



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 20th day of November, 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 OCTOBER 16, 2017.
3. ADMINISTRATION.
  1. UPDATE PLANNING COMMISSION MEMBERS ON THE JANUARY AND FEBRUARY 2018 REGULAR MEETING DAYS.
  2. 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 PART OF EXISTING PARCEL AT BK.2130, PG.698, LYING IN THE SOUTHWEST QUARTER SECTION 13, TOWNSHIP 22 NORTH, RANGE 8 WEST, I.M.
  2. CONSIDER A LOT SPLIT FOR LOTS 19, 20 & 21, BLOCK 2, VAN BUREN PLACE ADDITION.
  3. CONSIDER A LOT SPLIT FOR PART OF THE SW/4 NW/4 NW/4 SECTION . 11, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.
  4. NONE.
9. TRAFFIC.
  1. NONE.
10. EASEMENTS.
  1. NONE.
11. VARIANCES.
  1. CONSIDER A SIDEWALK VARIANCE FOR GREG STONG AT 410 N. 4 TH STREET DESCRIBED AS THE NORTH 50' OF LOTS 6-12, BLOCK 33 JONESVILLE ADDITION.
  2. CONSIDER A SIDEWALK VARIANCE FOR CLINT WATKINS AT 4810 W. GARRIOTT ROAD DESCRIBED AS THE SW/4 SECTION 107, 22 NORTH, RANGE 7.
  3. CONSIDER A SIDEWALK VARIANCE FOR CHRIS BROWN AT 1407 N. TAYLOR DESCRIBED AS LOT 10, BLOCK 2 NORTH VAN BUREN INDUSTRIAL PARK.
  4. CONSIDER A SIDEWALK VARIANCE FOR JACK MCFADDEN AT 923 SOUTH OAKWOOD DESCRIBED AS TRACT # 405 IN NW/4 14-22-7 BEG 990' S OF NW/C OF NW/4. S 330' E 660' N 330' W 660'.
  5. NONE.
12. ADJOURN.

# DRAFT

MINUTES OF REGULAR MEETING OF  
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,  
HELD ON THE 16TH DAY OF OCTOBER 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 16th day of October 2017, pursuant to notice given by October 13, 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 13th day of October 2017.

Present: Mark Arnold; Whitney Hall; Cody Haney; Marvin Kusik; David Mason; Cole Ream; Don Roberts

Absent: Eddie Mack; James Simunek, County Commissioner Ex-Officio; Jonathan Waddell, City Commissioner Ex-Officio

Also Present: 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 SEPTEMBER 18, 2017.

Motion was made by Cody Haney, seconded by David Mason to approve the minutes.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, David Mason, Cole Ream, Don Roberts

Passed

## ADMINISTRATION.

NONE.

ZONING.

NONE.

## USE BY REVIEW.

**CONSIDER A USE BY REVIEW PETITION FOR A 300' COMMUNICATION TOWER TO BE LOCATED IN THE SOUTHEAST CORNER OF HIGHWAY 81 AND KEOWEE ROAD BEHIND THE GAS STATION WHICH IS ALSO KNOWN AS TRACT #360 NW/4 20-24-6 BEGINNING NW/C NW/4 S89DG30'50"E 466.69, S00DG05'40"E 466.69, N 89DG30'50"W 466.69, N00DG05'40"W 466.69' TO BEG.**

Motion was made by Cole Ream, seconded by Whitney Hall to approve the Use by Review.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, David Mason, Cole Ream, Don Roberts

Passed

**NONE.**

**PLATS.**

**NONE.**

**SITE PLAN.**

**NONE.**

**LOT SPLITS.**

**CONSIDER A LOT SPLIT FOR LOT 1, BLOCK 1, PEACH ADDITION LOCATED AT 4510 EAST MARKET AVENUE.**

Motion was made by Mark Arnold, seconded by Cody Haney to approve the lot split.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, David Mason, Cole Ream, Don Roberts

Passed

**NONE.**

**TRAFFIC.**

**NONE.**

**EASEMENTS.**

**CONSIDER A REQUEST TO CLOSE A TEN (10) FOOT WIDE ALLEY LYING BETWEEN AND PARALLEL WITH BIRCH AVENUE AND POPLAR AVENUE, CONNECTING WASHINGTON STREET AND EXTENDING EAST TO INDEPENDENCE AVENUE, THE SOUTH LINE OF WHICH IS COINCIDENT WITH THE NORTH LINE OF LOTS 1 THROUGH 12 OF BLOCK 3, REPLAT OF BLOCK 3, MURPHY'S ADDITION.**

Motion was made by Don Roberts, seconded by Cole Ream to recommend approval to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, David Mason, Cole Ream, Don Roberts

Passed

**NONE.**

**VARIANCES.**

**NONE.**

**ADJOURN.**

Motion was made by David Mason, seconded by Whitney Hall to adjourn.

Meeting adjourned at 6:07 PM.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, David Mason, Cole Ream, Don  
Roberts

Passed

**Metropolitan Area Planning Commission Meeting**

**3.1.**

**Meeting Date:** 11/20/2017

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

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**SUBJECT:**

**UPDATE PLANNING COMMISSION MEMBERS ON THE JANUARY AND FEBRUARY 2018 REGULAR MEETING DAYS.**

**BACKGROUND:**

The Metropolitan Area Planning Commission (MAPC) meet on the third Monday of each month throughout the year. The third Monday in January is Martin Luther King Day and the third Monday in February is President's Day. These days are holidays and the offices are closed. Therefore staff has moved the MAPC meeting days to the fourth Mondays in January and February.

**RECOMMENDATION:**

No Action Required.

**PRESENTER:**

Karla Ruther, Assistant City Planner.

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**Attachments**

2018 meeting dates

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**SCHEDULE OF REGULAR MEETINGS**  
**METROPOLITAN AREA PLANNING COMMISSION**

<b>DATE</b>	<b>PLACE OF MEETING</b>	<b>TIME</b>
January 22, 2018	Council Chambers	6:00 PM
February 26, 2018	Council Chambers	6:00 PM
March 19, 2018	Council Chambers	6:00 PM
April 16, 2018	Council Chambers	6:00 PM
May 21, 2018	Council Chambers	6:00 PM
June 18, 2018	Council Chambers	6:00 PM
July 16, 2018	Council Chambers	6:00 PM
August 20, 2018	Council Chambers	6:00 PM
September 17, 2018	Council Chambers	6:00 PM
October 15, 2018	Council Chambers	6:00 PM
November 19, 2018	Council Chambers	6:00 PM
December 17, 2018	Council Chambers	6:00 PM

All meetings will be held in the City Administration Building, 401 West Owen K. Garriott Road, Enid, Oklahoma, 73701.

**Metropolitan Area Planning Commission  
Meeting**

**8.1.**

**Meeting Date:** 11/20/2017

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

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**SUBJECT:**

**CONSIDER A LOT SPLIT FOR PART OF EXISTING PARCEL AT BK.2130, PG.698, LYING IN THE SOUTHWEST QUARTER SECTION 13, TOWNSHIP 22 NORTH, RANGE 8 WEST, I.M.**

**BACKGROUND:**

The property is located west of in Enid in Garfield County north of Rupe Avenue and east of Michael Road. The property is zoned A-1 General Agriculture District. The applicant wants to split 1.28 acres off of 10,220 W. Rupe Avenue and add it to his 107.24 acre farm.

State statues require the 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.

**RECOMMENDATION:**

Consider the lot split.

**PRESENTER:**

Chris Bauer, Planning Administrator

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**Attachments**

Location map & survey

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Michael Rd

Beaver Trail

W Rupe Ave



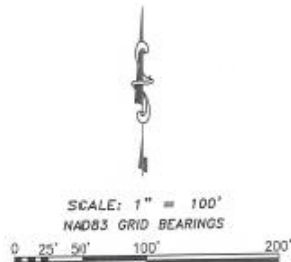
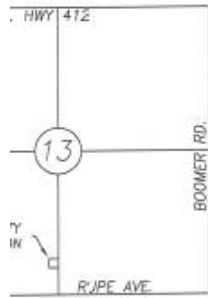


Site



W Rupe Ave

BOUNDARY SURVEY MAP FOR LOT-SPLIT  
 PART OF EXISTING PARCEL AT BK.2130, PG.698,  
 LYING IN THE SOUTHWEST QUARTER SECTION 13,  
 TOWNSHIP 22 NORTH, RANGE 8 WEST, I. M.  
 GARFIELD COUNTY, OKLAHOMA

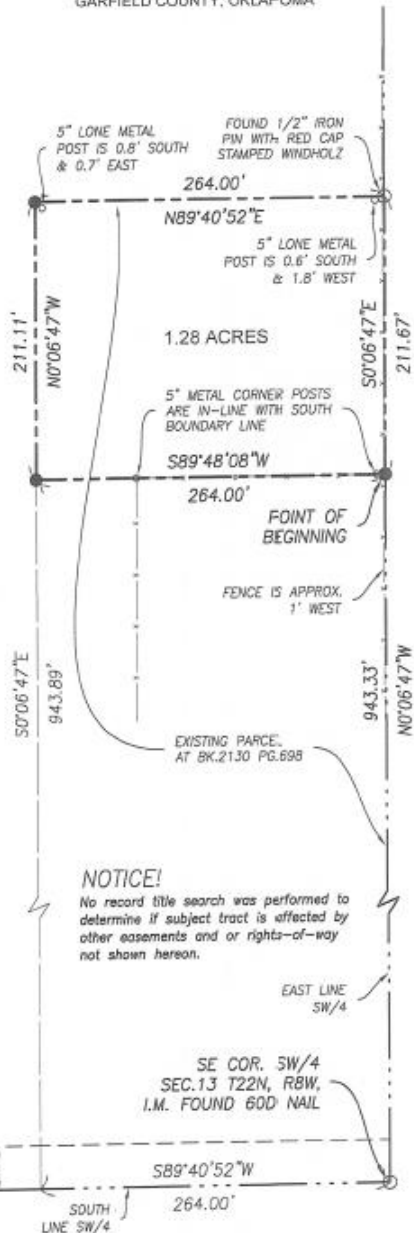


- ~ Denotes an existing monument found in place
- ~ Denotes 3/8" iron pin set with yellow plastic cap stamped CAB28, unless otherwise noted hereon.

**POSITIONAL ACCURACY**  
 Unless otherwise noted hereon all monuments established by this survey have a minimum positional accuracy of 0.10 feet.

**NOTE:**  
 THERE ARE NO BUILDINGS WITHIN 5 FEET OF THE PROPOSED NEW DIVISION LINE.

**SUMMARY:**  
 3RED 60D NAIL AT THE SOUTHWEST CORNER OF QUARTER AND A 120D NAIL AT THE SOUTHWEST SOUTHWEST QUARTER. BOTH AGREED WITH FILED BY PLS NO. 1334 ON 5-18-11. SET MAG NORTHEAST CORNER OF THE NORTHWEST QUARTER PREVIOUS DCR FILED BY OLS 1421 ON TRACT OUT OF EXISTING PARCEL AT BK.2130 D FENCE LINE TO ESTABLISH SOUTH BOUNDARY AS REQUEST.



**NOTICE!**  
 No record title search was performed to determine if subject tract is affected by other easements and or rights-of-way not shown hereon.

**Metropolitan Area Planning Commission  
Meeting**

**8.2.**

**Meeting Date:** 11/20/2017

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

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**SUBJECT:**

**CONSIDER A LOT SPLIT FOR LOTS 19, 20 & 21, BLOCK 2, VAN BUREN PLACE ADDITION.**

**BACKGROUND:**

The property is located at 2701 N. Van Buren Street. The property is zoned C-3 General Commercial. The applicant wants to split off the communication tower part of the property.

The parcel will have access to the 6 inch water line in Van Buren Place and access to the 8 inch sanitary sewer to the east or south.

State statutes require the 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.

**RECOMMENDATION:**

Consider the lot split.

**PRESENTER:**

Chris Bauer, Planning Administrator

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**Attachments**

Location map & survey

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81

N Van Buren St



Service Rd

Site

N Jackson St



81

N Van Buren St

V05W-034

Service Rd

WWP-101

6

F 503  
737 GDM

Site

10156  
11.37

226

10147  
7.75

260C

10146  
10.41 10.00

10145  
11.00

260C

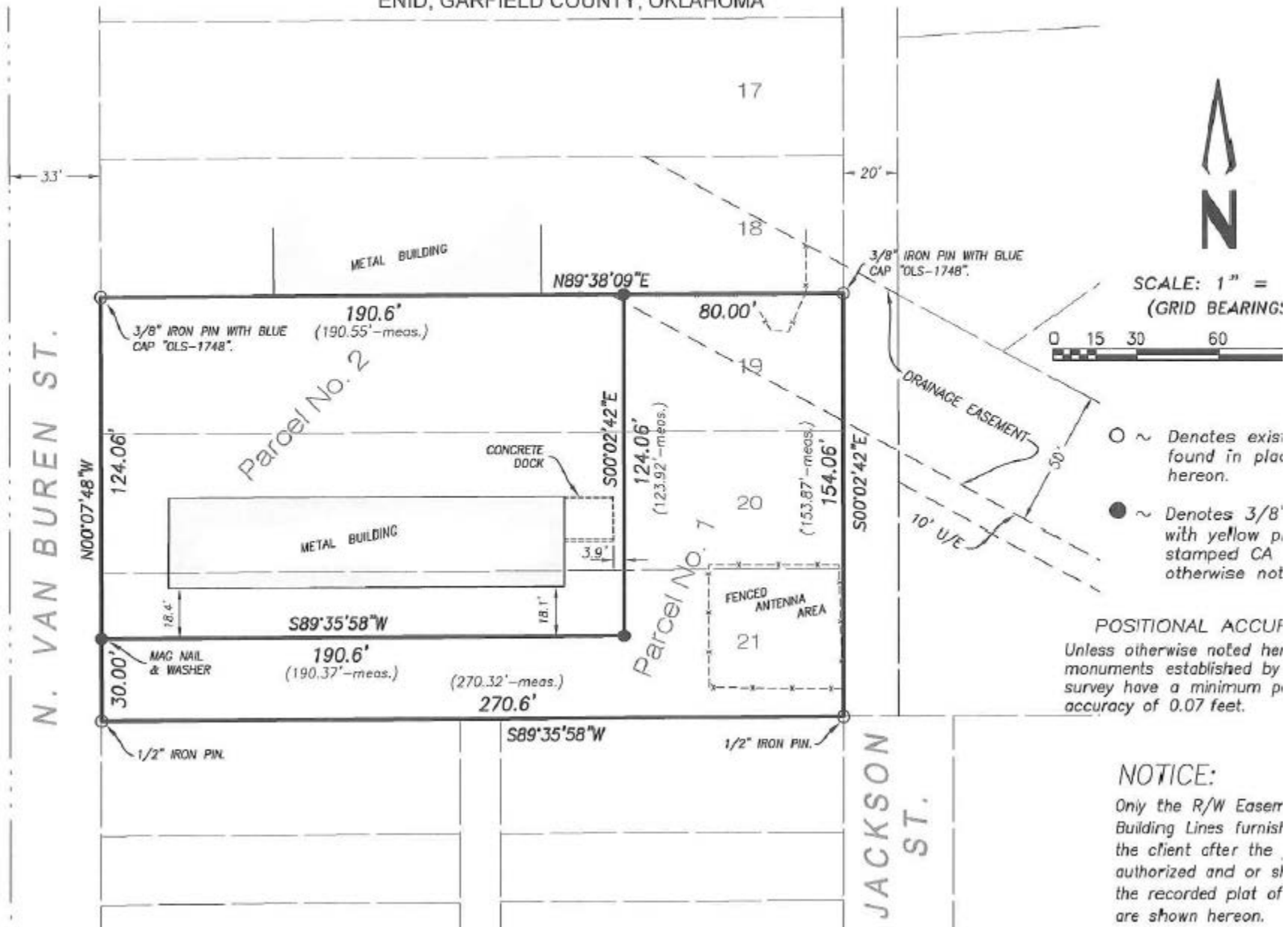
226

WWP

Yuc



BOUNDARY SURVEY MAP for LOT-SPLIT  
**Lots 19, 20 & 21, Block 2, Van Buren Place Addition**  
 ENID, GARFIELD COUNTY, OKLAHOMA



**Metropolitan Area Planning Commission  
Meeting**

**8.3.**

**Meeting Date:** 11/20/2017

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

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**SUBJECT:**

**CONSIDER A LOT SPLIT FOR PART OF THE SW/4 NW/4 NW/4 SECTION . 11, TOWNSHIP 22  
NORTH, RANGE 7 WEST, I.M.**

**BACKGROUND:**

The property is located on Oak Avenue east of Oakwood Road. The property is zoned R-2 Residential (Single Family). The applicant wants to split off the east 0.103 acres (14' to 15') of the property and add it to the driveway of the property to the east.

There is no water or sanitary sewer.

State statues require the 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.

**RECOMMENDATION:**

Consider the lot split.

**PRESENTER:**

Chris Bauer, Planning Administrator

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**Attachments**

Location map

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N Oakwood Rd



Oak Ave

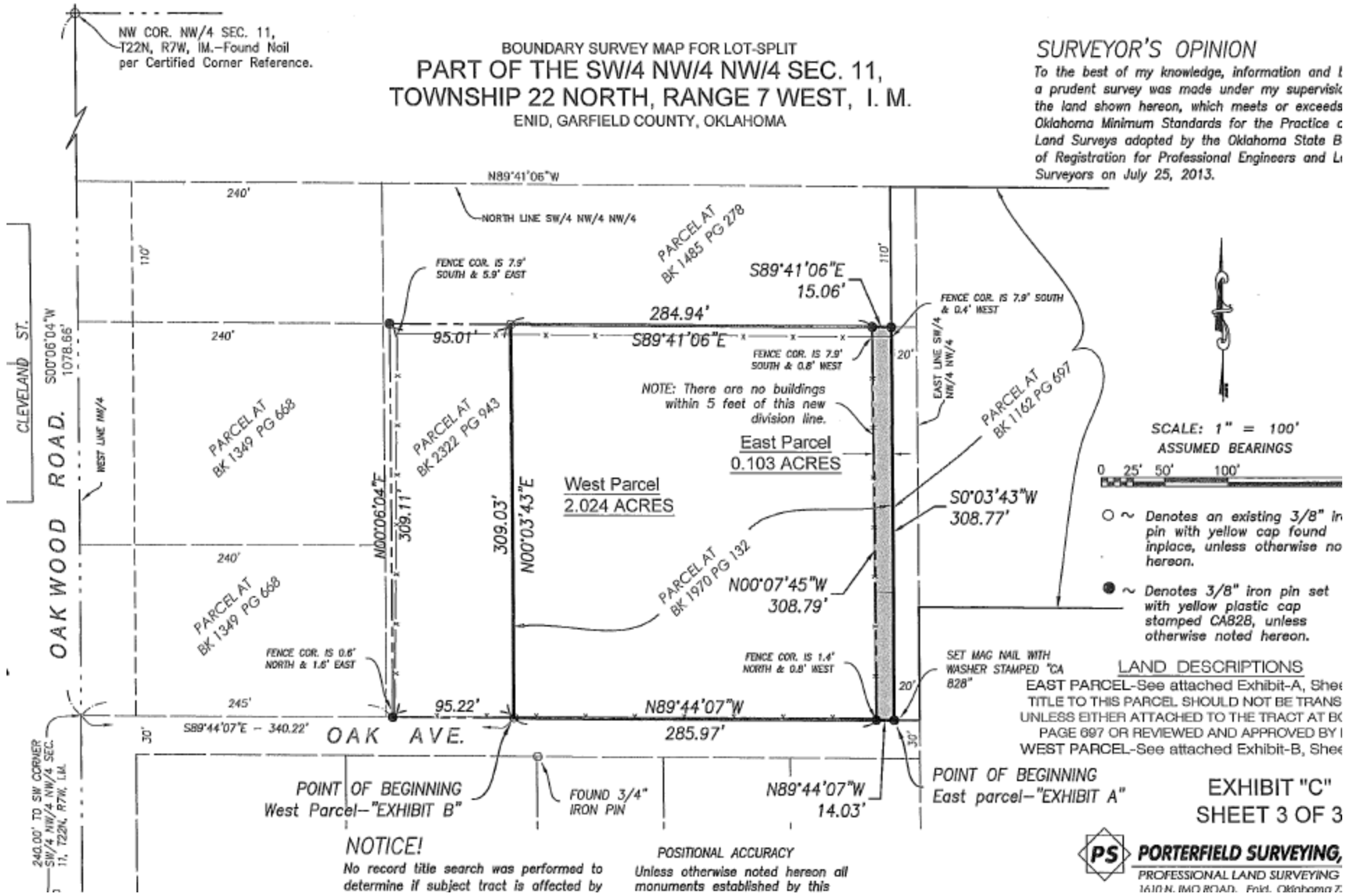


NW COR. NW/4 SEC. 11,  
T22N, R7W, 1M.—Found Nail  
per Certified Corner Reference.

BOUNDARY SURVEY MAP FOR LOT-SPLIT  
PART OF THE SW/4 NW/4 NW/4 SEC. 11,  
TOWNSHIP 22 NORTH, RANGE 7 WEST, I. M.  
ENID, GARFIELD COUNTY, OKLAHOMA

**SURVEYOR'S OPINION**

To the best of my knowledge, information and I  
a prudent survey was made under my supervisory  
the land shown hereon, which meets or exceeds  
Oklahoma Minimum Standards for the Practice of  
Land Surveys adopted by the Oklahoma State Board  
of Registration for Professional Engineers and Land  
Surveyors on July 25, 2013.



**NOTICE!**  
No record title search was performed to determine if subject tract is affected by

**POSITIONAL ACCURACY**  
Unless otherwise noted hereon all monuments established by this

**EXHIBIT "C"**  
**SHEET 3 OF 3**

**Metropolitan Area Planning Commission  
Meeting**

11.1.

**Meeting Date:** 11/20/2017

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

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**SUBJECT:**

**CONSIDER A SIDEWALK VARIANCE FOR GREG STONG AT 410 N. 4 TH STREET DESCRIBED AS THE NORTH 50' OF LOTS 6-12, BLOCK 33 JONESVILLE ADDITION.**

**BACKGROUND:**

Mr. Stong applied for a building permit to erect a new building at 410 N. 4 TH Street. Section 10-6-1: B.1 sidewalks are required in new developments. See attachment Variance Petition for reasons desiring approval. The property is zoned I-2 Light Industrial.

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.

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**Attachments**

Variance petition

Reasons

Site Plan

Location map

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Planning & Zoning Department  
Chris Bauer, Planning Administrator  
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: 410 N. 4<sup>th</sup> Street, Enid OK 73701 (street address):

Legal description: N 50' Lots 6-12 Blk 33 Jonesville Addn.

Current zoning of property: I-2

Variance Request: variance on sidewalk requirement

Section: 10-6-1: B.1. New Development

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) Industrial zoning.  
See attached "List of Reasons"

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 16<sup>th</sup> day of October, 2017.

Applicant's signature: 

Telephone: 580-551-9270

Printed Name: Greg Stong

Email: greg.stong@raymondjames.com

Address: 1610 W. Oklahoma Ave

Date of Hearing set for the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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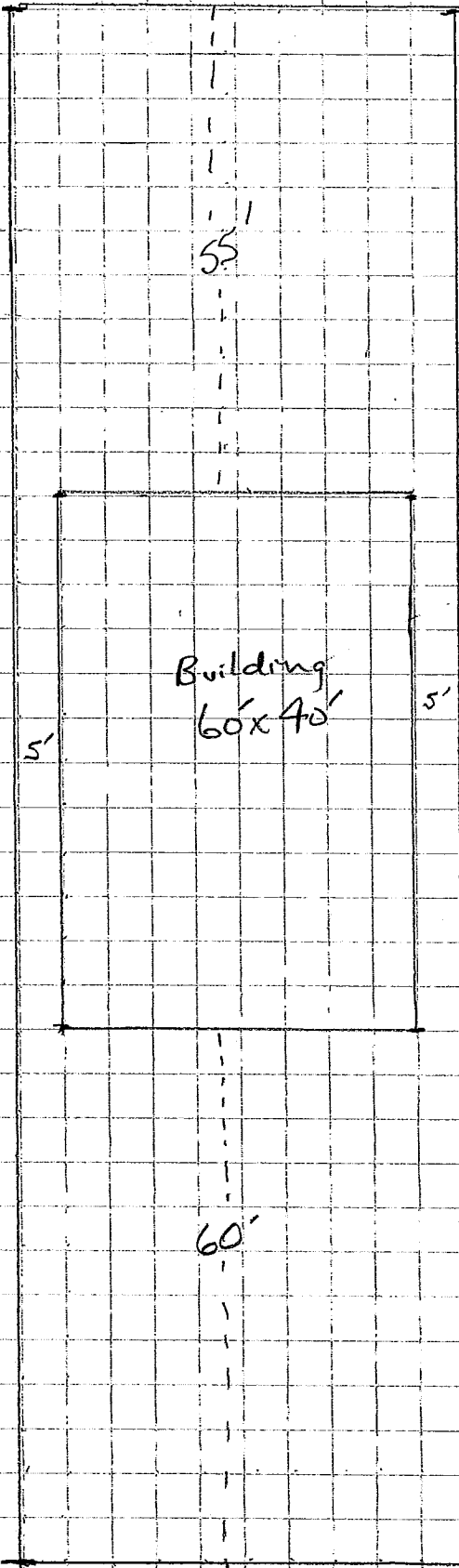
List of Reasons

For sidewalk variance petition

410 N 4<sup>th</sup> Street

1. This area is zoned I-1 Light Industrial
2. No other sidewalks exist on the West side of 4<sup>th</sup> Street from Elm to Willow.
3. A sidewalk is in place on the East side of the street for 2 blocks North of Elm which can service any foot traffic going to Garfield Elementary to the East.
4. This area has relatively high vehicle traffic and very little to no foot traffic.

Plot Plan — 410 N 4<sup>th</sup> Greg Stong



Lot size  
50' x 175'

Building  
60' x 40'

5'

5'

60'

55'

4<sup>th</sup> Street — N →



N 3rd St

N 4th St

N 5th St

E Elm Ave

E Pine Ave

E Maple Ave

E Maple Ave

E Maple Ave





N

Site

N 4TH Street

E Elm Ave

**Metropolitan Area Planning Commission  
Meeting**

11.2.

**Meeting Date:** 11/20/2017

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

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**SUBJECT:**

**CONSIDER A SIDEWALK VARIANCE FOR CLINT WATKINS AT 4810 W. GARRIOTT ROAD DESCRIBED AS THE SW/4 SECTION 107, 22 NORTH, RANGE 7.**

**BACKGROUND:**

Mr. Watkins applied for a building permit to erect a warehouse at 4810 W. Garriott Road. Section 10-6-1: B.4 sidewalks are required when additions are added. See attached Variance Petition for reasons desiring approval. The property is zoned C-3 General Commercial.

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

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**Attachments**

Variance petition

Location map

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Planning & Zoning Department  
Chris Bauer, Planning Administrator  
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: 4810 W. Garriott (street address):

Legal description: S.W. 1/4 of Sec. 107 22 N. R. 7 W  
Garfield Co. OK.

Current zoning of property: C-3

Variance Request: Exemption from sidewalk requirement

Section: Sidewalk requirement 10-6-1: B-1

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) Sidewalk  
requirement 10-6-1: B-1. Curtright Honda received variance,  
Sidewalk does not connect to neighbor hood, sidewalk does not continue  
I, or we, have attached a site plan of the proposed construction. to east.

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 18 day of October, 2017.

Applicant's signature: 

Telephone: 580 747 5695

Printed Name: Clint Watkins

Email: clintwwatkins@gmail.com

Address: 11721 W. Great Lakes Rd.

Date of Hearing set for the 20 day of November, 2017.

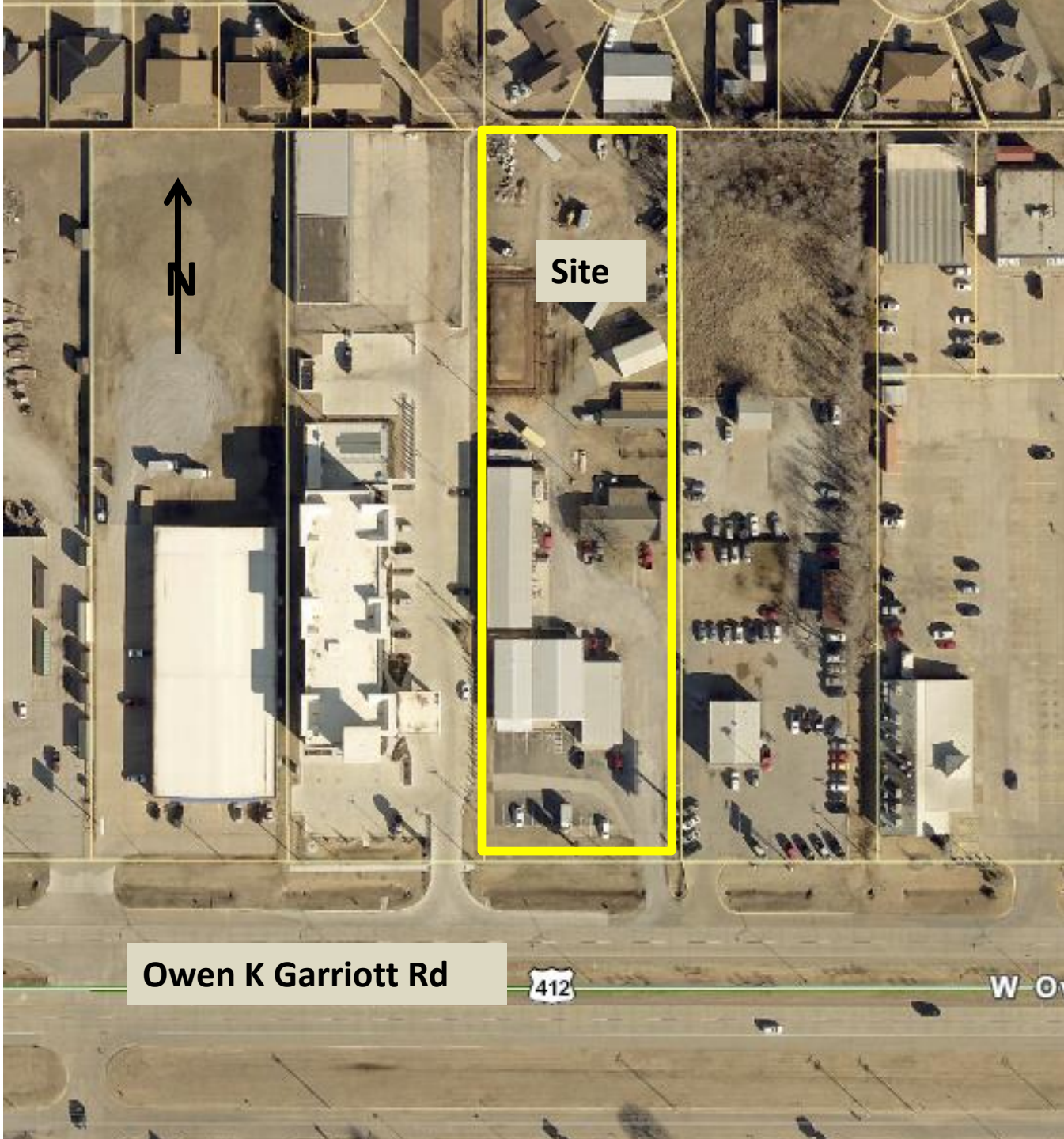
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412

Mill Run

st Brow



Site

Owen K Garriott Rd

412

W Ov

**Metropolitan Area Planning Commission  
Meeting**

**11.3.**

**Meeting Date:** 11/20/2017

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

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**SUBJECT:**

**CONSIDER A SIDEWALK VARIANCE FOR CHRIS BROWN AT 1407 N. TAYLOR DESCRIBED AS LOT 10, BLOCK 2 NORTH VAN BUREN INDUSTRIAL PARK.**

**BACKGROUND:**

Mr. Brown applied for a building permit to erect a new building at 1407 N. Taylor. Section 10-6-1: B.5 sidewalks are required when additions are added. See attached Variance Petition for reasons desiring approval. The property is zoned I-2 Light Industrial.

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.

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**Attachments**

Variance petition

Location map

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Planning & Zoning Department  
Chris Bauer, Planning Administrator  
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: 1407 N Taylor Enid OK 73703 (street address):

Legal description: LOT 10 BLOCK 25d-E 37 NORTH VAN BUREN INDUSTRIAL PARK  
SE / 4122-7

Current zoning of property: INDUSTRIAL I-2 ZONED

Variance Request: SIDEWALK.

Section: 10-6-1(B)5

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) DID AREA, DID DEVELOPMENT, NO OTHER SIDEWALKS, AREA IS ALL 20+ YEAR Bld, NO ROOM FOR NEW DEVELOPMENT (ALL) LOTS TAKEN.

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 2 day of OCTOBER, \_\_\_\_\_.

Applicant's signature: Chris Brown

Telephone: 580 554 0134

Printed Name: Chris Brown

Email: \_\_\_\_\_

Address: 1407 N Taylor

Date of Hearing set for the \_\_\_\_\_ day of \_\_\_\_\_.



W Spruce Ave

Taylor St

N Tyler St

W Cherry Ave

W Poplar Ave

81

N Van Buren St



Taylor St



Site

W Poplar Ave

**Metropolitan Area Planning Commission  
Meeting**

11.4.

**Meeting Date:** 11/20/2017

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

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**SUBJECT:**

**CONSIDER A SIDEWALK VARIANCE FOR JACK MCFADDEN AT 923 SOUTH OAKWOOD DESCRIBED AS TRACT # 405 IN NW/4 14-22-7 BEG 990' S OF NW/C OF NW/4. S 330' E 660' N 330' W 660'.**

**BACKGROUND:**

Mr. McFadden applied for a building permit to erect a new building at 923 South Oakwood. Section 10-6-1: B.1 sidewalks are required in new developments. See attachment Variance Petition for reasons desiring approval. The property is zoned C-2 Planned Business Center District.

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.

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**Attachments**

Variance petition

Location map

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Planning & Zoning Department  
Chris Bauer, Planning Administrator  
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: 923 S. OAKWOOD (street address):

Legal description: TR#405 IN NW/4 14-22-7 REG 990'S OF NW/4 OF NW/4. S  
330' E 660' N 330' W 660'

Current zoning of property: C-2

Variance Request: NO SIDEWALK ON OAKWOOD RD.

Section: 10-6-1: B. 1

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

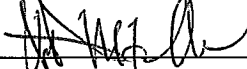
SIDEWALK TO NOWHERE, NEW STRUCTURE SITS BEHIND EXISTING STRUCTURE  
WILL HAVE SIDEWALK AROUND NEW STRUCTURE  
I, or we, have attached a site plan of the proposed construction.

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 10 day of NOV. 2017, \_\_\_\_\_.

Applicant's signature: 

Telephone: 580-231-0643

Printed Name: JACK McFADDEN

Email: KODIAKCONSTRUCTION60  
YAHOO

Address: 2925 N. ADAMS ENID, OK 73701

Date of Hearing set for the 13 day of Dec, 2017.

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W Owen K Garriott Rd

412

Oakwood Rd

Overland Trail

Oregon Trail

Craftsman Dr

Pike Trail

ado Trail

Santa Fe Trail

onora Trail



S Oakwood Rd

