



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 27th day of February, 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 JANUARY 23, 2017.
3. ADMINISTRATION.
 1. NONE.
4. ZONING.
 1. CONSIDER A REZONING FOR PROPERTY DESCRIBED AS PART OF THE NE/4 OF SECTION 34 TOWNSHIP 23 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 34; THENCE S 89°47'50"W, ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 602.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°04'56"E A DISTANCE OF 1447.18 FEET; THENCE N 89°47'50"E A DISTANCE OF 602.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE S 00°04'56"E ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 25.00 FEET; THENCE S 89°47'50"W A DISTANCE OF 602.00 FEET; THENCE S 00°04'56"E A DISTANCE OF 256.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE SANTA FE RAILROAD; THENCE N 32°42'51"W ALONG THE NORTH RIGHT-OF-WAY OF SAID SANTA FE RAILROAD A DISTANCE OF 2050.43 FEET TO A POINT ON THE NORTH LINE OF SECTION 34; THENCE N 89°47'50"E ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 1105.68 FEET TO THE POINT OF BEGINNING. LOCATED ONE-THIRD MILE WEST OF OAKWOOD ROAD ON

THE SOUTH SIDE OF PURDUE AVENUE FOR LANCE WINDEL FROM A AGRICULTURE AND R-1 RESIDENTIAL ESTATE DISTRICT TO R-2 SINGLE FAMILY DISTRICT.

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 & 5.**

- 2. NONE.**

7. SITE PLAN.

- 1. NONE.**

8. TRAFFIC.

- 1. NONE.**

9. EASEMENTS.

- 1. NONE.**

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 23RD DAY OF JANUARY 2017

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 23rd day of January 2017, pursuant to notice given by January 20, 2017 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 20th day of January 2017.

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 DECEMBER 19, 2016.

Motion was made by Cody Haney, seconded by Don Roberts to approve the December 19th, 2016 minutes.

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 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.

No action was required since the applicant withdrew the rezoning request prior to the meeting.

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.

Motion was made by John Arend, seconded by Cole Ream to recommend 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

NONE.

USE BY REVIEW.

NONE.

PLATS.

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.

No action required since the applicant withdrew the final plat prior to the meeting.

NONE.

SITE PLAN.

NONE.

LOT SPLITS.

NONE.

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

Meeting Date: 02/27/2017

Submitted By: Chris Bauer, Planning Administrator

SUBJECT:

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS PART OF THE NE/4 OF SECTION 34 TOWNSHIP 23 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 34; THENCE S 89°47'50"W, ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 602.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°04'56"E A DISTANCE OF 1447.18 FEET; THENCE N 89°47'50"E A DISTANCE OF 602.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE S 00°04'56"E ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 25.00 FEET; THENCE S 89°47'50"W A DISTANCE OF 602.00 FEET; THENCE S 00°04'56"E A DISTANCE OF 256.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE SANTA FE RAILROAD; THENCE N 32°42'51"W ALONG THE NORTH RIGHT-OF-WAY OF SAID SANTA FE RAILROAD A DISTANCE OF 2050.43 FEET TO A POINT ON THE NORTH LINE OF SECTION 34; THENCE N 89°47'50"E ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 1105.68 FEET TO THE POINT OF BEGINNING. LOCATED ONE-THIRD MILE WEST OF OAKWOOD ROAD ON THE SOUTH SIDE OF PURDUE AVENUE FOR LANCE WINDEL FROM A AGRICULTURE AND R-1 RESIDENTIAL ESTATE DISTRICT TO R-2 SINGLE FAMILY DISTRICT.

BACKGROUND:

Lance Windel is seeking rezoning to allow single family development.

Envision Enid Comprehensive Plan land use classification is: "Agriculture and Open Space areas are largely not served by existing public facilities and not anticipated to be developed in the next 20 years. Instead, these areas should be set aside for future growth and development. These areas can support agriculture and related uses, as well as low-density residential development not served by sewer infrastructure". This property is located adjacent to Tara Estates a traditional neighborhood development.

Engineering reviewed the existing water, sewer and street infrastructure for the proposed residential use. They found water and sewer to be adequate to support the proposed rezoning. Purdue Avenue west of Oakwood is an unimproved road.

RECOMMENDATION:

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

PRESENTER:

Chris Bauer, Planning Administrator.

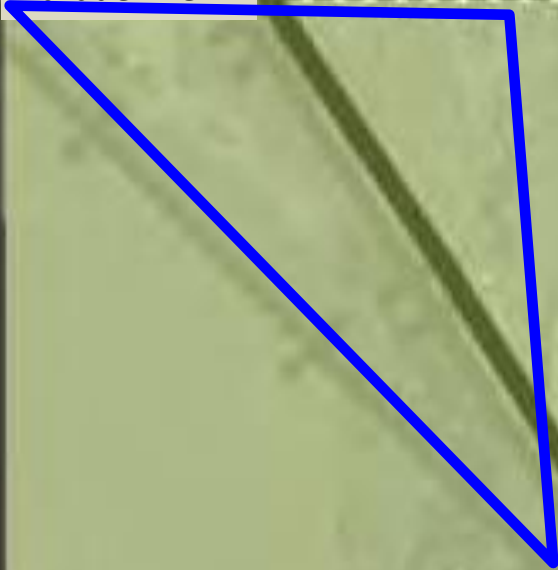
Attachments

Location Map

Envision Enid
Future Land Use Map

Purdue Ave

Oakwood Rd



Purdue Ave



R-1

Site

A

A

Plantation Dr

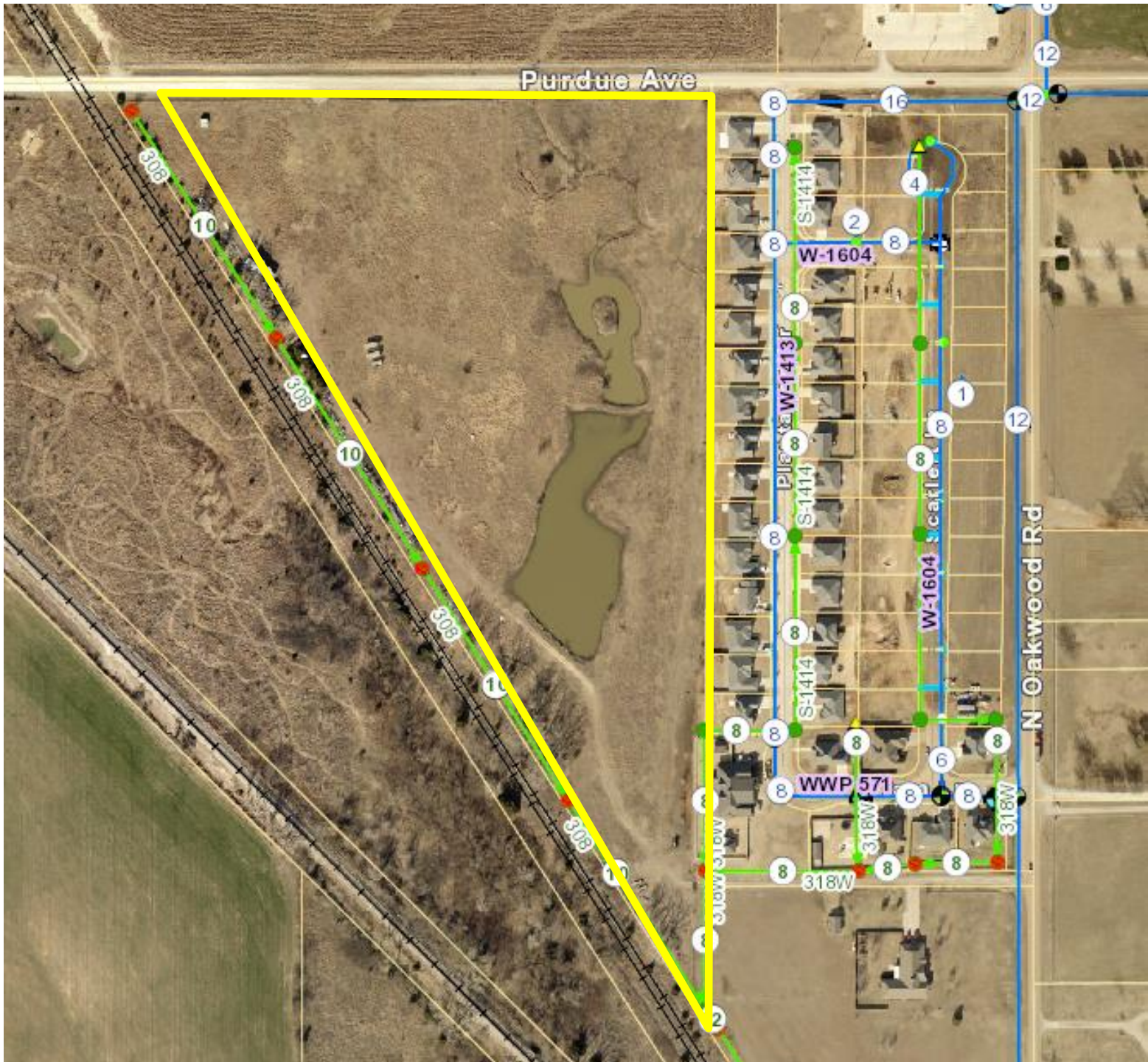
R-2

Scarlett Ln

Oakwood Rd

Tara Ln





**Metropolitan Area Planning Commission
Meeting**

6. 1.

Meeting Date: 02/27/2017

Submitted By: Chris Bauer, Planning Administrator

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 & 5.

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.

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.

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.

Attachments

Belle Crossing 2nd location map & plat

Belle Crossing 2nd
Blocks 1-4



Purdue Ave

Belle Court

R-5

Anna Belle Ln

N Cleveland St

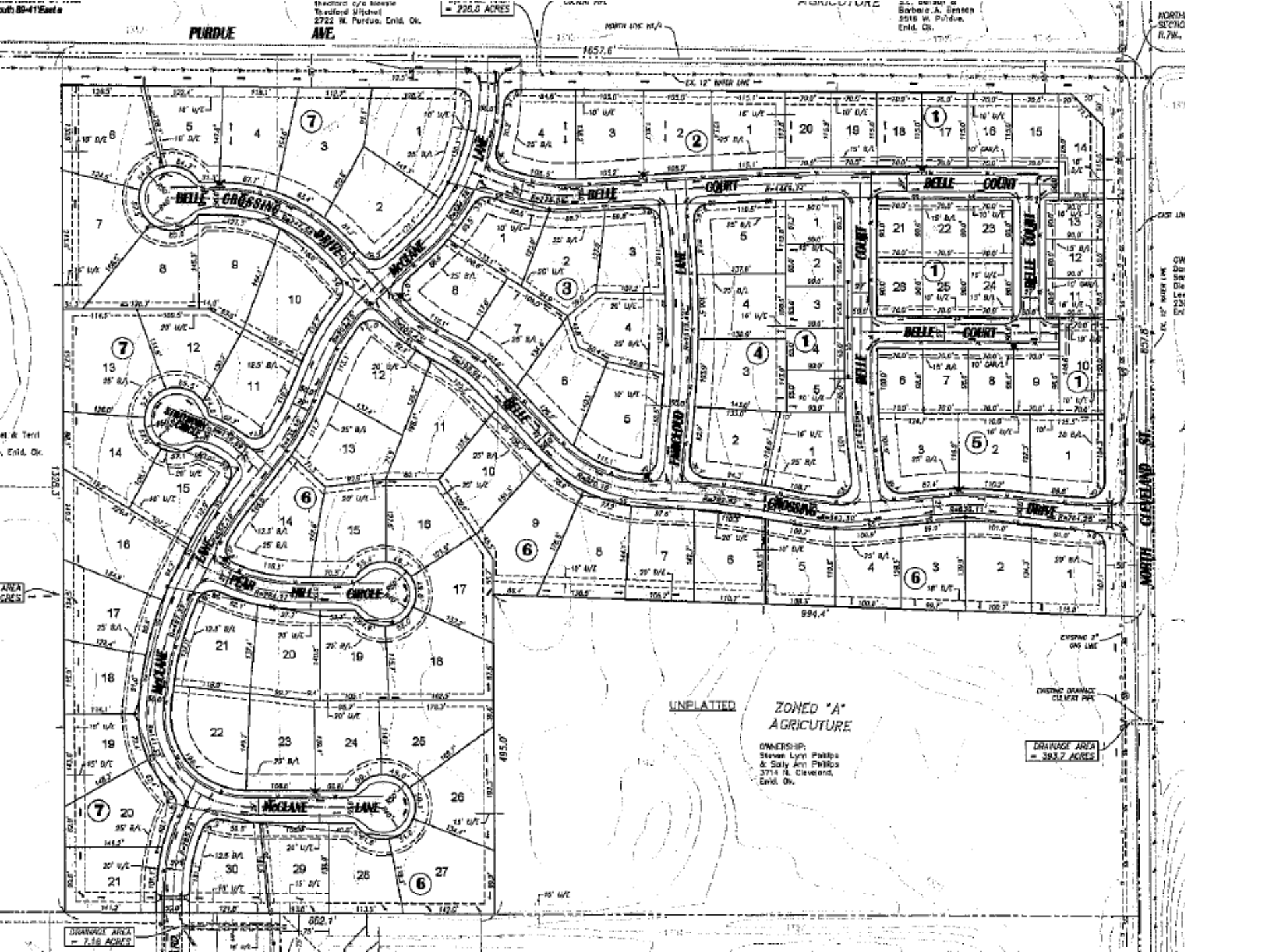
Belle Crossing Dr

R-2

A

st Dr

Clairmont



PURDIE

AVE

Theodore C/A Messer
 Theodor Michel
 2722 N. Purdie, Enid, Ok.

220.0 ACRES

NORTH LINE N/4

AGRICULTURE

E.E. Gentry &
 Barbara A. Gentry
 2516 W. Purdie,
 Enid, Ok.

NORTH SECTION
 R.7M.

1657.6

EX. 12" WATER LINE

BELLE COURT

BELLE COURT

BELLE CROSSING

BELLE COURT

BELLE LANE

BELLE COURT

BELLE COURT

BELLE COURT

BELLE CROSSING

BELLE COURT

NORTH CLEVELAND ST

UNPLATTED

ZONED *A*
 AGRICULTURE

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

DRAINAGE AREA
 = 393.7 ACRES

DRAINAGE AREA
 = 7.19 ACRES

EXISTING 2" GAS LINE

EXISTING DRAINAGE
 CLEAR WAY PIP.

495.0'

994.4'

15' W/C

852.1'

1302.3'

130

CAD LN

EX. 12" WATER LINE

OW

Enid, Ok.

Enid, Ok.

AREA

ACRES

Enid, Ok.

AREA

ACRES

Enid, Ok.

AREA

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

