



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 15th day of October, 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. ADMINISTRATION.
 1. CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF SEPTEMBER 17, 2018.
 2. NONE.
3. ZONING.
 1. CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 1 AND 2, BLOCK 13, ROCK ISLAND HEIGHTS ADDITION AND LOTS 6-10, BLOCK 17, SOUTHERN HEIGHTS 2ND ADDITION LOCATED AT 301 EAST IOWA FROM R-2 RESIDENTIAL SINGLE FAMILY DISTRICT TO R-7 RESIDENTIAL MULTI-FAMILY DISTRICT.
 2. CONSIDER A REZONING FOR LOTS 8-9, BLOCK 18, GARLAND ADDITION LOCATED AT 525 SOUTH ARTHUR FROM R-2 RESIDENTIAL SINGLE FAMILY DISTRICT TO C-1 LIGHT COMMERCIAL DISTRICT TO BE USED FOR DA VINCI'S COFFEE HOUSE.
 3. NONE.
4. USE BY REVIEW.

1. NONE.
5. PLATS.
 1. NONE.
6. SITE PLAN.
 1. NONE.
7. LOT SPLITS.
 1. CONSIDER A LOT SPLIT TRACT 1A FOR SHAUNNA MARTIN LOCATED IN THE EAST 1/2 OF THE NW/4 SECTION 33, TOWNSHIP 23 NORTH, RANGE 7 W.I.M.
 2. CONSIDER A LOT SPLIT 1B FOR SHAUNNA MARTIN LOCATED IN THE EAST 1/2 OF THE NW/4 SECTION 33, TOWNSHIP 23 NORTH, RANGE 7 W.I.M.
 3. CONSIDER A LOT SPLIT 1C FOR SHAUNNA MARTIN LOCATED IN THE EAST 1/2 OF THE NW/4 SECTION 33, TOWNSHIP 23 NORTH, RANGE 7 W.I.M.
 4. CONSIDER A LOT SPLIT FOR WHADP PROPERTIES, LLC LOCATED AT 209 NORTH 2ND DESCRIBED AS LOTS 17, 18, 19 AND 20, BLOCK 29, JONESVILLE ADDITION.
 5. NONE.
8. TRAFFIC.
 1. NONE.
9. EASEMENTS.
 1. NONE.
10. VARIANCES.
 1. CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 939 SOONER TREND ROAD.
 2. CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 3005 S. VAN BUREN STREET.
 3. NONE.
11. ADJOURN.

**Metropolitan Area Planning Commission
Meeting**

2.1.

Meeting Date: 10/15/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

**CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING
COMMISSION MEETING OF SEPTEMBER 17, 2018.**

BACKGROUND:

RECOMMENDATION:

PRESENTER:

Attachments

9-17-2018 Minutes

DRAFT

MINUTES OF REGULAR MEETING OF THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA, HELD ON THE 17TH DAY OF SEPTEMBER 2018

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 17th day of September 2018, pursuant to notice given by September 14, 2018 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 14th day of September 2018.

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

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

Also Present: Jerald Gilbert, City Manager; Chris Bauer, Planning Administrator; Karla Ruther, Assistant City Planner

CALL TO ORDER/ROLL CALL.

CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF AUGUST 20, 2018.

ADMINISTRATION.

CONSIDER A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS TO REMOVE THE UNITED METHODIST RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT (PUD) FROM 3502 KING STREET.

Motion was made by David Trojan, seconded by Mark Arnold to recommend approval to the Mayor and Board of Commissioners.

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

Passed

NONE.

ZONING.

NONE.

USE BY REVIEW.

NONE.

PLATS.

CONSIDER A RECOMMENDATION TO THE GARFIELD COUNTY COMMISSIONERS FOR THE FINAL PLAT OF BRIDGE CREEK ADDITION BLOCKS 12, 13 AND 14 LOCATED IN PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, GARFIELD COUNTY.

Motion was made by Cole Ream, seconded by Don Roberts to recommend approval to the Garfield County Commissioners.

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

Passed

NONE.

SITE PLAN.

NONE.

LOT SPLITS.

CONSIDER A LOT SPLIT FOR KATHLEEN BREWER LOCATED IN THE 1400 BLOCK OF NORTH WASHINGTON STREET WHICH IS ALSO KNOWN AS PART OF THE SW/4 OF SECTION 6, TOWNSHIP 22 NORTH, RANGE 6 WEST, I.M.

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

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

Passed

NONE.

TRAFFIC.

NONE.

EASEMENTS.

NONE.

VARIANCES.

CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 939 SOONER TREND ROAD.

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

CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 3005 S. VAN BUREN STREET.

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

NONE.

ADJOURN.

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

The meeting adjourned at 6:06 PM.

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

Passed

Metropolitan Area Planning Commission Meeting

3.1.

Meeting Date: 10/15/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 1 AND 2, BLOCK 13, ROCK ISLAND HEIGHTS ADDITION AND LOTS 6-10, BLOCK 17, SOUTHERN HEIGHTS 2ND ADDITION LOCATED AT 301 EAST IOWA FROM R-2 RESIDENTIAL SINGLE FAMILY DISTRICT TO R-7 RESIDENTIAL MULTI-FAMILY DISTRICT.

BACKGROUND:

This item is back before the Planning Commission because the notice for the August 20, 2018 Metropolitan Area Planning Commission meeting was not published in the newspaper.

The property being considered is located at the southeast corner of South 3rd Street and East Iowa Avenue. The applicant, Forgotten Ministries, is requesting to rezone the property from R-2 Residential Single Family District to R-7 Residential Multi-Family District. The applicant is providing a program for women's transitional housing which assist women out of prison and instruct them on how to be successful in society.

Envision Enid Comprehensive Plan classifies the land use as Redeveloping Neighborhoods. The Engineering Department evaluated the water, sanitary sewer and roadway systems and determined they are adequate for the proposed rezoning.

The surrounding zoning is R-2 to the east, north and south with R-4 to the west.

Since this is a transitional living facility notice was mailed to all property owners within 300 feet by the City of Enid and to all property owners within 1/4 mile by the applicant.

RECOMMENDATION:

Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

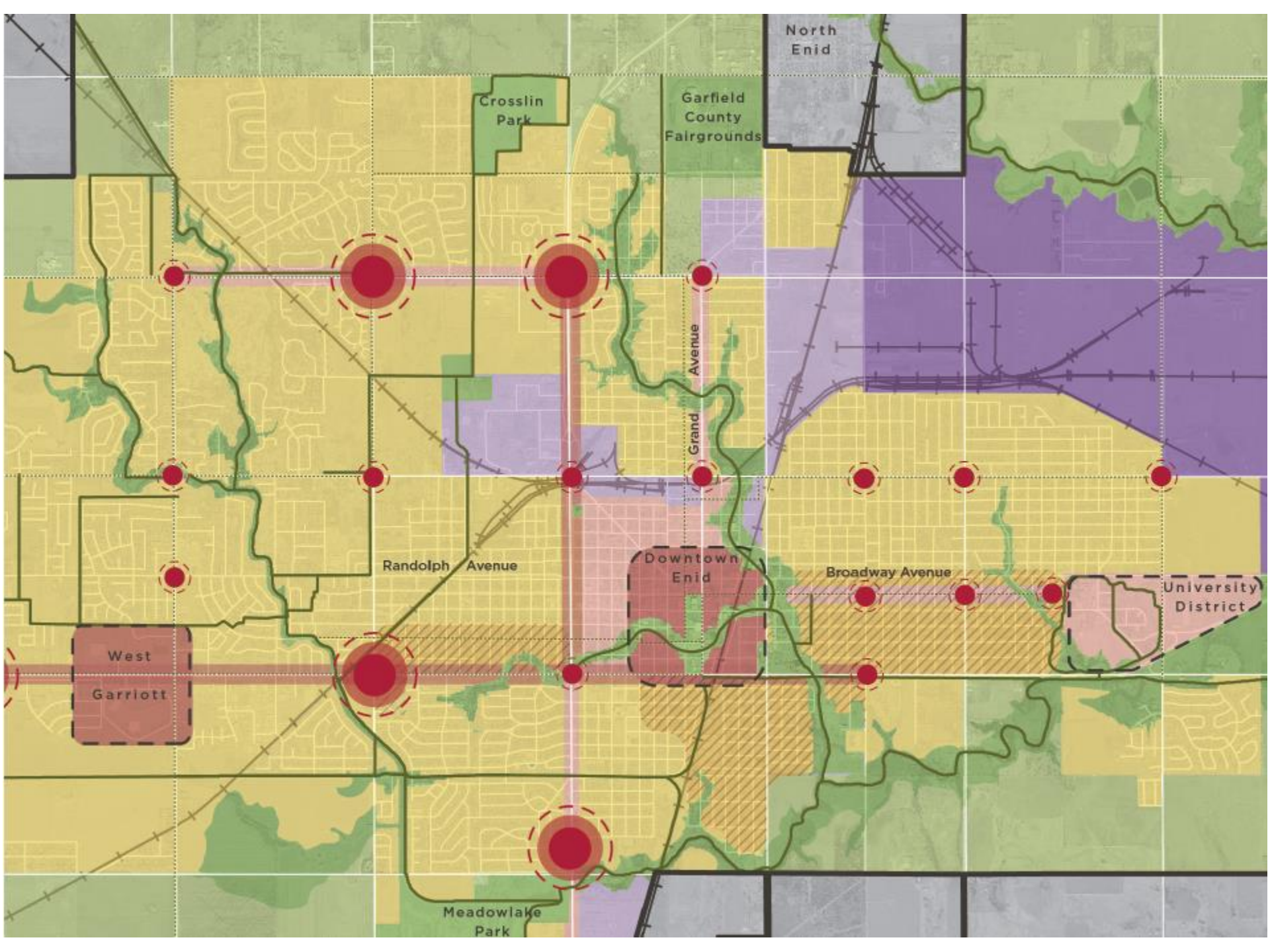
Chris Bauer, Planning Administrator.

Attachments

Land use zoning utilities

Zoning application

Affidavits



Redeveloping Neighborhoods

Redeveloping Neighborhoods are also predominantly residential, but should be targeted for special reinvestment efforts in order to correct for a previous pattern of disinvestment. By reinvesting in these areas, Enid is able to fully leverage its existing infrastructure and ensure a complete and even development pattern.



R-4

R-2

R-4

East Iowa Ave

E Iowa Ave

Phillips Southern Heights Park

R-4

301 E Iowa
Rezoning



R-2

R-2

South 3rd St

R-4

R-2

S 4th St

R-2

Ohio Ave



East Iowa Ave

South 3rd St

F1835
650 GPM

VB-24

201

V18E-024

V18E-023

WWP 431

East Iowa Ave

V18E-025

452

F1860
692 GP

8

South 3rd St

1F039
1625

201

201

8

VB-430



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

Rezoning Application for Multifamily


For TREATMENT FACILITIES, MULTIPLE FAMILY FACILITIES, TRANSITIONAL LIVING FACILITIES, HALFWAY HOUSES AND ANY HOUSING OR FACILITY THAT MAY BE USED FOR MEDICAL OR NONMEDICAL DETOXIFICATION

APPLICANT RESPONSIBILITIES: Complete steps 1 through 8.

- 1. Application for rezoning is due to the Community Development Department five (5) weeks prior to a Planning Commission meeting. For Planning Commission meeting dates visit www.enid.org.
- 2. Address or location and legal description of property: 301 E. Iowa
Lots 1&2, Block 13, in Rock Island Heights addition
(State full legal description, including Section, Township and Range - attach additional pages if necessary)
- 3. Rezone the above described property from R-2 District to R-7 District.
- 4. If a rezoning is granted the property will be used as follows: _____
Women's transitional housing
- 5. Provide a property ownership list (names and addresses of all property owners lying within three hundred (300) feet of the exterior boundary of subject property) certified by a licensed and bonded abstracting company, a licensed and bonded title insurance company or a licensed Oklahoma attorney who practices title work.
- 6. The entity proposing the zoning change shall mail a written notice (prepared by the City of Enid) within thirty (30) days of the hearing to all real property owners within one-quarter (1/4) of a mile where the area to be affected is located and shall be responsible for all costs incurred in mailing this notice. The list shall also be provided to the City of Enid.
- 7. Submit Affidavit of Mailing to all real property owners within one-quarter (1/4) mile where the area to be rezoned is located.
- 8. \$150.00 filing fee.

RECEIVED
MAY 21 2018
BY: RB

DATED this 21 day of May, 2018.


(Signature)

Jeremiah Herrian
(Printed Name)

1714 S 4th Enid OK
(Mailing Address)

jeremiah@forgottenministries.com
(email)

310 880 5208
(Telephone number)

(Fax Number)

CITY OF ENID RESPONSIBILITIES:

1. Prepare rezoning notice and send to applicant for one-quarter (1/4) mile mailing.
2. Send rezoning notice to all property owners within 300 feet of the exterior property of the subject property at least 20 days before the date of the hearing.
3. Send the rezoning notice to the City Clerk for publication in the newspaper.
4. Post the rezoning notice on the affected property at least 20 days before the date of the hearing.
5. Does the current [land use classification](#) support the rezoning request?
6. Engineering will review the request to determine if there are adequate water, sewer, access and stormwater capacities to support the proposed rezoning.

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

THANK YOU!



1714 S. 4th Randolph Enid, OK 73701
(310) 880-5208

Refuge at the Well
Women's Transitional Housing

Refuge at the Well will be run similar to "The Oasis," our men's transitional housing. It is a program to help transition women out of prison or off the streets and teach them how to be successful in society. The program will consist of Bible study, life skill classes, money management and other classes necessary to succeed. We hope to help to increase the women's chances of success during this transitional time of their life. The final goal of this program is to equip women with the tools to make the hard choices of having to go back to old living environments, prostituting themselves out or an environment that can cause them harm.



Proof of Publication

Garfield County, State of Oklahoma

Notice of Hearing _____ Case No. _____

Affidavit of Publication

State of Oklahoma, County of Oklahoma, ss:

I, the undersigned publisher, editor or Authorized Agent of the Legal Notices, do solemnly swear that the attached advertisement was published in said paper as follows:

- 1st publication September 23, 2018
- 2nd publication _____
- 3rd publication _____
- 4th publication _____
- 5th publication _____
- 6th publication _____
- 7th publication _____
- 8th publication _____

Published in the Enid News & Eagle, September 23, 2018 LPXLP (446)

NOTICE OF HEARING ON PROPOSED CHANGE OF ZONING DISTRICTS

Notice is hereby given that on the 15th day of October 2018, at 6:00 P.M. in the Council Chambers of the City Administration Building, located at 401 West Owen K. Garriott Road, Enid, Oklahoma, the Enid Metropolitan Area Planning Commission of Enid, Oklahoma, will hold a public hearing on proposed changes to the Enid Metropolitan Area Comprehensive Land Use Plan, 2025, and to determine whether or not the boundaries of the zoning districts shall be changed as follows:

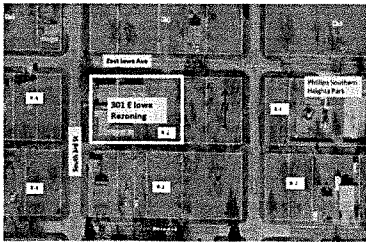
ALSO

Notice is hereby given that on the 6th day of November 2018, at 6:30 P.M. in the Council Chambers of the City Administration Building, located at 401 West Owen K. Garriott Road, Enid, Oklahoma, the Mayor and Board of Commissioners of the City of Enid will hold a public hearing on proposed changes to the Enid Metropolitan Area Comprehensive Land Use Plan, 2025, and to determine whether or not the boundaries of the zoning districts shall be changed as follows:

FROM "R-2" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "R-7" RESIDENTIAL MULTI-FAMILY DISTRICT

Lots 6 – 10, Block 17, Southern Heights Second Addition And Lots 1 – 2, Block 13, Rock Island Heights Addition, Located At 301 East Iowa, Enid, Garfield County, Oklahoma.

To Be Used For Women's Transitional Housing
By Renovating The South Existing Building Into A Boarding House,
Not To Exceed 12 Persons.



at which time any person interested may appear and be heard.

/s/ Chris Bauer, M.A.P.C. Secretary

(SEAL)

/s/ Alissa K. Lack, City Clerk

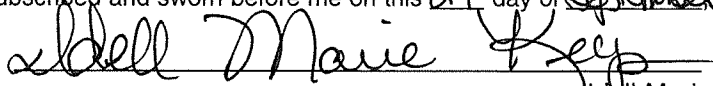
(SEAL)

That said newspaper is in the city of Enid, Garfield County, Oklahoma, a Daily newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes, 1971, as amended, and complies with all other requirements of the laws of Oklahoma with references to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above


Jeff Funk, Publisher

Subscribed and sworn before me on this 24 day of September 2018.


Idell Marie Keys

My commission expires 4-12-20 Notary Public
Commission #04003325



Publishers Address:
Enid News & Eagle
227 W. Broadway
Enid, OK 73701

AFFIDAVIT OF POSTING ZONING NOTICE

Located at 301 East Iowa

STATE OF OKLAHOMA)
): SS.
COUNTY OF GARFIELD)

I, COLLIN SMITH, being of lawful age, being first duly sworn, upon oath and states as follows:

Pursuant to 11 O.S. § 43-106 certify that I have posted a true and correct copy of the attached notice of the following described property:

Lots 6-10, Block 17, Southern Heights 2nd Addition and Lots 1-2, Block 13, Rock Island Heights Addition

which was posted at least twenty (20) days prior to the October 15, 2018 MAPC hearing.

Dated this 20 day of September 2018.

Time: 9:15

[Handwritten Signature]
Signature

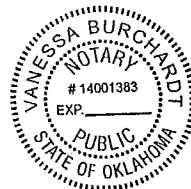
The above and foregoing instrument was acknowledged before me this 20th day of September 2018.

Vanessa Burchard
Notary Public

(SEAL)

My Commission Expires: 2-10-22

Commission No.: 14001383



*First Indian
Baptist Church*

PASTOR JOE MITCHELL
SUNDAY SCHOOL 9:30
SERVICE 10:00
EVENING 7:00
LADY EVE

REZONING
NOTICE

FOR FURTHER
INFORMATION
CALL
234 - 0400 ext-7217

AFFIDAVIT OF MAILING 300' ZONING NOTICE

Located at 301 East Iowa

State of Oklahoma)
) ss.
County of Garfield)

I, Karla Ruther, of lawful age, being first duly sworn, upon oath states as follows:

1. Pursuant to Title 11, Chapter 2, Section 11-2-3 A of the Enid Municipal Code, 2014, I certify that I have mailed a written notice, at least twenty (20) days prior to the **October 15, 2018** MAPC hearing, to all real property owners as certified by Guarantee Abstract Company received on September 13, 2018 within three hundred feet (300') of the exterior boundary of the property to be rezoned is located.

Further Affiant sayeth not.

Dated this 19th day of September 2018.

Time: 4:34 PM

Karla Ruther

Signature

Karla Ruther, Assistant City Planner
Printed Name and Title

Subscribed and sworn to before me this 20th day of September, 2018.

Vanessa Burckhardt

Notary Public

(SEAL)

My Commission Expires: 2-10-22

My Commission Number: 14001383





ION TIMES

WE WILL BEAT
any price you find
on the same item, please

AFFIDAVIT OF MAILING ¼ MILE ZONING NOTICE

Located at 301 East Iowa

State of Oklahoma)
) ss.
County of Garfield)

I, Jerry Grisham, of lawful age, being first duly sworn, upon oath states as follows:

1. I, on behalf of Forgotten Ministries, have requested a zoning change pursuant to 11 O.S. §§ 43-104 and 43-106 and Title 11, Chapter 2, Section 11-2-3 of the Enid Municipal Code, 2014. I certify that I have mailed a written notice, within thirty (30) days of the **October 15, 2018** MAPC hearing, to all real property owners within one-quarter (1/4) of a mile where the area to be rezoned is located.

Further Affiant sayeth not.

Dated this 10th day of Oct 2018.

Time: 1:11 PM

Jerry Grisham
Signature

Jerry Grisham
Printed Name and Title

Subscribed and sworn to before me this 10th day of October, 2018.



(SEAL)

[Signature]
Notary Public

My Commission Expires: 3/13/20

My Commission Number: 12002463

**Metropolitan Area Planning Commission
Meeting**

3.2.

Meeting Date: 10/15/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A REZONING FOR LOTS 8-9, BLOCK 18, GARLAND ADDITION LOCATED AT 525 SOUTH ARTHUR FROM R-2 RESIDENTIAL SINGLE FAMILY DISTRICT TO C-1 LIGHT COMMERCIAL DISTRICT TO BE USED FOR DA VINCI'S COFFEE HOUSE.

BACKGROUND:

This item was first considered at the September 15, 2015 MAPC meeting. At that time the Planning Commission recommended approval of the rezoning contingent upon the restrictive covenant being removed by District Court action. Since then Nick Jackson, the applicant submitted a Journal Entry of Judgment which found the restriction that the property could not be used for commercial purposes is void and unenforceable. Therefore there is no impediment to the MAPC considering the rezoning of the property on the merits.

The property is located on the northeast corner of Arthur Street and Owen K Garriott Road. The applicant, Nick Jackson is seeking to rezone the property to C-1 Light Commercial District. If approved the applicant is proposing to renovate the existing residence into Da Vinci's Coffee House.

The Envision Enid Comprehensive Plan designates the land use of this property as a Community Center and a Redeveloping Neighborhood. "Community Centers are larger commercial centers meant to serve residents of the whole community. These centers can include more intense commercial and institutional uses, such as grocery stores." "Redeveloping Neighborhoods are also predominately residential, but should be targeted for special reinvestment efforts in order to correct for previous pattern of disinvestment. By reinvesting in these areas, Enid is able to fully leverage its existing infrastructure and ensure a complete and even development pattern."

There are adequate water, sewer and road capacities to serve the development. When a site plan is submitted, Engineering will request access from Owen K Garriott Road be eliminated.

The zoning pattern surround this request includes R-2 to the north and east with C-3 across the street to the west and south.

RECOMMENDATION:

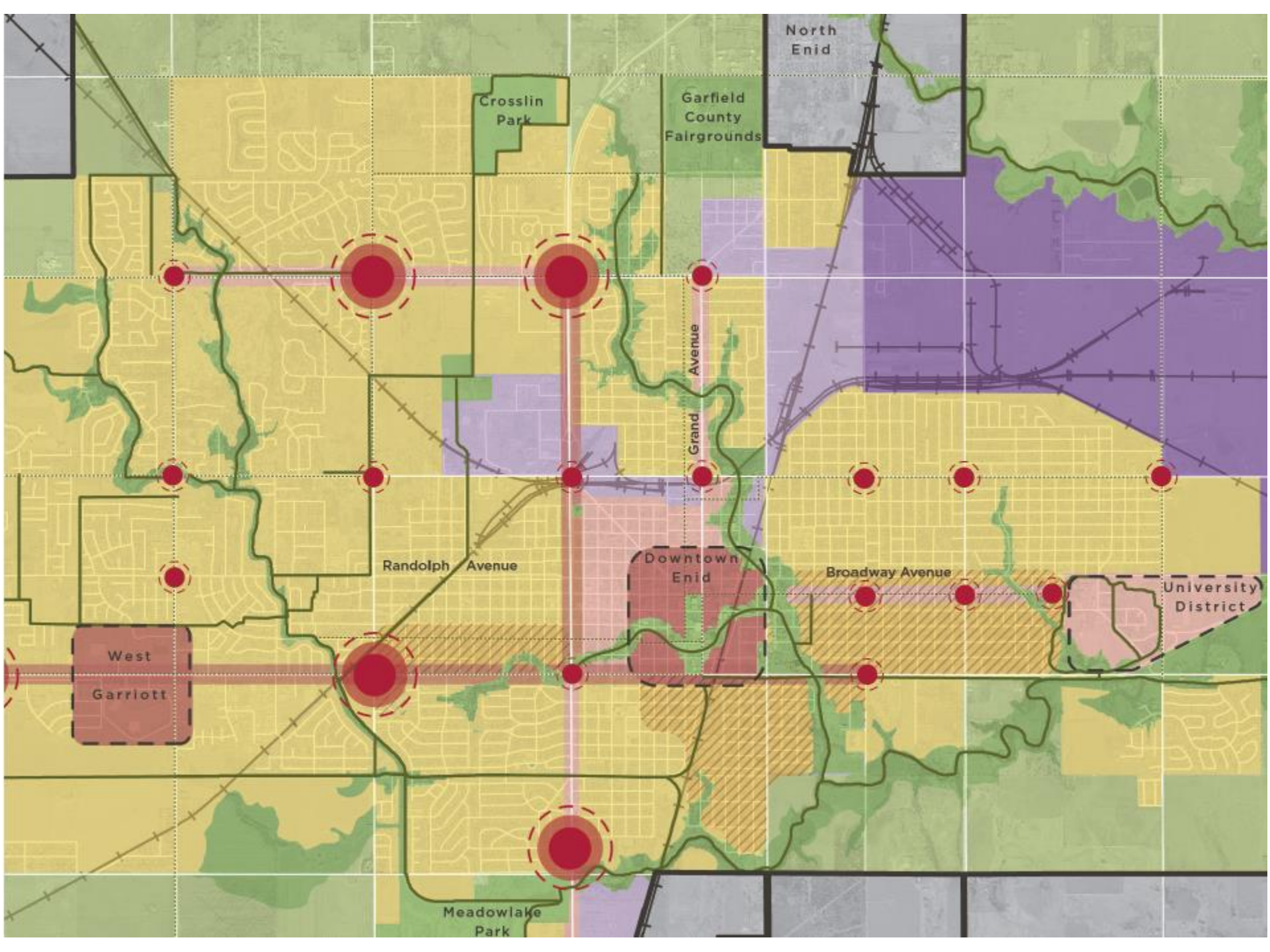
Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Land use, zoning, utilities
Zoning application
Affidavits & photos





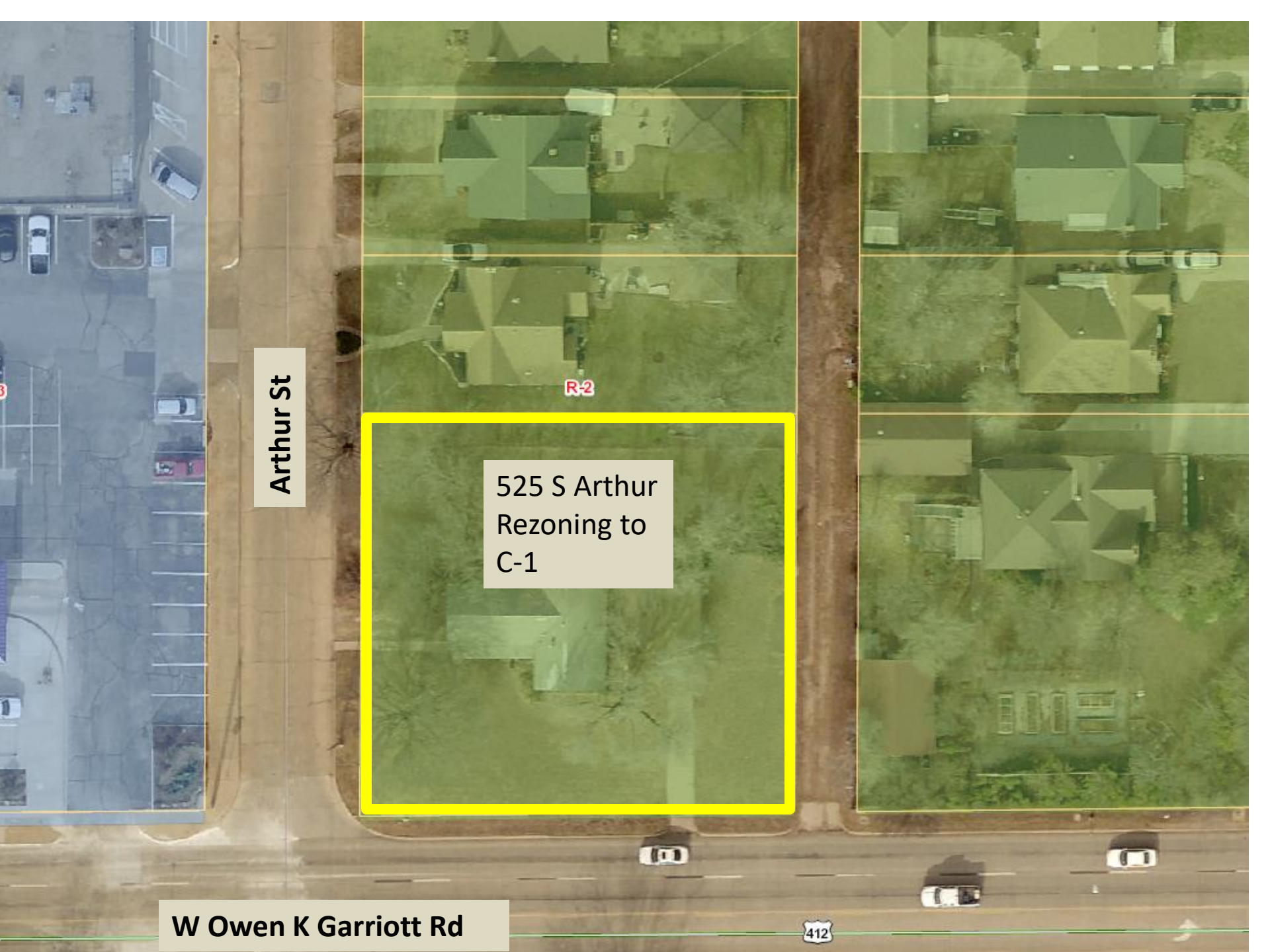
Community Centers

Community Centers are larger commercial centers meant to serve residents of the whole community. These centers can include more intense commercial and institutional uses, such as grocery stores.



Redeveloping Neighborhoods

Redeveloping Neighborhoods are also predominantly residential, but should be targeted for special reinvestment efforts in order to correct for a previous pattern of disinvestment. By reinvesting in these areas, Enid is able to fully leverage its existing infrastructure and ensure a complete and even development pattern.



Arthur St

525 S Arthur
Rezoning to
C-1

R-2

W Owen K Garriott Rd





Arthur St

W Owen K Garriott Rd



F801
949 GPM

V08W-042

V08W-041

1K022
20.95

1K021B
20.89



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

Rezoning Application

APPLICANT RESPONSIBILITIES: Complete steps 1 through 6.

- 1. Application for rezoning is due to the Community Development Department four (4) weeks prior to a Planning Commission meeting. For Planning Commission meeting dates visit www.enid.org.
- 2. Address or location and legal description of property: 525 S ARTHURST ENID, OK 73703
LOT 8-9 BLOCK 18 sd-E57 GARLAND ADDN SW/412-27-7
(State full legal description, including Section, Township and Range - attach additional pages if necessary)
- 3. Rezone the above described property from R2 District to C1 District.
- 4. If a rezoning is granted the property will be used as follows: DA VENTRI'S
COFFEE HOUSE
- 5. Provide a property ownership list (names and addresses of all property owners lying within three hundred (300) feet of the exterior boundary of subject property) certified by a licensed and bonded abstracting company, a licensed and bonded title insurance company or a licensed Oklahoma attorney who practices title work.
- 6. \$150.00 filing fee.

DATED this 12 day of SEPTEMBER, 2018.

[Signature]
(Signature)

NICK JACKSON
(Printed Name)

2802 MEADOWLARK LN. ENID, OK
(Mailing Address) 73703

n-jackson333@hotmail.com
(email)

580-402-6204
(Telephone number)

NA
(Fax Number)



BY: [Signature] 10:43AM

Proof of Publication

Garfield County, State of Oklahoma

Notice of Hearing _____ Case No. _____

Affidavit of Publication

State of Oklahoma, County of Oklahoma, ss:

I, the undersigned publisher, editor or Authorized Agent of the Legal Notices, do solemnly swear that the attached advertisement was published in said paper as follows:

Published in the Enid News & Eagle, September 23, 2018 LPXLP (448)

NOTICE OF HEARING ON PROPOSED CHANGE OF ZONING DISTRICTS

Notice is hereby given that on the 15th day of October 2018, at 6:00 P.M. in the Council Chambers of the City Administration Building, located at 401 West Owen K. Garriott Road, Enid, Oklahoma, the Enid Metropolitan Area Planning Commission of Enid, Oklahoma, will hold a public hearing on proposed changes to the Enid Metropolitan Area Comprehensive Land Use Plan, 2025, and to determine whether or not the boundaries of the zoning districts shall be changed as follows:

ALSO

Notice is hereby given that on the 6th day of November 2018, at 6:30 P.M. in the Council Chambers of the City Administration Building, located at 401 West Owen K. Garriott Road, Enid, Oklahoma, the Mayor and Board of Commissioners of the City of Enid will hold a public hearing on proposed changes to the Enid Metropolitan Area Comprehensive Land Use Plan, 2025, and to determine whether or not the boundaries of the zoning districts shall be changed as follows:

FROM "R-2" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "C-1" LIGHT COMMERCIAL DISTRICT

Lots 8-9, Block 18, Garland Addition, Located At 525 South Arthur Street, Enid, Garfield County, Oklahoma.

To Be Used For Da Vinci's Coffee House



at which time any person interested may appear and be heard.

/s/ Chris Bauer, M.A.P.C. Secretary

(SEAL)

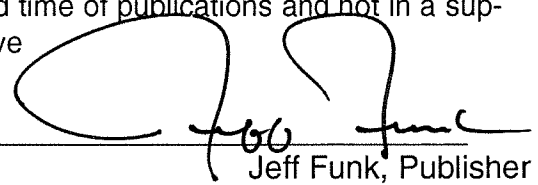
/s/ Alissa K. Lack, City Clerk

(SEAL)

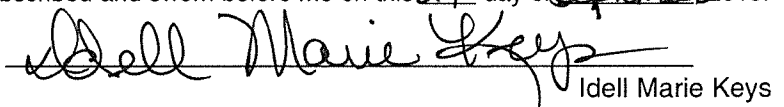
- 1st publication September 23, 2018
- 2nd publication _____
- 3rd publication _____
- 4th publication _____
- 5th publication _____
- 6th publication _____
- 7th publication _____
- 8th publication _____

That said newspaper is in the city of Enid, Garfield County, Oklahoma, a Daily newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes, 1971, as amended, and complies with all other requirements of the laws of Oklahoma with references to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above


Jeff Funk, Publisher

Subscribed and sworn before me on this 24 day of September 2018.


Idell Marie Keys

My commission expires 4-12-20 Notary Public
Commission #04003325



Publishers Address:
Enid News & Eagle
227 W. Broadway
Enid, OK 73701

AFFIDAVIT OF POSTING ZONING NOTICE

Located at 525 S Arthur

STATE OF OKLAHOMA)
 :
COUNTY OF GARFIELD) SS.

I, Phill Anstead, being of lawful age, being first duly sworn, upon oath and states as follows:

Pursuant to 11 O.S. § 43-106 certify that I have posted a true and correct copy of the attached notice of the following described property:

Lots 8-9, Block 18, Garland Addition

which was posted at least twenty (20) days prior to the **October 15, 2018** MAPC hearing.

Dated this 20th day of September 2018.

Time: 4:45

Phill Anstead
Signature

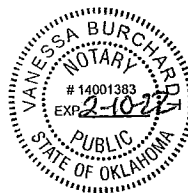
The above and foregoing instrument was acknowledged before me this 20th day of September 2018.

Vanessa Burchardt
Notary Public

(SEAL)

My Commission Expires: 2-10-22

Commission No.: 14001383



REZONING
NOTICE
FOR FURTHER
INFORMATION
CALL
234 - 0400 (in 7217)



AFFIDAVIT OF MAILING 300' ZONING NOTICE

Located at 525 S Arthur

State of Oklahoma)
) ss.
County of Garfield)

I, Karla Ruther, of lawful age, being first duly sworn, upon oath states as follows:

1. Pursuant to Title 11, Chapter 2, Section 11-2-3 A of the Enid Municipal Code, 2014, I certify that I have mailed a written notice, at least twenty (20) days prior to the **October 15, 2018** MAPC hearing, to all real property owners as certified by Guarantee Abstract Company received on September 14, 2018 within three hundred feet (300') of the exterior boundary of the property to be rezoned is located.

Further Affiant sayeth not.

Dated this 20th day of September 2018.

Time: 4:32 PM

Karla Ruther

Signature

Karla Ruther, Assistant City Planner

Printed Name and Title

Subscribed and sworn to before me this 21 day of September, 2018.

Vanessa Buchardt

Notary Public

(SEAL)

My Commission Expires: 2-10-22

My Commission Number: 14001383



William R. Andrew and Darla D. Andrew
524 South Hayes St
Ft. Val, GA 31753-5575



POSTNET
POSTAL SERVICE
U.S. MAIL

**Metropolitan Area Planning Commission
Meeting**

7.1.

Meeting Date: 10/15/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A LOT SPLIT TRACT 1A FOR SHAUNNA MARTIN LOCATED IN THE EAST 1/2 OF THE NW/4 SECTION 33, TOWNSHIP 23 NORTH, RANGE 7 W.I.M.

BACKGROUND:

The property is located south of Purdue Avenue and east of Wheatridge Road and zoned A-1 General Agriculture District according to the Garfield County Zoning Regulations. The applicant is splitting the 15.39 acres into three 5.0672 acre tracts. Utilities at the site are private and the property has access from a private road easement.

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:

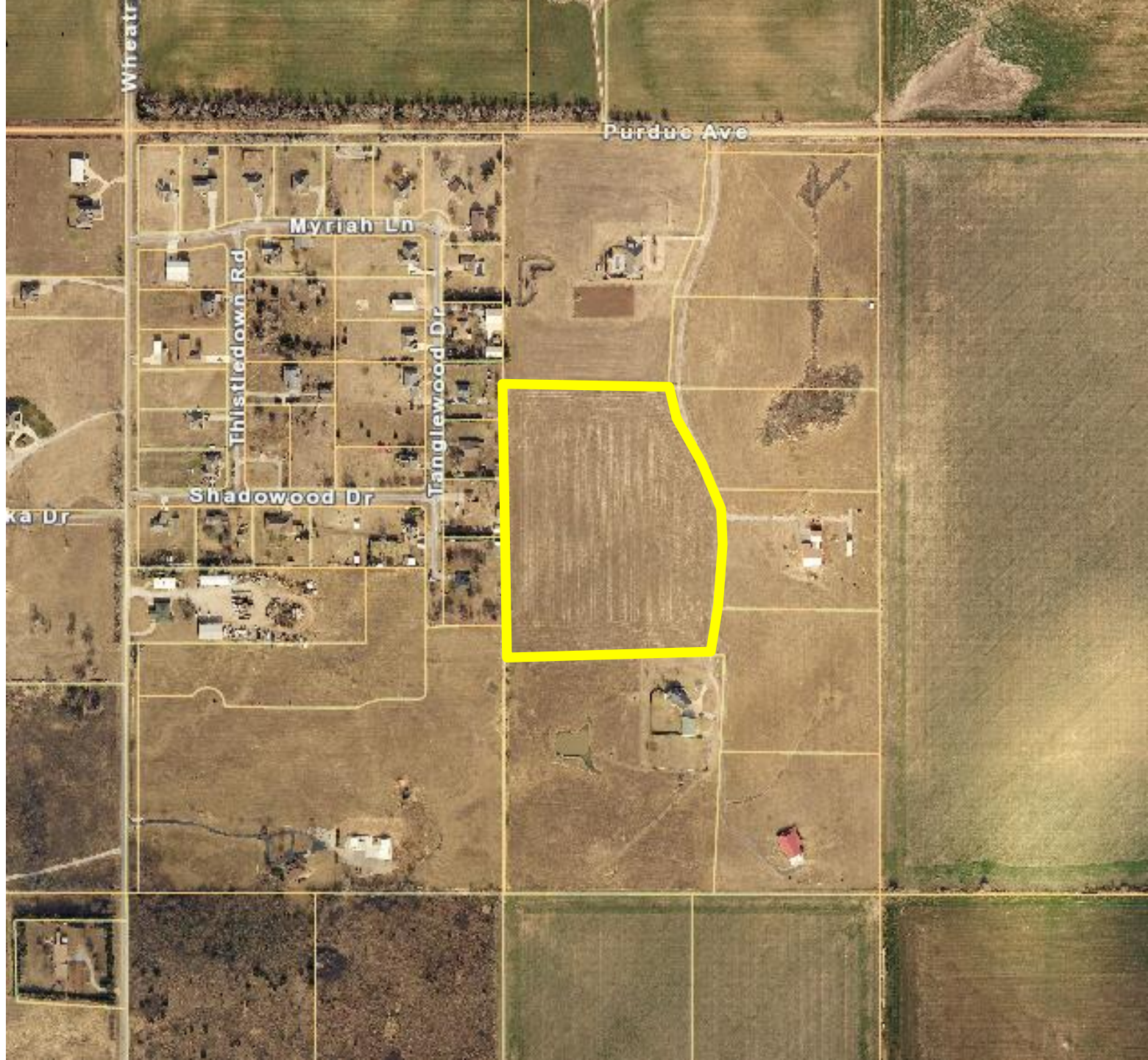
Consider the lot split.

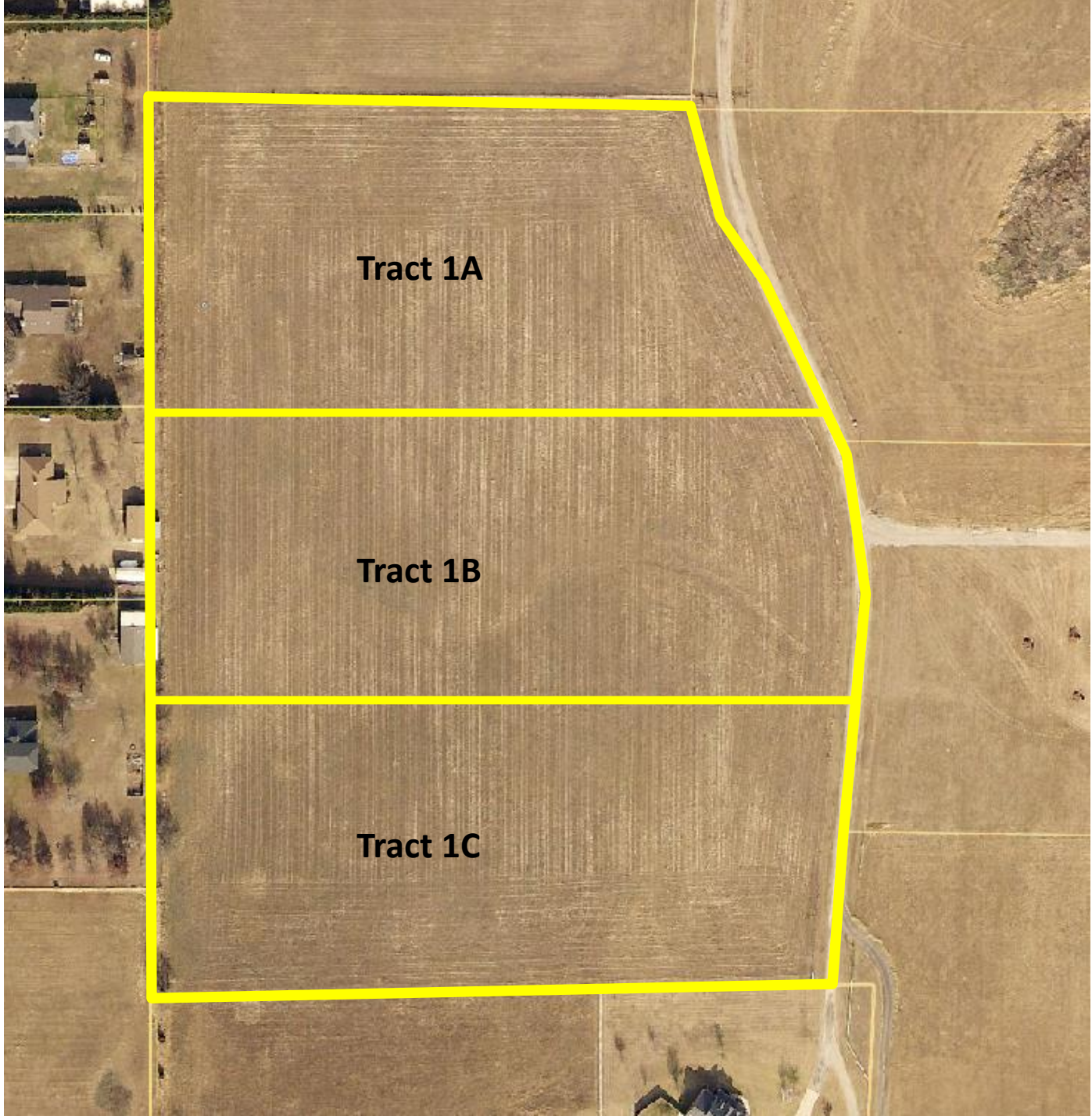
PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map & survey





Tract 1A

Tract 1B

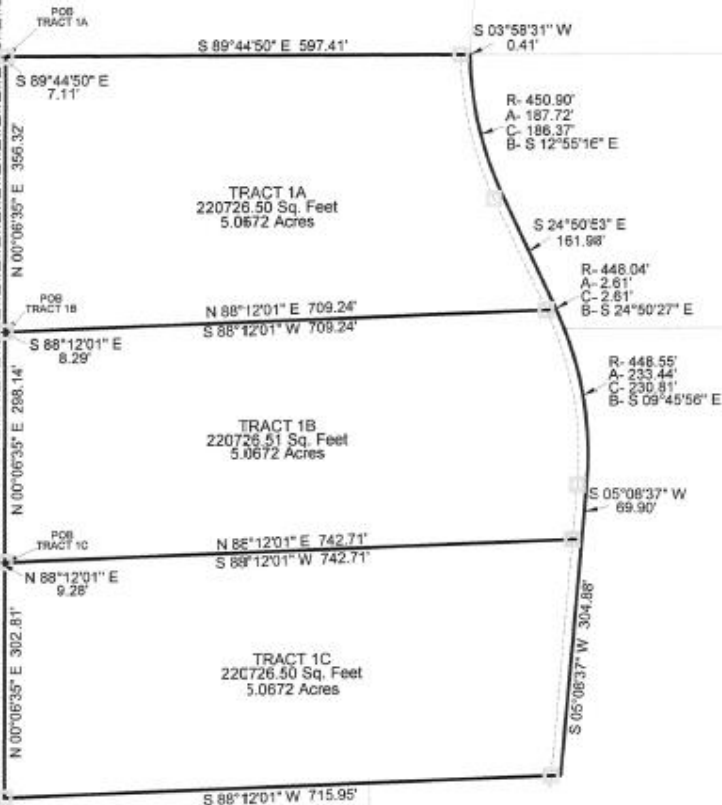
Tract 1C

Part of the E/2NW/4 of Section 33,
T 23 N, R 7 W.I.M.,
Garfield County, Oklahoma.



Warranty Deed
Book 1717, Page 394
13.0068 Acres

S 00°17'59" W 877.19' 1/4 Section Line
Deed Cal S 00°19'33" W 877.19'



LEGEND

**Metropolitan Area Planning Commission
Meeting**

7.2.

Meeting Date: 10/15/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A LOT SPLIT 1B FOR SHAUNNA MARTIN LOCATED IN THE EAST 1/2 OF THE NW/4 SECTION 33, TOWNSHIP 23 NORTH, RANGE 7 W.I.M.

BACKGROUND:

This is a companion item to 8.1.

RECOMMENDATION:

Consider the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

**Metropolitan Area Planning Commission
Meeting**

7.3.

Meeting Date: 10/15/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A LOT SPLIT 1C FOR SHAUNNA MARTIN LOCATED IN THE EAST 1/2 OF THE NW/4 SECTION 33, TOWNSHIP 23 NORTH, RANGE 7 W.I.M.

BACKGROUND:

This is a companion item to 8.1.

RECOMMENDATION:

Consider the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

**Metropolitan Area Planning Commission
Meeting**

7.4.

Meeting Date: 10/15/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A LOT SPLIT FOR WHADP PROPERTIES, LLC LOCATED AT 209 NORTH 2ND DESCRIBED AS LOTS 17, 18, 19 AND 20, BLOCK 29, JONESVILLE ADDITION.

BACKGROUND:

The property is located in downtown at the northeast corner of 2nd Street and Randolph Avenue and zoned C-4 Central Business District according to the City of Enid Zoning Regulations. The applicant is splitting a portion of Lot 19. Both lots will have access to public water located in 2nd Street and Randolph Avenue and access to public sewer located in the alley. Both lots will have access to Randolph Avenue.

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.

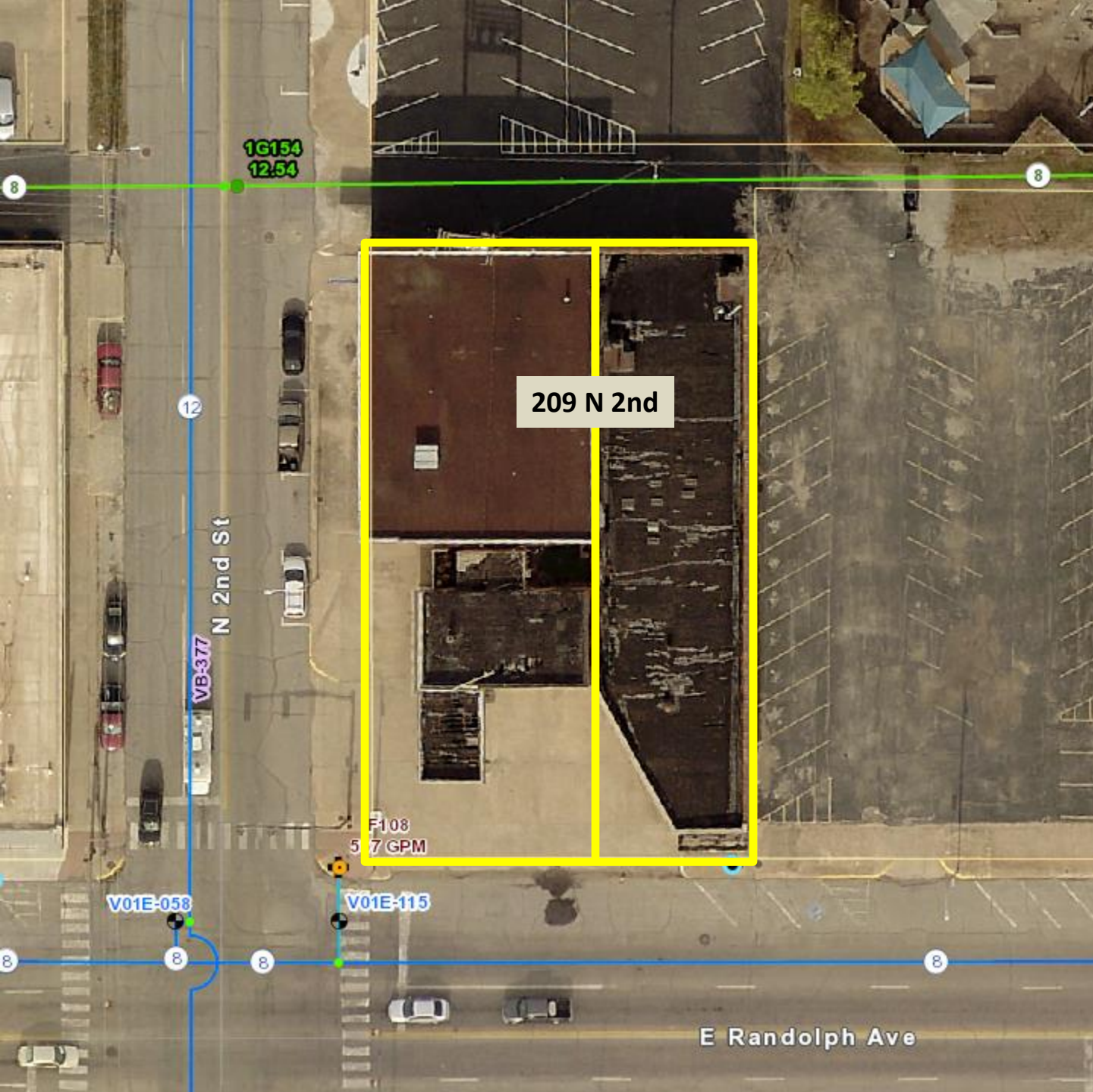
PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map & survey

Lot split application



1G154
12.54

209 N 2nd

12

N 2nd St

VB-377

F108
5 7 GPM

V01E-058

V01E-115

8

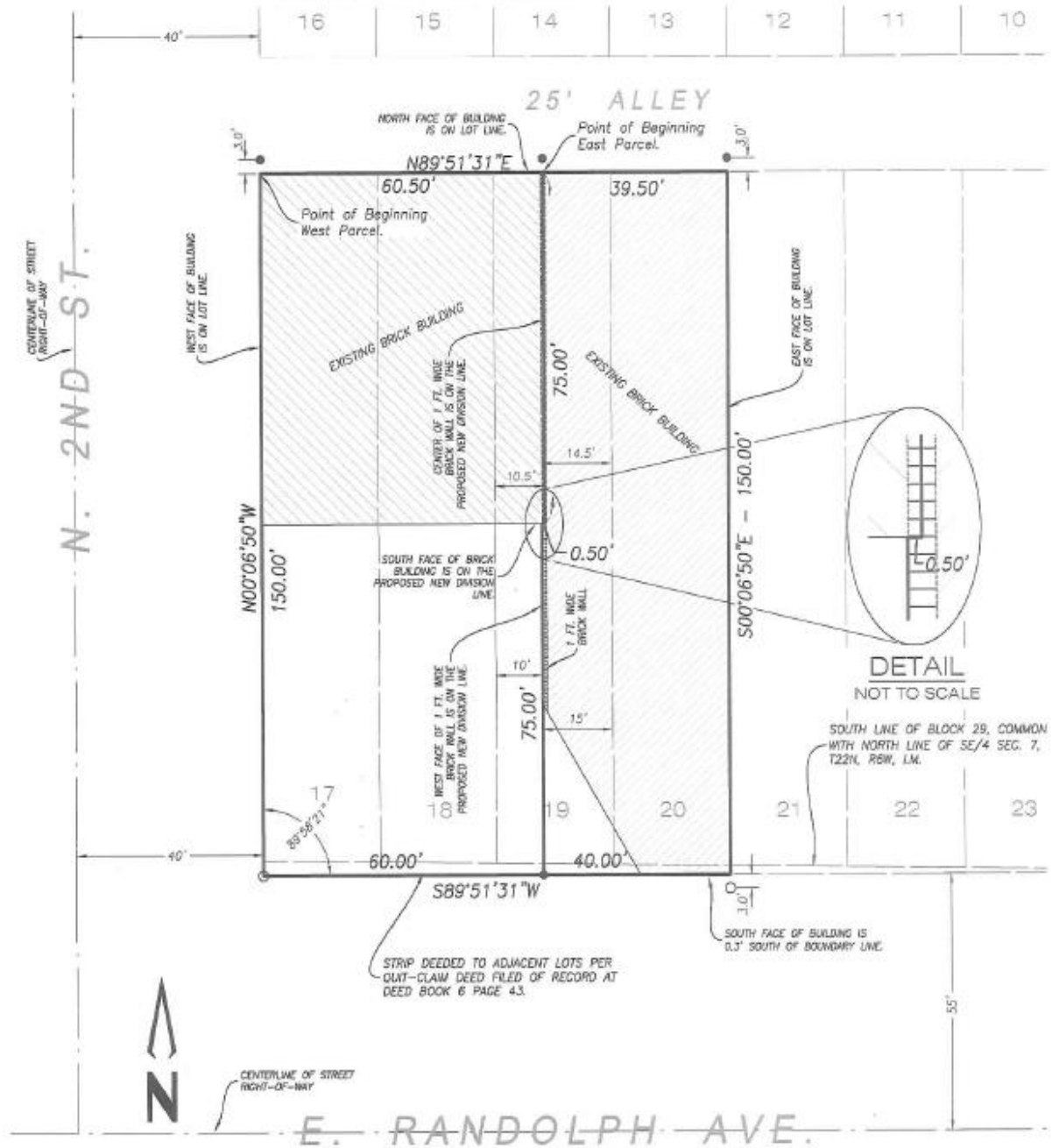
8

8

8

E Randolph Ave

BOUNDARY SURVEY MAP for Lot-Split
 Lots 17, 18, 19 & 20, Block 29, Jonesville Addition
 ENID, GARFIELD COUNTY, OKLAHOMA



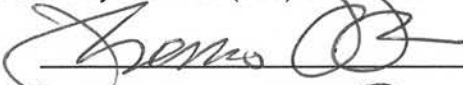


Planning & Zoning Department
Chris Bauer, Planning Administrator
cbauer@enid.org
580-616-7217
PO Box 1768, 401 West Garriott
Enid OK 73702

Application for Approval of a Lot Split

(DUE to Community Development one week prior to Planning Commission meeting)

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

- Owner's name: WHADP Properties, LLC
 Contact person: Dee Plummer
 Address, city, state, zip: 3931 Rockwood Rd, Enid OK 73703
 Email address: Dee@Hannplummer.com Telephone 580 548-3035
 Cell phone number: 580-548-3035
- Architect/Engineer name: TOM ROWE, P.E.
 Contact person: SAME
 Address, city, state, zip: 18 Woodlands Dr. Enid OK 73703
 Email address: Tom.Rowe@standec.com Office Phone N/A
 Cell telephone number: 805-729-0096
- Address and/or General Location of property: 202 E. RANDOLPH, 206 E. RANDOLPH
209 N. 2ND ST
- Zoning classification of property (if known): C4
- Please email this lot split application and survey by land surveyor registered in the state of Oklahoma to kruther@enid.org
- Send \$10.00 filing fee payment to Karla Ruther at the address above or if you prefer to pay electronically, contact the City Clerk at (580) 616-1815.
- Applicant's signature: 
 Printed name: Thomas O. Rowe
 Date: 9/27/18

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

**Metropolitan Area Planning Commission
Meeting**

10.1.

Meeting Date: 10/15/2018

Submitted By: Jacqueline Cook, Engineering EA

SUBJECT:

CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 939 SOONER TREND ROAD.

BACKGROUND:

The City of Enid has received a variance request to Ordinance 10-6-1 Sidewalks Required: from David Henry, 8 Henry's Construction, LLC, contractor.

Reasons for desiring approval of the Variance: Currently no sidewalks in area. Multiple buildings have been added and no sidewalks built.

The referenced property is located at 939 Sooner Trend Road, Lot 10, Block 0, Enid Energy Center 2nd. The property is zoned Industrial (I-2) and Legacy OFS Construction, LLC is currently at this location. They have constructed a 40' x 60' Steel Storage Building.

Per Ordinance 10-6-1 B Sidewalks That Parallel Abutting Streets: The following shall include sidewalks that parallel all abutting streets

B5. Addition, redevelopment and infill development on property used as or zoned as industrial.

RECOMMENDATION:

Consider variance to Ordinance 10-6-1 Sidewalks Required.

PRESENTER:

Robert Hitt, P.E., City Engineer

Attachments

Petition

Map

Street View



City of Enid Engineering Department
Robert Hitt, P.E., City Engineer
rhitt@enid.org; 580-616-7231
P.O. Box 1768
Enid, OK 73702

VARIANCE PETITION FOR SIDEWALK

I, or We, hereby petition the Mayor and Board of Commissioners for a variance to the following provision of the City of Enid Ordinance, Section 10-6-1: Sidewalks Required

Location: 937 Sooner Trend (street address):

Legal description: TR-10 sd - ESG Enid Energy Center
2nd SW/4 1-22-6

Current zoning of property: _____

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

Currently No Sidewalks in area. Multiple
buildings have been added and no
side walks built

Dated this 5 day of July, 2018

Applicant's signature:

Telephone: 405-240-8831

Printed name: David Henry

Email: dustin@8henrys.com

Address: 4709 Sinding Meridian Choctaw OK 73020

Office Use Only
Date of Commission Meeting: _____ day of _____

Location Map – 939 Sooner Trend Road



Sooner Tennis

**Metropolitan Area Planning Commission
Meeting**

10.2.

Meeting Date: 10/15/2018

Submitted By: Jacqueline Cook, Engineering EA

SUBJECT:

CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 3005 S. VAN BUREN STREET.

BACKGROUND:

The City of Enid has received a variance request to Ordinance 10-6-1 Sidewalks Required from Joe Bill Kline, owner.

Reasons stated for requesting variance are listed as: Can't place sidewalk where required – street light and water meter in the road, and dead ends in fire hydrant on the north end.

The referenced obstructions would require adjustments in sidewalk alignment and and water meter box. Such adjustments or a common occurrence when placing sidewalks in existing developmen areas. Also both drives may require re-construction to maintain required cross slopw for the sidewalk crossing.

The referenced property is located at 3005 S. Van Buren Street, Unplatted Real Estate TR#414 in SW/4 19-22-6. The property is zoned Industrial (I-2) and Kline Sign is currently at this location. They have constructed a 714 square foot metal building addition for warehouse and storage.

Per Ordinance 10-6-1 B Sidewalks That Parallel Abutting Streets: The following shall include sidewalks that parallel all abutting streets

B5. Addition, redevelopment and infill development on property used as or zoned as industrial.

RECOMMENDATION:

Consider variance to Ordinance 10-6-1 Sidewalks Required.

PRESENTER:

Robert Hitt, P.E., City Engineer

Attachments

Petition

Location

Street View



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

PUBLIC INFRASTRUCUTRE SIDEWALK VARIANCE PETITION

Fee: None

Street Address: 3005 S Van Buren Current Zoning District: 1-2

Your Sidewalk Variance Petition will be forwarded to the Engineering Department for presentation to MAPC and City Commission. Your contact person is Chris Gdanski at 580-616-7234 or cgdanski@enid.org.

Variance Section: 10-6-1 B. 5.
Contact Chris Stein for variance section at 580-616-7279 or cstein@enid.org

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) Can't place sidewalk were city Required Straightening the Road Meter (cutting) in the Road and Deadends in Fire Hydrants on North End.
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 _____ day of _____, _____.

X Applicant's signature: Joe Bill Kline

X Telephone: 580-237-0732

X Printed Name: Joe Bill Kline

X Email: joe@Klinesign.com

X Address: 3005 S. Van Buren

Date of Hearing set for the _____ day of _____, _____.

Location Map – 3005 S. Van Buren Street



S Van Buren St

KLIN
SIGN

725

