



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 19th day of November, 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 OCTOBER 15, 2018 AND THE SPECIAL MEETING OF OCTOBER 29, 2018.
3. ADMINISTRATION.
 1. UPDATE PLANNING COMMISSION MEMBERS ON THE JANUARY AND FEBRUARY 2019 REGULAR MEETING DATES.
 2. NONE.
4. ZONING.
 1. NONE.
5. USE BY REVIEW.
 1. NONE.
6. PLATS.

1. **CONSIDER APPROVAL OF THE PRELIMINARY PLAT OF CHISHOLM RANCH BEING PART OF THE SE/4 AND SW/4 SECTION 14, TOWNSHIP 23 NORTH, RANGE 7 WEST, I.M. GARFIELD COUNTY, OKLAHOMA.**

2. **CONSIDER A RECOMMENDATION TO THE GARFIELD COUNTY BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF CHISHOLM RANCH BEING PART OF THE SE/4 AND SW/4 SECTION 14, TOWNSHIP 23 NORTH, RANGE 7 WEST, I.M. GARFIELD COUNTY, OKLAHOMA.**

3. **NONE.**

7. **SITE PLAN.**
 1. **NONE.**

8. **LOT SPLITS.**
 1. **NONE.**

9. **TRAFFIC.**
 1. **NONE.**

10. **EASEMENTS.**
 1. **NONE.**

11. **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 SOUTH VAN BUREN STREET.**

 3. **NONE.**

12. **ADJOURN.**

Metropolitan Area Planning Commission Meeting

2.

Meeting Date: 11/19/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF OCTOBER 15, 2018 AND THE SPECIAL MEETING OF OCTOBER 29, 2018.

BACKGROUND:

RECOMMENDATION:

PRESENTER:

Attachments

10 15 18 Draft minutes

10 29 18 Draft Spec Minutes

DRAFT

MINUTES OF REGULAR MEETING OF
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,
HELD ON THE 15TH DAY OF OCTOBER 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 15th day of October 2018, pursuant to notice given by October 12, 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 12th day of October 2018.

Present: Whitney Hall; Marvin Kusik; Eddie Mack; David Mason; Cole Ream; Don Roberts; Jonathan Waddell, City Commissioner, Ex-Officio

Absent: Mark Arnold; James Simunek, County Commissioner Ex-Officio; David Trojan

Also Jerald Gilbert, City Manager; Carol Lahman, City Attorney; Chris Bauer, Planning

Present: Administrator; Robert Hitt, City Engineer; Karla Ruther, Assistant City Planner; William Gill, Assistant City Attorney

CALL TO ORDER/ROLL CALL.

ADMINISTRATION.

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

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

AYE: Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts, City Commissioner, Ex-Officio Jonathan Waddell

Passed

NONE.

ZONING.

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.

Motion was made by City Commissioner, Ex-Officio Jonathan Waddell, seconded by Whitney Hall to recommend approval of the rezoning to the Mayor and Board of Commissioners.

Sharita Ala Torre, 302 East Ohio, Valentin Ala Torre, 302 East Ohio, Attorney Ronald Kelly, 7300 NE 101, Oklahoma City, and Barbara Finley, 401 East Indiana all spoke in opposition of the rezoning.

Jeremiah Herrian, applicant, 122 East Randolph, Summer Parrish, 2029 South Garland and Justin Parrisk, 2029 South Garland all spoke in favor of the rezoning. Jeremiah Herrian also explained the process and answered questions from the Commission.

AYE: Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, City Commissioner, Ex-Officio Jonathan Waddell

NAY: Don Roberts

Passed

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.

Motion was made by City Commissioner, Ex-Officio Jonathan Waddell, seconded by Don Roberts to recommend approval of the rezoning to the Mayor and Board of Commissioners.

The Commission asked questions concerning parking, traffic, size of building and site plan.

Bill Andrew, 524 South Hayes and David Keller, 516 South Hayes spoke in opposition of the rezoning.

Nick Jackson, applicant, answered questions from the Commission.

Eddie Mack and Cole Ream abstained.

AYE: Don Roberts, City Commissioner, Ex-Officio Jonathan Waddell

NAY: Whitney Hall, Marvin Kusik, David Mason

Failed

NONE.

USE BY REVIEW.

NONE.

PLATS.

NONE.

SITE PLAN.

NONE.

LOT SPLITS.

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.

Motion was made by Don Roberts, seconded by Cole Ream to approve the lot split.

AYE: Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts, City Commissioner, Ex-Officio Jonathan Waddell

Passed

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.

Motion was made by David Mason, seconded by City Commissioner, Ex-Officio Jonathan Waddell to approve the lot split.

AYE: Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts, City Commissioner, Ex-Officio Jonathan Waddell

Passed

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.

Motion was made by City Commissioner, Ex-Officio Jonathan Waddell, seconded by Cole Ream to approve the lot split.

AYE: Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts, City Commissioner, Ex-Officio Jonathan Waddell

Passed

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.

Motion was made by Cole Ream, seconded by Don Roberts to approve the lot split.

AYE: Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts, City Commissioner, Ex-Officio Jonathan Waddell

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 7:39 PM.

AYE: Whitney Hall, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts, City
Commissioner, Ex-Officio Jonathan Waddell

Passed

DRAFT

MINUTES OF REGULAR MEETING OF
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,
HELD ON THE 29TH DAY OF OCTOBER 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 29th day of October 2018, pursuant to notice given by October 25, 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 25th day of October, 2018.

Present: Mark Arnold; Whitney Hall; Eddie Mack; David Mason; Cole Ream; Don Roberts; David Trojan; Jonathan Waddell, City Commissioner, Ex-Officio

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

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

CALL TO ORDER/ROLL CALL.

LOT SPLITS.

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.

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

David Trojan left the meeting.

AYE: Mark Arnold, Whitney Hall, Eddie Mack, David Mason, Cole Ream, Don Roberts, City Commissioner, Ex-Officio Jonathan Waddell

Passed

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.

David Trojan returned to the meeting.

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.

ADJOURN.

Motion was made by Don Roberts, seconded by City Commissioner, Ex-Officio Jonathan Waddell to adjourn.

The meeting adjourned at 6:04 PM.

AYE: Mark Arnold, Whitney Hall, Eddie Mack, David Mason, Cole Ream, Don Roberts, David Trojan, City Commissioner, Ex-Officio Jonathan Waddell

Passed

Metropolitan Area Planning Commission Meeting

3.1.

Meeting Date: 11/19/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

UPDATE PLANNING COMMISSION MEMBERS ON THE JANUARY AND FEBRUARY 2019 REGULAR MEETING DATES.

BACKGROUND:

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

RECOMMENDATION:

No action required.

PRESENTER:

Karla Ruther, Assistant CityPlanner.

Attachments

2019 Meeting Dates

SCHEDULE OF REGULAR MEETINGS
METROPOLITAN AREA PLANNING COMMISSION

DATE	PLACE OF MEETING	TIME
January 28, 2019	Council Chambers	6:00 PM
February 25 2019	Council Chambers	6:00 PM
March 18, 2019	Council Chambers	6:00 PM
April 15, 2019	Council Chambers	6:00 PM
May 20, 2019	Council Chambers	6:00 PM
June 17, 2019	Council Chambers	6:00 PM
July 15, 2019	Council Chambers	6:00 PM
August 19, 2019	Council Chambers	6:00 PM
September 16, 2019	Council Chambers	6:00 PM
October 21, 2019	Council Chambers	6:00 PM
November 18, 2019	Council Chambers	6:00 PM
December 16, 2019	Council Chambers	6:00 PM

**Metropolitan Area Planning Commission
Meeting**

6.1.

Meeting Date: 11/19/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT OF CHISHOLM RANCH BEING PART OF THE SE/4 AND SW/4 SECTION 14, TOWNSHIP 23 NORTH, RANGE 7 WEST, I.M. GARFIELD COUNTY, OKLAHOMA.

BACKGROUND:

Chisholm Ranch Estates is located in Garfield County, north of the Enid city limits, east of Longhorn Estates on the north side of Carrier Road/ Highway 45. The applicant is platting three blocks with a total of 65 lots. The lots will be served by public streets (constructed of concrete curb and gutter with asphalt pavement), private water wells and septic system.

The Fire Marshal, Ken Helms, has reviewed the plat and recommends denial. The proposed plat does not meet the requirements of the International Fire Code (IFC). Section D107.1 of the IFC states: "The development of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads." The proposed plat indicates 65 individual dwelling units with a single fire apparatus access road leading into the development and therefore does not comply with this provision unless the homes are equipped with automatic fire sprinklers.

RECOMMENDATION:

Consider the preliminary plat.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map

Prelim Plat

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



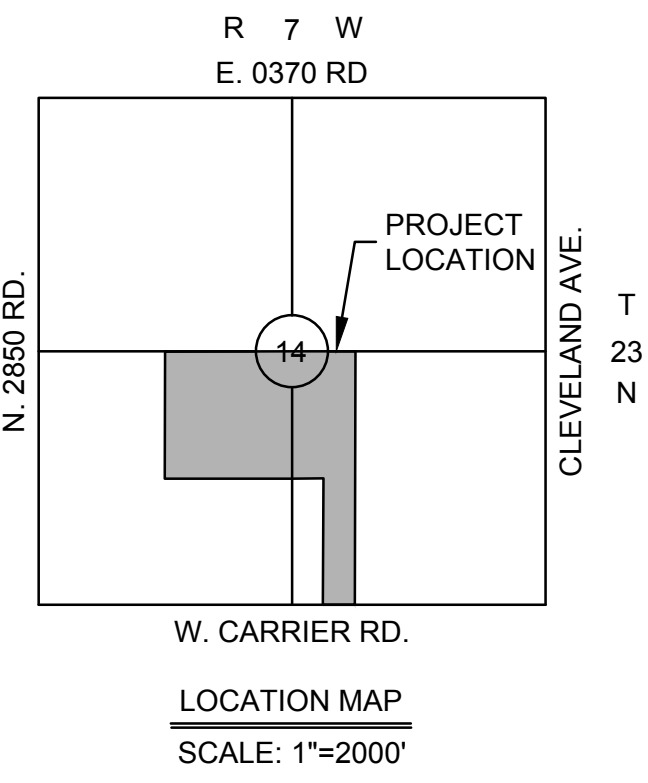
PRELIMINARY PLAT

of

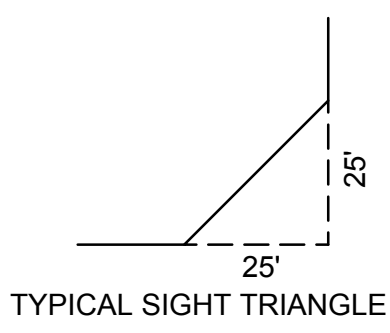
CHISHOLM RANCH ESTATES

BEING A PART OF THE SE/4 & SW/4, SEC. 14, T23N, R7W, I.M.,

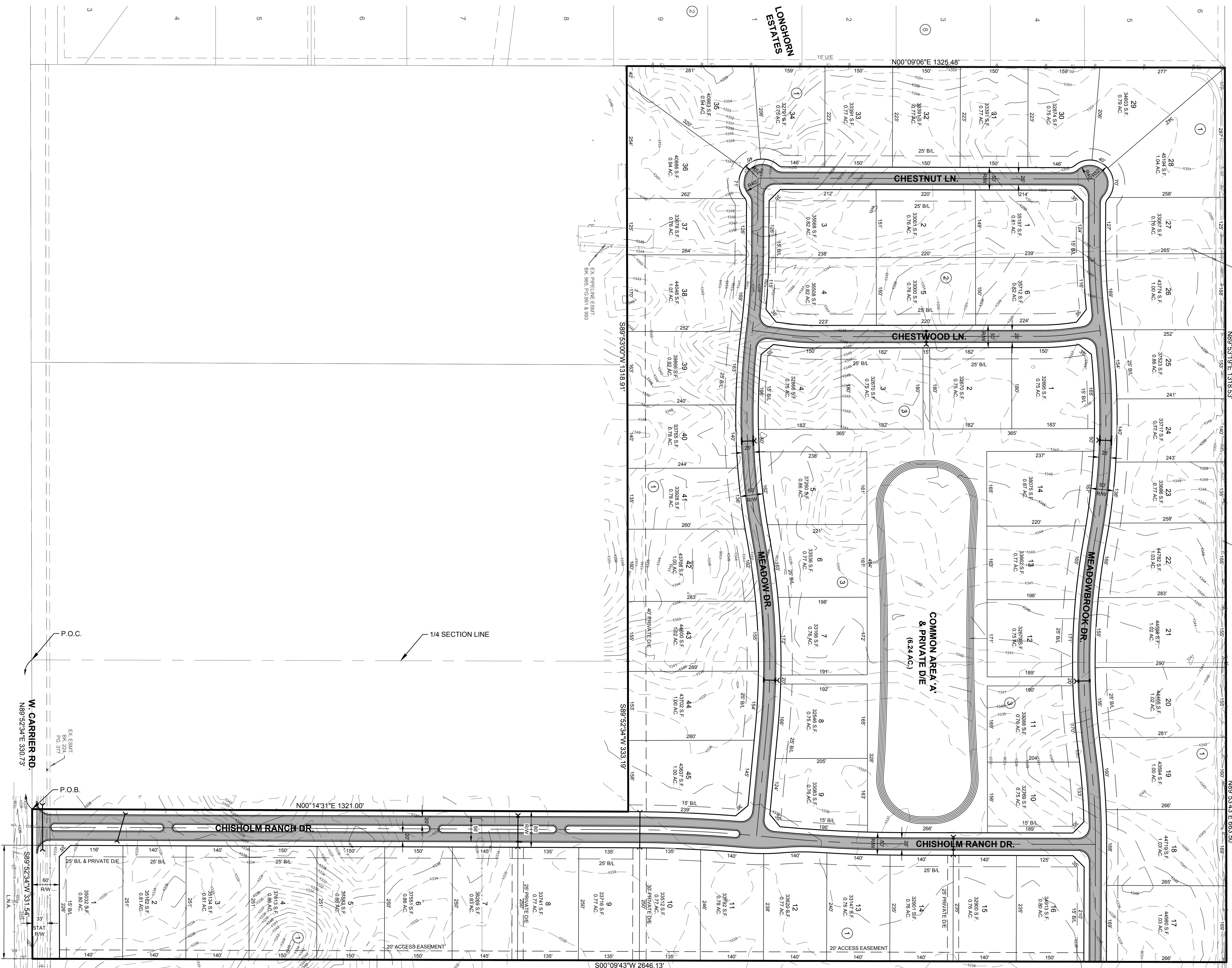
AN ADDITION TO GARFIELD COUNTY, OKLAHOMA



LEGEND:
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 B/L = BUILDING LIMIT LINE
 D/E = DRAINAGE EASEMENT
 L.N.A. = LIMITS OF NO ACCESS



NOTES:
 1. All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within CHISHOLM RANCH ESTATES.
 2. Maintenance of all common areas and private drainage easements within CHISHOLM RANCH ESTATES shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.



LEGAL DESCRIPTION
 A tract of land being a part of the Southeast Quarter (SE/4) and Southwest Quarter (SW/4) of Section Fourteen (14), Township Twenty-three (23) North, Range Seven (7) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:
 Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4);
 THENCE North 89°52'34" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 330.73 feet to the POINT OF BEGINNING;
 THENCE North 00°14'31" East, departing said South line, a distance of 1,321.00 feet;
 THENCE South 89°52'34" West, a distance of 333.19 feet to a point on the West line of said Southeast Quarter (SE/4);
 THENCE South 89°53'00" West, a distance of 1,318.91 feet to a point on the East line of the recorded plat LONGHORN ESTATES;
 THENCE North 00°09'06" East, along and with the East line of said plat LONGHORN ESTATES, a distance of 1,325.48 feet to the Northeast (NE) Corner of said plat LONGHORN ESTATES, said point lying on the North line of said Southwest Quarter (SW/4);
 THENCE North 89°53'19" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 1,318.53 feet to the Northeast (NE) Corner of said Southwest Quarter (SW/4);
 THENCE North 89°53'43" East, along and with the North line of said Southwest Quarter (SE/4), a distance of 663.50 feet to the Northeast (NE) Corner of the West Half of said Southeast Quarter (W/2, W/2, SE/4);
 THENCE South 00°09'43" West, along and with the East line of the West Half of the West Half of said Southeast Quarter (W/2, W/2, SE/4), a distance of 2,646.13 feet the Southeast (SE) Corner of said West Half of the West Half of said Southeast Quarter (W/2, W/2, SE/4);
 THENCE South 89°52'34" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 331.54 feet to the POINT OF BEGINNING.
 Containing 3,063,457 square feet or 70.3273 acres, more or less.
 Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The South line of said Southeast Quarter (SE/4) having a bearing of North 89°52'34" East.

Original Bench Mark:
 Source: City of Enid GPS Datum
 Horizontal Datum: NAD83
 Vertical Datum: NAVD88
 Bench Mark: 792
 Northing: 520924.185
 Easting: 199302.017
 Elevation: 1318.69
 Description: On top of West curb 3' North of concrete flume, 70' North of Tara Ln. & Oakwood Rd. intersection.
 Object: MAG nail with washer stamped CA828
 Bench Marks by Johnson & Associates Set On/Around Site:
 Bench Mark # 500
 Northing: 532713.71
 Easting: 1993479.60
 Elevation: 1333.50
 Description: Approximately 20' South of the CL of Carrier Rd., 2010' West of the CL of Cleveland Ave. and 200' East of the CL of a drive SW.
 Object: #4 Bar with J&A Control Cap

UTILITY LEGEND
 ST PROPOSED STORM SEWER LINE
 EXISTING OVERHEAD ELECTRIC

OWNER / DEVELOPER
 STK CONSTRUCTION, LLC
 817 IRISH LN.
 EDMOND, OK 73003
 (405) 562-1195

ENGINEER
 JOHNSON & ASSOCIATES, INC.
 1 E. SHERIDAN AVE., SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73104
 (405) 235-8075 PH.
 (405) 235-8078 FAX

TOTAL ACRES = 70.3272
 TOTAL UNITS = 65

PRELIMINARY PLAT
 of
 CHISHOLM RANCH ESTATES

Johnson & Associates, Inc.
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8078
 www.jaok.com
 Certificate of Authorization #1484 Exp. Date 06-30-2019
 ENGINEERS SURVEYORS PLANNERS

**Metropolitan Area Planning Commission
Meeting**

6.2.

Meeting Date: 11/19/2018

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A RECOMMENDATION TO THE GARFIELD COUNTY BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF CHISHOLM RANCH BEING PART OF THE SE/4 AND SW/4 SECTION 14, TOWNSHIP 23 NORTH, RANGE 7 WEST, I.M. GARFIELD COUNTY, OKLAHOMA.

BACKGROUND:

This is a companion item to 6.1.

RECOMMENDATION:

Consider a recommendation to the Garfield County Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map

Final Plat

Oakwood Rd

LaSt Chance

Cactus Flats

Open Range

Coyote Trail

Stage Coach

Chuck Wagon Dr

Long Branch

Site



od Rd

45

Carrier Rd/HWY 45

FINAL PLAT
of
CHISHOLM RANCH ESTATES

BEING A PART OF THE SE/4 & SW/4, SEC. 14, T23N, R7W, I.M.
AN ADDITION TO GARFIELD COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That STK CONSTRUCTION, LLC, an Oklahoma Limited Liability Company, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of CHISHOLM RANCH ESTATES, an addition to Garfield County, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of CHISHOLM RANCH ESTATES, an addition to Garfield County, being a part of the Southeast Quarter (SE/4) & Southwest Quarter (SW/4), Section Fourteen (14), Township Twenty-Three (23) North, Range Seven (7) West of the Indian Meridian, Garfield County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and utility easements as shown on said Final Plat to the use of the public, for public streets, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this ____ day of _____, 2018.

Signed by the Manager this ____ day of _____, 2018.

STK CONSTRUCTION, LLC

By: _____
Sanjit Bhattacharya, Manager

STATE OF OKLAHOMA

SS

COUNTY OF _____

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2018, personally appeared Sanjit Bhattacharya, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2018.

My Commission Expires: _____ Notary Public

My Commission No.: _____

APPROVALS

Approved this ____ day of _____, 2018, by the City Engineer of Enid, Oklahoma.

City Engineer

Approved this ____ day of _____, 2018, by the Metropolitan Area Planning Commission.

Attest _____
Chairman

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Garfield County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of CHISHOLM RANCH ESTATES, an addition to Garfield County, Oklahoma is vested in STK CONSTRUCTION, LLC, on the ____ day of _____, 2018, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2017 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this ____ day of _____, 2018.

STATE OF OKLAHOMA

SS

COUNTY OF GARFIELD

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2018, personally appeared _____ to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____ and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2018.

My Commission Expires: _____ Notary Public

My Commission No.: _____

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly qualified and acting County Treasurer of Garfield County and that the tax records of said county show that all taxes for the year 2017 and prior years are paid on the Final Plat of CHISHOLM RANCH ESTATES, an addition to Garfield County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this ____ day of _____, 2018.

County Treasurer

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of CHISHOLM RANCH ESTATES, an addition to Garfield County, Oklahoma, consisting of 3 sheets, represents a careful survey made under my supervision on the ____ day of _____, 2018, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Witness my hand and seal this ____ day of _____, 2018.

Matthew Johnson, P.L.S. No. 1807

STATE OF OKLAHOMA

SS

COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Matthew Johnson, 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.

Witness my hand and seal this ____ day of _____, 2018.

My Commission Expires: _____ Notary Public

My Commission No.: _____

PROPERTY DESCRIPTION

A tract of land being a part of the Southeast Quarter (SE/4) and Southwest Quarter (SW/4) of Section Fourteen (14), Township Twenty-three (23) North, Range Seven (7) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE North 89°52'34" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 330.73 feet to the POINT OF BEGINNING;

THENCE North 00°14'31" East, departing said South line, a distance of 1,321.00 feet;

THENCE South 89°52'34" West, a distance of 333.19 feet to a point on the West line of said Southeast Quarter (SE/4);

THENCE South 89°53'00" West, a distance of 1,318.91 feet to a point on the East line of the recorded plat LONGHORN ESTATES;

THENCE North 00°09'06" East, along and with the East line of said plat LONGHORN ESTATES, a distance of 1,325.48 feet to the Northeast (NE) Corner of said plat LONGHORN ESTATES, said point lying on the North line of said Southwest Quarter (SW/4);

THENCE North 89°53'19" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 1,318.53 feet to the Northeast (NE) Corner of said Southwest Quarter (SW/4);

THENCE North 89°53'43" East, along and with the North line of said Southeast Quarter (SE/4), a distance of 663.50 feet to the Northeast (NE) Corner of the West Half of the West Half of said Southeast Quarter (W/2, W/2, SE/4);

THENCE South 00°09'43" West, along and with the East line of the West Half of the West Half of said Southeast Quarter (W/2, W/2, SE/4), a distance of 2,646.13 feet the Southeast (SE) Corner of said West Half of the West Half of said Southeast Quarter (W/2, W/2, SE/4);

THENCE South 89°52'34" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 331.54 feet to the POINT OF BEGINNING.

Containing 3,063,457 square feet or 70.3273 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The South line of said Southeast Quarter (SE/4) having a bearing of North 89°52'34" East.

This property description was prepared on the ____ day of _____, 2018, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

OWNER'S NOTARY	CITY CLERK	ABSTRACTOR	ABSTRACTOR'S NOTARY	COUNTY TREASURER	SURVEYOR	SURVEYOR'S NOTARY

FINAL PLAT
of
CHISHOLM RANCH ESTATES



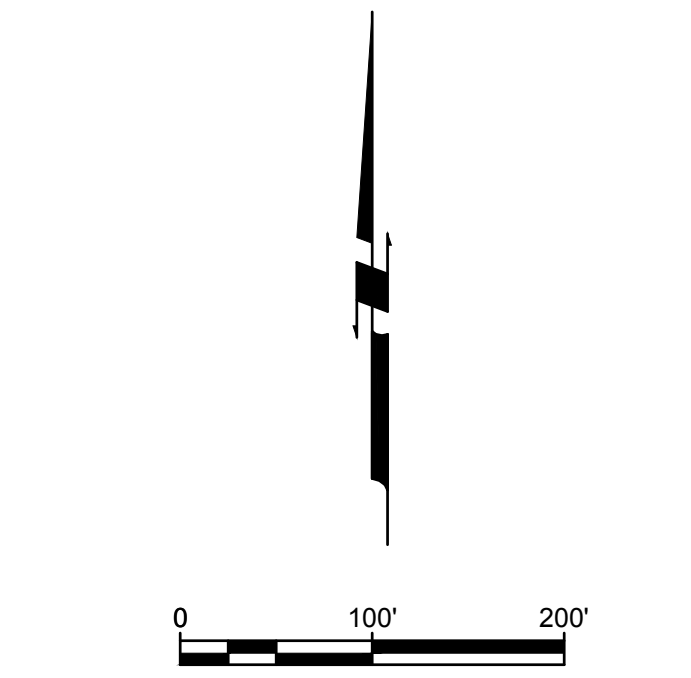
Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaac.com
Certificate of Authorization #1484 Exp. Date: 06-30-2019
• ENGINEERS • SURVEYORS • PLANNERS •

FINAL PLAT of CHISHOLM RANCH ESTATES

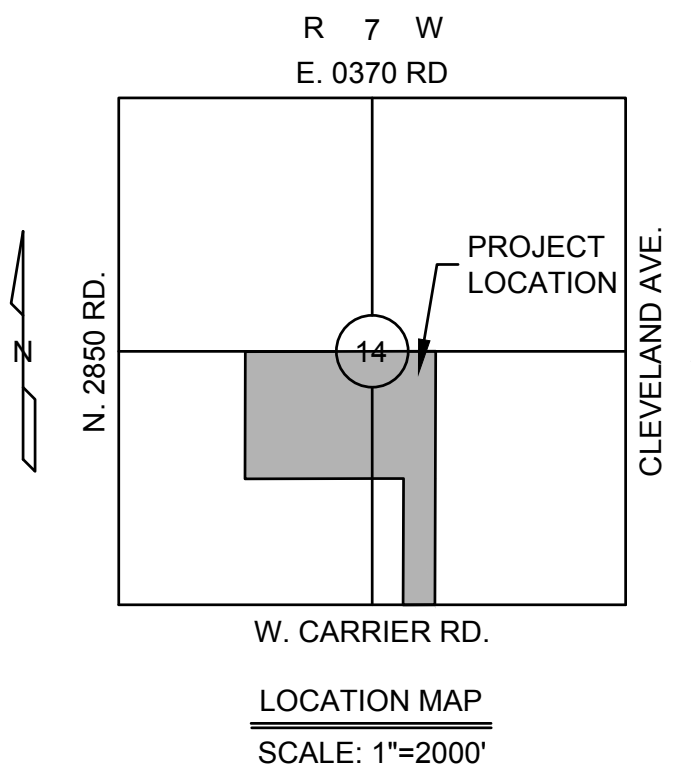
BEING A PART OF THE SE/4 & SW/4, SEC. 14, T23N, R7W, I.M.
AN ADDITION TO GARFIELD COUNTY, OKLAHOMA

NOTES:

- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within CHISHOLM RANCH ESTATES.
- Maintenance of all common areas and private drainage easements within CHISHOLM RANCH ESTATES shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.



Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The South line of said Southeast Quarter (SE/4) having a bearing of North 89°52'34" East.



******* NOTE *******

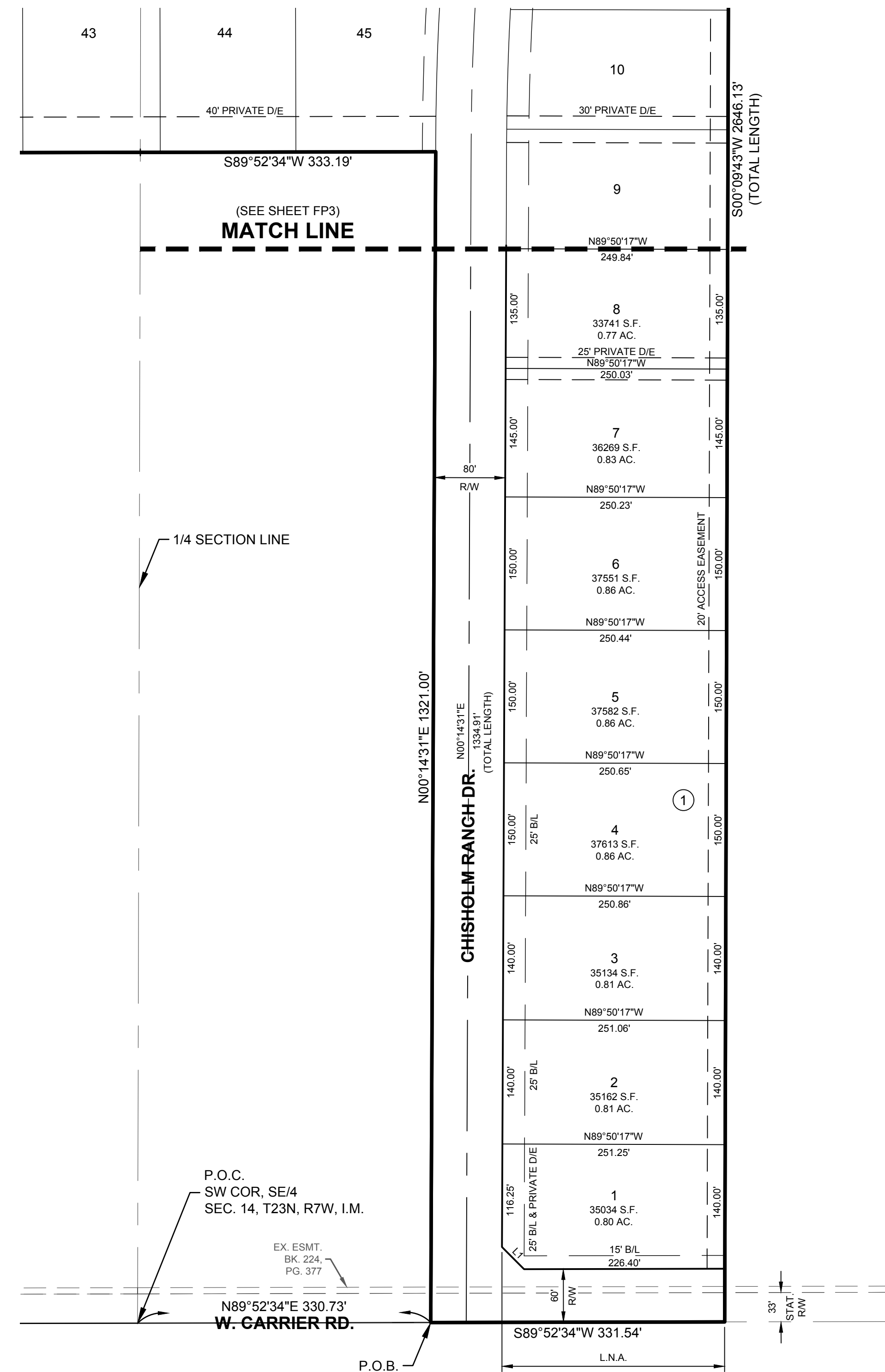
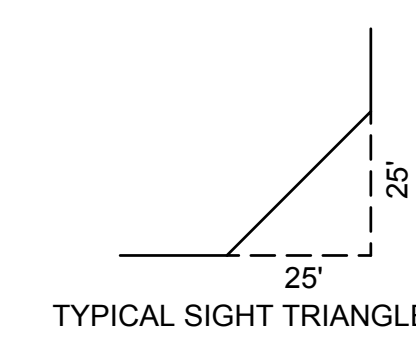
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

CERT-NIT REV 12-2007

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
NR = NOT RADIAL
B/L = BUILDING LIMIT LINE
D/E = DRAINAGE EASEMENT
L.N.A. = LIMITS OF NO ACCESS

- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED



Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	294.29'	3000.00'	147.26'	294.17'	S03°03'08"W	005°37'14"
C2	44.22'	500.00'	22.13'	44.21'	N02°24'41"E	005°04'04"
C3	42.69'	500.00'	21.36'	42.68'	N02°34'07"W	004°53'31"
C4	76.01'	500.00'	38.08'	75.93'	S00°39'35"E	008°42'34"
C5	298.48'	3000.00'	149.36'	298.35'	N03°00'44"E	005°42'02"
C6	417.69'	1500.00'	210.20'	416.34'	S87°26'21"W	016°57'16"
C7	464.61'	1500.00'	234.18'	462.75'	N88°20'07"E	017°44'48"
C8	184.75'	1500.00'	92.49'	184.63'	N86°19'12"W	007°03'25"
C9	10.53'	18.00'	5.42'	10.38'	S73°23'36"W	033°31'00"
C10	2.21'	18.00'	1.11'	2.21'	S53°07'03"W	007°02'06"
C11	69.37'	52.00'	40.95'	64.34'	N87°49'08"E	076°26'17"
C12	44.97'	52.00'	24.00'	43.58'	S29°11'20"E	049°32'48"
C13	41.16'	52.00'	21.73'	40.10'	S18°15'42"W	045°21'15"
C14	12.81'	18.00'	6.69'	12.54'	N20°32'43"E	040°47'13"
C15	12.81'	18.00'	6.69'	12.54'	N20°14'31"E	040°47'13"
C16	41.30'	52.00'	21.81'	40.22'	S17°53'03"E	045°30'08"
C17	40.34'	52.00'	21.25'	39.33'	S27°05'25"W	044°26'48"
C18	70.28'	52.00'	41.69'	65.05'	S88°02'02"W	077°26'26"
C19	4.01'	52.00'	2.01'	4.01'	N51°02'11"W	004°25'07"
C20	12.89'	18.00'	6.73'	12.61'	S69°20'16"E	041°01'16"
C21	200.55'	1500.00'	100.43'	200.40'	N86°19'17"E	007°39'38"
C22	467.97'	1500.00'	235.90'	466.07'	N88°34'17"W	017°52'30"
C23	468.20'	1500.00'	236.02'	466.31'	S88°34'33"E	017°53'03"
C24	201.06'	1500.00'	100.68'	200.91'	S86°19'19"W	007°40'47"
C25	63.92'	500.00'	32.01'	63.88'	N03°32'45"E	007°19'31"
C26	64.51'	500.00'	32.30'	64.46'	N03°46'46"W	007°23'32"

Line Table		
Line #	Length	Direction
L1	35.24'	N44°56'27"W
L2	35.57'	S39°56'14"E
L3	35.41'	N50°30'18"E
L4	34.98'	N45°26'52"W
L5	35.36'	N45°09'43"E
L6	34.90'	S38°13'10"W
L7	35.79'	S51°46'16"E
L8	35.36'	S45°09'06"W
L9	35.36'	S44°50'54"E
L10	35.79'	N51°30'14"E
L11	34.90'	S38°31'12"E

FINAL PLAT
of
CHISHOLM RANCH ESTATES

Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2019
• ENGINEERS • SURVEYORS • PLANNERS •

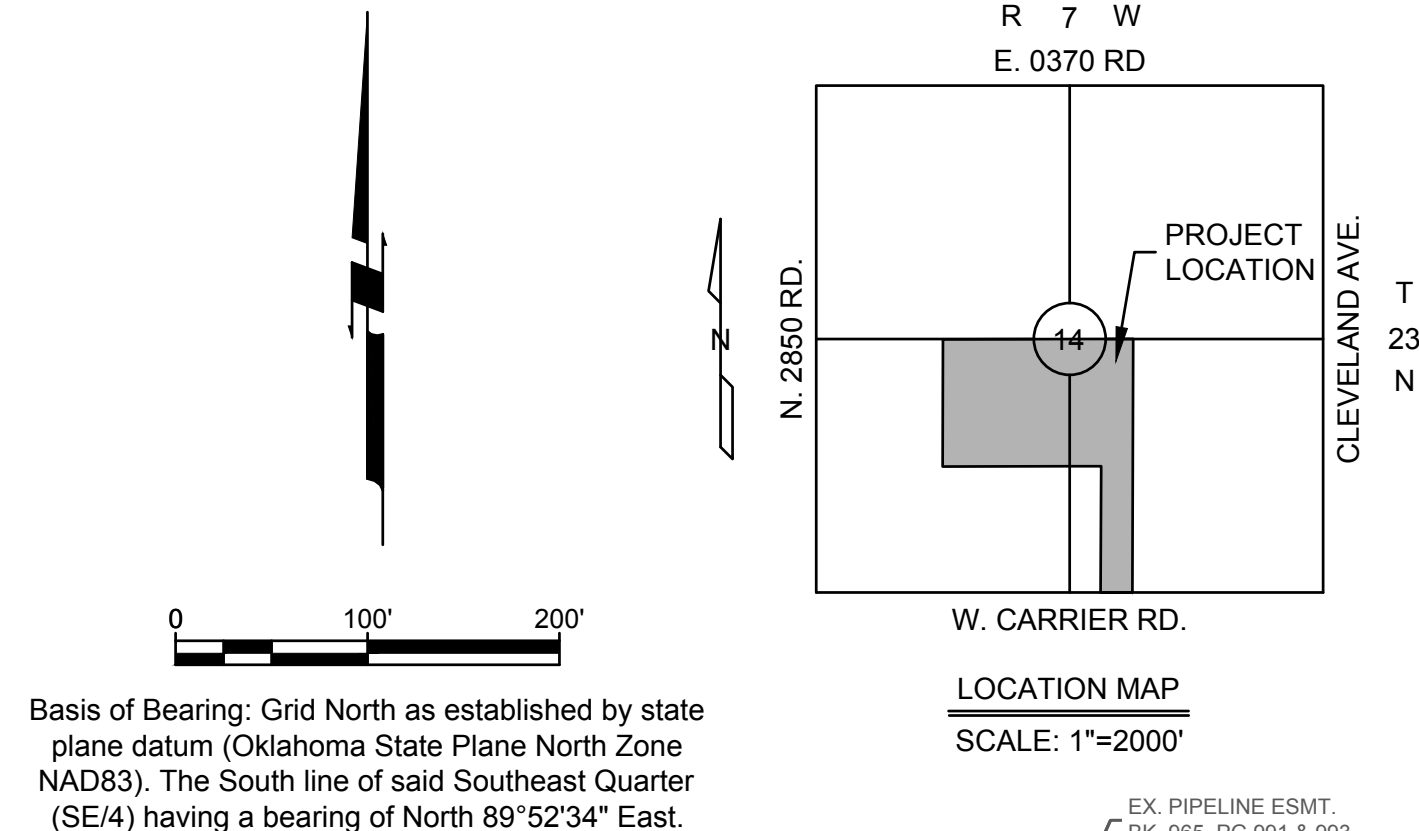
FINAL PLAT of CHISHOLM RANCH ESTATES

BEING A PART OF THE SE/4 & SW/4, SEC. 14, T23N, R7W, I.M.
AN ADDITION TO GARFIELD COUNTY, OKLAHOMA

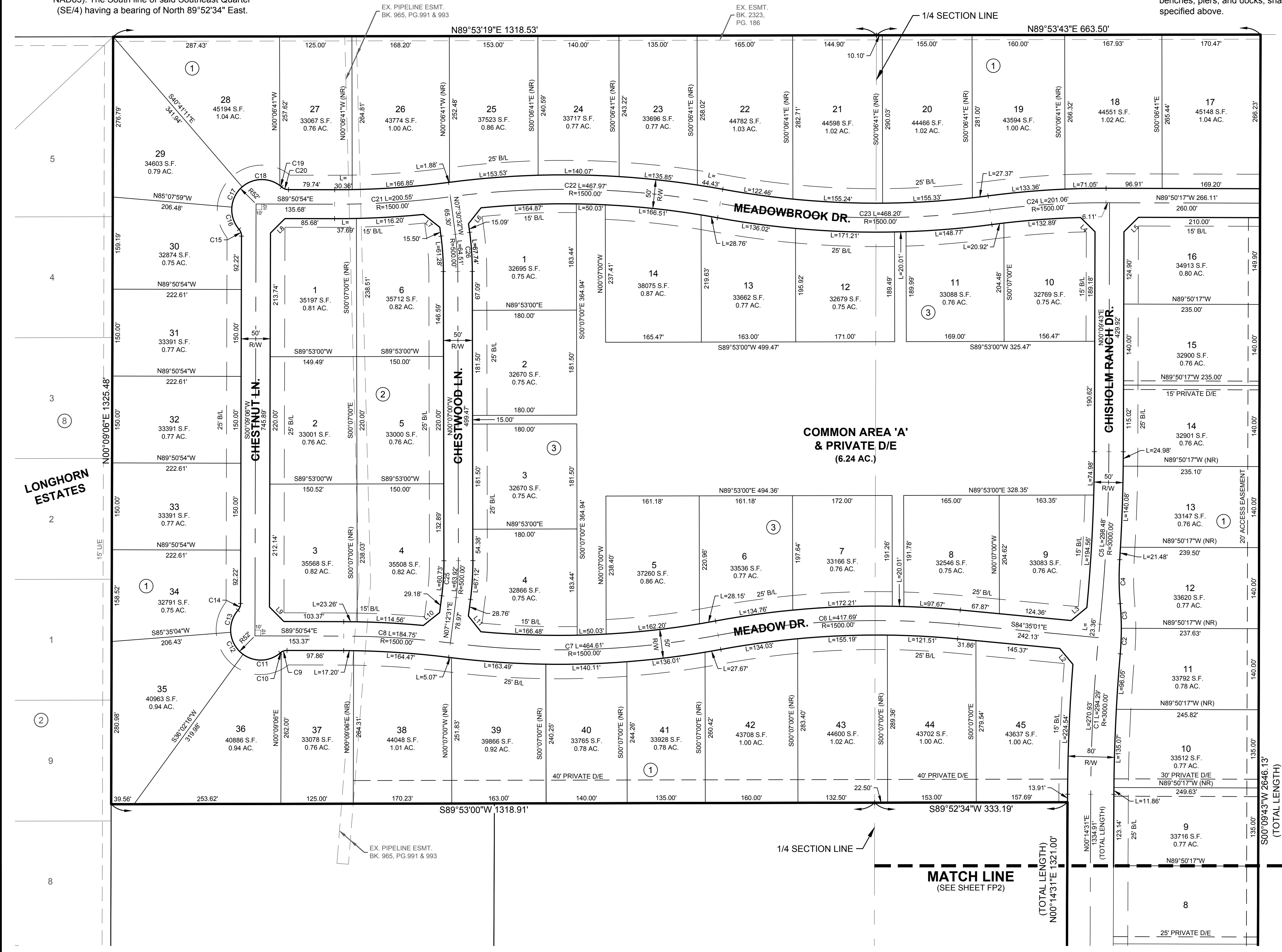
******* NOTE *******
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
CERT-NRT REV 12-2007

Line Table		
Line #	Length	Direction
L1	35.24'	N44°56'27"W
L2	35.57'	S39°56'14"E
L3	35.41'	N50°30'18"E
L4	34.98'	N45°26'52"W
L5	35.36'	N45°09'43"E
L6	34.90'	S38°13'10"W
L7	35.79'	S51°48'16"E
L8	35.36'	S45°09'06"W
L9	35.36'	S44°50'54"E
L10	35.79'	N51°30'14"E
L11	34.90'	S38°31'12"E

- NOTES:**
- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within CHISHOLM RANCH ESTATES.
 - Maintenance of all common areas and private drainage easements within CHISHOLM RANCH ESTATES shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.



Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The South line of said Southeast Quarter (SE/4) having a bearing of North 89°52'34" East.



Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	294.29'	3000.00'	147.26'	294.17'	S03°03'08"W	005°37'14"
C2	44.22'	500.00'	22.13'	44.21'	N02°24'41"E	005°04'04"
C3	42.69'	500.00'	21.36'	42.68'	N02°34'07"W	004°53'31"
C4	76.01'	500.00'	38.08'	75.93'	S00°39'35"E	008°42'34"
C5	298.48'	3000.00'	149.36'	298.35'	N03°00'44"E	005°42'02"
C6	417.69'	1500.00'	210.20'	416.34'	S87°26'21"W	015°57'16"
C7	464.61'	1500.00'	234.18'	462.75'	N88°20'07"E	017°44'48"
C8	184.75'	1500.00'	92.49'	184.63'	N86°19'12"W	007°03'25"
C9	10.53'	18.00'	5.42'	10.38'	S73°23'36"W	033°31'00"
C10	2.21'	18.00'	1.11'	2.21'	S53°07'03"W	007°02'06"
C11	69.37'	52.00'	40.95'	64.34'	N87°49'08"E	076°26'17"
C12	44.97'	52.00'	24.00'	43.58'	S29°11'20"E	049°32'48"
C13	41.16'	52.00'	21.73'	40.10'	S18°15'42"W	045°21'15"
C14	12.81'	18.00'	6.69'	12.54'	N20°32'43"E	040°47'13"
C15	12.81'	18.00'	6.69'	12.54'	N20°14'31"W	040°47'13"
C16	41.30'	52.00'	21.81'	40.22'	S17°53'03"E	045°30'08"
C17	40.34'	52.00'	21.25'	39.33'	S27°05'25"W	044°26'48"
C18	70.28'	52.00'	41.69'	65.05'	S88°02'02"W	077°26'26"
C19	4.01'	52.00'	2.01'	4.01'	N51°02'11"W	004°25'07"
C20	12.89'	18.00'	6.73'	12.61'	S69°20'16"E	041°01'16"
C21	200.55'	1500.00'	100.43'	200.40'	N86°19'17"E	007°39'38"
C22	467.97'	1500.00'	235.90'	466.07'	N88°34'17"W	017°52'30"
C23	468.20'	1500.00'	236.02'	466.31'	S88°34'33"E	017°53'03"
C24	201.06'	1500.00'	100.68'	200.91'	S86°19'19"W	007°40'47"
C25	63.92'	500.00'	32.01'	63.88'	N03°32'45"E	007°19'31"
C26	64.51'	500.00'	32.30'	64.46'	N03°48'46"W	007°23'32"

- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
NR = NOT RADIAL
B/L = BUILDING LIMIT LINE
D/E = DRAINAGE EASEMENT
L.N.A. = LIMITS OF NO ACCESS

FINAL PLAT
of
CHISHOLM RANCH ESTATES

Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaok.com
Certificate of Authorization #1484 Exp. Date: 06-30-2019
• ENGINEERS • SURVEYORS • PLANNERS •

**Metropolitan Area Planning Commission
Meeting**

11.1.

Meeting Date: 11/19/2018

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:

This item involves a sidewalk variance requested from the contractor 8 Henry's Construction, LLC for the property owner. The reason for the request is that there are currently no sidewalks in area.

The referenced property is located at 939 Sooner Trend Road and Legacy OFS Construction, LLC is located there. They have added a 40 x 60 foot Steel Storage Building on a property zoned I-2.

MAPC is scheduled to review the request on October 29, 2018 and there actoin will be presented a the meeting.

RECOMMENDATION:

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

PRESENTER:

Robert Hitt, P.E., City Engineer

Attachments

Sidewalk Variance Petition

Map

Image



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.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
Meeting**

11.2.

Meeting Date: 11/19/2018

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 SOUTH VAN BUREN STREET.

BACKGROUND:

Mr. Kline is requesting this variance because there are obstructions of a street light, a water meter, and a fire hydrant on the north end of his property.

The referenced obstructions would require adjustments in sidewalk alignment to go around them. Such adjustments are a common occurrence when placing sidewalks in existing developed areas. Also, both driveways may require reconstruction to maintain the required cross slope for the sidewalk crossing.

Joe Bill Kline is seeking a variance from Enid Municipal Code 10-6-1 which requires sidewalks be placed along abutting streets that are zoned industrial when an addition is added to the property. Mr. Kline's property is located at 3005 S. Van Buren Street. 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.

The MAPC is scheduled to review the request on October 29, 2018, and their recommendation will be presented at the meeting.

RECOMMENDATION:

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

PRESENTER:

Robert Hitt, P.E., City Engineer

Attachments

Street View
Sidewalk Variance Petition
Map

S Van Buren St

KLIN
SIGN

725





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

