F.

PROVIDE THREE (3) BRADFORD PEAR TREES

**PROPOSED BUILDING INFORMATION:**  
 OCCUPANT WILL USE A RESIDENTIAL CURB STYLE SOLID WASTE DUMPSTER.

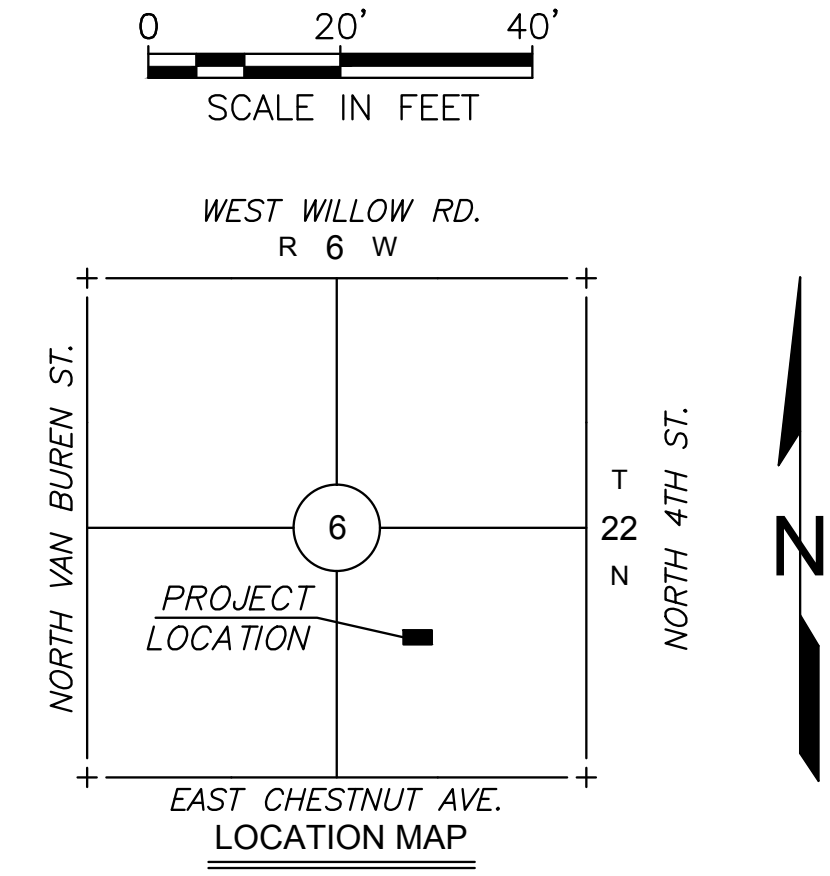
**ZONING - EXISTING:**  
 SUBJECT PROPERTY IS ZONE C-3.

**LEGAL DESCRIPTION:**  
 LOT 3, BLOCK 2, MURPHY'S ADDITION, SE 1/4 6-22-6, 100' OF L3 AND E 13' OF L4

**STORMWATER IMPACT FEE:**  
 TOTAL PROPERTY = 0.490 AC  
 DEVELOPER: ARLAN POTTER  
 OK POTTER REALTY  
 1314 N. GRAND AVE.  
 ENID, OK 73701  
 (880) 237-4568

PRE-DEVELOPED CONDITIONS  
 IMPERVIOUS AREA: 0.074 AC  
 PERVIOUS AREA: 0.416 AC

POST DEVELOPED CONDITIONS  
 IMPERVIOUS AREA = 0.326 AC  
 PERVIOUS AREA = 0.164 AC



**UTILITY WARNING**

THE ENGINEER AND SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, AND FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**CAUTION!**  
 CONTRACTOR IS TO HAVE ALL UNDERGROUND UTILITIES FIELD MARKED PRIOR TO ANY EXCAVATION.  
 CALL OKIEONE 1-800-522-6543

**UTILITY CONTACTS**

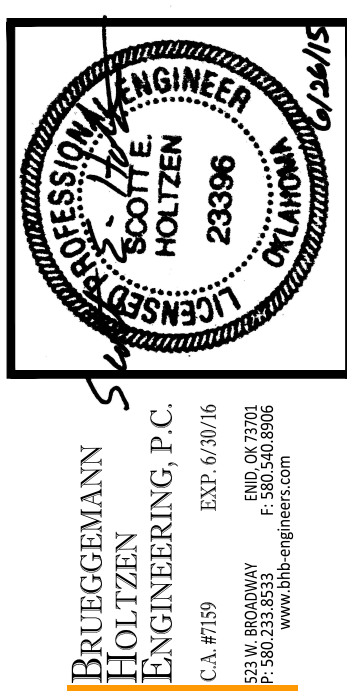
AT&T	EDDY ROOT	(580) 249-5000
OKLAHOMA GAS & ELECTRIC	JOHN LIPPARD	(580) 249-2344
OKLAHOMA NATURAL GAS	JERRY LOGSDON	(580) 249-2230
SUDDENLINK (CATV)	PAT ROSE	(580) 237-7373
WATER & SEWER	JAMES NEAL	(580) 231-0123
STORM WATER MANAGEMENT	MELVIN KEY	(580) 231-0111
TRAFFIC CONTROL	ROY ROBBINS	(580) 616-7337
	CALL OKIE	(800) 522-6543

**City of Enid Contacts**

Jerald Gilbert	City Manager	616-7245
Christopher Gdanski	Director of Engineering	616-7234
Robert Hitt, P.E.	City Engineer	616-7231

**LEGEND**

— E-OHE —	EXISTING OVER-HEAD ELEC.
— E-UE —	EXISTING U.G. ELEC.
— E-G —	EXISTING NAT. GAS
— E-W —	EXISTING WATER
— E-ST —	EXISTING STORM SEWER
— E-T —	EXISTING UNDERGROUND TEL.
— E-SS —	EXISTING SAN. SEWER
—	EXISTING FENCE LINE
—	PROPOSED FENCE LINE
⊗	FIRE HYDRANT
⊕	GAS METER
⊙	S.S. MANHOLE
⊙	STM. S. MANHOLE
⊙	STM. S. GRATE
⊙	ELEC. BOX
⊙	SBC BOX
⊙	TELEPHONE POLE
⊙	POWER POLE
⊙	LIGHT POLE
⊙	TRUNCATED DOMES
DS	DOWN SPOUT
+	SIGN
—	CONC. PARKING BUMPER
—	EXISTING ELEVATION
???	PROPOSED ELEVATION
▨	EXISTING CONCRETE PAVING
▨	NEW 6" P.C. CONCRETE PAVING
▨	EXISTING SIDEWALK
▨	NEW SIDEWALK



REV	DATE	DESCRIPTION
1	06/26/15	REVISED PER CITY OF ENID COMMENTS
0	06/03/15	PERMIT SET

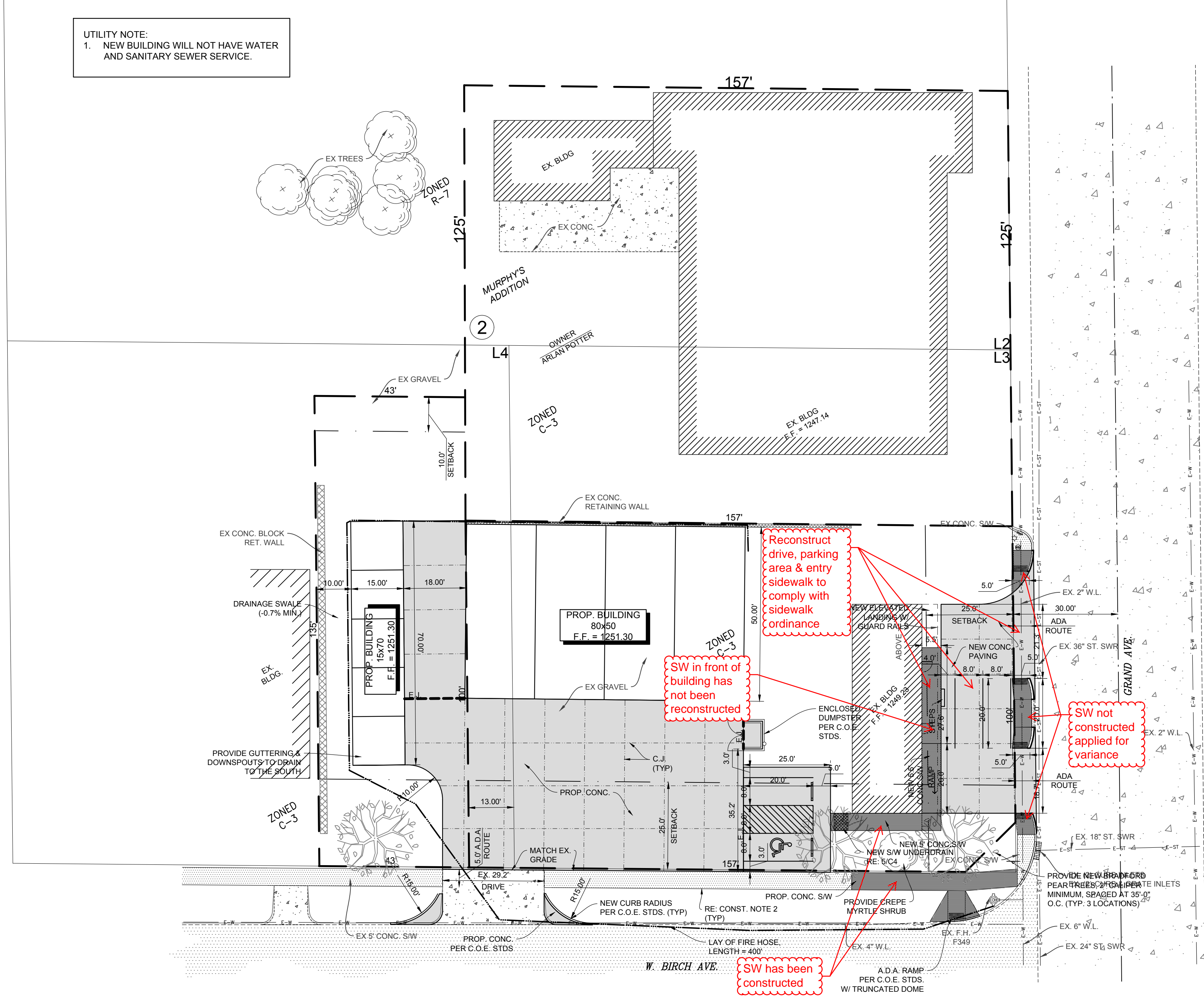
**SITE PLAN - STORAGE BUILDINGS**  
 ARLAN POTTER  
 1306 N. GRAND AVE.  
 ENID, OKLAHOMA

**SITE PLAN**

DATE: 06/03/2015  
 PROJECT NO.: 15.023

**C1**  
 OF 4

**UTILITY NOTE:**  
 1. NEW BUILDING WILL NOT HAVE WATER AND SANITARY SEWER SERVICE.

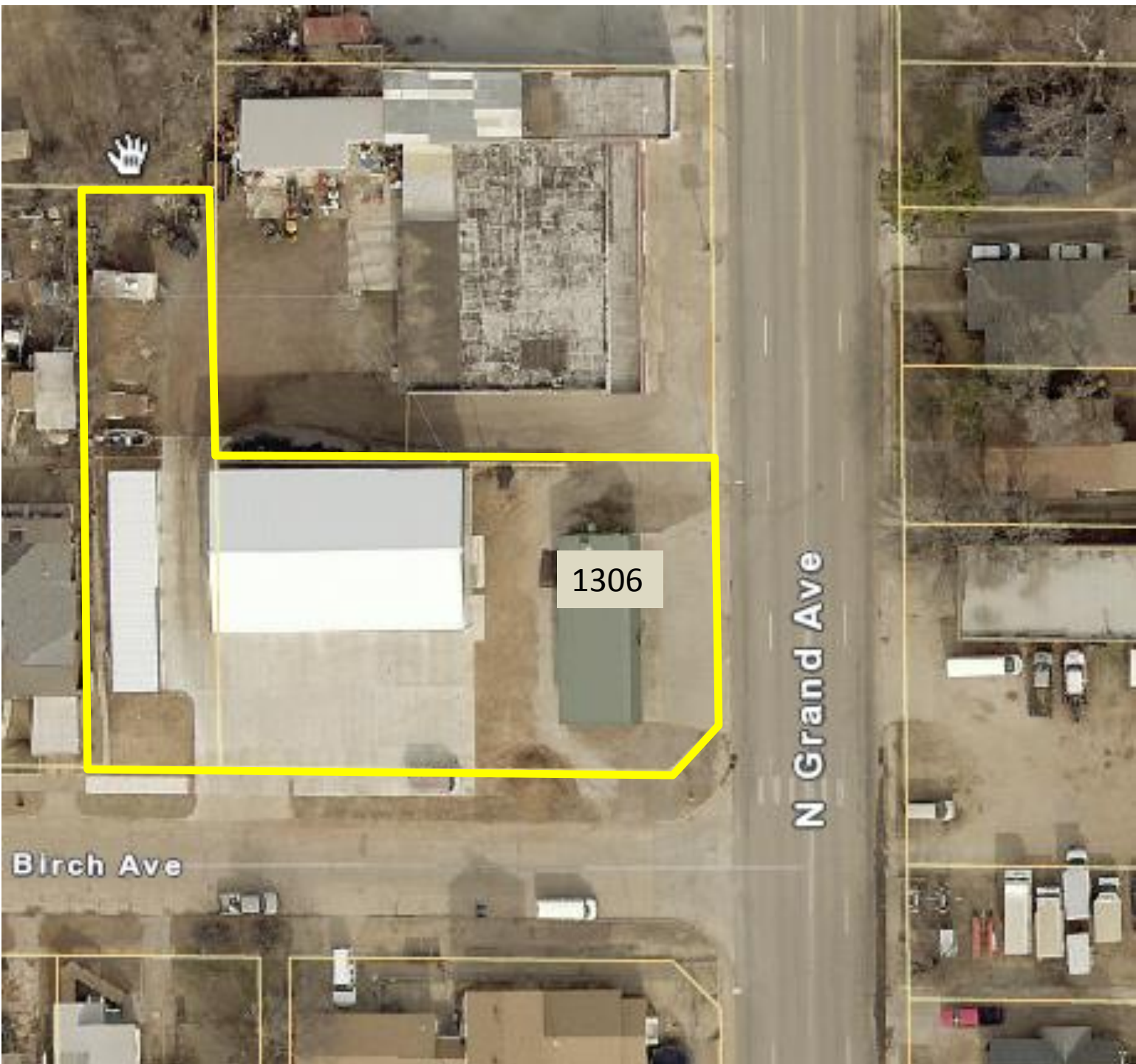


**INDEX OF SHEETS**

SHEET NO.	TITLE
C1	SITE PLAN
C2	GRADING PLAN
C3	DEMO PLAN
C4	DETAILS

- CONSTRUCTION NOTES:**
- BENCHMARK B.M.#1=1247.75, TOP OF EDGE OF CURB INLET.
  - GENERAL CONTRACTOR SHALL VERIFY EXISTING SIDEWALK FOR COMPLIANCE WITH CITY OF ENID AND A.D.A. STANDARDS. SECTIONS OF SIDEWALK NOT IN COMPLIANCE SHALL BE RECONSTRUCTED.
  - SIDEWALKS SHALL BE 4" THICK P.C. CONCRETE WITH CONTROL JOINTS LOCATED AT SPACING EQUAL TO THE SIDEWALK WIDTH. CONSTRUCTION SHALL MEET CITY OF ENID STANDARDS.
  - CONTRACTOR SHALL MEET A.D.A. OR CITY OF ENID STANDARDS FOR SIDEWALK CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
  - THE TOP 6" OF SUBGRADE FOR CONCRETE PAVEMENT SHALL BE TREATED WITH 15% CLASS "C" FLY-ASH, OR 12% CKD. BEFORE COMPACTION ACTIVITIES COMMENCE. THE TREATED SOIL ZONE SHOULD BE ADJUSTED TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698). AFTER CONDITIONING THE SOIL TO THE REQUIRED MOISTURE CONTENT, THE TREATED SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% OF THE MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY.
  - THE CONTRACTOR SHALL CONTRACT WITH A QUALIFIED SOILS ENGINEER TO PERFORM TESTING, INSPECT THE FOOTING EXCAVATIONS, PROOF-ROLLING, AND COMPACTION TO VERIFY THE BEARING MATERIAL AND IDENTIFY SOFT AND YIELDING AREAS ON THE SITE.
  - REFER TO BUILDING PLANS FOR PAVING DIMENSIONS, AND BUILDING DIMENSIONS AND DETAILS.
  - P.C. CONCRETE PAVING SHALL MEET CITY OF ENID STANDARDS.

**1 SITE PLAN**  
 1" = 20'



1306

N Grand Ave

Birch Ave

2

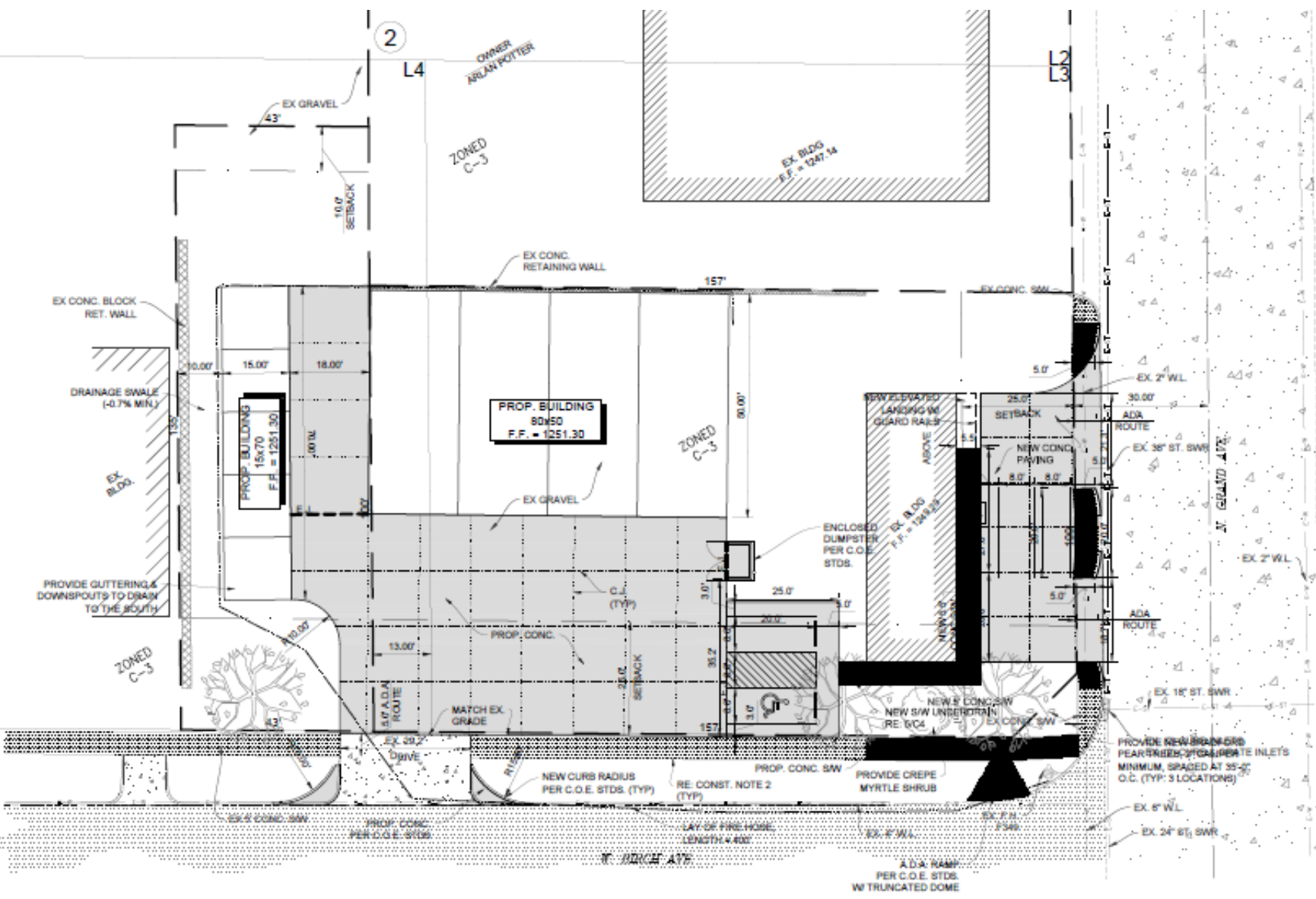
L4

OWNER  
ARLAN POTTEN

ZONED  
C-3

EX BLDG  
F.F. = 1247.14

305



EX CONC. BLOCK  
RET. WALL

DRAINAGE SWALE  
(-0.7% MIN.)

EX  
BLDG.

PROVIDE GUTTERING &  
DOWNSPOUTS TO DRAIN  
TO THE SOUTH

ZONED  
C-3

PROP. BUILDING  
15x70  
F.F. = 1251.90

PROP. BUILDING  
8050  
F.F. = 1251.30

ZONED  
C-3

ENCLOSED  
DUMPSTER  
PER C.O.E.  
STDS.

NEW ELEVATED  
LANDINGS W/  
GUARD RAILS  
ABOVE  
DRAINAGE  
DITCH

NEW 8" CONC SW  
RE W/C4  
NEW S/W UNDERDRAIN  
EX CONC SW

PROP. CONC.

EX 23.2'  
DRIVE

NEW CURB RADIUS  
PER C.O.E. STDS. (TYP)

PROP. CONC. SW  
RE CONST. NOTE 2  
(TYP)

PROVIDE CREPE  
MYRTLE SHRUB

LAY OF FIRE HOSE  
LENGTH 4.00'

ADA RAMP  
PER C.O.E. STDS.  
W/ TRUNCATED DOME

PROVIDE NEW BRASS  
PEAR TRISER PER  
MINIMUM, SPACED AT 35'-0"  
O.C. (TYP: 3 LOCATIONS)

EX 6" WL

EX 24" 6" SW

EX 18" ST. SW

EX 2" WL

EX 2" WL

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

EX 36" ST. SW

ADA  
ROUTE

ADA  
ROUTE

ADA  
ROUTE

ADA  
ROUTE

ADA  
ROUTE

ADA  
ROUTE

ADA  
ROUTE

ADA  
ROUTE

ADA  
ROUTE



157'

Existing SW

SAW CUT AND  
REM. EX CURB

Existing Drive, Not  
Compliant with A.D.A.  
as a sidewalk

Existing SW in  
front of building

ABOVE

EX CONC

EX BLDG  
F.F. = 124.20

25.0'  
SETBACK

29.42'

REMOVE GRAVEL

8" OF CURB TO REMAIN

SAW CUT AND  
REM. EX CURB

100'

DEMO EX  
PAVING

EX CONC. SW

Existing SW

ZONED  
C-3

157'

RE: SHT. NOTE 2  
ON SHT. C1

