



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 26th day of February, 2018, in the Council Chambers of the City Administration Building, located at 401 W. Owen K. Garriott Road, Enid, Oklahoma, and the agenda for said meeting is as follows:

- AGENDA -

METROPOLITAN AREA PLANNING COMMISSION REGULAR MEETING

1. CALL TO ORDER/ROLL CALL.
2. CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF DECEMBER 18, 2017.
3. ADMINISTRATION.
 1. NONE.
4. ZONING.
 1. CONSIDER A REZONING REQUEST FOR A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE SEVEN (7) WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION THIRTY-FOUR (34), THENCE S00°04'56"E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1472.18 FEET TO THE POINT OF BEGINNING, THENCE S89°47'50"W PARALLEL THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 602.00 FEET, THENCE S00°04'56"E PARALLEL THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 256.93 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF THE A.T. & S.F. RAILROAD, THENCE S32°42'51"E ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 493.20 FEET, THENCE N89°47'50"E A DISTANCE OF 336.05 FEET, THENCE, N00°04'56"W A DISTANCE OF 672.84 FEET TO THE POINT OF BEGINNING WHICH IS IN THE 3400 BLOCK OF NORTH OAKWOOD, WEST SIDE.

2. NONE.
5. USE BY REVIEW.
 1. CONSIDER A USE BY REVIEW FOR NEXTERA ENERGY FOR AN ELECTRICAL SUBSTATION FOR THE ARMADILLO FLATS WIND PROJECT LOCATED AT THE SOUTHWEST CORNER OF LONGHORN TRAIL AND HIGHWAY 74, NORTH OF COVINGTON WHICH IS ALSO KNOWN AS THE NORTH 466.69 FEET OF THE EAST 466.69 FEET OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 4 WEST, OF THE INDIAN MERIDIAN, GARFIELD COUNTY.
 2. NONE.
6. PLATS.
 1. NONE.
7. SITE PLAN.
 1. NONE.
8. LOT SPLITS.
 1. CONSIDER A LOT SPLIT FOR BOBSFARM INC. LOCATED AT THE NORTHWEST CORNER OF SPRING RIDGE ROAD AND MILL RUN, WHICH IS A PART OF THE NW/4 SECTION 15, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.
 2. CONSIDER A LOT SPLIT FOR HAMMER-WILLIAMS COMPANY LOCATED AT THE NORTHEAST CORNER OF GARLAND ROAD AND OWEN K GARRIOTT, WHICH IS PART OF A SUBDIVISION OF THE SW/4 OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 7 W.I.M.
 3. 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 18TH DAY OF DECEMBER 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 18th day of December 2017, pursuant to notice given by December 15, 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 15th day of December 2017.

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

Absent: James Simunek, County 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 NOVEMBER 20, 2017.

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

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

Passed

ADMINISTRATION.

NONE.

ZONING.

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.

Motion was made by Cole Ream, seconded by Cody Haney to recommend approval of the rezoning to the Mayor and Board of Commissioners.

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

Passed

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.

Motion was made by Eddie Mack, seconded by Don Roberts to recommend approval of the rezoning to the Board of Garfield County Commissioners.

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

Passed

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

Motion was made by Cole Ream, seconded by Mark Arnold to recommend approval of the rezoning to the Board of Garfield County Commissioners.

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

Passed

NONE.

USE BY REVIEW.

NONE.

PLATS.

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.

Motion was made by Don Roberts, seconded by Whitney Hall to recommend approval of the final plat to the Board of Garfield County Commissioners.

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

Passed

NONE.

SITE PLAN.

NONE.

LOT SPLITS.

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.

Motion was made by Cole Ream, seconded by Eddie Mack to approve the lot split.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, 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.

Motion was made by Whitney Hall, seconded by Cole Ream to recommend approval of the variance to the Mayor and Board of Commissioners.

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

Passed

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

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

AYE: Marvin Kusik, Cole Ream, Don Roberts

NAY: Mark Arnold, Whitney Hall, Cody Haney, Eddie Mack, David Mason

Failed

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

Motion was made by Cole Ream, seconded by Whitney Hall to recommend approval of the variance to the Mayor and Board of Commissioners.

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

Passed

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'.

Motion was made by Whitney Hall, seconded by Mark Arnold to recommend denial of the variance to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason

NAY: Cole Ream, Don Roberts

Passed

NONE.

ADJOURN.

Motion was made by Whitney Hall, seconded by Cole Ream to adjourn.

Meeting adjourned at 6:26 PM.

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

Passed

**Metropolitan Area Planning Commission
Meeting**

4.1.

Meeting Date: 02/26/2018

Submitted By: Chris Bauer, Planning Administrator

SUBJECT:

CONSIDER A REZONING REQUEST FOR A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE SEVEN (7) WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION THIRTY-FOUR (34), THENCE S00°04'56"E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1472.18 FEET TO THE POINT OF BEGINNING, THENCE S89°47'50"W PARALLEL THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 602.00 FEET, THENCE S00°04'56"E PARALLEL THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 256.93 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF THE A.T. & S.F. RAILROAD, THENCE S32°42'51"E ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 493.20 FEET, THENCE N89°47'50"E A DISTANCE OF 336.05 FEET, THENCE, N00°04'56"W A DISTANCE OF 672.84 FEET TO THE POINT OF BEGINNING WHICH IS IN THE 3400 BLOCK OF NORTH OAKWOOD, WEST SIDE.

BACKGROUND:

This item concerns an 8 acre tract located south of Tara Estates along the railroad tracks on the west side of Oakwood Road. The applicant, OK United Methodist Circle of Care, is requesting to rezone the property from Agriculture District to R-2 Single Family District. The applicant will construct a single family residence for a foster home.

Envision Enid Comprehensive Plan classifies the land use as Agriculture and Open Space. The Engineering Department evaluated the water, sanitary sewer and Oakwood Road and determined they are adequate for the proposed rezoning.

The surrounding zoning is Agriculture to the east, south and west with R-2 to the north.

RECOMMENDATION:

Consider a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map



Tara Ln

Plantain Ln

Scarlett Ln

Site

N Oakwood Rd





Site

N Oakwood Rd



**Metropolitan Area Planning Commission
Meeting**

5.1.

Meeting Date: 02/26/2018

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A USE BY REVIEW FOR NEXTERA ENERGY FOR AN ELECTRICAL SUBSTATION FOR THE ARMADILLO FLATS WIND PROJECT LOCATED AT THE SOUTHWEST CORNER OF LONGHORN TRAIL AND HIGHWAY 74, NORTH OF COVINGTON WHICH IS ALSO KNOWN AS THE NORTH 466.69 FEET OF THE EAST 466.69 FEET OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 4 WEST, OF THE INDIAN MERIDIAN, GARFIELD COUNTY.

BACKGROUND:

This petition concerns property located in Garfield County north of Covington, in the southwest corner of Longhorn Trail and Highway 74. The property is zoned "A-1" General Agriculture District.

The applicant is seeking a Use by Review approval for an electrical substation. The electrical substation is part of the Armadillo Flats Wind Project.

RECOMMENDATION:

Consider Use by Review.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Application & conditions

Location map & site plan



Planning & Zoning Department
Chris Bauer, Planning Administrator
cbauer@enid.org
580-616-7217
PO Box 1768, 401 West Garriott
Enid OK 73702

Use By Review Petition

(DUE to Community Development 2 weeks prior to Planning Commission meeting)

For Planning Commission meeting dates visit <http://www.enid.org/index.aspx?page=374>.

1. The premises, if approved, will be used as follows: _____
Electrical Substation for the Armadillo Flats Wind Project

Additional reasons, if any, for desiring the approval of the Use By Review are as follows:
N/A

2. Address and/or general location of site: Southwest corner of the intersection of East Longhorn Trail (E0480 Dr.) & Highway 74
3. Legal description or site: The North 466.69 feet of the East 466.69 feet of the Northeast Quarter (NE/4) of Section Eleven (11), Township Twenty-one (21) North, Range Four (4) West of the Indian Meridian, Garfield County, Oklahoma.
4. Zoning classification of property: Garfield County A-1 General Agriculture
5. Applicant's signature: _____

Printed Name: Casey Moye, NextEra Energy Resources

Date: 1/19/2018 Address: 700 Universe Blvd. ESE/JB Juno Beach, FL 33408

Email: casey.moye@nexteraenergy.com Telephone: 561-304-5401
Cell phone: 561-758-9216

If you have any questions, please contact Community Development at (580) 616-7218

THANK YOU!



Planning & Zoning Department
Chris Bauer, Planning Administrator
cbauer@enid.org
580-616-7217
PO Box 1768, 401 West Garriott
Enid OK 73702

Use By Review Checklist

(DUE to Community Development 14 days prior to Planning Commission meeting)

For Planning Commission meeting dates visit <http://www.enid.org/index.aspx?page=374>.

- 1. Applicant name, address, email, and phone number.
- 2. Use requested and reason for desired approval.
- 3. Address and legal description of property.
- 4. Recommended meeting with applicant and staff.
- 5. Zoning classification of property.
- 6. Conditions for authorization: Section 11-14-1
 - A. Will the proposed use adversely affect the use of adjoining or adjacent properties when operated in accordance with all required conditions?
 - B. Are there adequate utilities, drainage, parking, loading, access, and other design criteria?
 - C. Will the proposed use generate vehicular traffic that is hazardous to, in conflict with, or exceeds the existing anticipated traffic capacity of the transportation system serving the area?
 - D. Are there adequate safeguards in place that will limit noxious or offensive emissions, including noise, glare, smoke, dust and odor?

For Industrial Use:

- E. Has the use, manufacture, or storage of potentially combustible, explosive, or hazardous materials been reviewed and approved by the fire marshal and other officials for compliance with applicable city, state, and federal regulations?

- F. Has the method of pretreatment, handling, storage, and discharge of wastewater, storm water, and any other effluent been reviewed for compliance with applicable city, state, and federal regulations?
- G. Is the emission of air contaminants in compliance with applicable city, state, and federal regulations?
- H. Is the use in compliance with acceptable noise pressure levels, be it continual, intermittent, or at a steady or random beat, at any pitch or frequency, within the limits of levels commonly associated with this type of use?
- I. Will the use create heat, glare, or vibration which shall be detected from the location beyond the property lines of the lot upon which the use is located?
- J. What safeguards are in place which will limit odors so as not to adversely impact the use of adjacent properties?

If the applicant or any other person wishes to appeal the recommendation of the planning commission, he shall file a written application to appear before the mayor and board of commissioners. Said appeal shall be made to the director of community development no later than seven (7) days after the date of the planning commission hearing. The mayor and board of commissioners shall then conduct a public hearing to consider the site plan. Section 11-14-1F

If you have any questions, please contact Chris Bauer at cbauer@enid.org or (580) 616-7217

THANK YOU!

Questions asked on Checklist for
Electrical Substation for the Armadillo Flats Wind Project

- A. The proposed use will not adversely affect the use of adjoining or adjacent properties when operated in accordance with all required conditions.
- B. Because this is for a substation associated with the wind turbine generators there is no need for utilities, other than the electric and communication fiber that will be installed as part of the project. The existing surface will be graded but the finished surface is still permeable (crushed rock) and all existing drainage patterns are being maintained. There is adequate space for parking and loading. A new access to the site will be installed as part of the project on the south side of East Longhorn Trail (E0480 Dr.). No other known design criteria is of concern.
- C. The completed project use will not generate vehicular traffic that is hazardous to, in conflict with, or exceeds the existing anticipated traffic capacity of the transportation system serving the area.
- D. The substation does not emit noxious or offensive emissions, including noise, glare, smoke, dust and odor.
- E. Thru J. N/A - This project is not an Industrial Use.

HWY 74

Longhorn Trail

74

Covington

St

field St

St

je Rd



**Metropolitan Area Planning Commission
Meeting**

8.1.

Meeting Date: 02/26/2018

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A LOT SPLIT FOR BOBSFARM INC. LOCATED AT THE NORTHWEST CORNER OF SPRING RIDGE ROAD AND MILL RUN, WHICH IS A PART OF THE NW/4 SECTION 15, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.

BACKGROUND:

The property is south of the hotels on Lowe's Drive, Home Away Suites and Country Inn and Suites west of Mill Run and east of Lowe's. The property is zoned C-2 Planned Business Center. The applicant is splitting off 4.98 acres from the 94.11 acre tract. Public utilities exist at the site and the property will have access from Mill Run.

The Engineering Department evaluated and confirms there is adequate utilities and access for the lot split.

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.

Attachments

Location map & survey

W Owen K Garriott Rd

412

Mill Run

Lowes Drive

S Garland Rd

C-3

C-3

C-3

C-2

R-7

Site

R-4

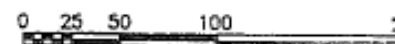




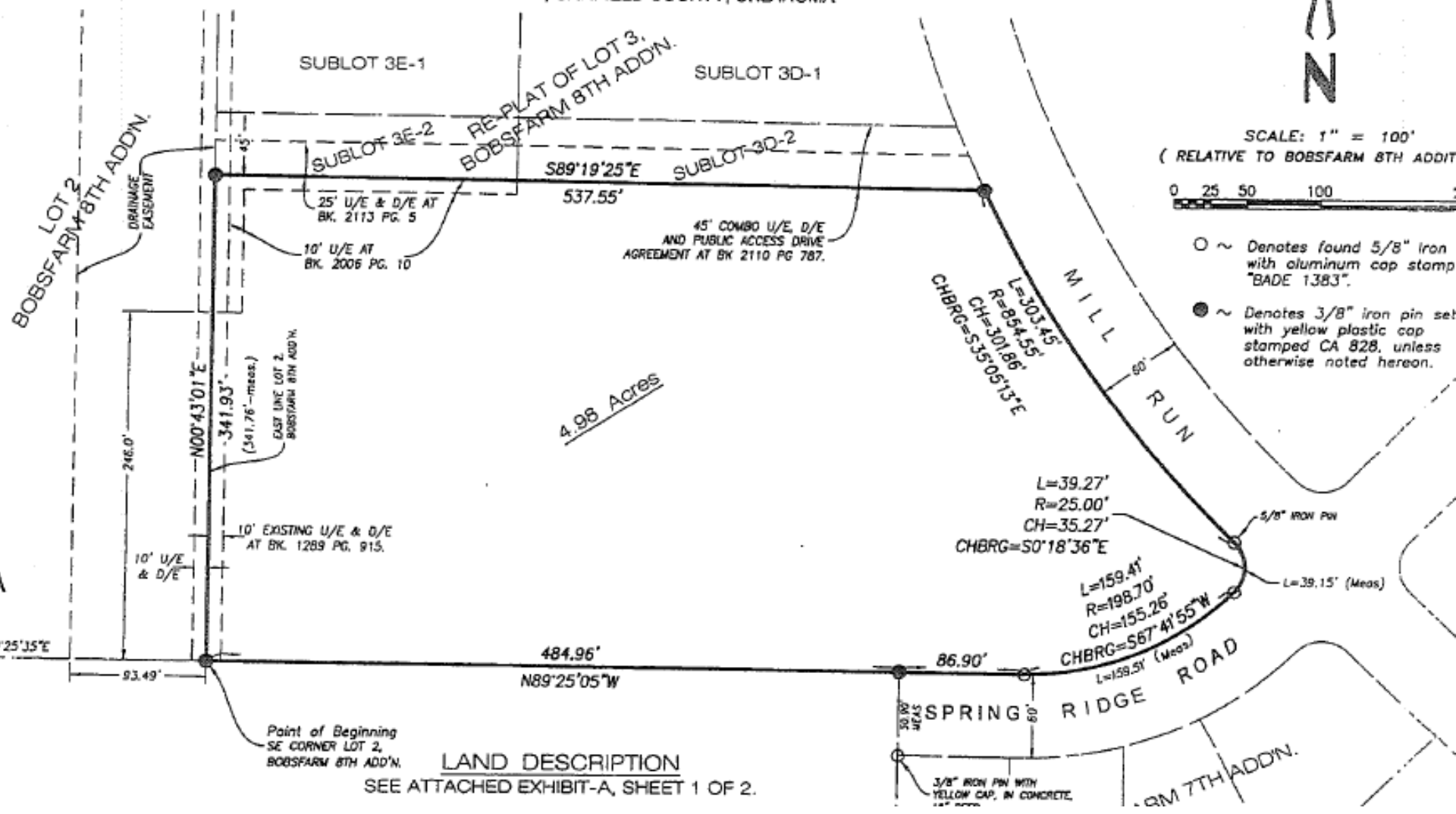
BOUNDARY SURVEY MAP
 A Part of the NW/4 Sec. 15, T22N, R7W, I.M.
 ENID, GARFIELD COUNTY, OKLAHOMA



SCALE: 1" = 100'
 (RELATIVE TO BOBSFARM 8TH ADDN.)



- ~ Denotes found 5/8" iron with aluminum cap stamp "BADE 1383".
- ~ Denotes 3/8" iron pin set with yellow plastic cap stamped CA 828, unless otherwise noted herein.



LAND DESCRIPTION
 SEE ATTACHED EXHIBIT-A, SHEET 1 OF 2.

**Metropolitan Area Planning Commission
Meeting**

8.2.

Meeting Date: 02/26/2018

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A LOT SPLIT FOR HAMMER-WILLIAMS COMPANY LOCATED AT THE NORTHEAST CORNER OF GARLAND ROAD AND OWEN K GARRIOTT, WHICH IS PART OF A SUBDIVISION OF THE SW/4 OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 7 W.I.M.

BACKGROUND:

The property is located at the northeast corner of Garland Road and Owen K Garriott. The property is zoned C-3 General Commercial. The applicant is splitting part of Lot 26 and adding to Lot 25. Public water exists at the site and the property will have access from Garland Road through the west lot. The applicant will be extending the sanitary sewer to the west to accommodate the west lot.

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.

Attachments

Location map & survey



Atwood

Site

Hillsboro

Ridgedale

GlenhAven Dr

W Owen K Garriott Rd

Frontage Rd

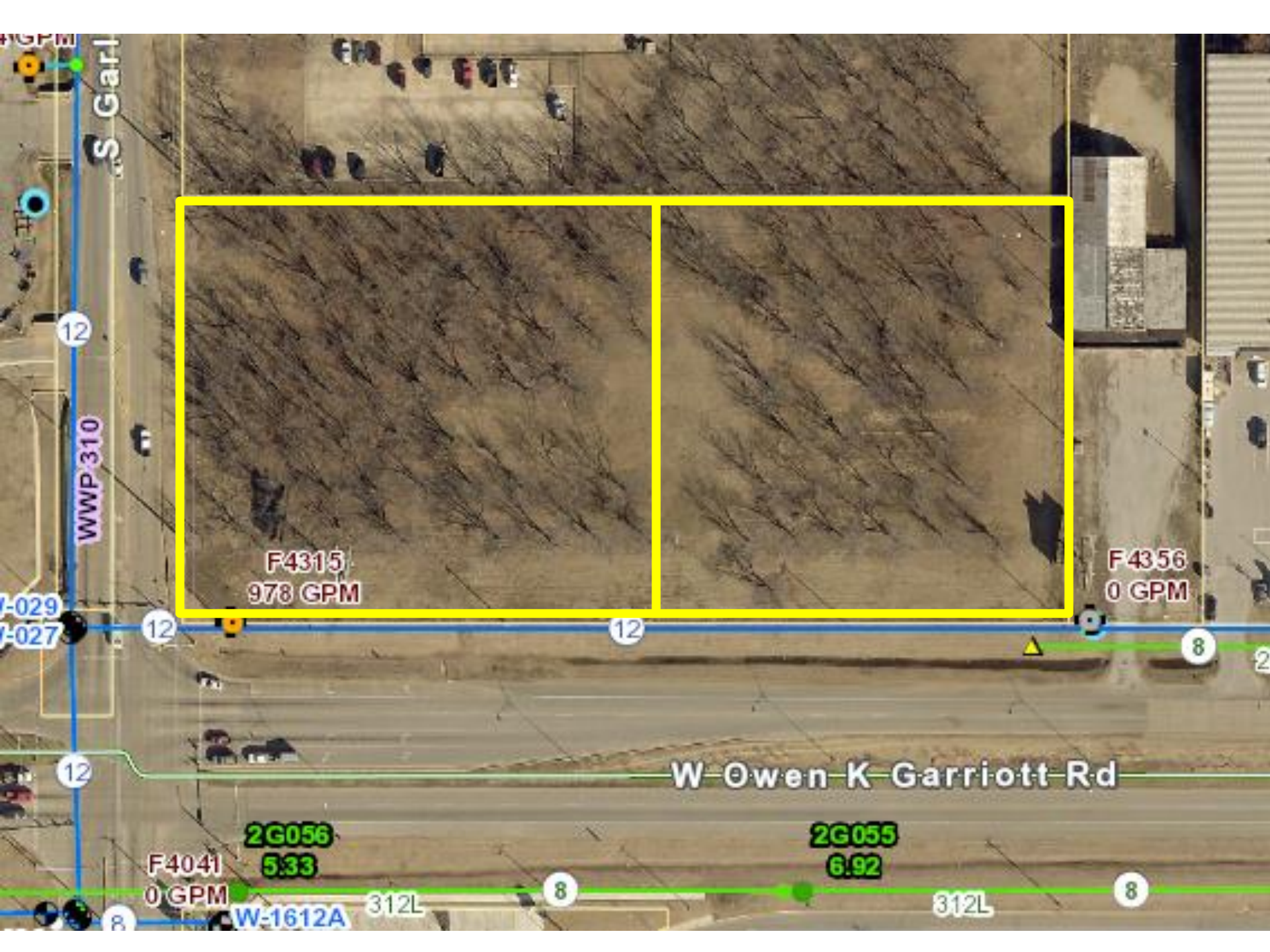
Wal-Mart

Lowe's

Lowe's Drive

Mill Run

nd Rd



F4315
978 GPM

F4356
0 GPM

F4041
0 GPM

2G056
5.33

2G055
6.92

W-1612A

W Owen K Garriott Rd

WWP 310

312L

312L

12

12

8

12

8

8

7-029
7-027

**A Subdivision of the SW/4 of Section 10,
T 22 N, R 7 W.I.M., Garfield County,
Oklahoma.**

Part of Lot 26
83999.66 Sq. Feet
1.9284 Acres

2.37 Acres

1 STORY METAL BUILDING



BEARINGS AND IS
OKLAHOMA SOUTH
STATE PLANE
COORDINATES

LEGEND

- set 1/2" iron pin
- found 1/2" iron pin
- property line
- edge of road
- centerline of road - section line
- wire fence
- easement

