



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

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METROPOLITAN AREA PLANNING COMMISSION

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**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 23rd day of January, 2017, 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 DECEMBER 19, 2016.**
3. **ADMINISTRATION.**
  1. **NONE.**
4. **ZONING.**
  1. **CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 2-12, BLOCK 33, WEBSTER PARK ADDITION AND THE VACATED STRIP OF LAND 20' WIDE ADJACENT TO THE WEST SIDE OF LOT 12 LOCATED AT SOUTHWEST CORNER OF 30TH & PINE FOR JIFFY TRIP FROM C-1 LIGHT COMMERCIAL DISTRICT TO I-2 LIGHT INDUSTRIAL DISTRICT.**
  2. **CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 13-15, BLOCK 1, WALKER'S 2ND ADDITION LOCATED AT 719 NORTH GRANT FOR JERRY HOLDING FROM R-4 RESIDENTIAL (DUPLEX OR TWO FAMILY DWELLING) DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.**
  3. **NONE.**
5. **USE BY REVIEW.**

1. NONE.
6. PLATS.
  1. CONSIDER MAKING A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF BELLE CROSSING SECOND ADDITION BLOCKS 1, 2, 3 & 4.
  2. NONE.
7. SITE PLAN.
  1. NONE.
8. LOT SPLITS.
  1. NONE.
9. TRAFFIC.
  1. NONE.
10. EASEMENTS.
  1. NONE.
11. VARIANCES.
  1. NONE.
12. ADJOURN.

# DRAFT

MINUTES OF REGULAR MEETING OF  
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,  
HELD ON THE 19TH DAY OF DECEMBER 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 19th day of December 2016, pursuant to notice given by December 16, 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 16th day of December 2016.

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

Absent: David Vanhooser, City Commissioner Ex-Officio; 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 NOVEMBER 21, 2016.

Motion was made by Eddie Mack, seconded by Cole Ream to approve the minutes of the November 21, 2016 meeting.

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

Passed

## ADMINISTRATION.

NONE.

ZONING.

NONE.

USE BY REVIEW.

NONE.

PLATS.

NONE.

**SITE PLAN.**

**NONE.**

**LOT SPLITS.**

**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.**

Motion was made by Mark Arnold, 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 LOT 21, LOT 22, LOT 23, LOT 24, BLOCK 2 CHESTNUT INDUSTRIAL CENTER LOCATED AT 801, 805 AND 813 COMMERCIAL CIRCLE.**

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

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

Passed

**NONE.**

**TRAFFIC.**

**NONE.**

**EASEMENTS.**

**NONE.**

**VARIANCES.**

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

Motion was made by Cole Ream, seconded by Don Roberts to recommend approval of the sidewalk variance 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

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

Motion was made by Cole Ream, seconded by Whitney Hall to recommend approval of the sidewalk variance 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

**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.**

Motion was made by Cole Ream, seconded by John Arend to recommend approval of the sidewalk variance 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

**NONE.**

**ADJOURN.**

Motion was made by Whitney Hall, seconded by Eddie Mack to adjourn.  
The meeting adjourned at 6:11 P.M.

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:** 01/23/2017

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

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**SUBJECT:**

**CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 2-12, BLOCK 33, WEBSTER PARK ADDITION AND THE VACATED STRIP OF LAND 20' WIDE ADJACENT TO THE WEST SIDE OF LOT 12 LOCATED AT SOUTHWEST CORNER OF 30TH & PINE FOR JIFFY TRIP FROM C-1 LIGHT COMMERCIAL DISTRICT TO I-2 LIGHT INDUSTRIAL DISTRICT.**

**BACKGROUND:**

Jiffy Trip is seeking rezoning to allow them to use the property for their fuel blending and fuel storage facility.

Envision Enid Comprehensive Plan land use classification is Traditional Neighborhood District. Traditional Neighborhoods in Enid are predominantly residential in character, but should provide a diverse array of housing options that meets the lifestyle needs of all of Enid's current and future residents. This property is located on the edge of the traditional neighborhood adjacent to a State Highway.

Engineering reviewed the existing water, sewer and street infrastructure for the proposed industrial use. They found the water, sewer and 30th Street to be adequate to support the rezoning. However, Pine Street is a low grade pavement and is not acceptable for industrial use. This will not be a problem since Jiffy Trip indicated they will only access the site from 30th Street. Should they want to access the site in the future from Pine Street it will need to be improved to industrial standards before the City will grant access.

Fire Marshall reviewed the existing fire protection systems and determined they are sufficient for the proposed industrial use.

**RECOMMENDATION:**

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

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

30th & Pine location map

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# Envision Enid Future Land Use



30<sup>th</sup> Street

Pine Ave

University  
District



R-3

East Pine Ave

Site

C-1

N

North 30th St

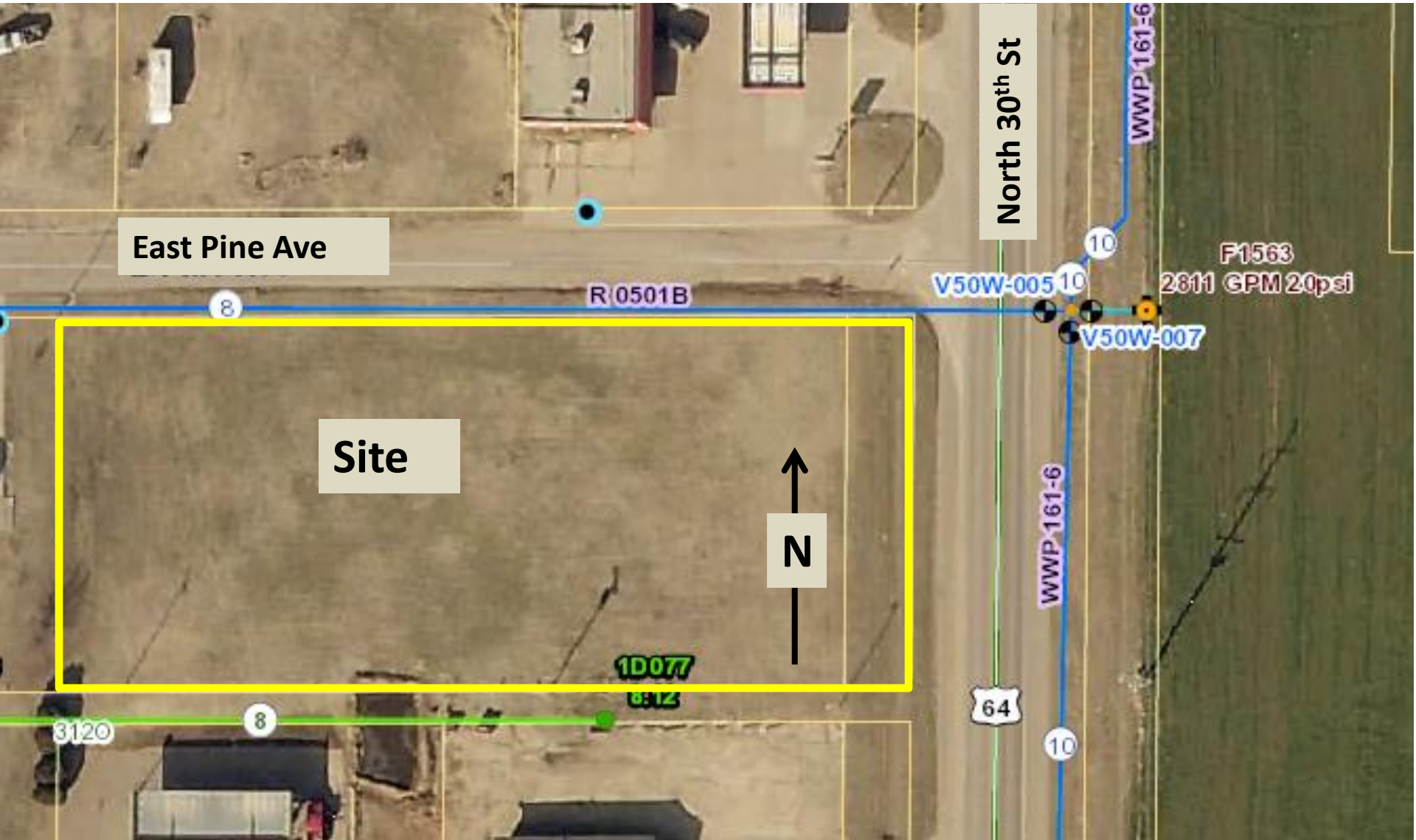
28th St

R-3

64

Cypress Ave





East Pine Ave

North 30th St

Site

N

R 0501B

V50W-005 10

WWP 161-6

F1563  
2811 GPM 20psi

V50W-007

WWP 161-6

64

3120

8

1D077

8:12

10

**Metropolitan Area Planning Commission  
Meeting**

4. 2.

**Meeting Date:** 01/23/2017

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

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**SUBJECT:**

**CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 13-15, BLOCK 1, WALKER'S 2ND ADDITION LOCATED AT 719 NORTH GRANT FOR JERRY HOLDING FROM R-4 RESIDENTIAL (DUPLEX OR TWO FAMILY DWELLING) DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.**

**BACKGROUND:**

Jerry Holding is seeking rezoning to allow commercial building(s).

Envision Enid Comprehensive Plan land use classification is Traditional Neighborhood District. Traditional Neighborhoods in Enid are predominantly residential in character, but should provide a diverse array of housing options that meets the lifestyle needs of all of Enid's current and future residents. This property is located within a traditional neighborhood adjacent to existing commercial zoning and development.

Engineering reviewed the existing water, sewer and street infrastructure for the proposed commercial use. They found water and sewer to be adequate to support the proposed rezoning. However, a high commercial water demand use or a high demand fire protection use could require improvements to the water line system. Grant Street is a low grade pavement of about 20' in width and is inadequate to support commercial use. The design standards for a commercial street is full depth 6" pavement 27' wide. Currently there is existing commercial zoning on the west of Grant across from this property all the way north to Chestnut Avenue. See attached map.

Fire Marshall reviewed the existing fire protection systems and determined they are sufficient for the proposed commercial use.

**RECOMMENDATION:**

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

**PRESENTER:**

Chris Bauer, Planning Administrator.

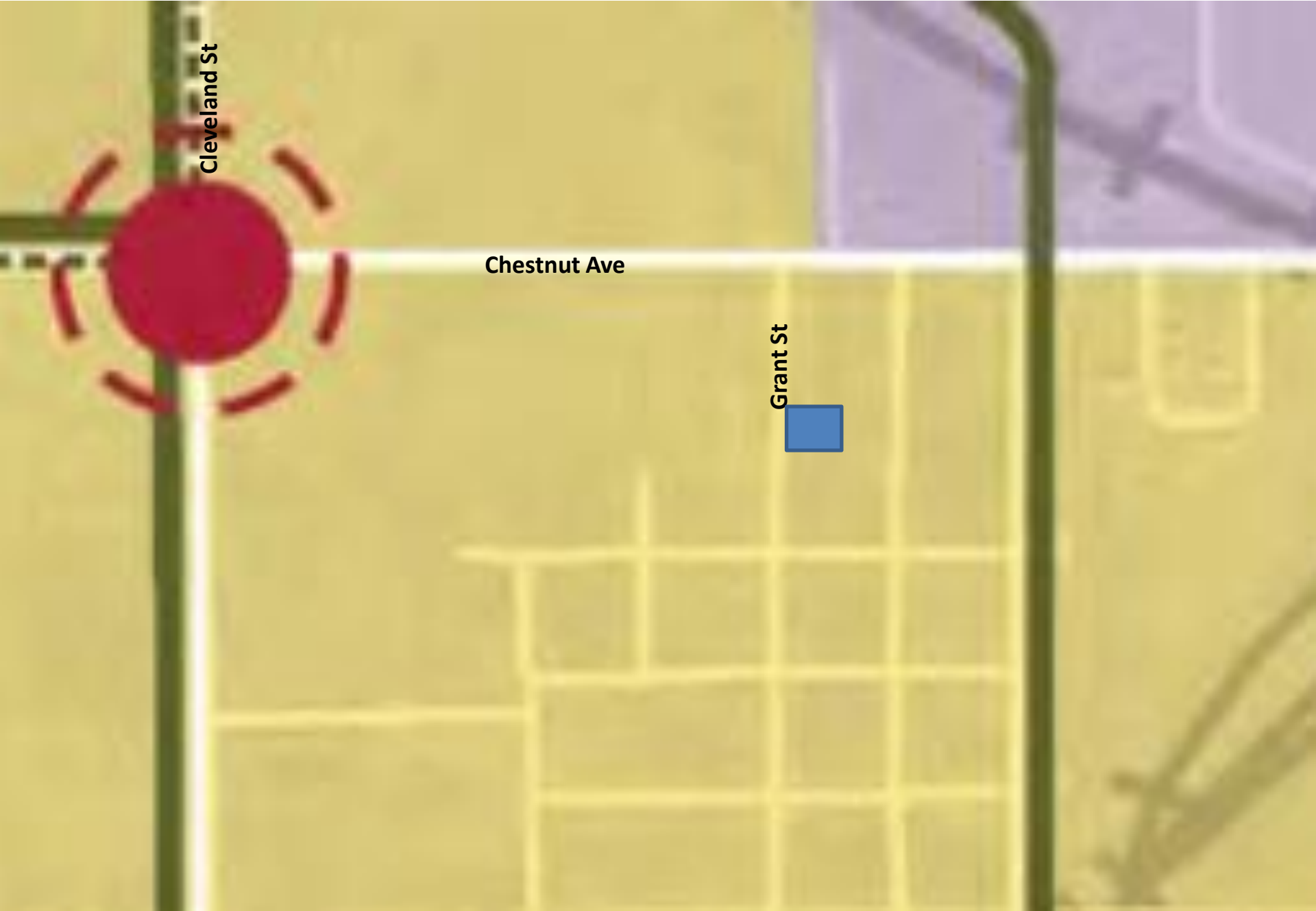
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**Attachments**

719 N Grant location map

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# Envision Enid Future Land Use



W Chestnut Ave



C-3

C-2

N Grant St



Site

C-3

R-4

N Johnson St

Hayes St

W Walnut Ave







N Grant St

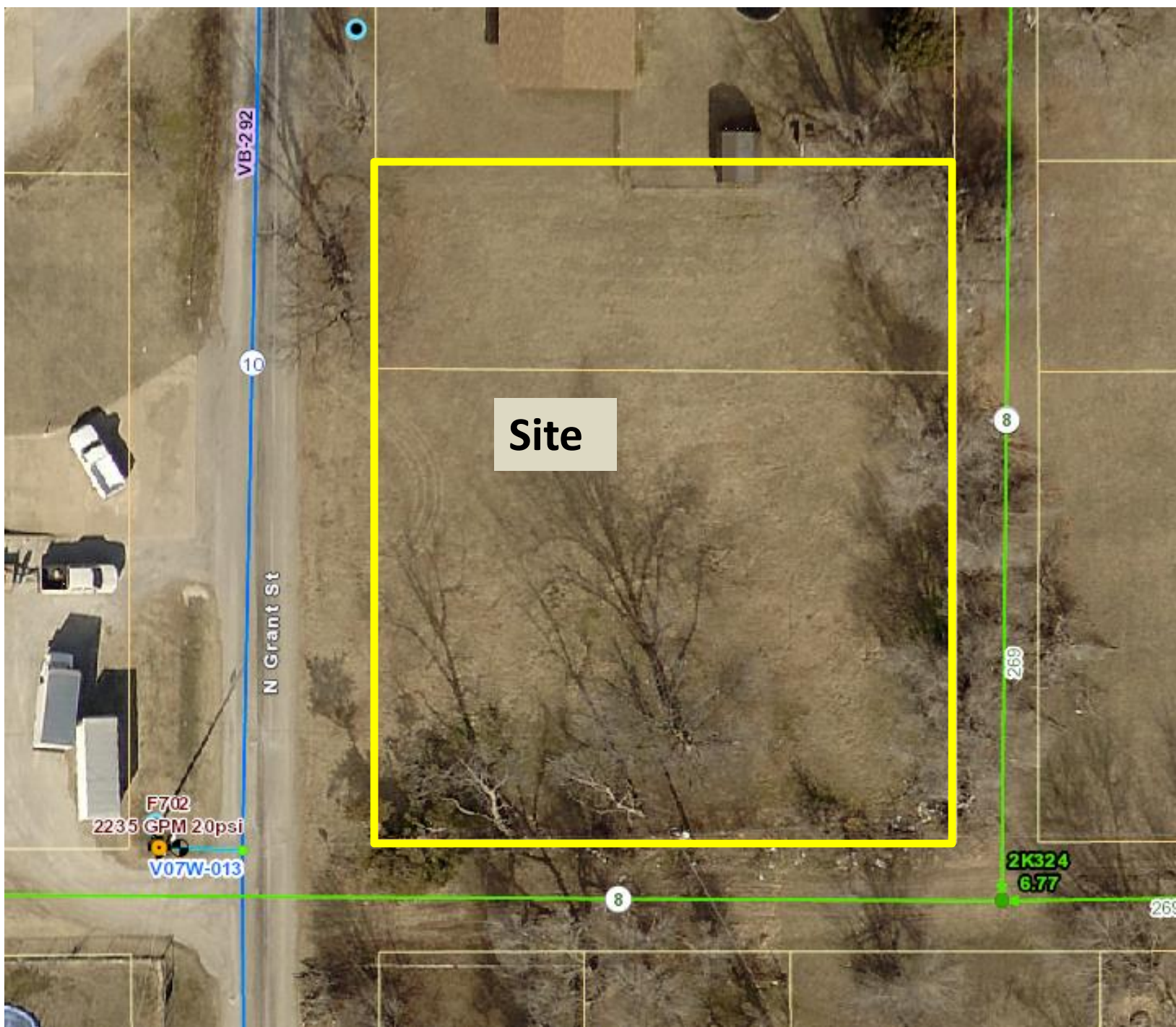
Site



N Johnson St

C-2

C-3



Site

VB-292

10

N Grant St

F7,02

2235 GPM 20psi

V07W-013

8

269

2K324

6.77

8

269

**Metropolitan Area Planning Commission  
Meeting**

6. 1.

**Meeting Date:** 01/23/2017

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

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**SUBJECT:**

**CONSIDER MAKING A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF BELLE CROSSING SECOND ADDITION BLOCKS 1, 2, 3 & 4.**

**BACKGROUND:**

This item involves the final plat of Belle Crossing Second Addition Blocks 1, 2, 3 & 4. The plat is located in the southwest corner of Cleveland and Purdue and contains 38 single family residential lots.

The property is zoned R-2 Residential Single Family District and R-5 Townhouse District. See attached map. The final plat conforms to the submitted preliminary plat and includes all of the subdivision requirements for roads, water, sewer and sidewalks.

**RECOMMENDATION:**

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

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

Belle Crossing 2nd location map & plat

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Belle Crossing 2<sup>nd</sup>  
Blocks 1-4



Purdue Ave

Belle Court

R-5

Anna Belle Ln

Belle Court

N Cleveland St

Belle Crossing Dr

R-2

A

st Dr

Clairmont



PURDUE

AVE

Theodore C/A. Lewis  
Theodore A. Jensen  
2722 N. Purdue, Enid, Ok.

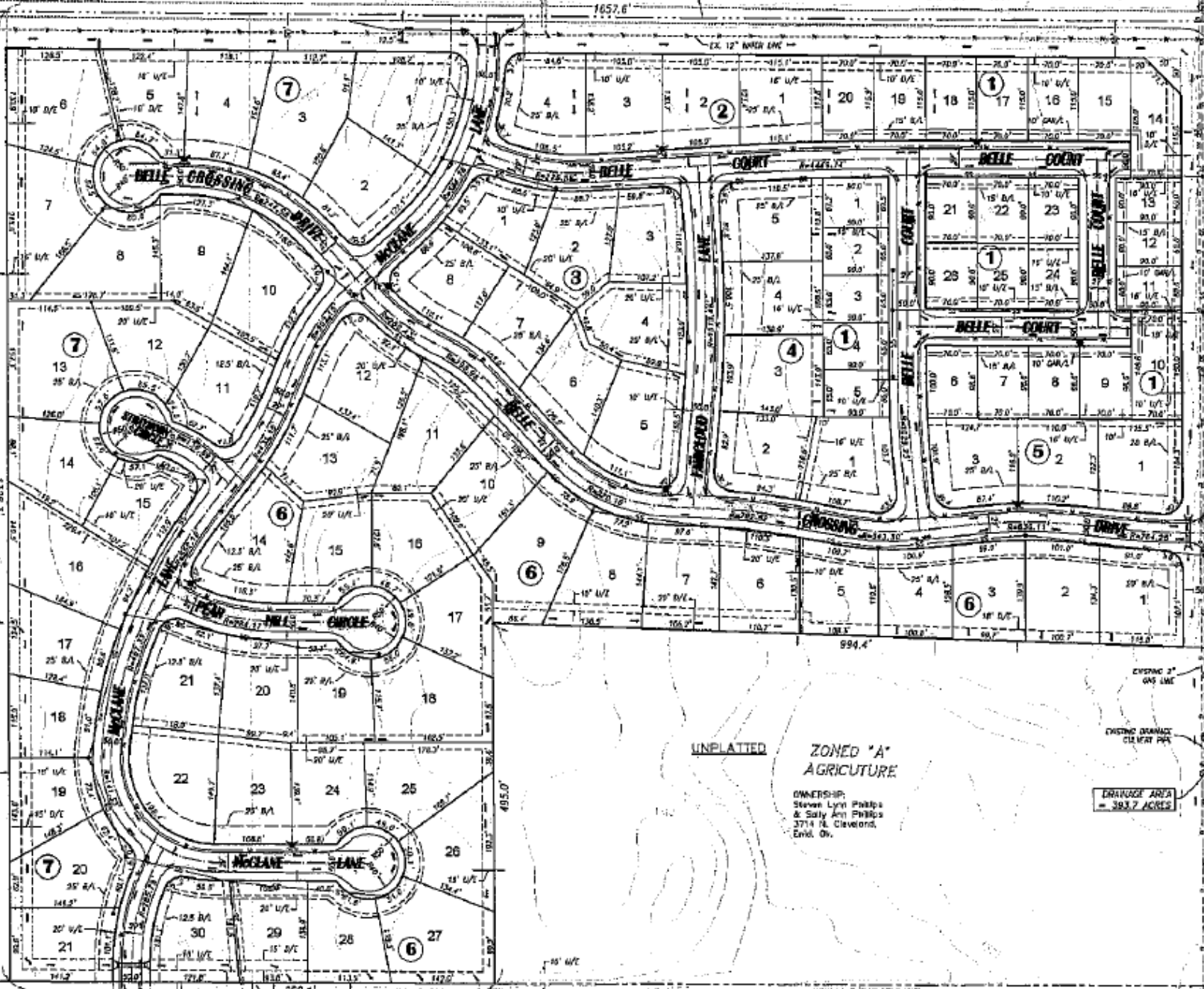
220.0 ACRES

NORTH LINE N/4

AGRICULTURE

E.E. Jensen &  
Barbara A. Jensen  
2516 W. Purdue,  
Enid, Ok.

NORTH SECTION  
R.7M.



UNPLATTED  
ZONED "A"  
AGRICULTURE

OWNERSHIP:  
Steven Lynn Phillips  
& Sally Ann Phillips  
3714 N. Cleveland,  
Enid, Ok.

DRAINAGE AREA  
= 7.18 ACRES

NORTH CLEVELAND ST

EXISTING 12" WATER LINE

EXISTING 2" GAS LINE

EXISTING DRAINAGE CLEAR WAY

CAD LN

EXISTING 12" WATER LINE

EXISTING 12" WATER LINE

EXISTING 12" WATER LINE

EXISTING 12" WATER LINE

EXISTING 12" WATER LINE

EXISTING 12" WATER LINE

EXISTING 12" WATER LINE

EXISTING 12" WATER LINE

DRAINAGE AREA  
= 7.18 ACRES

PLAT OF  
**BLOCKS ONE, TWO, THREE AND FOUR,**  
**BELLE CROSSING SECOND ADDITION**

PART OF THE NORTHEAST QUARTER NORTHEAST QUARTER, SECTION 35,  
 TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN.  
 ENID, GARFIELD COUNTY, OKLAHOMA

