



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 June, 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 MAY 15, 2017.
3. ADMINISTRATION.
 1. NONE.
4. ZONING.
 1. CONSIDER A RESIDENTIAL AND COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD) DESIGN STATEMENT AND MASTER DEVELOPMENT PLAN FOR STONEBRIDGE EAST PUD DESCRIBED AS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER SECTION 1, TOWNSHIP 22 NORTH, RANGE 7 WEST, INDIAN MERIDIAN AND A PART OF WEST DOUGLAS ADDITION, GARFIELD COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF SOUTHWEST QUARTER SECTION ONE; THENCE S 89 DEGREES 50' 12" W* ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION ONE FOR A DISTANCE OF 789.06 FEET TO A POINT 530.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION ONE; THENCE N 00 DEGREES 00' 46" E, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION ONE AND ALONG THE EAST LINE OF A PARCEL RECORDED AT BOOK 1152, PAGE 566 FOR A DISTANCE OF 660.00 FEET; THENCE S 89 DEGREES 50' 12" W, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION ONE AND ALONG THE NORTH LINE AND ITS EXTENSION OF SAID PARCEL RECORDED AT BOOK 1152, PAGE 566,

FOR A DISTANCE OF 530.00 FEET; THENCE N 00 DEGREES 00' 46" E ON THE WEST LINE OF THE SAID SOUTHWEST QUARTER SECTION ONE, FOR A DISTANCE OF 1774.66 FEET TO A POINT 206.88 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION ONE; THENCE N 89 DEGREES 59' 13" E FOR A DISTANCE OF 141.94 FEET; THENCE S 44 DEGREES 49' 09" E ON THE SOUTHWESTERLY RAILWAY RIGHTS OF WAY FOR A DISTANCE OF 1448.75 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE CONTINUING ON SAID RIGHT OF WAY ON A CURVE TURNING TO THE LEFT THROUGH 02 DEGREES 07' 47", HAVING A RADIUS OF 5814.79 FEET AN ARC DISTANCE OF 216.06 FEET AND WHOSE LONG CHORD BEARS S 45 DEGREES 45' 35" E FOR A CHORD DISTANCE OF 216.05 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF SOUTHWEST QUARTER SECTION ONE; THENCE CONTINUING ON SAID RIGHTS OF WAY AND ON THE NORTH LINE OF WEST DOUGLAS ADDITION ON A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03 DEGREES 31' 49", HAVING A RADIUS OF 5814.79 FEET AN ARC DISTANCE OF 358.30 FEET AND WHOSE LONG CHORD BEARS S 48 DEGREES 38' 25" E FOR A CHORD DISTANCE OF 358.24 FEET TO THE COMMON NORTH CORNER OF WEST DOUGLAS ADDITION AND DOUGLAS ADDITION; THENCE S 00 DEGREES 00' 08" E ON THE COMMON LINE OF SAID WEST DOUGLAS ADDITION AND DOUGLAS ADDITION FOR A DISTANCE OF 325.07 FEET; THENCE S 89 DEGREES 50' 12" W ON THE COMMON LOT LINE AND ITS EXTENSION OF LOTS 16 AND 17, BLOCK 1 WEST DOUGLAS ADDITION FOR A DISTANCE OF 158.00 FEET; THENCE S 00 DEGREES 00' 08" E ON THE EAST LINE AND ITS EXTENSION OF BLOCK 2, WEST DOUGLAS ADDITION FOR A DISTANCE OF 90.00 FEET; THENCE S 89 DEGREES 50' 12" W ON THE NORTH LINE OF BLOCK 3, WEST DOUGLAS ADDITION, FOR A DISTANCE OF 110.58 FEET; THENCE S 00 DEGREES 01' 41" EAST ON THE EAST LINE OF SAID WEST HALF SOUTHWEST QUARTER SECTION ONE AND THE WEST LINE OF WEST DOUGLAS ADDITION A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING; LOCATED NORTHEAST OF THE CORNER OF WEST CHESTNUT AVENUE AND NORTH CLEVELAND STREET AND MAKE A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS.

2. CONSIDER A REZONING FOR PROPERTY DESCRIBED AS A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECITON 11, TOWNSHIP 22 NORTH, RANGE 6 WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA AS SHOWN ON PLOT OF SURVEY (S09-042(3)), THE LEGAL DESCRIPTION OF WHICH WAS PREPARED BY CHARLES W. STREIT, LS 1150, ON NOVEMBER 16, 2009, THE BASIS OF BEARING BEING A MEASURED BEARING OF THE SOUTH 00 DEGREES 11 MINUTES 07 SECONDS EAST ON THE EAST LINE OF SAID SOUTHEAST QUARTER, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE 323.20 FEET, SOUTH 00 DEGREES 05 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, TO THE SOUTH RIGHT OF WAY LINE OF UNITED STATES HIGHWAY 412/64 AS DESCRIBED AT BOOK 265 MISC. PAGE 97, FOR A POINT OF BEGINNING; THENCE, EASTERLY, ON A CURVE TO THE LEFT, A RADIUS OF 86,668.7 FEET, AN ARC LENGTH OF 1877.28 FEET, THE CHORD OF WHICH BEARS NORTH 89 DEGREES 23 MINUTES 02 SECONDS EAST, 1877.22 FEET, ALONG SAID SOUTH RIGHT-OF-WAY; THENCE NORTH 89 DEGREES 10 MINUTES 52 SECONDS EAST, 59.30 FEET, ALONG SAID SOUTH RIGHT-OF-WAY; THENCE SOUTH 79 DEGREES 30 MINUTES 32 SECONDS EAST, 76.49 FEET, ALONG SAID SOUTH RIGHT-OF-WAY; THENCE, NORTH 89 DEGREES 10 MINUTES 52 SECONDS EAST, 609.10 FEET, ALONG SAID SOUTH RIGHT-OF-WAY, TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 07 SECONDS EAST ALONG SAID EAST LINE, 1520.51 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE, NORTH 62 DEGREES 41 MINUTES 09 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, 2955.32 FEET, TO THE WEST

LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 50 SECONDS EAST, ALONG SAID WEST LINE, 148.58 FEET, TO THE POINT OF BEGINNING LOCATED AT THE SOUTHWEST CORNER OF 54TH AND HIGHWAY 412 (OWEN K GARRIOTT ROAD) FROM "I-1" PLANNED INDUSTRIAL PARK TO "I-2" INDUSTRIAL "LIGHT" DISTRICT.

3. CONSIDER A REZONING FOR PROPERTY DESCRIBED AS THE WEST HALF OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN. (EXCEPTING ROADWAY EASEMENT TO COUNTY (66TH ST.) AND STRIP FOR HIGHWAY (412/64) LOCATED AT THE NORTHEAST CORNER OF 66TH AND HIGHWAY 412 (OWEN K GARRIOTT ROAD) FROM "A" AGRICULTURE DISTRICT TO "I-3" INDUSTRIAL (HEAVY) DISTRICT.
4. CONSIDER A REZONING FOR PROPERTY DESCRIBED AS A PART OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SEVEN (7) WEST, INDIAN MERIDIAN, ENID, GARFIELD COUNTY, OKLAHOMA AS SHOWN BY EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION 11; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION 11, FOR A DISTANCE OF 460.00 FEET; THENCE IN AN EASTERLY DIRECTION, PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 353.00 FEET TO THE POINT OF BEGINNING; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 521.96 FEET; THENCE IN AN EASTERLY DIRECTION, PARALLEL TO THE NORTH RIGHT OF WAY OF OKLAHOMA AVE. FOR A DISTANCE OF 364.15 FEET TO A POINT ON A CURVE ON THE WEST BOUNDARY OF NEILSON PLACE SIXTH ADDITION; THENCE CONTINUING ALONG THE WEST BOUNDARY OF NEILSON PLACE SIXTH ADDITION SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 17 DEGREES 53 MINUTES 33 SECONDS, HAVING A RADIUS OF 1790.00 FEET AND AN ARCH LENGTH OF 558.98 FEET; THENCE IN A WESTERLY DIRECTION PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 176.04 FEET TO THE POINT OF BEGINNING OF SAID PARCEL, CONTAINING 3.0539 ACRES MORE OR LESS LOCATED WEST OF NEILSON PLACE SIXTH ADDITION, SOUTH OF RANDOLPH AVENUE AND EAST OF OAKWOOD ROAD FROM "R-2" RESIDENTIAL SINGLE FAMILY DWELLING DISTRICT TO "C-3" GENERAL COMMERCIAL DISTRICT.
5. 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 PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 6 WEST, INDIAN MERIDIAN, LOCATED AT 1401 EAST PINE.**
2. **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 15TH DAY OF MAY 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 15th day of May 2017, pursuant to notice given by May 12, 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 12th day of May 2017.

Present: Whitney Hall; Cody Haney; Marvin Kusik; Eddie Mack; David Mason; Cole Ream; Don Roberts; Jonathan Waddell, City Commissioner, Ex-Officio

Absent: Mark Arnold; 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 APRIL 17, 2017.

Motion was made by David Mason, seconded by Cole Ream to approve the April 17, 2017 minutes.

AYE: Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

ADMINISTRATION.

CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THAT THE CITY OF ENID THROUGH ITS MAYOR AND BOARD OF COMMISSIONERS TERMINATE INCREMENT DISTRICT NO. 5, CITY OF ENID (OAKWOOD MALL ECONOMIC DEVELOPMENT PROJECT PLAN).

Motion was made by Cole Ream, seconded by Whitney Hall to approve the resolution terminating Increment District No.5, City of Enid (Oakwood Mall Economic Development Project Plan).

AYE: Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THAT THE CITY OF ENID, OKLAHOMA THROUGH ITS BOARD OF COMMISSIONERS CREATE A TAX INCREMENT DISTRICT AND APPROVE THE ADM MILLING ECONOMIC DEVELOPMENT PROJECT PLAN.

Motion was made by Don Roberts, seconded by Cole Ream to approve the resolution creating a tax increment district and approve the ADM Milling Economic Development Project Plan.

Nate Ellis with Public Finance Law Group was present and answered questions.

AYE: Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

NONE.

ZONING.

NONE.

USE BY REVIEW.

NONE.

PLATS.

NONE.

SITE PLAN.

NONE.

LOT SPLITS.

NONE.

TRAFFIC.

NONE.

EASEMENTS.

CONSIDER A REQUEST TO CLOSE ALL UTILITY EASEMENTS LYING IN THE EAST TEN (10) FEET OF THE NORTH 124.71 FEET OF LOT 6, BLOCK 13 WILLOW WEST FOURTH ADDITION, AND THE WEST TEN (10) FEET OF THE NORTH 124.71 FEET OF LOT 1, BLOCK 11 WILLOW WEST FOURTH ADDITION.

Motion was made by Whitney Hall, seconded by Cody Haney to recommend closing the easement to the Mayor and Board of Commissioners.

Robert Hitt made the presentation.

AYE: Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

NONE.

VARIANCES.

NONE.

ADJOURN.

Motion was made by Cole Ream, seconded by Don Roberts to adjourn.

The meeting adjourned at 6:09 PM.

AYE: Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don
Roberts

Passed

Meeting Date: 06/19/2017

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A RESIDENTIAL AND COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD) DESIGN STATEMENT AND MASTER DEVELOPMENT PLAN FOR STONEBRIDGE EAST PUD DESCRIBED AS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER SECTION 1, TOWNSHIP 22 NORTH, RANGE 7 WEST, INDIAN MERIDIAN AND A PART OF WEST DOUGLAS ADDITION, GARFIELD COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF SOUTHWEST QUARTER SECTION ONE; THENCE S 89 DEGREES 50' 12" W* ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION ONE FOR A DISTANCE OF 789.06 FEET TO A POINT 530.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION ONE; THENCE N 00 DEGREES 00' 46" E, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION ONE AND ALONG THE EAST LINE OF A PARCEL RECORDED AT BOOK 1152, PAGE 566 FOR A DISTANCE OF 660.00 FEET; THENCE S 89 DEGREES 50' 12" W, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION ONE AND ALONG THE NORTH LINE AND ITS EXTENSION OF SAID PARCEL RECORDED AT BOOK 1152, PAGE 566, FOR A DISTANCE OF 530.00 FEET; THENCE N 00 DEGREES 00' 46" E ON THE WEST LINE OF THE SAID SOUTHWEST QUARTER SECTION ONE, FOR A DISTANCE OF 1774.66 FEET TO A POINT 206.88 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION ONE; THENCE N 89 DEGREES 59' 13" E FOR A DISTANCE OF 141.94 FEET; THENCE S 44 DEGREES 49' 09" E ON THE SOUTHWESTERLY RAILWAY RIGHTS OF WAY FOR A DISTANCE OF 1448.75 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE CONTINUING ON SAID RIGHT OF WAY ON A CURVE TURNING TO THE LEFT THROUGH 02 DEGREES 07' 47", HAVING A RADIUS OF 5814.79 FEET AN ARC DISTANCE OF 216.06 FEET AND WHOSE LONG CHORD BEARS S 45 DEGREES 45' 35" E FOR A CHORD DISTANCE OF 216.05 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF SOUTHWEST QUARTER SECTION ONE; THENCE CONTINUING ON SAID RIGHTS OF WAY AND ON THE NORTH LINE OF WEST DOUGLAS ADDITION ON A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03 DEGREES 31' 49", HAVING A RADIUS OF 5814.79 FEET AN ARC DISTANCE OF 358.30 FEET AND WHOSE LONG CHORD BEARS S 48 DEGREES 38' 25" E FOR A CHORD DISTANCE OF 358.24 FEET TO THE COMMON NORTH CORNER OF WEST DOUGLAS ADDITION AND DOUGLAS ADDITION; THENCE S 00 DEGREES 00' 08" E ON THE COMMON LINE OF SAID WEST DOUGLAS ADDITION AND DOUGLAS ADDITION FOR A DISTANCE OF 325.07 FEET; THENCE S 89 DEGREES 50' 12" W ON THE COMMON LOT LINE AND ITS EXTENSION OF LOTS 16 AND 17, BLOCK 1 WEST DOUGLAS ADDITION FOR A DISTANCE OF 158.00 FEET; THENCE S 00 DEGREES 00' 08" E ON THE EAST LINE AND ITS EXTENSION OF BLOCK 2, WEST DOUGLAS ADDITION FOR A DISTANCE OF 90.00 FEET; THENCE S 89 DEGREES 50' 12" W ON THE NORTH LINE OF BLOCK 3, WEST DOUGLAS ADDITION, FOR A DISTANCE OF 110.58 FEET; THENCE S 00 DEGREES 01' 41" EAST ON THE EAST LINE OF SAID WEST HALF SOUTHWEST QUARTER SECTION ONE AND THE WEST LINE OF WEST DOUGLAS ADDITION A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING; LOCATED NORTHEAST OF THE CORNER OF WEST CHESTNUT AVENUE AND NORTH CLEVELAND STREET AND MAKE A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS.

BACKGROUND:

The project consists of 48.63 acres of land located northeast of Chestnut Avenue and Cleveland Street. The applicant is requesting a residential and commercial Planned Unit Development (PUD) overlay district on the land that is designated as Traditional Neighborhoods by the Envision Enid Comprehensive Plan. "Traditional Neighborhoods in Enid are predominantly residential in character, but should provide a diverse array of housing options that meet the lifestyle needs of all of Enid's current and future residents." The request also includes the rezoning of Tract 1 from R-2 and R-4 to R-5 Townhouse District and rezoning Tract 2 from R-2 to C-2 Planned Business Center.

The applicant is requesting R-5 Townhouse District which will allow the greatest array of housing options from single family, duplex, three and four family dwellings as well as townhouses. This zoning change achieves the Model Neighborhoods, one of the Big Ideas from the Envision Enid Comprehensive Plan. This achieves a shift from predominantly single family homes to a greater mix and diversity of housing options within this development.

Tract 1 is the residential portion consisting of 85 single family dwelling units and 91 townhouse units for a density of 4.7 units per acre. Tract 1 contains 37.23 ± acres and includes 4.29 acres of Common area and Stormwater Detention. Tract 2 is the commercial tract which will allow all general commercial uses. The tract contains 11.40 ± acres.

The Engineering Department reviewed the existing infrastructure, water, sewer and roads and found no open items. The PUD was updated to include signalization at the main entrance on Cleveland. The signalization will be installed when enough commercial development warrants.

RECOMMENDATION:

Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

PUD location map
Stonebridge E MDP
Stonebridge E Design Statement
Utilities

Daks Dr

Cleveland St

Chestnut Ave

N John St

W Chestnut Ave



Site



STONEBRIDGE EAST

Residential and Commercial Development

Southwest Quarter Section 1, Township 22 North, Range 7 West
City of Enid, Garfield County, Oklahoma

TOTAL 48.63 Acres - PUD Development

Density and Number of Units can be transferred within this PUD.
Maximum Density of entire PUD can not exceed 6 Units per Acre.
Maximum Number of Units within Entire PUD can not exceed 223 Units.
Non-residential Intensity: 496,584 s.f. x 0.5 = 248,292 s.f.
No Portion of the Proposed Development is in a Floodplain Zone.
General Development slope is South / Southeast at minimal Slope (0.5% average).
General Soil Classification - Sandy Loam.

TRACT 1 - Residential Development with Underlying R-5 Zoning

37.23 Acres ±
176 Dwelling Units Planned

TRACT 2 - Commercial Development with Underlying C-2 Zoning

11.40 Acres ±

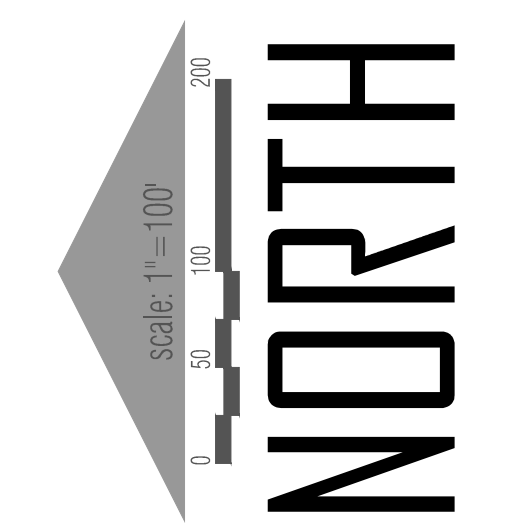
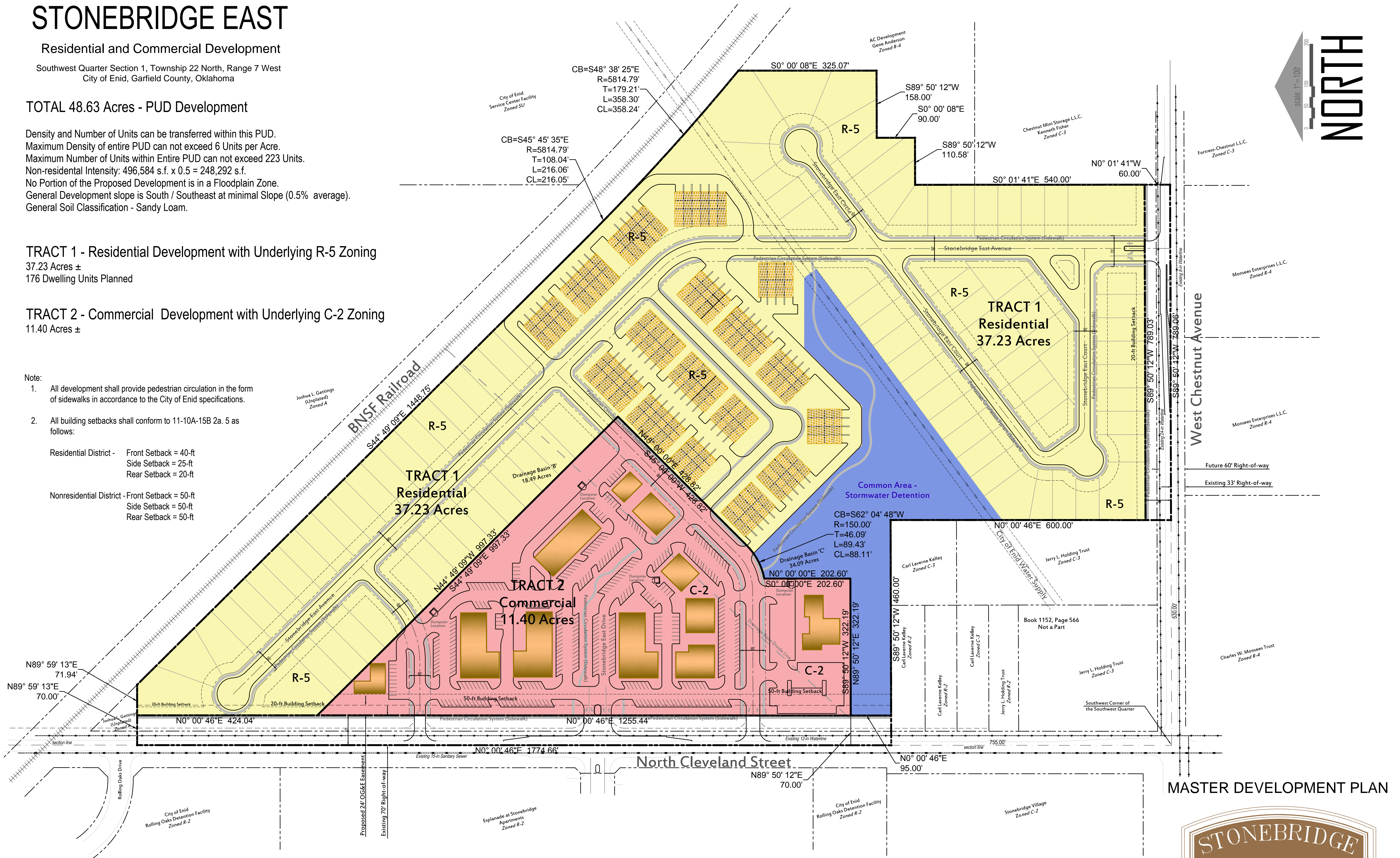
Note:

1. All development shall provide pedestrian circulation in the form of sidewalks in accordance to the City of Enid specifications.

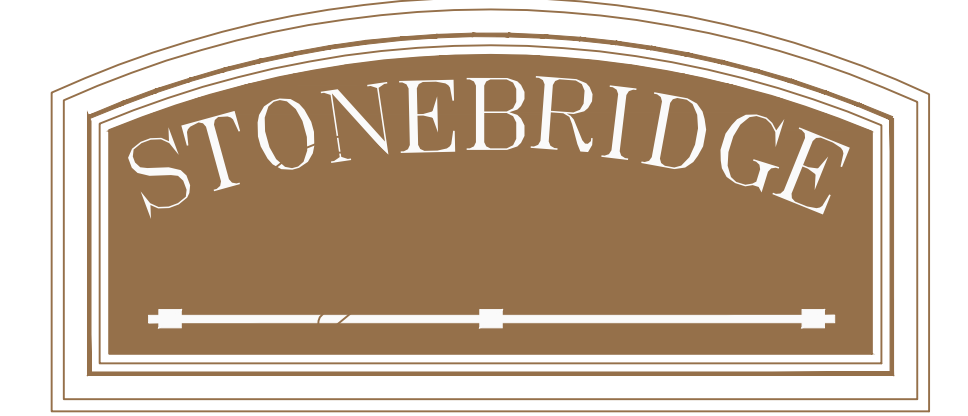
2. All building setbacks shall conform to 11-10A-15B 2a, 5 as follows:

Residential District - Front Setback = 40-ft
Side Setback = 25-ft
Rear Setback = 20-ft

Nonresidential District - Front Setback = 50-ft
Side Setback = 50-ft
Rear Setback = 50-ft



MASTER DEVELOPMENT PLAN



AC AC Development, L.L.C.
Gene Anderson
226 South Main
Waukomis, Oklahoma 73773
580.758.1600

EXHIBIT 'E'
April 19, 2017

PUD NO. _____

DESIGN STATEMENT OF THE PLANNED UNIT DEVELOPMENT OF

STONEBRIDGE EAST

ENID, OKLAHOMA

April 19, 2017

Developer :

AC Developments, LLC
PO Box 160
Waukomis, OK 73773

STONEBRIDGE
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1.0 GENERAL DESCRIPTION

The Planned Unit Development of Stonebridge consists of 48.63 acres more or less and is located north of Chestnut Ave. and east of Cleveland St. in Enid. The property is located in the Southwest Quarter, Section One, Township 22 North, Range 7 West, Garfield County, Oklahoma. (Exhibit D)

The current and underlying zoning of the PUD is R-2 and R-4 Residential District. This PUD includes a request to change the zoning of Tract 1 from R-2 and R-4 to R-5 and change Tract 2 from R-2 to C-2. The purpose of this PUD is to allow for new commercial development as well as multiple types of housing not to exceed the maximum number of dwelling units allowed within the current Residential Zoning District. This PUD allows for new single family dwellings and townhomes adjacent to existing railroad track on the east and new commercial development on the west, adjacent to Cleveland St.

2.0 OWNER/DEVELOPER

The developer of the property is AC Developments, LLC. of P.O. Box 160, Waukomis, OK 73773.

3.0 SITE AND SURROUNDING AREAS

The subject property is currently zoned R-2 and R-4 Residential and contains a barn. The existing railroad tracks form the northern and eastern boundary of the site. The property west of Cleveland contains newly constructed apartment homes, commercial development and a City of Enid Regional Stormwater Detention Facility. Chestnut Ave and C-3 zoning make up the southern boundaries of the property. This plan is in harmony with the City of Enid Comprehensive Plan (September 1, 2015) and makes efficient use of existing utility infrastructure.

4.0 PHYSICAL CHARACTERISTICS

The site is fairly flat with minimal slope toward the south end of the property. There are a few existing trees on the site, and will be kept wherever possible. Drainage flows from the north to the south. Per USDA-NRCS Soil Survey, soils are predominantly sandy loam and determined suitable for development.

5.0 INTENT AND PURPOSE

Stonebridge East Planned Unit Development contemplates a mixed use development with office, retail, single family and townhome units. This Planned Unit Development represents a response to the continuing demands for different types of housing and commercial services in this

rapidly expanding community. Exhibit E, Stonebridge East Master Development Plan, describes the location and types of dwelling units within the PUD.

The Stonebridge East Development will provide multiple housing options for the market. Diverse housing types will allow for multi-generational living within the same neighborhood. It is the intent of this PUD to provide housing options for families, young adults, single parents, seniors, grandparents and others. By providing more options, development can happen faster, construction is more efficient, and the neighborhood is more unified and successful.

Following approval of this request, it is the intent of the Developer to begin construction within one year. Initial development will include the first phase of townhome lots in Tract 1. This first phase will begin on the west and will be accessed by the entrance on Cleveland Ave. It is the intent of the Developer to continue to develop lots to the east as the market demands.

Commercial development will be accessed from Cleveland St. and will occur simultaneously with the residential project or as the market demands.

6.0 SERVICE AVAILABILITY

Following is an analysis of the existing and proposed infrastructure to serve this PUD.

6.1 STREETS

The Planned Unit Development of Stonebridge East is situated north of Chestnut Ave, a two lane section line road. Cleveland St, a two lane section road, is located along the western boundary of the PUD. The City of Enid has announced plans to widen Cleveland St. to four lanes and make significant improvements to the intersection of Cleveland and Chestnut Ave. In the event that development within the PUD precedes such improvements, the Developer has agreed to widen paving section to allow for left turn lanes at all access points on Cleveland St. and Chestnut Ave. as a condition of site plan approval.

6.2 SANITARY SEWER

Sanitary sewer facilities are presently available from existing sewer lines located adjacent to the property. Sanitary sewer lines within Stonebridge East will be located within the street right-of-way.

6.3 WATER

Water is presently available from several large existing water mains located adjacent to the property. Water lines within Stonebridge East will be located within the street right-of-way.

6.4 OTHER UTILITIES

Electric, gas, telephone and other appropriate utilities will be extended to serve this site according to City of Enid standards within easements at the back of the lots.

6.5 FIRE PROTECTION

The nearest fire station is Station #4 located within 1.5 miles.

7.0 USES PERMITTED

The Planned Unit Development of Stonebridge East contains 2 Tracts and a total of 48.63 acres. The total number of dwelling units within Stonebridge will not exceed that allowed within the current R-2 Zoning Districts, per 11-10A-6 B of the PUD Ordinance. Density and number of dwelling units can be transferred within the PUD area so long as the stated Maximum Density of 6 units per acre or the Maximum number of dwelling units allowed are not exceeded. Tract 1 has a total of 37.23 acres. This would allow for a maximum number of 223 dwelling units within the PUD. The use and development regulations are provided as follows:

Tract 1
37.23+/- Acres

PUD Overlay with Underlying R-5 Residential District.

Tract 1 is 37.23+/- acres adjacent to existing railroad tracks and Chestnut Ave. The density of this area will not exceed the maximum number of units permitted of 6 units per acre. The plan includes 85 Single Family dwelling units and 91 Townhome units within Tract 1, for a density of 4.7 units per acre. Tract 1 includes 4.29 acres of Common Area and Stormwater Detention. There will not be any accessory uses within Tract 1 as defined in 11-109A-B.31.5.

Tract 2
11.40+/- Acres

PUD Overlay with Underlying C-2 Commercial District

Tract 2 is 11.40+/- acres, adjacent to Cleveland St. and contains an existing single family home. There will not be any accessory uses within Tract 2.

Tract 2 Non-Residential Intensity: $496,584 \text{ s.f.} \times 0.5 = 248,292 \text{ s.f.}$
11-10A-7B of the Enid City Code

7.2

ADDITIONAL USE REGULATIONS

- 7.2.1 Height, setback, parking, sidewalks, signage and landscaping restrictions per the C-2 Zoning District, PUD Ordinance 11-10A-10 and 11-10A-11, and the construction code of the City of Enid will be observed in Tract 2.

Height and Setback restrictions per the R-5 Zoning District, PUD Ordinance 11-10A-11 and 11-10A-12, and the construction code of the City of Enid will be observed in Tract 1.

Additionally, In Tract 1, a front building limit line of Fifteen feet will be allowed for single family dwelling units with a side load garage, or front load garages, providing that the front face of the garage is at least twenty feet back from the front property line.

In Tract 1, a front building limit of ten feet will be allowed, subject to all other easements, providing that the garage access is at the rear of the unit.

In Tracts 1, fireplaces, bay windows, entry ways, patios, patio covers and other similar appurtenances may encroach up to two feet into the side yard setback and up to five feet into the rear yard setback. However, said appurtenances shall not extend into any utility easement right-of-way.

- 7.2.2 Development signage will allow for monument style signs or signs incorporated into fencing, so long as they are no taller than 7 feet high and columns no taller than 9 feet high. Signs along the perimeter will be limited to the major access points identified on the Master Development Plan. These signs will be decorative, and well landscaped and designed to be consistent with the overall theme of Stonebridge. All signs will be permitted by the City of Enid prior to construction. Architectural standards will be stated in the Covenants, Conditions and Restrictions filed of record and will be enforced by the Stonebridge East Homeowners Association. Entrances, and common areas will be professionally landscaped to provide aesthetically pleasing and inviting areas.
- 7.2.4 In Tract 1 (Residential), it is requested that all public streets will be 50' right-of-way and 27' wide pavement from back of curb to back

of curb, with a wider right-of-way at the Chestnut Intersection for additional vehicular turning lanes. Although this is a variance from the ordinance, we feel that more than 50' of right-of-way and 27' of pavement width creates an unsafe environment for those whose driveways access this road. A wider road section invites additional traffic at higher rates of speed for those who will try to bypass the intersection at Cleveland and Chestnut. With the plans for improvements at the intersection and the widening of Cleveland St. it is unnecessary to create another "arterial" street through a single family residential area. In Tract 2 (Commercial) all right-of-ways would be 60' wide with 32' paving sections back of curb to back of curb private roads with access easements provided.

8.0 ACCESS

- 8.1 Access to Stonebridge East shall be permitted from one point of access on Chestnut Ave., one full movement access point on Cleveland across from the existing main entry to the apartment home project on the west, and two limited movement access points from Cleveland Street as shown on the Master Development plan. Traffic Control Signalization at the main access point on Cleveland St. may be required to be installed at the developers expense, if deemed necessary by the City of Enid Engineer, at the time the developer makes the road connection to Cleveland. Individual residential lot access to Chestnut Ave. or Cleveland St. shall not be permitted. Road improvements to Cleveland St and Chestnut Ave. may be required of the developer as development occurs as a condition of site plan approval. Acceleration and Deceleration lanes at the points of access, will be the developer's responsibility.
- 8.2 Additional access may be provided for emergency access only if the City of Enid so desires.
- 8.3 Access points along Chestnut and Cleveland shall maintain a minimum separation of 200 feet measuring centerline to centerline.
- 8.4 Sidewalks will be required along Chestnut and Cleveland as a condition of site plan approval. Developer is responsible for construction of sidewalks within common areas that are adjacent to interior streets. Builders are responsible for construction of sidewalks along lot lines adjacent to interior streets as homes are constructed. Sidewalks within Tract 1 will be part of the Site Plan approval process and will be the responsibility of the developer of each individual lot.

9.0 PARKING

- 9.1 Attached or detached garages shall count toward meeting the parking requirements.
- 9.2 Parking and maneuvering within a private street right-of-way shall be permitted.

10.0 ARCHITECTURE

Each structure will be reviewed by developer and must meet certain architectural standards as described in the Covenants, Conditions and Restrictions. For example, exterior building wall finish on all single family structures shall consist of a minimum 60% brick veneer, rock, or stone. Class “C” or better roofing materials shall be required for all structures. A minimum roof pitch 8/12 will be required on all single family homes. Sight proof fencing will be defined and minimum landscape requirements will be established.

11.0 OWNERSHIP AND MAINTENANCE OF COMMON AREA/OPEN SPACE

11.1 Developer will establish a Homeowner’s Association with Covenants, Conditions and Restrictions filed with the County Clerk prior to selling single family lots or Townhomes. The Homeowner’s Association will own and maintain any Common Area within the platted area of Tract 1, including the maintenance of any improvements such as landscaping and irrigation in common areas within such platted area. Developer will establish a Property Owner’s Association with Covenants, Conditions and Restrictions filed with the County Clerk prior to selling any commercial lots. This Property Owner’s Association will own and maintain any Common Area within the platted areas of Tract 2, including the maintenance of any improvements such as landscaping and irrigation within the common area. The commercial Property Owners Association and residential Homeowner’s Association will provide maintenance of the Common Area / Stormwater Detention Facility.

12.0 DRAINAGE WAYS

- 12.1 In an effort to be environmentally conscious and preserve the natural beauty of the area, drainage ways will be left natural where possible.
- 12.2 Private drainage ways are specifically allowed as a part of this development. Such drainage ways must be constructed in accordance with the City of Enid Drainage Code. Such private drainage ways must be designed to handle adequate flows, be submitted for review and made subject to the approval of the City of Enid Director of Engineering or the City Engineer, and the maintenance of such drainage ways will be placed in an Owner’s association. The Owner’s association will be responsible for the maintenance of the common area.

13.0 OTHER REGULATIONS

- 13.1 The boundaries of the site and tracts are depicted on the Master Development Plan.
- 13.2 An approved and recorded final plat shall depict the development regulations applicable to each block.
- 13.3 “Common Areas” will be owned and maintained by Owners Association’s comprised of all property owners within the platted area containing the “Common Area”.

13.4 It is the intent of the Developer to develop Tracts 1 and market lots to builders.
The Developer reserves the right to build homes in Tract 1.

13.5 DEVELOPMENT PLAN

Developer intends to begin development of Tract 1 upon approval of the PUD.
Development of Tract 2 will begin as soon as the market indicates a demand for
more commercial space in the area.

14.0 EXHIBITS

The following exhibits are attached hereto and incorporated herein as a part of this
PUD Design Statement:

EXHIBIT A: Legal Description Overall PUD Tract

EXHIBIT B: Legal Description Tract 1

EXHIBIT C: Legal Description Tract 2

EXHIBIT D: Zoning Map

EXHIBIT E: Master Development Plan

EXHIBIT F: Sample Draft of C,C,R's and Design Guidelines



PORTERFIELD SURVEYING, INC.

1610 N IMO ROAD., ENID, OKLAHOMA 73703,
PH. 580-233-0572, FAX 580-233-0583 E-mail: "rp@rp-us.com"

January 14, 2016

Exhibit A

**DESCRIPTION OF PUD BOUNDARY
(THE ANDERSON COMPANIES)**

Part of the West Half of the Southwest Quarter Section One (1), Township Twenty-two (22) North, Range Seven (7) West, Indian Meridian and a part of West Douglas Addition, Garfield County, Oklahoma, more particularly described as follows:

BEGINNING at the southeast corner of said West Half Southwest Quarter Section One;
Thence S 89° 50' 12" W* along the south line of said Southwest Quarter Section One for a distance of 789.06 feet to a point 530.00 feet from the southwest corner of said Southwest Quarter Section One;
Thence N 00° 00' 46" E, parallel with the west line of said Southwest Quarter Section One and along the east line of a parcel recorded at book 1152, page 566, for a distance of 660.00 feet;
Thence S 89° 50' 12" W, parallel with the south line of said Southwest Quarter Section One and along the north line and its extension of said parcel recorded at book 1152, page 566, for a distance of 530.00 feet;
Thence N 00° 00' 46" E on the west line of the said Southwest Quarter Section One, for a distance of 1774.66 feet to a point 206.88 feet south of the northwest corner of said Southwest Quarter Section One;
Thence N 89° 59' 13" E for a distance of 141.94 feet;
Thence S 44° 49' 09" E on the southwesterly railway rights of way for a distance of 1448.75 feet to the beginning of a non-tangential curve,
Thence continuing on said right of way on a curve turning to the left through 02° 07' 47", having a radius of 5814.79 feet an arc distance of 216.06 feet and whose long chord bears S 45° 45' 35" E for a chord distance of 216.05 feet to a point on the east line of said West Half Southwest Quarter Section One;
Thence continuing on said rights of way and on the north line of West Douglas Addition on a curve turning to the left through an angle of 03° 31' 49", having a radius of 5814.79 feet an arc distance of 358.30 feet

and whose long chord bears S 48° 38' 25" E for a chord distance of 358.24 feet to the common north corner of West Douglas Addition and Douglas Addition;
Thence S 00° 00' 08" E on the common line of said West Douglas Addition and Douglas Addition for a distance of 325.07 feet;
Thence S 89° 50' 12" W on the common lot line and its extension of Lots 16 and 17, Block 1, West Douglas Addition for a distance of 158.00 feet;
Thence S 00° 00' 08" E on the east line and its extension of Block 2, West Douglas Addition for a distance of 90.00 feet;
Thence S 89° 50' 12" W on the north line of Block 3, West Douglas Addition, for a distance of 110.58 feet;
Thence S 00° 01' 41" E on the east line of said West Half Southwest Quarter Section One and the west line of West Douglas Addition a distance of 600.00 feet to the **POINT OF BEGINNING**;

Above described tract contains 52.58 acres, more or less.

* All bearings shown hereon are relative to grid north (Grid bearings).

Exhibit B
DESCRIPTION OF PUD BOUNDARY
TRACT 1 - RESIDENTIAL

Part of the West Half of the Southwest Quarter Section One (1), Township Twenty-two (22) North, Range Seven (7) West, Indian Meridian and a part of West Douglas Addition, Garfield County, Oklahoma, more particularly described as follows:

BEGINNING at the southeast corner of said West Half Southwest Quarter Section One;

Thence N 00° 01' 41" W for a distance of 60.00 feet, to a point on the north right of way line of Chestnut Avenue said point being the POINT of BEGINNING;

Thence S 89° 50' 12" W* along the south line of said Southwest Quarter Section One for a distance of 789.03 feet,

Thence N 00° 00' 46" E, parallel with the west line of said Southwest Quarter Section One and along the east line of a parcel recorded at book 1152, page 566, for a distance of 600.00 feet;

Thence S 89° 50' 12" W, parallel with the south line of said Southwest Quarter Section One, for a distance of 460.00 feet, to a point on the east right of way line of Cleveland Street;

Thence N 00° 00' 46" E along said right of way line for a distance of 95.00 feet;

Thence N 89° 50' 12" E for a distance of 322.19 feet;

Thence N 00° 00' 00" E for a distance of 202.60 feet, to the beginning of a non-tangential curve;

Thence continuing on a curve turning to the right having a chord bearing of N 62° 04' 48" E, a radius of 150.00 feet, an arc distance of 89.43 feet, chord distance of 88.11 feet;

Thence N 45° 00' 00" E for a distance of 428.82 feet;

Thence N 44° 49' 09" W for a distance of 997.33 feet, to a point on said east right of way line of Cleveland Street;

Thence N 00° 00' 46" E along said right of way, for a distance of 424.04 feet;

Thence N 89° 59' 13" E for a distance of 71.94 feet to a point on the southwesterly railroad right of way;

Thence S 44° 49' 09" E on the southwesterly railway rights of way for a distance of 1448.75 feet to the beginning of a non-tangential curve,

Thence continuing on said right of way on a curve turning to the left through 02° 07' 47", having a radius of 5814.79 feet an arc distance of 216.06 feet and whose long chord bears S 45° 45' 35" E for a chord distance of 216.05 feet to a point on the east line of said West Half Southwest Quarter Section One;

Thence continuing on said rights of way and on the north line of West Douglas Addition on a curve turning to the left through an angle of 03° 31' 49", having a radius of 5814.79 feet an arc distance of 358.30 feet and whose long chord bears S 48° 38' 25" E for a chord distance of 358.24 feet to the common north corner of West Douglas Addition and Douglas Addition;

Thence S 00° 00' 08" E on the common line of said West Douglas Addition and Douglas Addition for a distance of 325.07 feet;

Thence S 89° 50' 12" W on the common lot line and its extension of Lots 16 and 17, Block 1, West Douglas Addition for a distance of 158.00 feet;

Thence S 00° 00' 08" E on the east line and its extension of Block 2, West Douglas Addition for a distance of 90.00 feet;

Thence S 89° 50' 12" W on the north line of Block 3, West Douglas Addition, for a distance of 110.58 feet;

Thence S 00° 01' 41" E on the east line of said West Half Southwest Quarter Section One and the west line of West Douglas Addition a distance of 540.00 feet to the **POINT OF BEGINNING**;

Above described tract contains 37.23 acres, more or less.

** All bearings shown hereon are relative to grid north (Grid bearings).*

April 19, 2017

Exhibit C
DESCRIPTION OF PUD BOUNDARY
TRACT 2 - COMMERCIAL

Part of the West Half of the Southwest Quarter Section One (1), Township Twenty-two (22) North, Range Seven (7) West, Indian Meridian and a part of West Douglas Addition, Garfield County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest Corner of the Southwest Quarter Section One;

Thence N 00° 00' 46" E* along the west line of said Southwest Quarter Section One for a distance of 755.00 feet;

Thence N 89° 50' 12" E, parallel with the south line of said Southwest Quarter Section One, for a distance of 70.00 feet, to a point on the east right of way line of Cleveland Street to the **POINT OF BEGINNING**;

Thence N 00° 00' 46" E along said right of way, for a distance of 1,255.44 feet;

Thence S 44° 49' 09" E for a distance of 997.33 feet;

Thence S 45° 00' 00" W for a distance of 428.82 feet;

Thence continuing on a curve turning to the right having a chord bearing of S 62° 04' 48" W, a radius of 150.00 feet, an arc distance of 89.43 feet, chord distance of 88.11 feet;

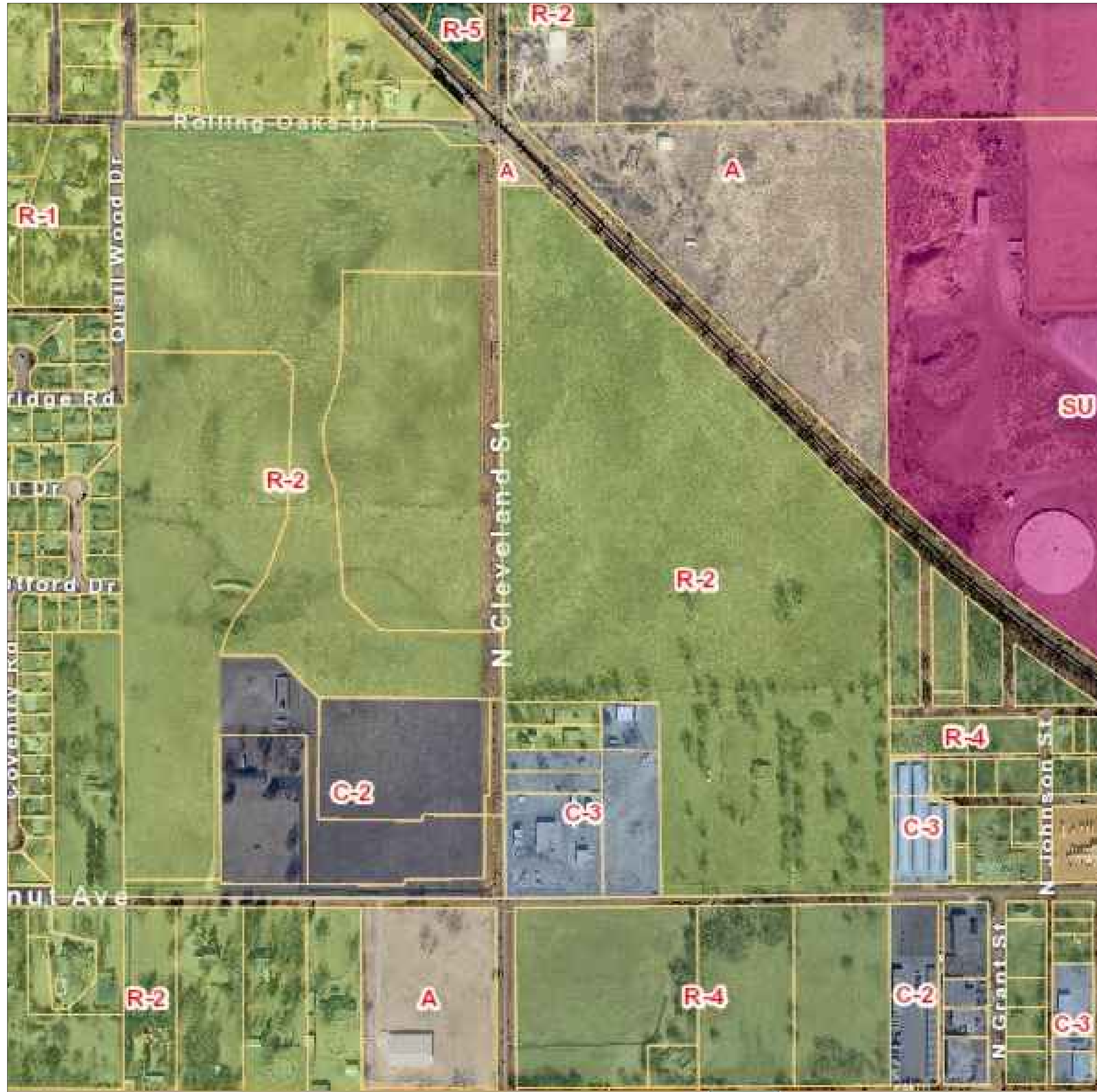
Thence S 00° 00' 00" E for a distance of 202.60 feet;

Thence S 89° 50' 12" W for a distance of 322.19 feet to the **POINT OF BEGINNING**;

Above described tract contains 11.40 acres, more or less.

** All bearings shown hereon are relative to grid north (Grid bearings).*

April 19, 2017



ZONING MAP



AC AC Development, L.L.C.
 Gene Anderson
 226 South Main
 Waukomis, Oklahoma 73773
 580.758.1600



Site



Meeting Date: 06/19/2017

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECITON 11, TOWNSHIP 22 NORTH, RANGE 6 WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA AS SHOWN ON PLOT OF SURVEY (S09-042(3), THE LEGAL DESCRIPTION OF WHICH WAS PREPARED BY CHARLES W. STREIT, LS 1150, ON NOVEMBER 16, 2009, THE BASIS OF BEARING BEING A MEASURED BEARING OF THE SOUTH 00 DEGREES 11 MINUTES 07 SECONDS EAST ON THE EAST LINE OF SAID SOUTHEAST QUARTER, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE 323.20 FEET, SOUTH 00 DEGREES 05 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, TO THE SOUTH RIGHT OF WAY LINE OF UNITED STATES HIGHWAY 412/64 AS DESCRIBED AT BOOK 265 MISC. PAGE 97, FOR A POINT OF BEGINNING; THENCE, EASTERLY, ON A CURVE TO THE LEFT, A RADIUS OF 86,668.7 FEET, AN ARC LENGTH OF 1877.28 FEET, THE CHORD OF WHICH BEARS NORTH 89 DEGREES 23 MINUTES 02 SECONDS EAST, 1877.22 FEET, ALONG SAID SOUTH RIGHT-OF-WAY; THENCE NORTH 89 DEGREES 10 MINUTES 52 SECONDS EAST, 59.30 FEET, ALONG SAID SOUTH RIGHT-OF-WAY; THENCE SOUTH 79 DEGREES 30 MINUTES 32 SECONDS EAST, 76.49 FEET, ALONG SAID SOUTH RIGHT-OF-WAY; THENCE, NORTH 89 DEGREES 10 MINUTES 52 SECONDS EAST, 609.10 FEET, ALONG SAID SOUTH RIGHT-OF-WAY, TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 07 SECONDS EAST ALONG SAID EAST LINE, 1520.51 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE, NORTH 62 DEGREES 41 MINUTES 09 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, 2955.32 FEET, TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 50 SECONDS EAST, ALONG SAID WEST LINE, 148.58 FEET, TO THE POINT OF BEGINNING LOCATED AT THE SOUTHWEST CORNER OF 54TH AND HIGHWAY 412 (OWEN K GARRIOTT ROAD) FROM "I-1" PLANNED INDUSTRIAL PARK TO "I-2" INDUSTRIAL "LIGHT" DISTRICT.

BACKGROUND:

Robert A Hodges with Northwest Crane from Woodward, Oklahoma, is establishing a regional operation center in Enid. They are seeking to rezone the property located at southwest corner of 54th and Highway 412 (Owen K Garriott Road) to I-2 Industrial "Light" District. This zoning district allows a contractor equipment storage yard.

Envision Enid Comprehensive Plan classifies the land use as Agriculture and Open Space; however, staff believes this is a miss classification. The property has always been zoned industrial and should have been classified as Industrial land use. This zoning change achieves Industrial Growth, one of the Big Ideas from the Envision Enid Comprehensive Plan.

The Engineering Department reviewed the existing infrastructure, water, sewer and roads and found no open items.

RECOMMENDATION:

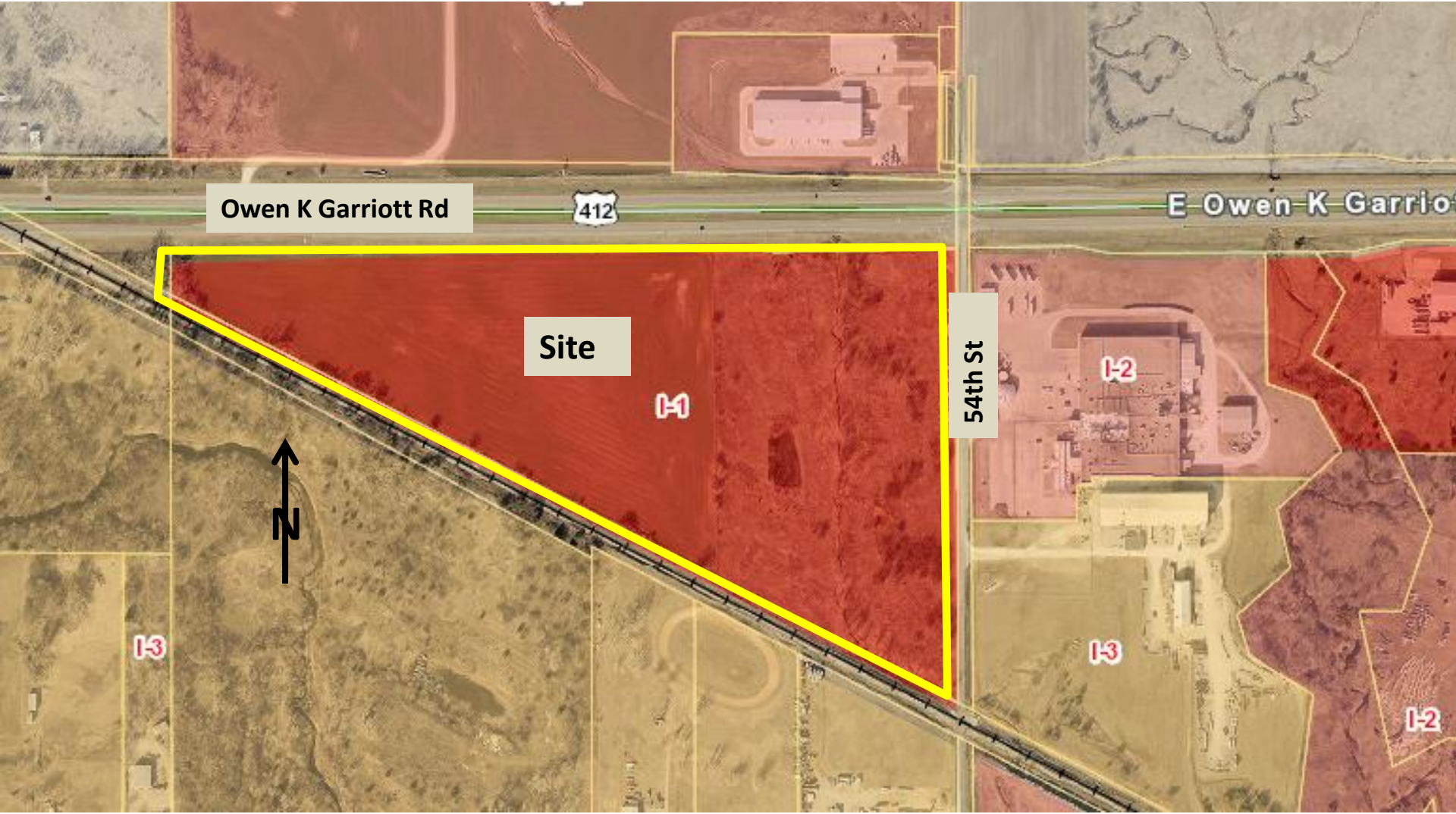
Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map



Owen K Garriott Rd

412

E Owen K Garri

Site

I-1

54th St

I-2

I-3

I-3

I-2



Metropolitan Area Planning Commission Meeting

4.3.

Meeting Date: 06/19/2017

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS THE WEST HALF OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN. (EXCEPTING ROADWAY EASEMENT TO COUNTY (66TH ST.) AND STRIP FOR HIGHWAY (412/64) LOCATED AT THE NORTHEAST CORNER OF 66TH AND HIGHWAY 412 (OWEN K GARRIOTT ROAD) FROM "A" AGRICULTURE DISTRICT TO "I-3" INDUSTRIAL (HEAVY) DISTRICT.

BACKGROUND:

Billy Brenton with Transportation Partners & Logistics is expanding its wind power components facility, south of the existing location. They are seeking to rezone property at the northeast corner of 66th and Garriott to I-3 Industrial (Heavy) District. This district allows the storage of wind power components.

Envision Enid Comprehensive Plan classifies the land use as Agriculture and Open Space. However, this zoning change achieves Industrial Growth, one of the Big Ideas from the Envision Enid Comprehensive Plan.

The Engineering Department reviewed 66th Street, the only public infrastructure at this site. The planned improvements to 66th Street are adequate to support the rezoning. There is no public water or sewer infrastructure at this location. These will be provided privately by the applicant.

RECOMMENDATION:

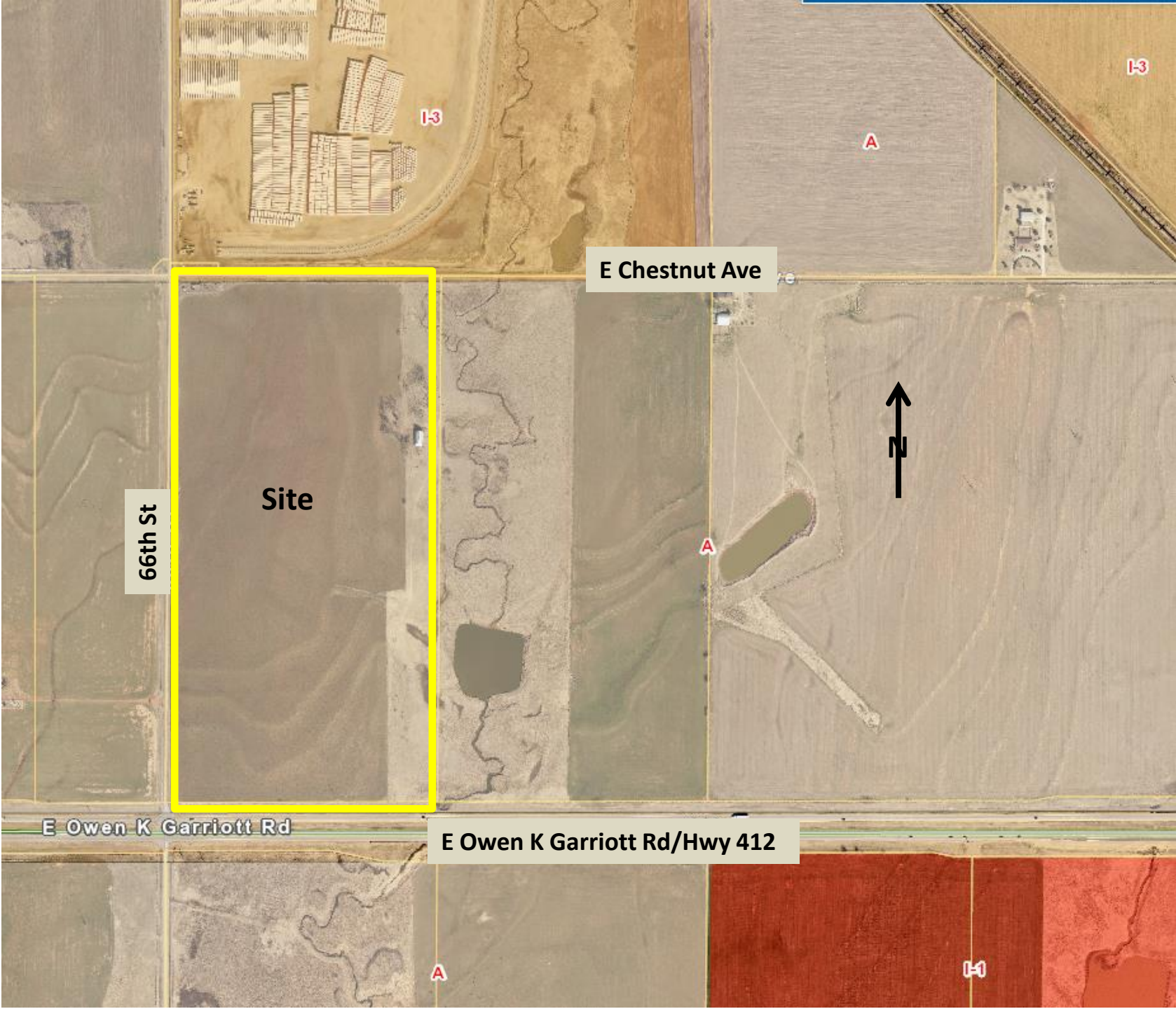
Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

66th & Garriott location map



E Chestnut Ave

66th St

Site



E Owen K Garriott Rd

E Owen K Garriott Rd/Hwy 412

I-3

I-3

A

A

A

I-1

Meeting Date: 06/19/2017

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS A PART OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SEVEN (7) WEST, INDIAN MERIDIAN, ENID, GARFIELD COUNTY, OKLAHOMA AS SHOWN BY EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION 11; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION 11, FOR A DISTANCE OF 460.00 FEET; THENCE IN AN EASTERLY DIRECTION, PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 353.00 FEET TO THE POINT OF BEGINNING; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 521.96 FEET; THENCE IN AN EASTERLY DIRECTION, PARALLEL TO THE NORTH RIGHT OF WAY OF OKLAHOMA AVE. FOR A DISTANCE OF 364.15 FEET TO A POINT ON A CURVE ON THE WEST BOUNDARY OF NEILSON PLACE SIXTH ADDITION; THENCE CONTINUING ALONG THE WEST BOUNDARY OF NEILSON PLACE SIXTH ADDITION SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 17 DEGREES 53 MINUTES 33 SECONDS, HAVING A RADIUS OF 1790.00 FEET AND AN ARCH LENGTH OF 558.98 FEET; THENCE IN A WESTERLY DIRECTION PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 176.04 FEET TO THE POINT OF BEGINNING OF SAID PARCEL, CONTAINING 3.0539 ACRES MORE OR LESS LOCATED WEST OF NEILSON PLACE SIXTH ADDITION, SOUTH OF RANDOLPH AVENUE AND EAST OF OAKWOOD ROAD FROM "R-2" RESIDENTIAL SINGLE FAMILY DWELLING DISTRICT TO "C-3" GENERAL COMMERCIAL DISTRICT.

BACKGROUND:

Randy Hamm is requesting to rezone the remaining portion of the property located west of Neilson Place Sixth Addition, south of Randolph Avenue and east of Oakwood Road to C-3 General Commercial District to be used as the Nissan Car Dealership.

Envision Enid Comprehensive Plan classifies this property as a Neighborhood Center. This classification accommodates retail development.

The Engineering Department reviewed the existing infrastructure, water, sewer and roads and found no open items.

RECOMMENDATION:

Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Nissan location map

W Randolph Ave

N Oakwood Rd



C-3

Nissan Site

Burdell Ln

Rezoning Area

R-2

S Oakwood Rd





Nissan Site

Rezoning Area

**Metropolitan Area Planning Commission
Meeting**

8.1.

Meeting Date: 06/19/2017

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A LOT SPLIT FOR PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 6 WEST, INDIAN MERIDIAN, LOCATED AT 1401 EAST PINE.

BACKGROUND:

The property is located at 1401 East Pine and zoned R-4 Residential Duplex or Two Family Dwelling District. The applicant is selling the south 150' of the parcel to the property owner to the south.

State statues requires approval of the local Planning Commission prior to the subdivision of any tract of land which when subdivided contains an area of less than 10 acres. The survey is signed and sealed by a license surveyor.

RECOMMENDATION:

Consider the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

1401 E Pine location map

E Pine Ave

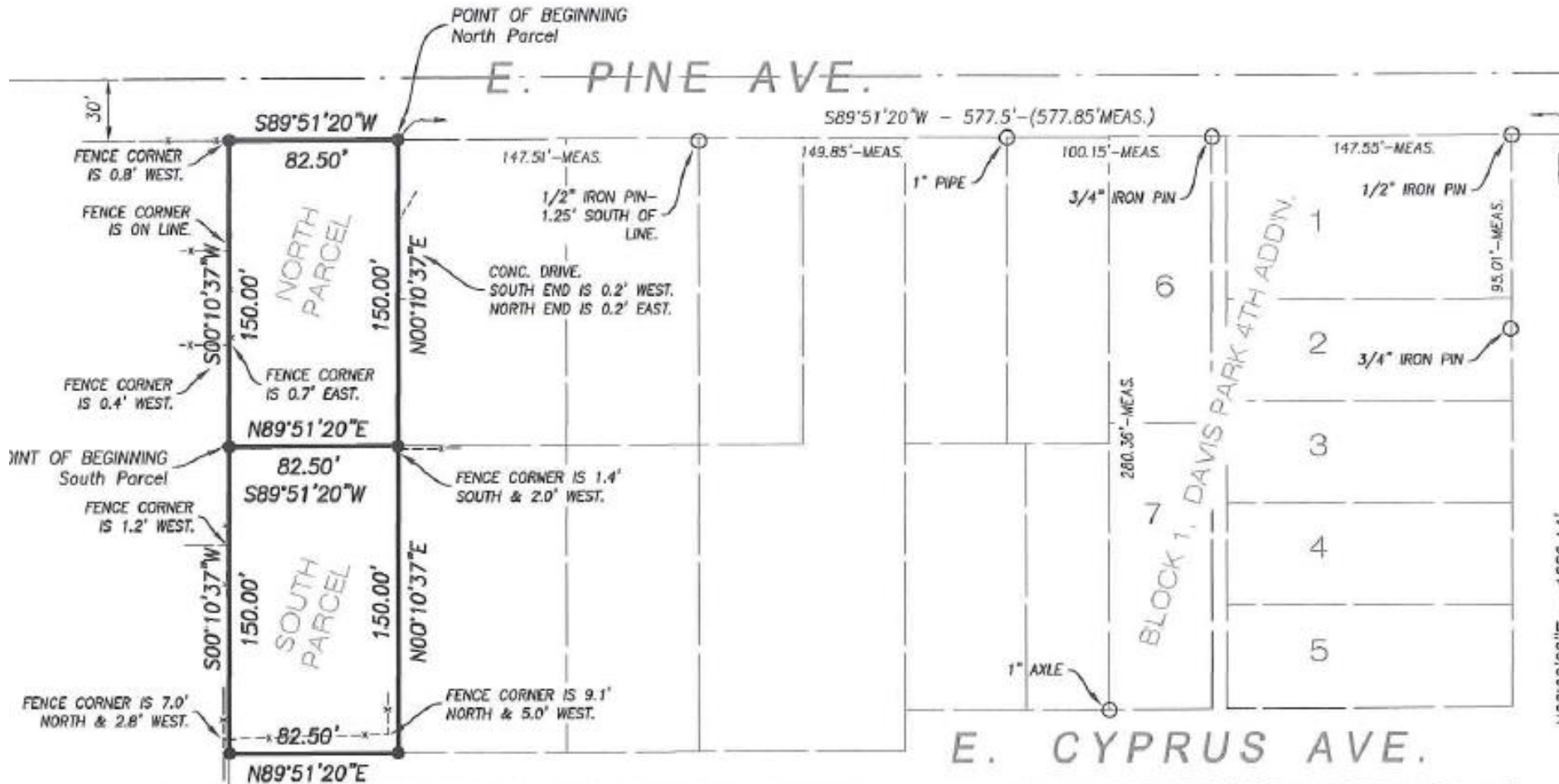
N 14th St

Cypress Ave

Site



BOUNDARY SURVEY MAP for Lot-Split
 A Part of the SE4 of the NE4 Sec. 8, T22N, R6W, I.M.
 ENID, GARFIELD COUNTY, OKLAHOMA



LAND DESCRIPTIONS

NORTH PARCEL-See attached Exhibit-A, sheet 1 of 3.
 SOUTH PARCEL-See attached Exhibit-A, sheet 2 of 3.