



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 18th day of December, 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 NOVEMBER 20, 2017.
3. ADMINISTRATION.
  1. NONE.
4. ZONING.
  1. CONSIDER A REZONING REQUEST FOR PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN WHICH IS NORTH OF PURDUE AVENUE AND WEST OF CLEVELAND STREET.
  2. CONSIDER A REZONING REQUEST FOR PROPERTY LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER SECTION 14, TOWNSHIP 23 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN AND THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN WHICH IS EAST OF OAKWOOD ROAD AND NORTH OF CARRIER ROAD/HIGHWAY 45.

3. **CONSIDER A REZONING REQUEST FOR PROPERTY LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST, I.M.**
4. **NONE.**
5. **USE BY REVIEW.**
1. **NONE.**
6. **PLATS.**
  1. **CONSIDER A RECOMMENDATION TO THE GARFIELD COUNTY BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF BRIDGE CREEK BLOCKS 11 AND 12 LOCATED IN PART OF THE NORTHEAST QUARTER SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.**
  2. **NONE.**
7. **SITE PLAN.**
  1. **NONE.**
8. **LOT SPLITS.**
  1. **CONSIDER A LOT SPLIT FOR PROPERTY DESCRIBED AS PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN LOCATED AT 4910 WEST PHILLIPS AVENUE.**
  2. **NONE.**
9. **TRAFFIC.**
  1. **NONE.**
10. **EASEMENTS.**
  1. **NONE.**
11. **VARIANCES.**
  1. **NONE.**
  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'.**
12. **ADJOURN.**

# **DRAFT**

## **MINUTES OF REGULAR MEETING OF THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA, HELD ON THE 20TH DAY OF NOVEMBER 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 20th day of November 2017, pursuant to notice given by November 17, 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 17th day of November 2017.

Present: Whitney Hall; Cody Haney; Eddie Mack; David Mason; Cole Ream; Don Roberts

Absent: Mark Arnold; Marvin Kusik; James Simunek, County Commissioner Ex-Officio

Also Present: Jerald Gilbert, City Manager; Will Gill, Assistant City Attorney; Chris Bauer, Planning

Administrator; Robert Hitt, City Engineer; Karla Ruther, Assistant City Planner

### **CALL TO ORDER/ROLL CALL.**

### **CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF OCTOBER 16, 2017.**

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

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

Passed

### **ADMINISTRATION.**

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

No action is required. Karla Ruther gave an update of the 2018 meeting dates to the Planning Commission.

**NONE.**

**ZONING.**

**NONE.**

**USE BY REVIEW.**

**NONE.**

**PLATS.**

**NONE.**

**SITE PLAN.**

**NONE.**

**LOT SPLITS.**

**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.**

Motion was made by Eddie Mack, seconded by Whitney Hall to approve the lot split.

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

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

Motion was made by Cody Haney, seconded by Don Roberts to approve the lot split.

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

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

Motion was made by Whitney Hall, seconded by David Mason to approve the lot split.

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

**NONE.**

**TRAFFIC.**

**NONE.**

**EASEMENTS.**

**NONE.**

**VARIANCES.**

**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.**

No action taken. The item requires 3/4 vote of the regular membership of the Planning Commission.

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

No action taken. The item requires 3/4 vote of the regular membership of the Planning Commission.

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

No action taken. The item requires 3/4 vote of the regular membership of the Planning Commission.

**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'.**

No action taken. The item requires 3/4 vote of the regular membership of the Planning Commission.

**NONE.**

**ADJOURN.**

Motion was made by Don Roberts, seconded by David Mason to adjourn.  
The meeting adjourned at 6:06 PM.

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

**Metropolitan Area Planning Commission  
Meeting**

4.1.

**Meeting Date:** 12/18/2017

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

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**SUBJECT:**

**CONSIDER A REZONING REQUEST FOR PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN WHICH IS NORTH OF PURDUE AVENUE AND WEST OF CLEVELAND STREET.**

**BACKGROUND:**

This item concerns a 60 acre tract located approximately 700 feet north of Purdue Avenue on the west side of Cleveland Street. The applicant is requesting to rezone the property from A Agriculture District to R-2 Single Family District.

Envision Enid Comprehensive Plan classifies the land use as Agriculture and Open Space. The Engineering Department evaluated the water and sanitary sewer and determined they are adequate for the proposed rezoning. Engineering does not consider the unimproved part of Cleveland adjacent to the site to be adequate to serve R-2 zoning. The Transportation Plan did not identify any improvements to this part of Cleveland.

The surrounding zoning is Agriculture to the north, south, west and part of the east side across Cleveland Street along with the R-3 PUD in the North Mark Estates Addition.

**RECOMMENDATION:**

Consider a recommendation to the Mayor and Board of Commissioners.

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

Location map

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Site

Cleveland St

Purdue Ave

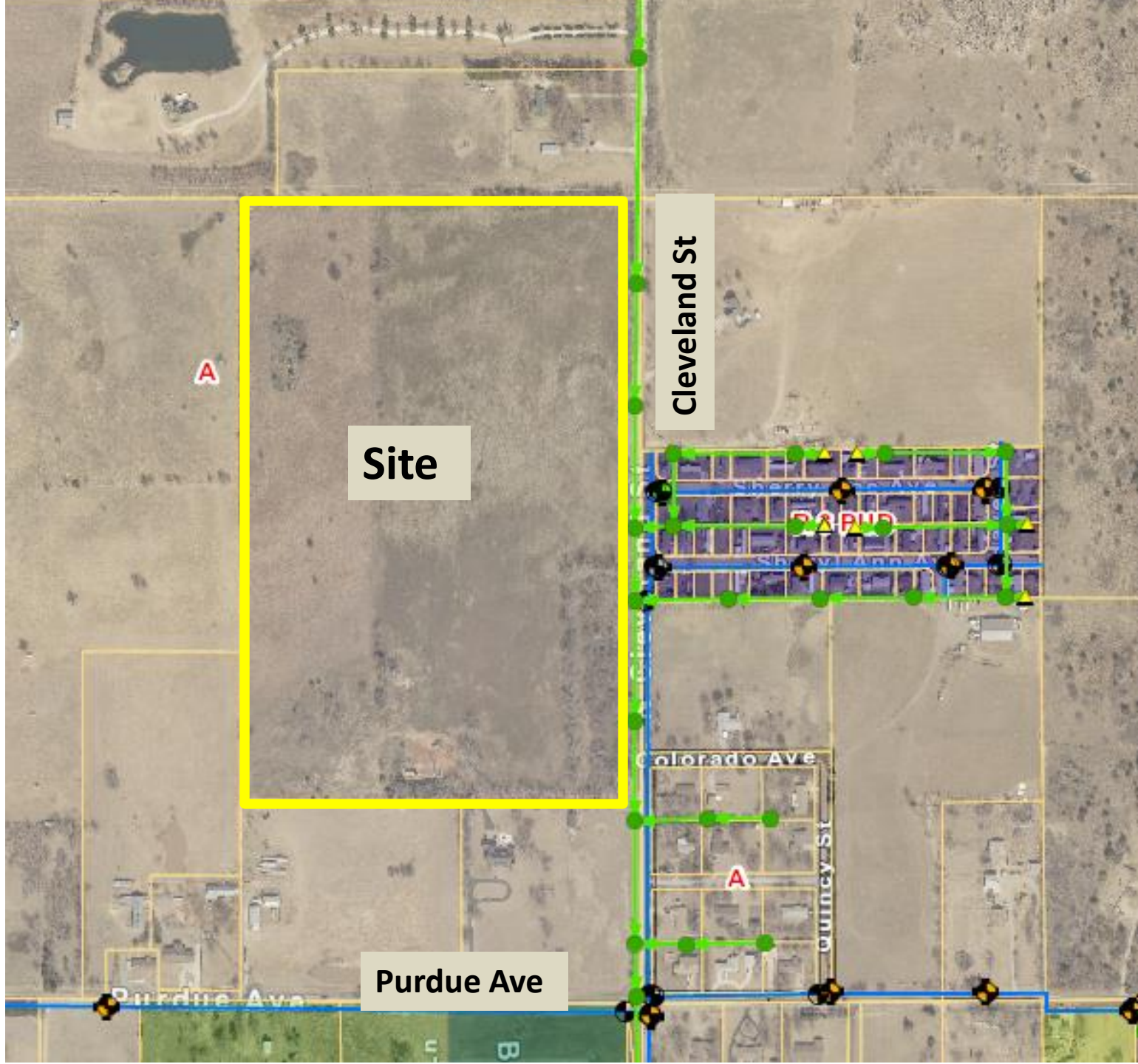
Ln

Sherry

Shen







Cleveland St

Site

RABID



Colorado Ave

Quincy St

Purdue Ave

A

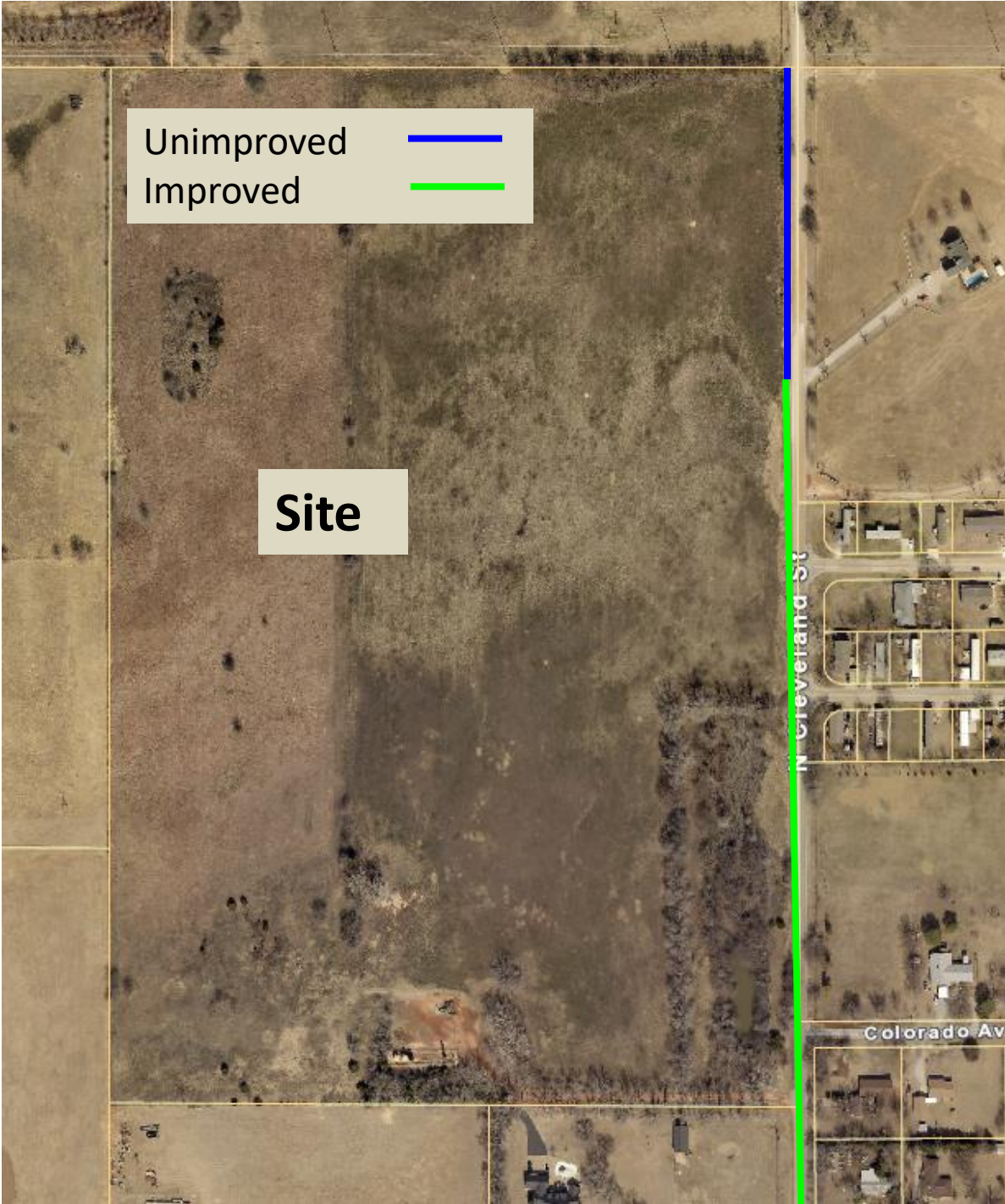
A

Unimproved   
Improved 

**Site**

N Cleveland St

Colorado Av



**Metropolitan Area Planning Commission  
Meeting**

4.2.

**Meeting Date:** 12/18/2017

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

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**SUBJECT:**

**CONSIDER A REZONING REQUEST FOR PROPERTY LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER SECTION 14, TOWNSHIP 23 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN AND THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN WHICH IS EAST OF OAKWOOD ROAD AND NORTH OF CARRIER ROAD/HIGHWAY 45.**

**BACKGROUND:**

This item concerns 71.91 acres located east of Oakwood Road and north of the Carrier Road/Highway 45 located in the County but still within the three mile radius of the City Limits for MAPC jurisdiction. The property is adjacent to Longhorn Estates.

The applicant is requesting to rezone the property from A-1 General Agriculture District to A-2 Suburban District. Access to the property will be from Carrier Road/Highway 45. Water and sewer facilities will be private.

**RECOMMENDATION:**

Consider a recommendation to the Garfield County Board of County Commissioners.

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

Location map

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Oakwood Rd

LaSt Chance

Cactus Flats

Open Range

Coyote Trail

Stage Coach

Chuck Wagon Dr

Long Branch

Site



45

Carrier Rd/HWY 45

od Rd



**Metropolitan Area Planning Commission  
Meeting**

**4.3.**

**Meeting Date:** 12/18/2017

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

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**SUBJECT:**

**CONSIDER A REZONING REQUEST FOR PROPERTY LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST, I.M.**

**BACKGROUND:**

This item concerns approximately 20 acres of property located south and west of the existing Bridge Creek Subdivision located in the County but still within the three mile radius of the City Limits for MAPC jurisdiction.

The applicant is requesting to rezone the property from A-1 General Agriculture District to R-1 Single Family Dwelling District to include this property with the existing subdivision. Access to the property will be through the existing Bridge Creek Subdivision on Elm Bridge Lane. Water and sewer facilities will be private.

**RECOMMENDATION:**

Consider a recommendation to the Garfield County Board of Commissioners.

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

Location map

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Carrier Rd

45

Carrier Rd



Pine Bridge Ln

Garland Rd

**Metropolitan Area Planning Commission  
Meeting**

6.1.

**Meeting Date:** 12/18/2017

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

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**SUBJECT:**

**CONSIDER A RECOMMENDATION TO THE GARFIELD COUNTY BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF BRIDGE CREEK BLOCKS 11 AND 12 LOCATED IN PART OF THE NORTHEAST QUARTER SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.**

**BACKGROUND:**

Bridge Creek Addition Blocks 11 and 12 is located on the east side of the existing Bridge Creek Subdivision in the County. This is the final plat for two lots in each Block 11 and Block 12. Lots will have access to Elm Bridge Lane. Water and sewer will be private to each lot.

**RECOMMENDATION:**

Consider a recommendation to the Garfield County Board of Commissioners.

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

Location map  
Bridge Creek B 11-12

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Carrier Rd

45

Carrier Rd



Pine Bridge Ln

Garland Rd



**OWNER'S CERTIFICATION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WILDOAK DEVELOPMENT CORPORATION, AN OKLAHOMA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF AND THE ONLY ENTITY HAVING ANY RIGHT, TITLE, OR INTEREST IN THE HEREIN PLATTED PROPERTY SITUATED IN THE NORTHEAST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE SEVEN (7) WEST, INDIAN MERIDIAN, IN GARFIELD COUNTY, OKLAHOMA, THE BOUNDARIES OF SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the most easterly corner of Lot 2, Block 9, Bridge Creek Addition; Thence S 32° 24' 07" E along the southerly line of the abandoned railroad right-of-way a distance of 394.88 feet; Thence S 49° 34' 52" W for a distance of 261.44 feet; Thence S 41° 25' 08" E for a distance of 34.19 feet; Thence S 49° 34' 52" W for a distance of 255.45 feet; Thence N 41° 25' 08" W for a distance of 448.00 feet; Thence N 49° 34' 52" E along the southeasterly limits of Lot 2, Block 10, Bridge Creek Addition, for a distance of 205.45 feet; Thence S 41° 25' 08" E along the southerly right-of-way line of Elm Bridge Lane for a distance of 23.81 feet; Thence N 49° 34' 52" E along the southeasterly limits of Lot 2, Block 9, Bridge Creek Addition, for a distance of 373.34 feet to the Point of Beginning.

Above described tract contains 5.22 acres, more or less and may be subject to written or unwritten rights of way agreements.

THE ABOVE NAMED OWNER FURTHER CERTIFIES THAT IT HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND HAS CAUSED THE ACCOMPANYING PLAT TO BE MADE, WHICH IT HEREBY ADOPTS AS THE "BLOCKS 11 & 12, BRIDGE CREEK ADDITION" PART OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER, SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.

IT HEREBY DEDICATES ALL STREETS AND EASEMENTS SHOWN WITHIN THE BOUNDARIES OF SAID PLAT TO THE PUBLIC FOR PUBLIC STREETS AND EASEMENTS. STREETS WILL BE BUILT AND MAINTAINED BY THE OWNERS OF SUBDIVISION LOTS AND WILL NOT BE THE RESPONSIBILITY OF THE GARFIELD COUNTY GOVERNMENT. IT GUARANTEES A CLEAR TITLE TO THE LAND SO DEDICATED FOR THE PURPOSES HEREIN SET FORTH, FROM ITSELF, ITS HEIRS AND ASSIGNS AND HAS CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR. THE RESTRICTIONS AND COVENANTS GOVERNING THE USE OF LAND HEREIN PLATTED WERE FILED IN BOOK 1533 ON PAGE 808 ON MAY 18, 2011, 10:55 A.M. AND ARE MADE A PART HEREOF. IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_.

WILDOAK DEVELOPMENT CORPORATION, INC.  
AN OKLAHOMA CORPORATION  
ATTEST:

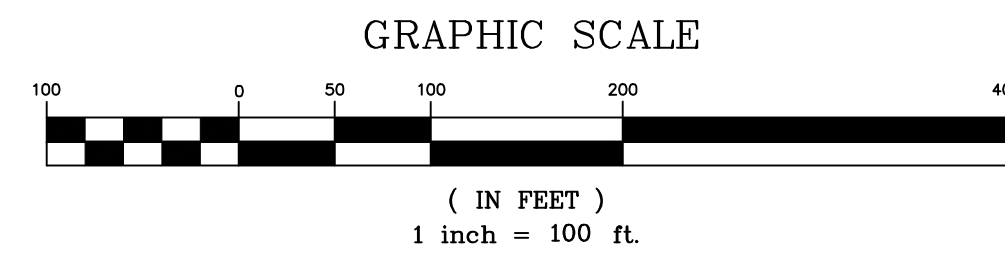
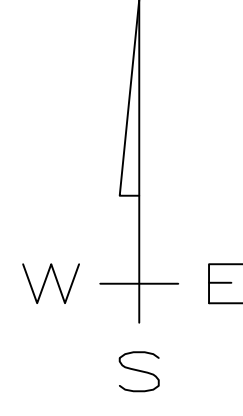
BY: MARY E. HENDERSON, SECRETARY & TREASURER  
J.G. HENDERSON, PRESIDENT

STATE OF OKLAHOMA )  
) SS )  
COUNTY OF GARFIELD )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ BY J.G. HENDERSON, PRESIDENT OF WILDOAK DEVELOPMENT CORPORATION, INC., AN OKLAHOMA CORPORATION.

MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NO. \_\_\_\_\_  
NOTARY PUBLIC

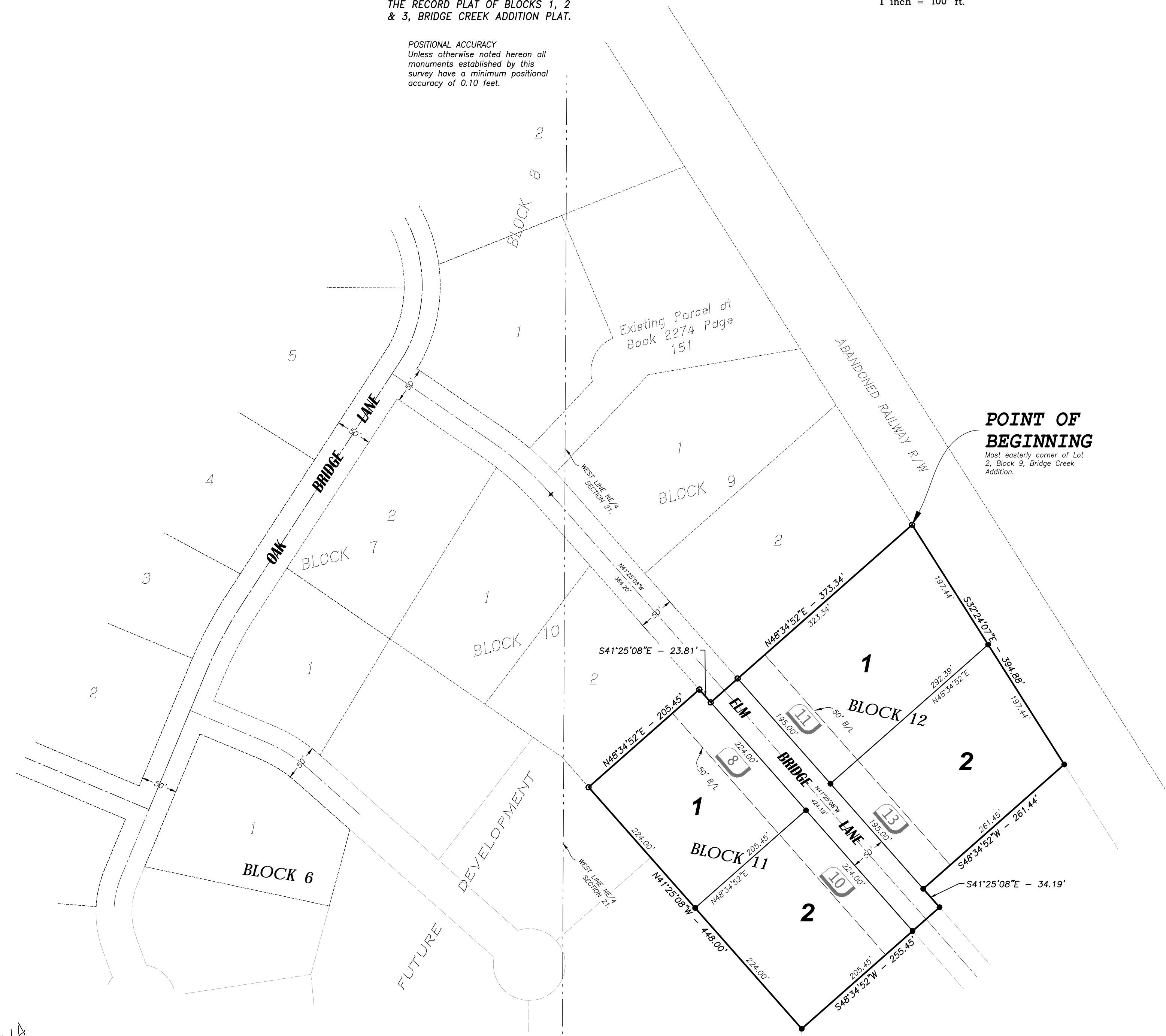
**LEGEND**

- ~ Denotes an existing monument found in place (3/8" iron pin with yellow or red plastic cap stamped CA 828 OR CA 33507) unless otherwise noted hereon.
- ~ Denotes 3/8" iron pin set with yellow plastic cap stamped CA 828, unless otherwise noted hereon.
- ~ Denotes proposed house address.

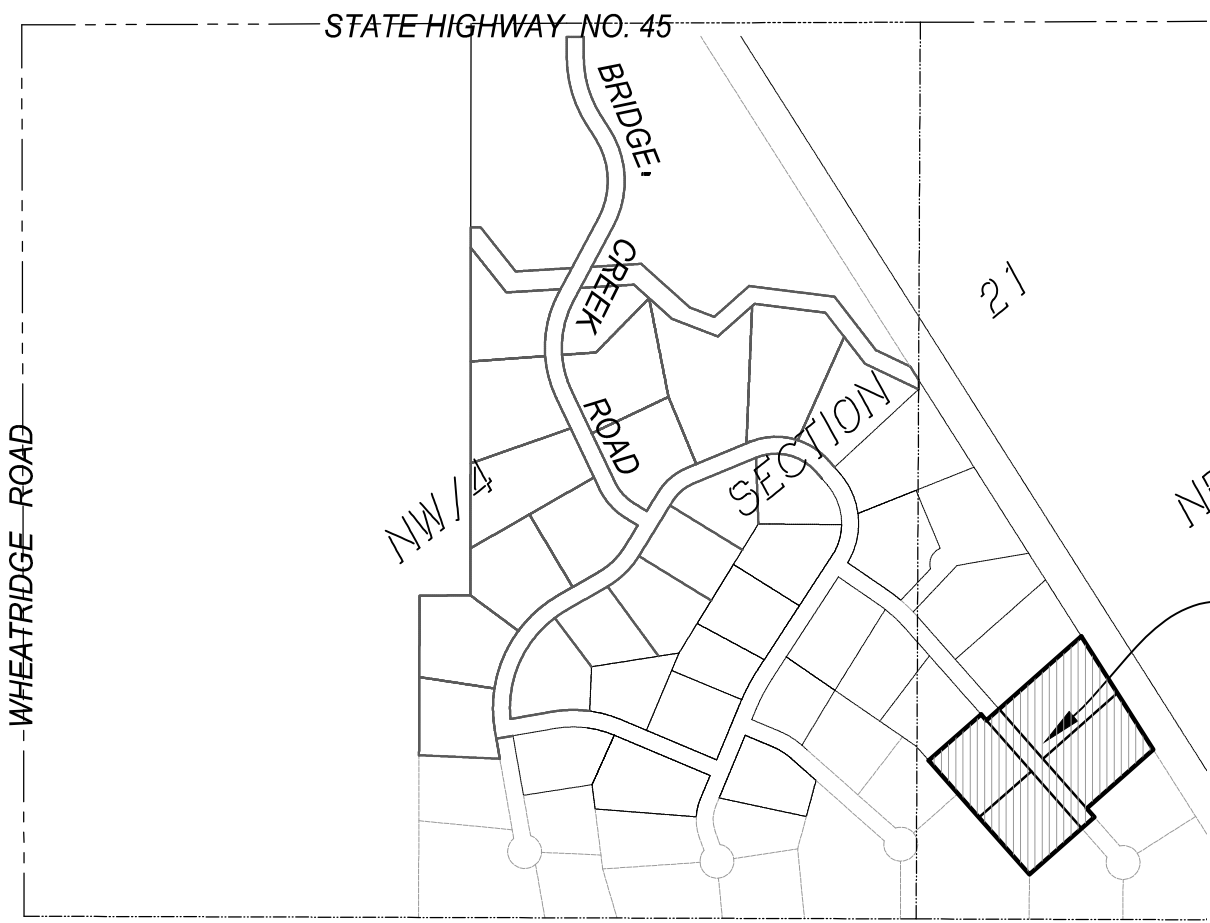


BEARINGS HEREON ARE RELATIVE TO THE RECORD PLAT OF BLOCKS 1, 2 & 3, BRIDGE CREEK ADDITION PLAT.

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



**POINT OF BEGINNING**  
Most easterly corner of Lot 2, Block 9, Bridge Creek Addition.



VICINITY MAP  
SCALE - NONE

**COUNTY TREASURER'S CERTIFICATE**

I, KEVIN R. POSTIER, COUNTY TREASURER OF GARFIELD COUNTY, STATE OF OKLAHOMA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX ROLLS OF GARFIELD COUNTY, STATE OF OKLAHOMA, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO DUE OR DELINQUENT TAXES ON THE ABOVE DESCRIBED PROPERTY.

\_\_\_\_\_  
COUNTY TREASURER  
SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, PERSONALLY APPEARED KEVIN R. POSTIER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WRITTEN AND FOREGOING INSTRUMENT.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NO. \_\_\_\_\_ NOTARY PUBLIC

**MAPC APPROVAL**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, BY THE METROPOLITAN AREA PLANNING COMMISSION.  
\_\_\_\_\_  
CHAIRMAN  
ATTEST: \_\_\_\_\_  
SECRETARY

**COUNTY APPROVAL**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, BY THE BOARD OF COMMISSIONERS OF GARFIELD COUNTY, OKLAHOMA.  
\_\_\_\_\_  
CHAIRMAN  
ATTEST: \_\_\_\_\_  
COUNTY CLERK

**PERMANENCY CERTIFICATE**

I DO HEREBY CERTIFY THAT THIS PLAT FULFILLS THE PERMANENCY REQUIREMENTS OF OKLAHOMA STATUTES.

DANNY R. TURNER

**SURVEYOR'S CERTIFICATE**

I, DANNY R. TURNER, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "BLOCKS 11 & 12 BRIDGE CREEK ADDITION", CORRECTLY REPRESENTS A PRUDENT SURVEY MADE UNDER MY SUPERVISION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, MEETS OR EXCEEDS THE 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 AND THAT ALL MONUMENTS SHOWN HEREON WILL BE PLACED PRIOR TO THE OFFICIAL RECORDING WITH THE GARFIELD COUNTY REGISTRAR OF DEEDS.

DANNY R. TURNER  
REGISTERED LAND SURVEYOR  
STATE OF OKLAHOMA, NO. 1248

STATE OF OKLAHOMA  
COUNTY OF GARFIELD:  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, PERSONALLY APPEARED DANNY R. TURNER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NO. \_\_\_\_\_  
NOTARY PUBLIC

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFICATE  
THE GARFIELD COUNTY OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF INDIVIDUAL WATER SYSTEMS AND INDIVIDUAL ON-SITE SEWER SYSTEMS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017

ENVIRONMENTAL PROGRAM SPECIALIST  
DEPARTMENT OF ENVIRONMENTAL QUALITY

**PLAT OF  
BLOCKS 11 & 12  
BRIDGE CREEK ADDITION**

PART OF THE NORTHEAST QUARTER SECTION 21,  
TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN,  
GARFIELD COUNTY, OKLAHOMA

**PS PORTERFIELD SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES  
1610 N. I-40 ROAD, ENID, OKLAHOMA 73703  
Ph. 580-233-0572 Fax 580-233-0583 E-mail "tp@tp-us.com"  
C.A. #828 Expiration Date: June 30, 2019

**Metropolitan Area Planning Commission  
Meeting**

8.1.

**Meeting Date:** 12/18/2017

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

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**SUBJECT:**

**CONSIDER A LOT SPLIT FOR PROPERTY DESCRIBED AS PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN LOCATED AT 4910 WEST PHILLIPS AVENUE.**

**BACKGROUND:**

The property is located at 4910 West Phillips Avenue outside the city but located within three miles of the city limits. The property is zoned A-1 General Agriculture District according to the Garfield County Zoning Map. The applicant is splitting 2.06 acres from the 66.83 acres to sell separately. The applicant is seeking a variance to the minimum five acre lot requirement. The Garfield County Board of Adjustment will consider the variance and the results will be made available to the Planning Commission.

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 contingent upon variance approval.

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

Location map & survey

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N Garland Rd

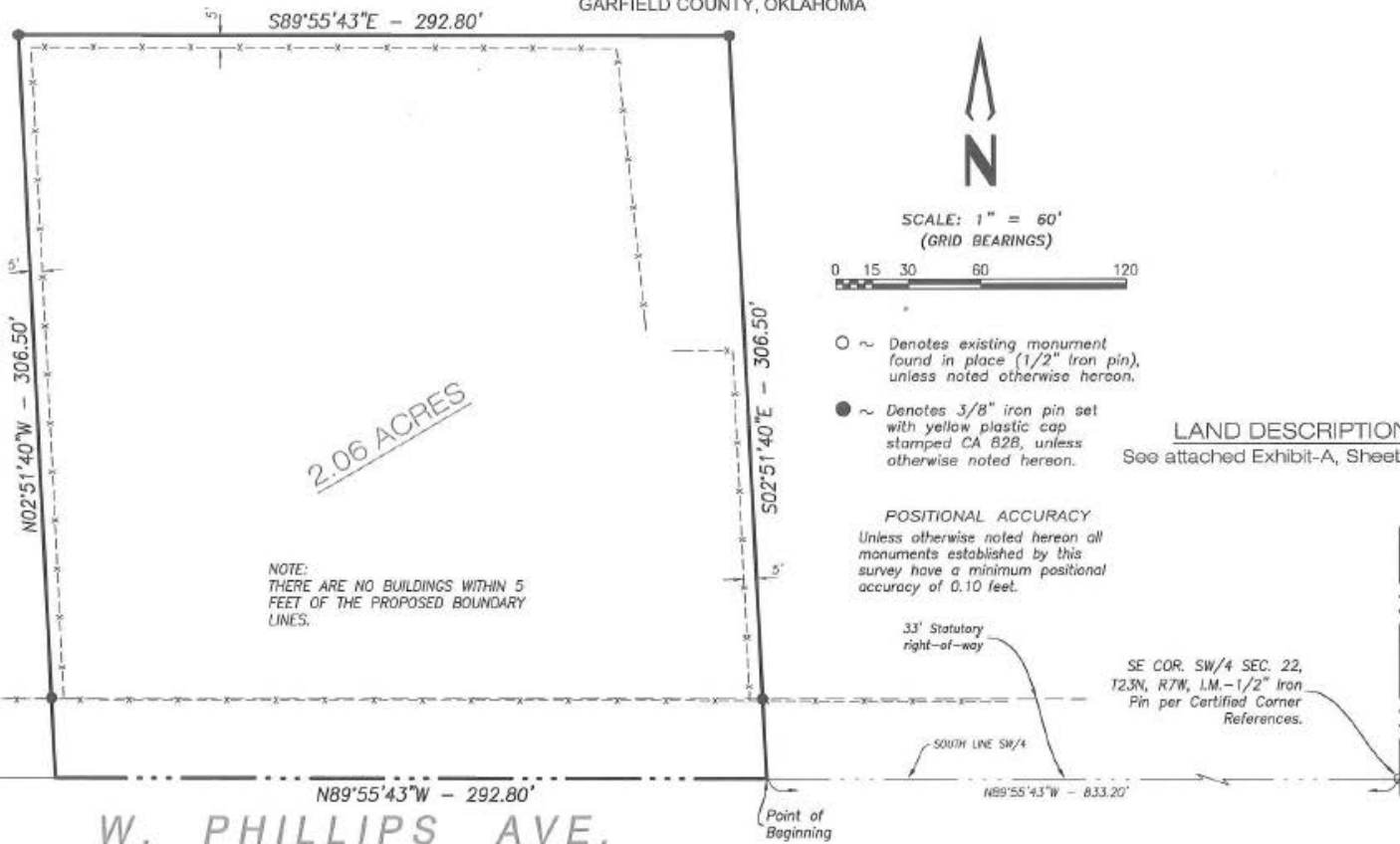
Phillips Ave





Phillips Ave

BOUNDARY SURVEY MAP for Lot-Split  
 A Part of the SW/4 Sec. 22, T23N, R7W, I.M.  
 GARFIELD COUNTY, OKLAHOMA



2.06 ACRES

NOTE:  
 THERE ARE NO BUILDINGS WITHIN 5  
 FEET OF THE PROPOSED BOUNDARY  
 LINES.



SCALE: 1" = 60'  
 (GRID BEARINGS)



- ~ Denotes existing monument found in place (1/2" iron pin), unless noted otherwise hereon.
- ~ Denotes 3/8" iron pin set with yellow plastic cap stamped CA 828, unless otherwise noted hereon.

**LAND DESCRIPTION**  
 See attached Exhibit-A, Sheet 1 of 2.

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

33' Statutory right-of-way

SE COR. SW/4 SEC. 22, T23N, R7W, I.M. - 1/2" Iron Pin per Certified Corner References.

N89°55'43"W - 833.20'

Point of Beginning



DANNY R. TURNER  
 R.L.S. NO. 1248

**EXHIBIT-"B"**

W. PHILLIPS AVE.

DATE OF SURVEY: DEC. 6, 2017  
 DATE SIGNED: Dec. 6, 2017

**NOTICE!**

**SURVEYOR'S OPINION**  
 To the best of my knowledge, information and belief, a

FILE NO. \20170194\22555

SHEET 2 OF 2

**Metropolitan Area Planning Commission  
Meeting**

11.1.

**Meeting Date:** 12/18/2017

**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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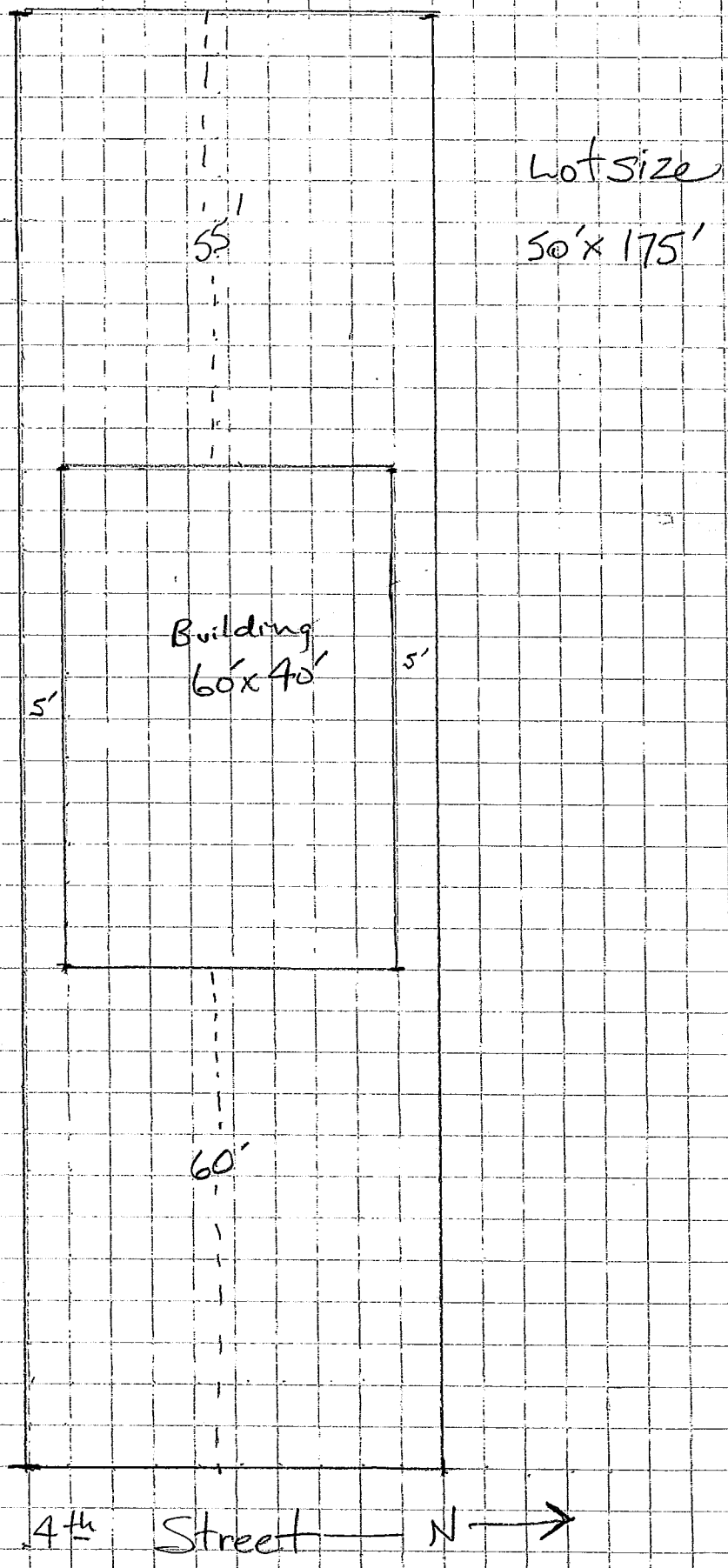
List of Reasons

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





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:** 12/18/2017

**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, 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:

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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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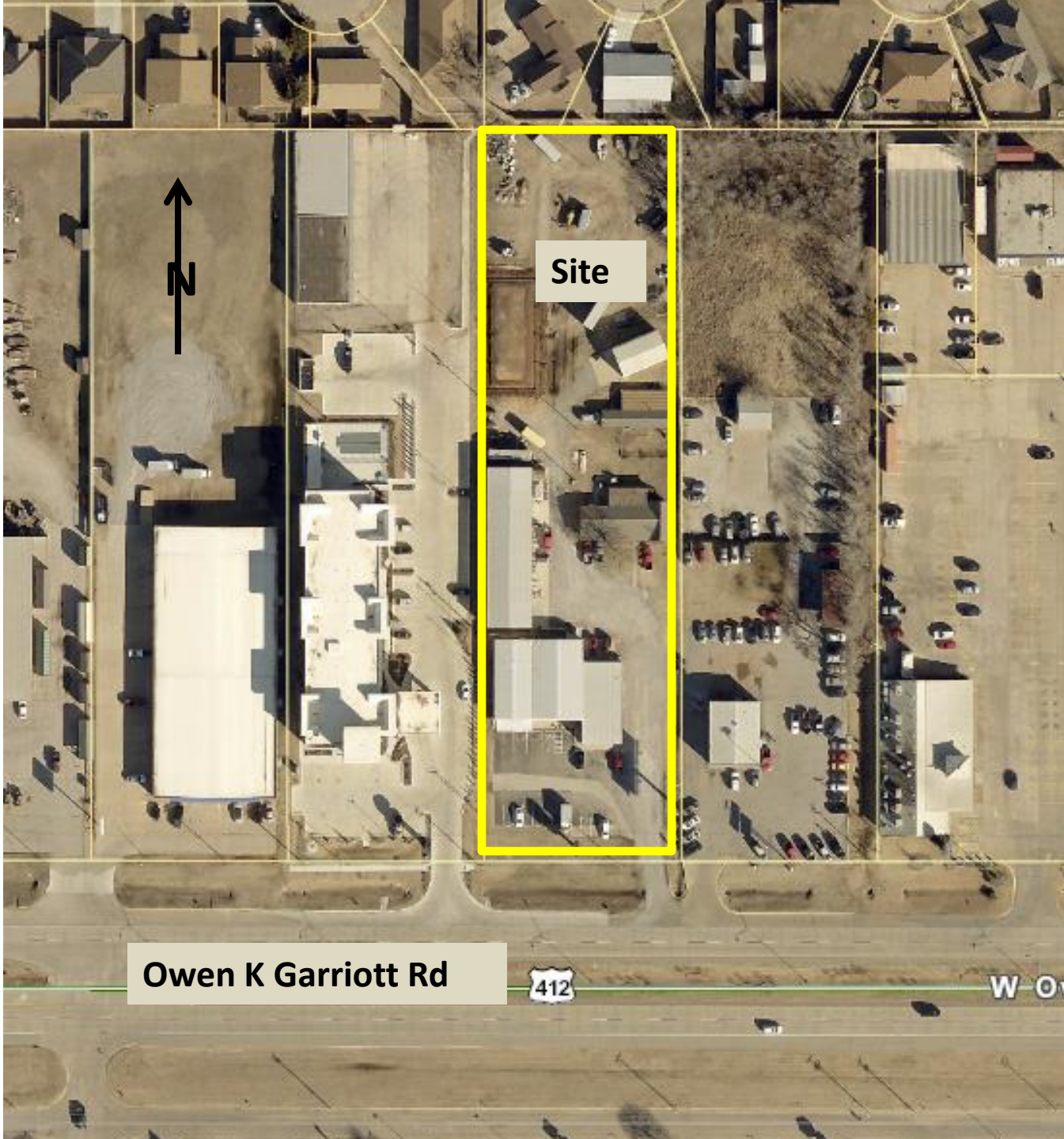


412

Mill Run

st Brow





Site

Owen K Garriott Rd

412

W Ov

**Metropolitan Area Planning Commission  
Meeting**

**11.3.**

**Meeting Date:** 12/18/2017

**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:** 12/18/2017

**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.

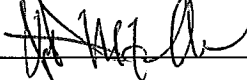
I, or We, hereby petition the **Metropolitan Area Planning Commission and Mayor and Board of Commissioners** for a variance to the following provision(s) of the City of Enid Ordinance, Section 12-1-8.

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

