



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 SPECIAL MEETING**

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission will meet in special session at 6:00 p.m. on the 29th 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 SPECIAL MEETING**

1. CALL TO ORDER/ROLL CALL.
2. LOT SPLITS.
  1. CONSIDER A LOT SPLIT FOR KG HOLDINGS, L.C./W.E.P. LAND HOLDINGS, LLC. LOCATED AT 5522 WEST OWEN K GARRIOTT ROAD WHICH IS KNOWN AS A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN.
3. 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.
4. ADJOURN.

**Metropolitan Area Planning Commission  
Special Session**

2.1.

**Meeting Date:** 10/29/2018

**Submitted By:** Karla Ruther, Assistant City Planner

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**SUBJECT:**

**CONSIDER A LOT SPLIT FOR KG HOLDINGS, L.C./W.E.P. LAND HOLDINGS, LLC. LOCATED AT 5522 WEST OWEN K GARRIOTT ROAD WHICH IS KNOWN AS A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN.**

**BACKGROUND:**

The property is located west of the corner of Garland and Owen K Garriott in front of Atwood and zoned C-2 Planned Business Center District according to the City of Enid Zoning Regulations. The applicant is splitting 2.26 acres to create a lot for Swadley's Barbeque. The site will have access to the frontage road that leads to Garland and Owen K Garriott Road. Sanitary sewer is being extended from the south and the public water line is being extended from the east to the site.

State Statutes require the approval of the local Planning Commission prior to the subdivision of any tract of land, which when subdivided, contains an area of less than 10 acres.

**RECOMMENDATION:**

Consider the lot split.

**PRESENTER:**

Chris Bauer, Planning Administrator.

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**Attachments**

Location map survey easements

Lot split application

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R-2

R-4

C-2

C-2

Proposed  
lot split



n K Garriott Rd

412

KL Drive

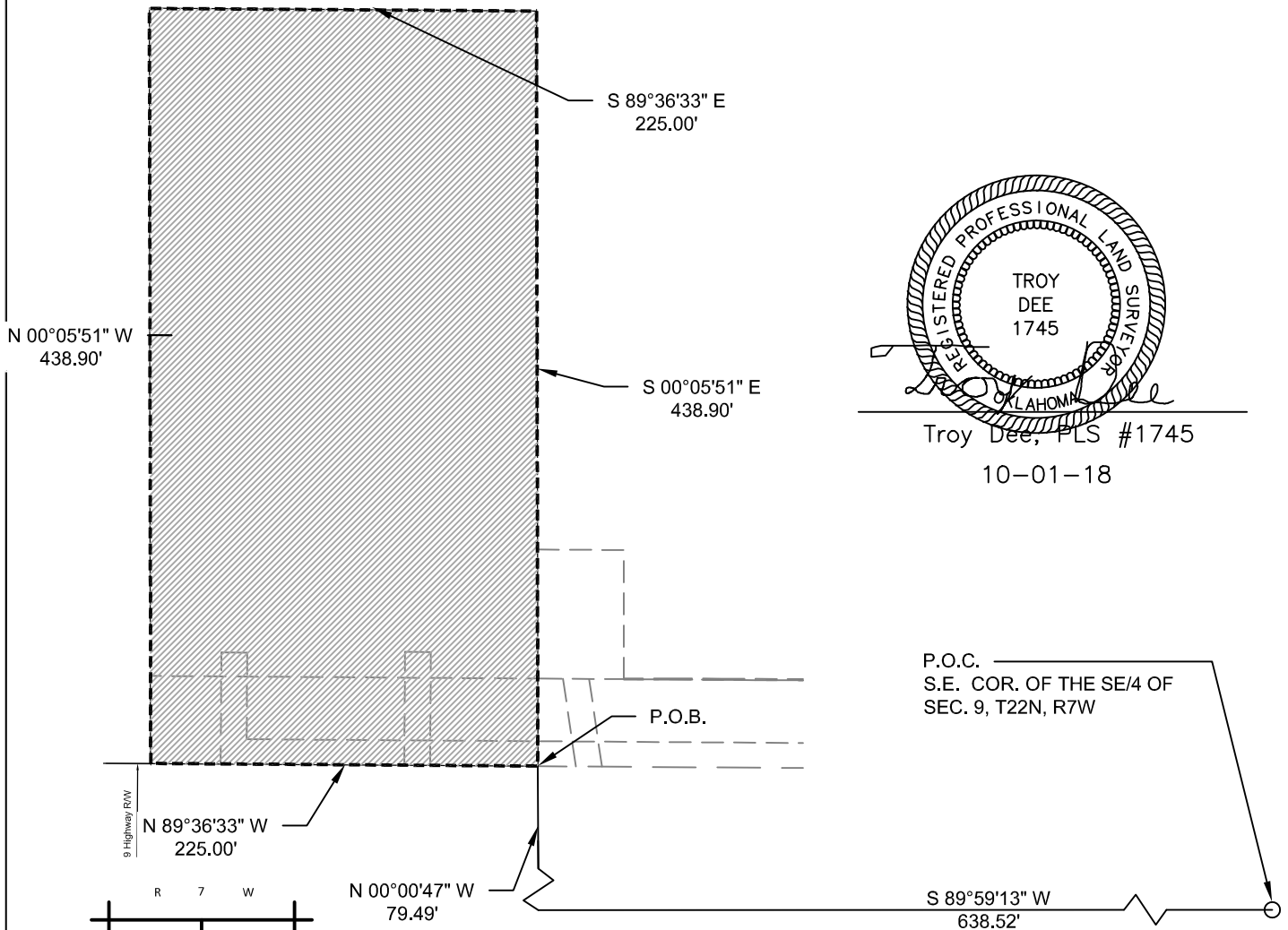
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# EXHIBIT 'A'

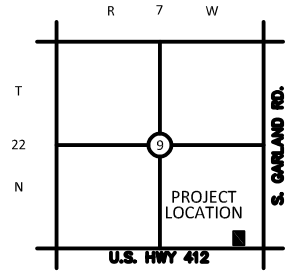
**LEGAL DESCRIPTION:**

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SEVEN (7) WEST, OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

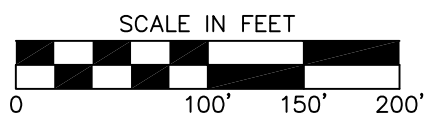
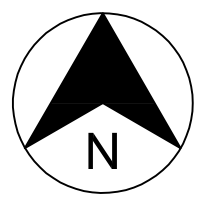
COMMENCING AT THE SE CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 9;  
 THENCE, S 89° 59' 13" W A DISTANCE OF 638.52 FEET;  
 THENCE, N 00° 00' 47" W A DISTANCE OF 79.49 FEET TO THE POINT OF BEGINNING;  
 THENCE, N 89° 36' 33" W FOR A DISTANCE OF 225.00 FEET.  
 THENCE, N 00° 05' 51" W FOR A DISTANCE OF 438.90 FEET.  
 THENCE, S 89° 36' 33" E FOR A DISTANCE OF 225.00 FEET.  
 THENCE, S 00° 05' 51" E FOR A DISTANCE OF 438.90 FEET TO THE POINT OF BEGINNING;



REGISTERED PROFESSIONAL LAND SURVEYOR  
 TROY DEE  
 1745  
 OLAHOMA  
 Troy Dee, PLS #1745  
 10-01-18



NOT TO SCALE  
**VICINITY MAP**



P.O.C.  
 S.E. COR. OF THE SE/4 OF  
 SEC. 9, T22N, R7W

**CEDAR CREEK**  
 ENGINEERING • PLANNING • CONSULTING  
 P.O. Box 14534 Oklahoma  
 City, OK 73113  
 405-778-3385  
 www.cedarcreekinc.com

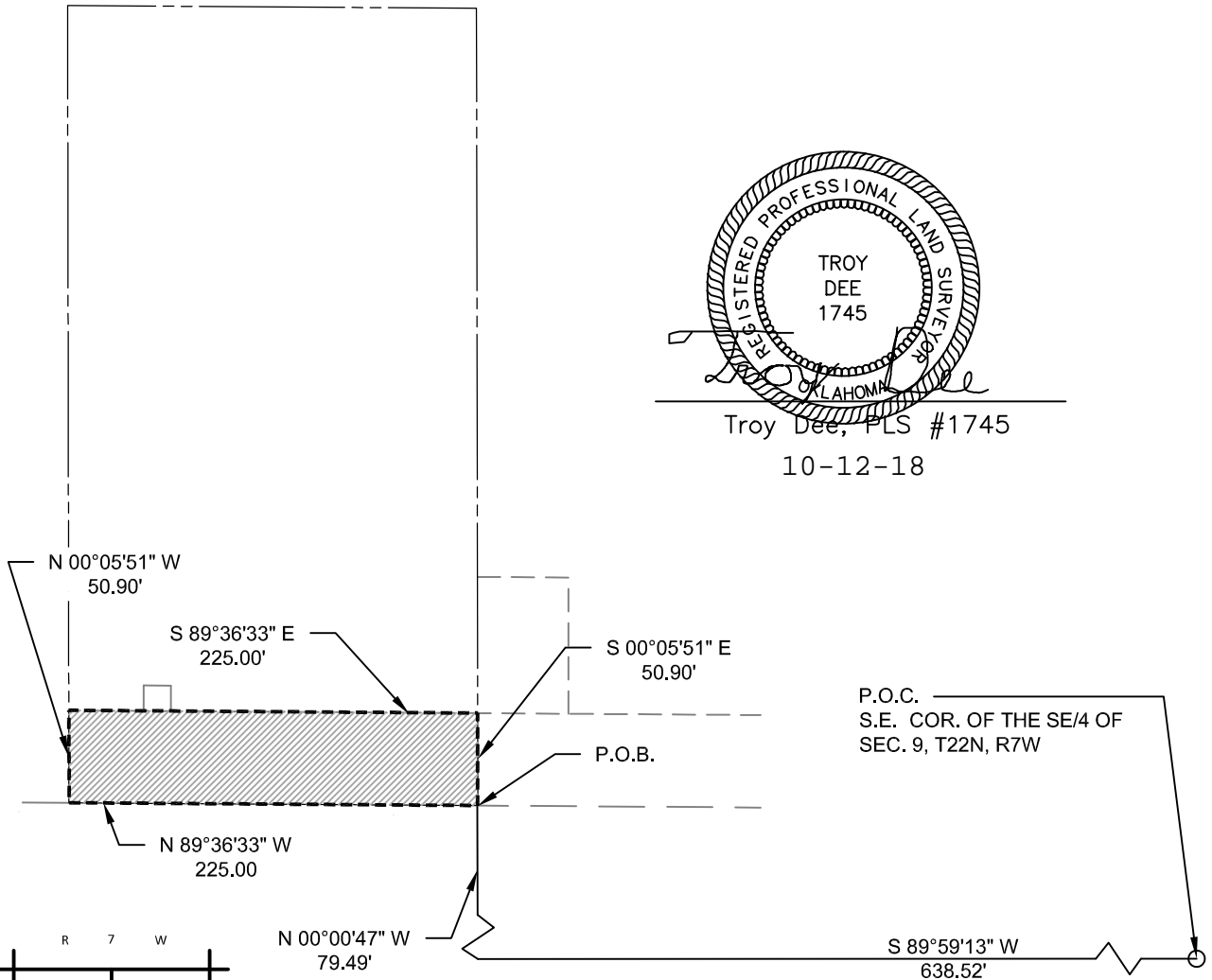
OK CA 5864

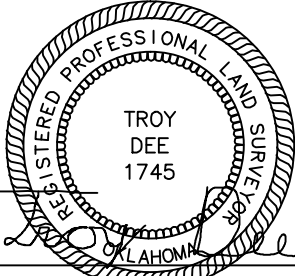
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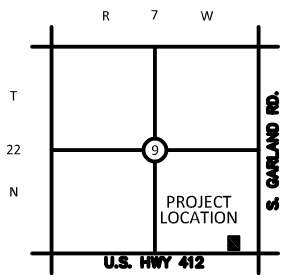
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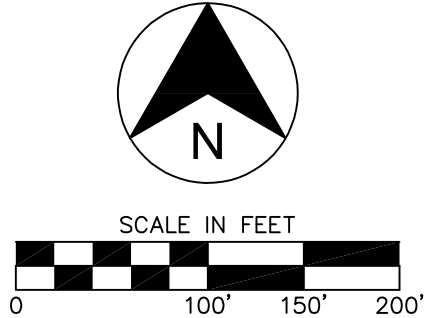
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 THENCE, N 00° 00' 47" W A DISTANCE OF 79.49 FEET TO THE POINT OF BEGINNING;  
 THENCE, N 89° 36' 33" W FOR A DISTANCE OF 225.00 FEET.  
 THENCE, N 00° 05' 51" W FOR A DISTANCE OF 50.90 FEET.  
 THENCE, S 89° 36' 33" E FOR A DISTANCE OF 225.00 FEET.  
 THENCE, S 00° 05' 51" E FOR A DISTANCE OF 50.90 FEET TO THE POINT OF BEGINNING;



  
 Troy Dee, PLS #1745  
 10-12-18



 NOT TO SCALE  
**VICINITY MAP**



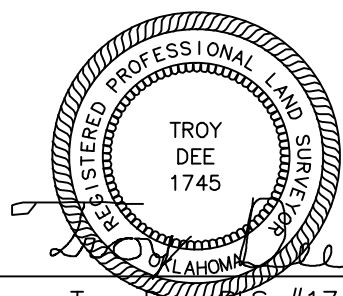
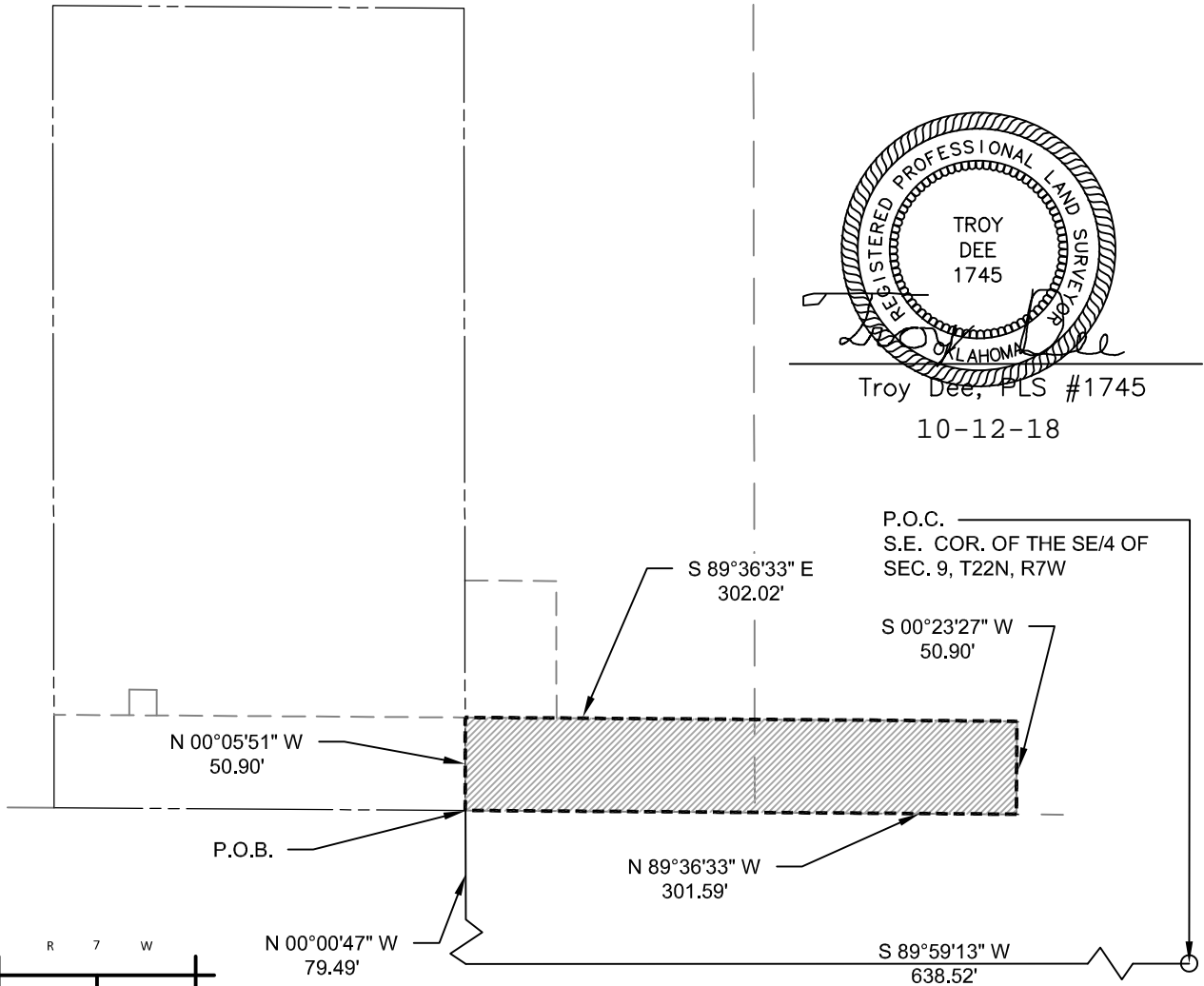

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# EXHIBIT 'C'

**LEGAL DESCRIPTION:**

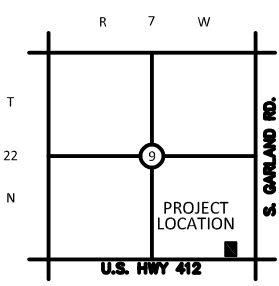
A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SEVEN (7) WEST, OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 9;  
 THENCE, S 89° 59' 13" W A DISTANCE OF 638.52 FEET;  
 THENCE, N 00° 00' 47" W A DISTANCE OF 79.49 FEET TO THE POINT OF BEGINNING;  
 THENCE, N 00° 05' 51" W FOR A DISTANCE OF 50.90 FEET.  
 THENCE, S 89° 36' 33" E FOR A DISTANCE OF 302.02 FEET.  
 THENCE, S 00° 23' 27" W FOR A DISTANCE OF 50.90 FEET.  
 THENCE, N 89° 36' 33" W FOR A DISTANCE OF 301.59 FEET TO THE POINT OF BEGINNING;

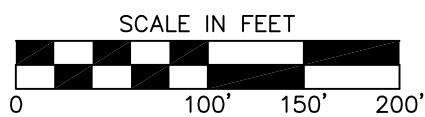
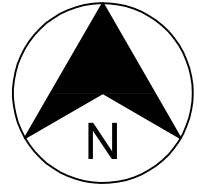


10-12-18

P.O.C. ———  
 S.E. COR. OF THE SE/4 OF  
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NOT TO SCALE  
**VICINITY MAP**



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 City, OK 73113  
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OK CA 5864



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.

1. Owner's name: KG Holdings, L.C./W.E.P. Land Holdings, LLC

Contact person: Ken McGee

Address, city, state, zip: 432 S Mustang Rd, Ste C, Yukon, OK 73099

Email address: kmcgee@mcgeecre.com Telephone 405.265.3200

Cell phone number: 405.203.2451

2. Architect/Engineer name: Cedar Creek Consulting, Inc.

Contact person: Jason Emmett

Address, city, state, zip: PO Box 14534, Oklahoma City, OK 73113

Email address: jemmett@cedarcreekinc.com Office Phone 405.778.3385

Cell telephone number: 405.406.4622

3. Address and/or General Location of property: SH 412 & S Garland Rd

4. Zoning classification of property (if known): C-2

5. Please email this lot split application and survey by land surveyor registered in the state of Oklahoma to kruther@enid.org

6. 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.

7. Applicant's signature: [Handwritten Signature]

Printed name: Ken R. McGee

Date: 9-28-18

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

**Metropolitan Area Planning Commission  
Special Session**

**3.1.**

**Meeting Date:** 10/29/2018

**Submitted By:** Jacqueline Cook, Engineering EA

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**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

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**Attachments**

Petition

Map

Street View

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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  
sidewalks built

Dated this 5 day of July, 2018

Applicant's signature:

Telephone: 405-240-8831

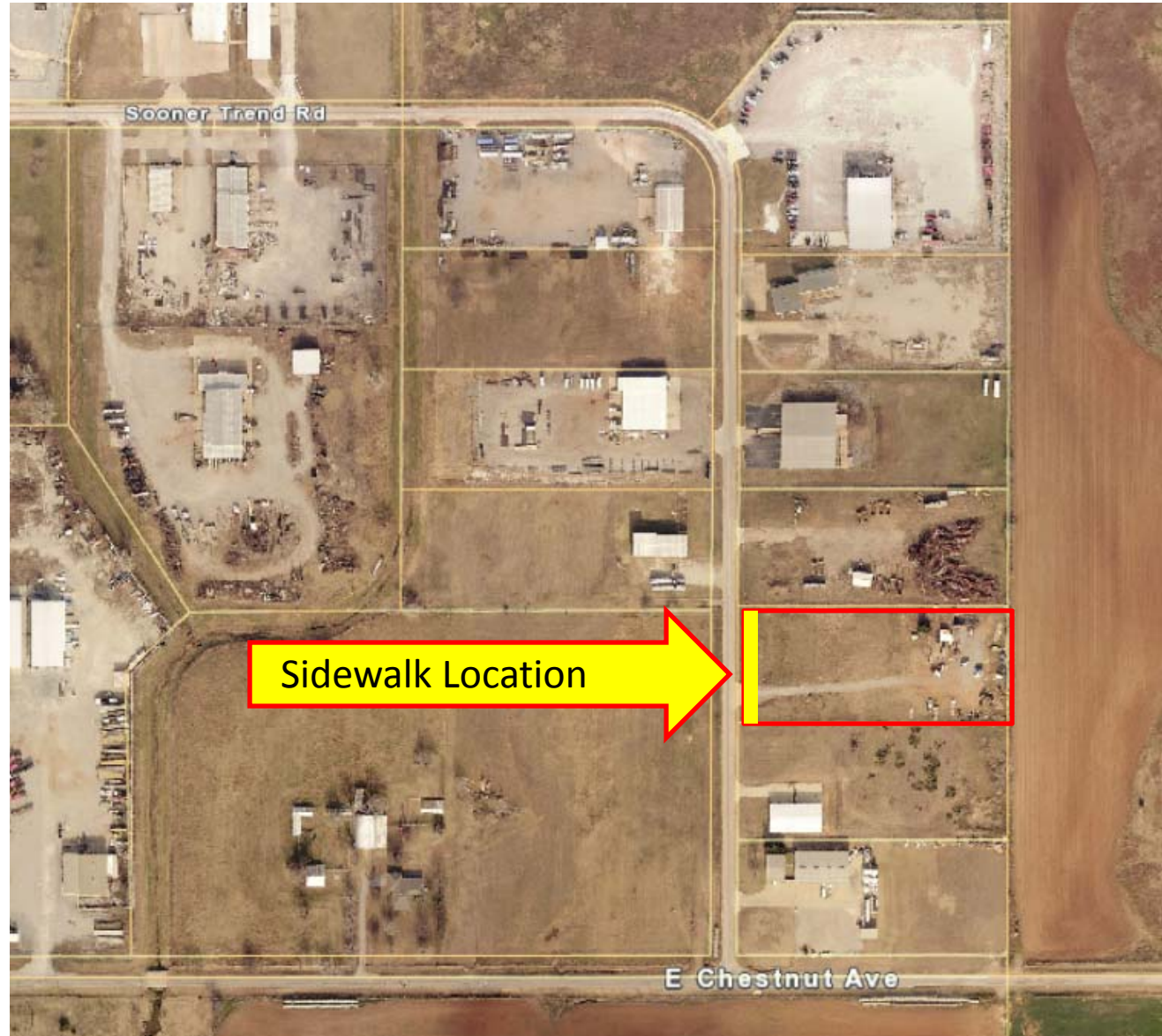
Printed name: David Henry

Email: dustin.w@henrys.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  
Special Session**

**3.2.**

**Meeting Date:** 10/29/2018

**Submitted By:** Jacqueline Cook, Engineering EA

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**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 development areas. Also both drives may require re-construction to maintain required cross slope 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

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**Attachments**

Petition

Location

Street View

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Planning & Zoning Department  
Chris Bauer, Planning Administrator  
[cbauer@enid.org](mailto: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](mailto:cgdanski@enid.org).

Variance Section: 10-6-1 B. 5.  
Contact Chris Stein for variance section at 580-616-7279 or [cstein@enid.org](mailto: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 \_\_\_\_\_, \_\_\_\_\_.

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# Location Map – 3005 S. Van Buren Street



S Van Buren St

KLIN  
SIGN

725

