



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 28th day of January, 2019, 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 DECEMBER 17, 2018.
3. ZONING.
  1. CONSIDER A REZONING FOR PROPERTY DESCRIBED AS A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, DESCRIBED AS FOLLOWS: BEGINNING 660.96 FEET EAST AND 990.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH A DISTANCE OF 330.00 FEET; THENCE EAST A DISTANCE OF 330.00 FEET; THENCE NORTH A DISTANCE OF 330.00 FEET; THENCE WEST A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING WHICH IS LOCATED BEHIND OF 3535 WEST OWEN K GARRIOTT ROAD FROM R-7 RESIDENTIAL MULTI-FAMILY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.
4. LOT SPLITS.
  1. CONSIDER A LOT SPLIT FOR NICHOLAS INVESTMENT COMPANY LOCATED SOUTH OF LOT 1, BLOCK 6, PHEASANT RUN GOLF COMMUNITY DESCRIBED AS A TRACT IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.

**5. VARIANCES.**

**1. CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 901 N. 30TH STREET.**

**2. CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 2929 E. RANDOLPH AVENUE.**

**6. ADJOURN.**

**Metropolitan Area Planning Commission  
Meeting**

**2.1.**

**Meeting Date:** 01/28/2019

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

---

**SUBJECT:**

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

**BACKGROUND:**

**RECOMMENDATION:**

**PRESENTER:**

---

**Attachments**

12-17-18 minutes for approval

---

# **DRAFT**

## **MINUTES OF REGULAR MEETING OF THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA, HELD ON THE 17TH DAY OF DECEMBER 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 December 2018 pursuant to notice given by December 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 December 2018.

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

Absent: James Simunek, County Commissioner Ex-Officio; Jonathan Waddell, City 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.**

### **ADMINISTRATION.**

### **CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF NOVEMBER 19, 2018.**

Motion was made by Cole Ream, seconded by David Mason to approve the minutes.

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

Passed

**NONE.**

**ZONING.**

**NONE.**

**USE BY REVIEW.**

**NONE.**

**PLATS.**

**NONE.**

**SITE PLAN.**

**NONE.**

**LOT SPLITS.**

**CONSIDER A LOT SPLIT FOR L.A.R. RENTALS, LLC, LOCATED AT THE SOUTHWEST CORNER OF JACKSON AND YALE DESCRIBED AS BLOCK 32, MIDWAY ADDITION.**

Motion was made by Cole Ream, seconded by Whitney Hall to approve the lot split.

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

Passed

**CONSIDER A LOT SPLIT FOR SCOTT HOLTZEN LOCATED IN THE 2800 BLOCK OF AMY LANE DESCRIBED AS A PART OF THE SOUTHEAST QUARTER, SECTION 16, TOWNSHIP 22 NORTH, RANGE 6 WEST, I.M.**

Motion was made by Don Roberts, seconded by Mark Arnold to approve the lot split.

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

Passed

**NONE.**

**TRAFFIC.**

**NONE.**

**EASEMENTS.**

**NONE.**

**VARIANCES.**

**NONE.**

**ADJOURN.**

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

The meeting adjourned at 6:03 PM.

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

Passed

**Metropolitan Area Planning Commission  
Meeting**

**3.1.**

**Meeting Date:** 01/28/2019

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

---

**SUBJECT:**

**CONSIDER A REZONING FOR PROPERTY DESCRIBED AS A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 7 WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, DESCRIBED AS FOLLOWS: BEGINNING 660.96 FEET EAST AND 990.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH A DISTANCE OF 330.00 FEET; THENCE EAST A DISTANCE OF 330.00 FEET; THENCE NORTH A DISTANCE OF 330.00 FEET; THENCE WEST A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING WHICH IS LOCATED BEHIND OF 3535 WEST OWEN K GARRIOTT ROAD FROM R-7 RESIDENTIAL MULTI-FAMILY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.**

**BACKGROUND:**

The property being considered is part of Tops and Stripes property located at 3535 West Owen K Garriott Road. Currently the majority of the property is zoned C-3 with R-7 zoning at the rear of the property. The applicant, Nathan M. Riley, is requesting to rezone the R-7 Residential Multi-Family District to C-3 General Commercial District. The applicant is proposing to park cars and trucks on the property and expand the existing retail and vehicle parts installation business.

The property is located with the Accident Potential Zone II (APZII). APZII permits the parking of automobiles and low density retail trade. Low density is described as no more than 50 people per acre or a floor area ratio that does not exceed 0.28.

The infrastructure was reviewed by the Engineering Department and determined appropriate for commercial development.

Envision Enid Comprehensive Plan classifies the area being rezoned as Traditional Neighborhoods. In this case the rezoning request expands the existing C-3 further south.

**RECOMMENDATION:**

Make a recommendation to the Mayor and Board of Commissioners.

**PRESENTER:**

Chris Bauer, Planning Administrator.

---

**Attachments**

Zoning utilites APZ II  
Zoning application

---

W Owen K Garriott Rd

412

S Oakwood Rd

Tops &  
Stripes  
property

Overland Trail

Oregon Trail

Cra

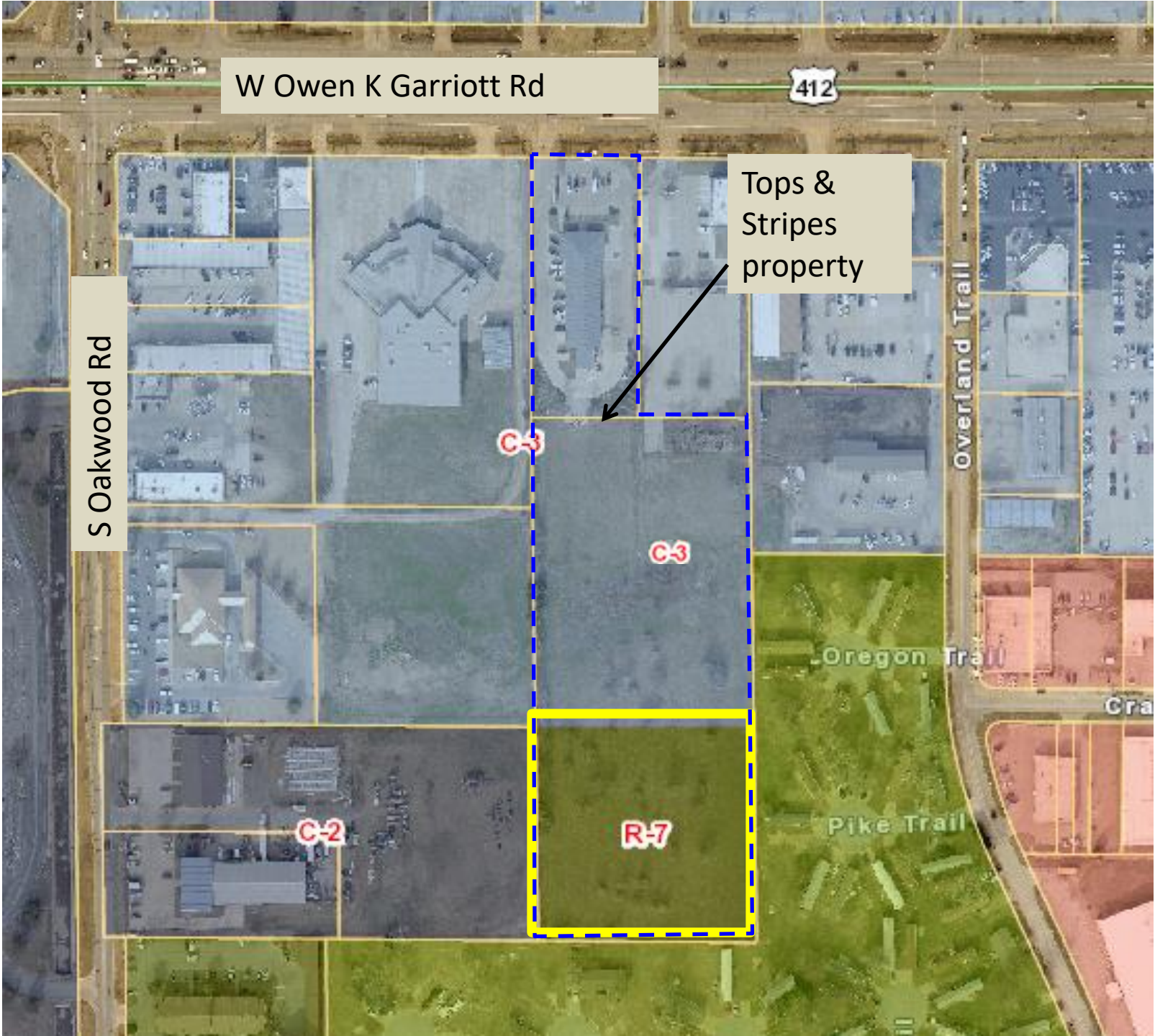
Pike Trail

C-3

C-3

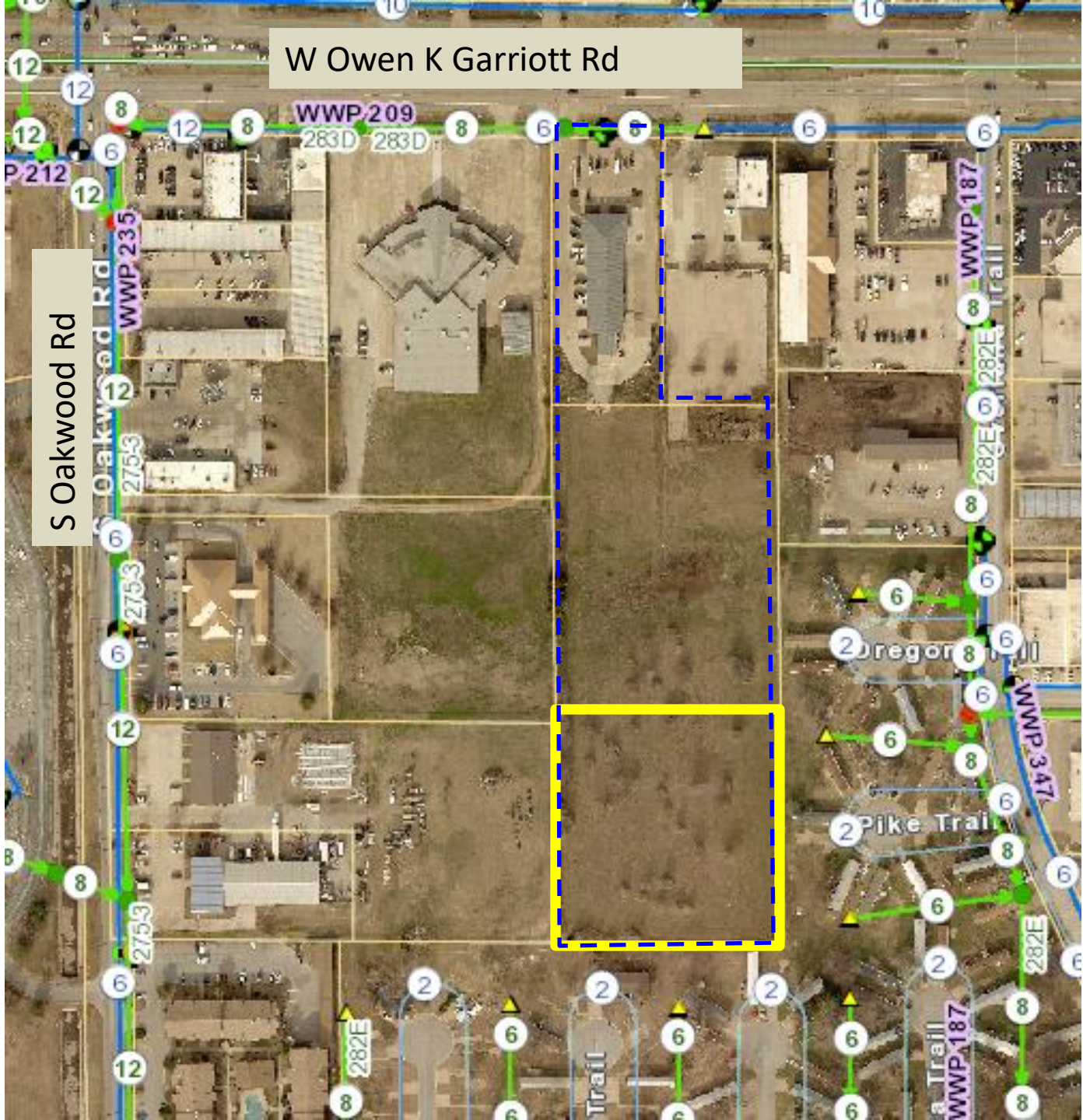
C-2

R-7



W Owen K Garriott Rd

S Oakwood Rd





W Owen K Garriott Rd

412

S Oakwood Rd

Overland Trail

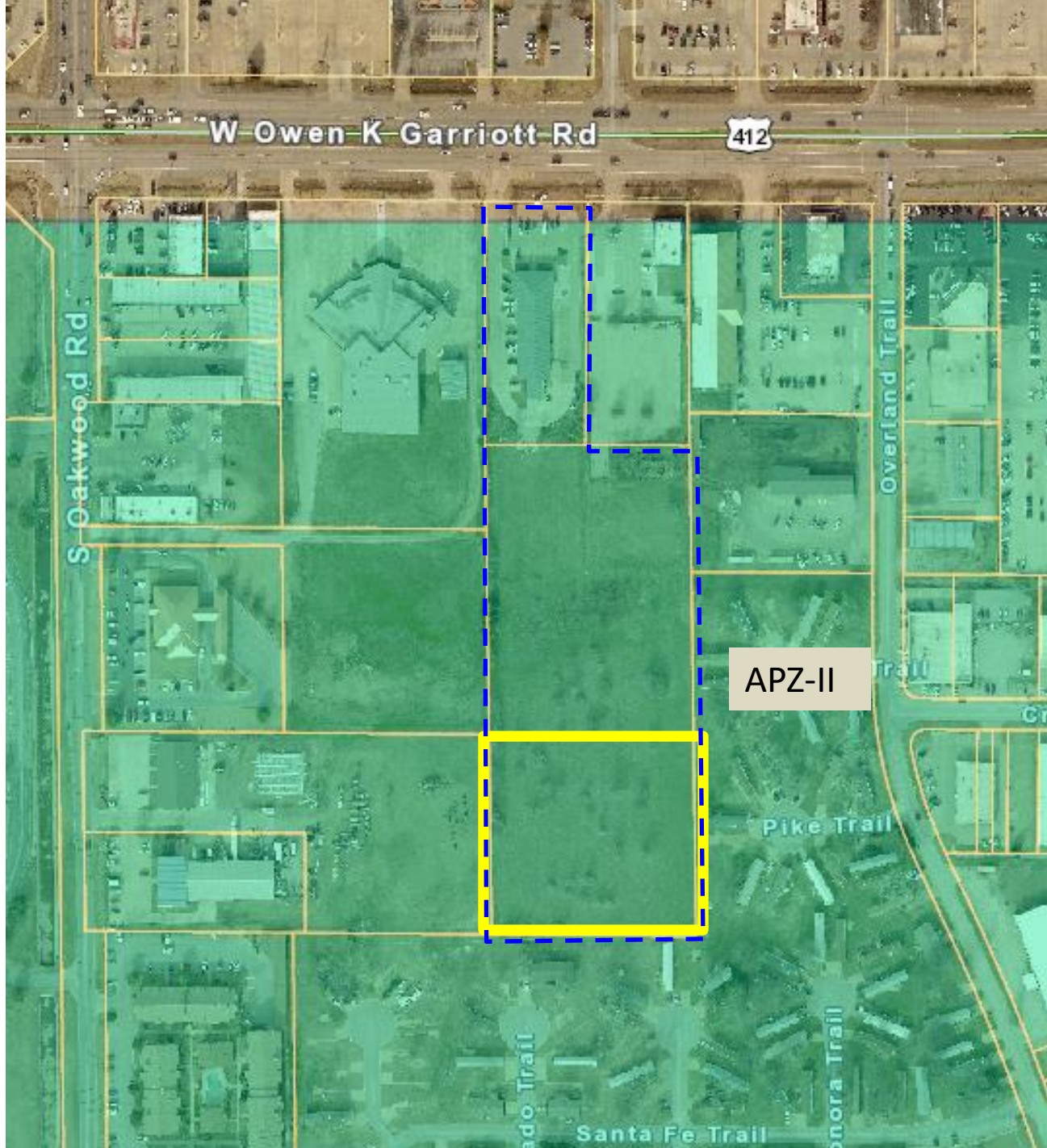
APZ-II

Pike Trail

ado Trail

Santa Fe Trail

onora Trail





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](http://www.enid.org).
- 2. Address or location and legal description of property: Behind Tops + Stripes 3535 W. Owen K Garriott - SEE ATTACHED  
(State full legal description, including Section, Township and Range - attach additional pages if necessary)
- 3. Rezone the above described property from R-7 District to C-3 District.
- 4. If a rezoning is granted the property will be used as follows: Parking of Cars + Trucks - Expansion of Existing Business
- 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Nathan M Riley  
(Signature)

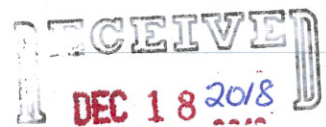
Nathan M Riley  
(Printed Name)

3535 W. Owen K. Garriott Rd  
(Mailing Address)

nr.riley@topsandstripes.com  
(email)

580-234-4095  
(Telephone number)

580-234-4097  
(Fax Number)



BY: (KR)

## Residential Zoning Legal Description

A part of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twenty-two North, Range 7 West of the Indian Meridian, Garfield County, Oklahoma, more particularly described as follows:

BEGINNING 660.96 feet East and 990.00 feet South of the Northwest corner of said quarter section;

THENCE South a distance of 330.00 feet;

THENCE East a distance of 330.00 feet;

THENCE North a distance of 330.00 feet;

THENCE West a distance of 330.00 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 108,900 square feet or 2.5 acres, more or less that is zoned Residential.

**Metropolitan Area Planning Commission  
Meeting**

**4.1.**

**Meeting Date:** 01/28/2019

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

---

**SUBJECT:**

**CONSIDER A LOT SPLIT FOR NICHOLAS INVESTMENT COMPANY LOCATED SOUTH OF LOT 1, BLOCK 6, PHEASANT RUN GOLF COMMUNITY DESCRIBED AS A TRACT IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M.**

**BACKGROUND:**

The property is located south of Lot 1, Block 6, Pheasant Run Golf Community, 1209 Pheasant Run Drive and zoned R-1 PUD. The applicant is splitting 25' from the south tract to be added to Lot 1. The Engineering Department determined there were no issues since the property is being added to an existing lot.

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:**

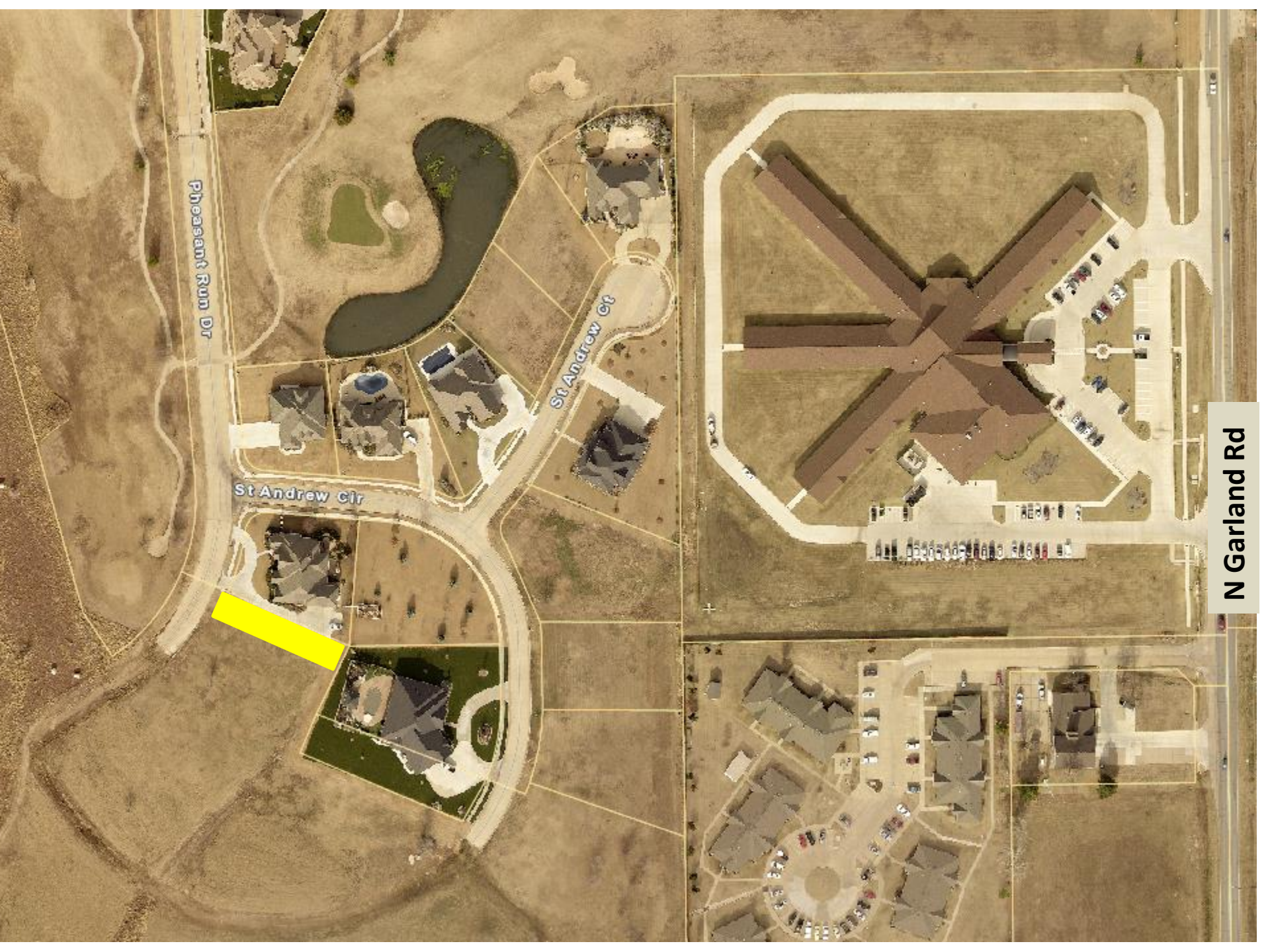
Chris Bauer, Planning Administrator.

---

**Attachments**

Location map & survey

---



Pheasant Run Dr

St Andrew Ct

St Andrew Ct

N Garland Rd



Pheasant Run Dr

F5911  
856 GPM

V59E-007

V59E-008

St Andrew Cir

V59E-022

St Andrew Cir

V59E-023

0609A

0609A

0609A

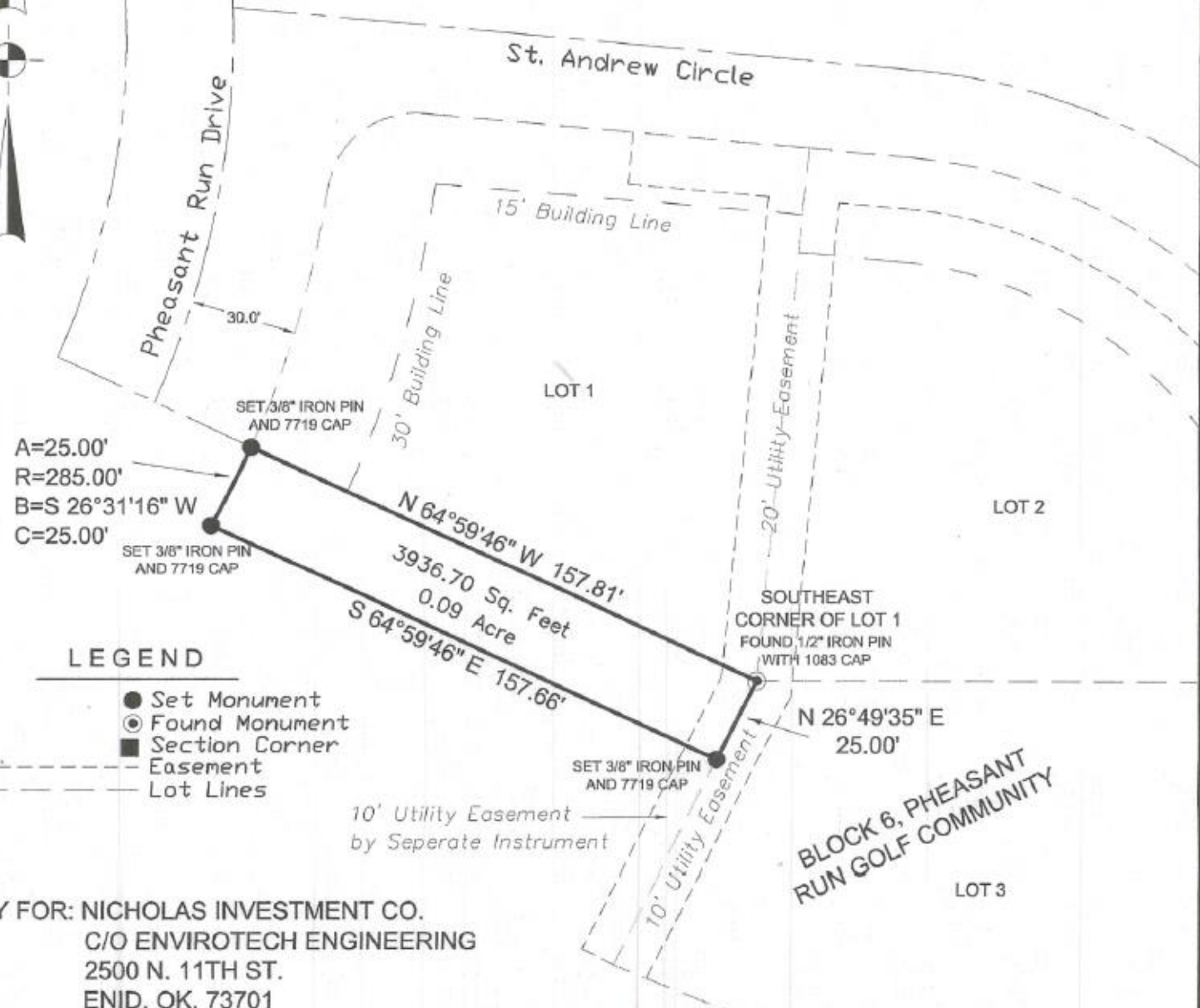
V59E-011

F5912  
904 GPM



**THE SURVEY OF A TRACT IN THE  
SE/4 OF SECTION 4, T 22 N, R 7 W.I.M.,  
GARFIELD COUNTY, OKLAHOMA.**

BEARINGS ARE ASSUMED



A=25.00'  
R=285.00'  
B=S 26°31'16" W  
C=25.00'

SET 3/8" IRON PIN  
AND 7719 CAP

SET 3/8" IRON PIN  
AND 7719 CAP

SET 3/8" IRON PIN  
AND 7719 CAP

SOUTHEAST  
CORNER OF LOT 1  
FOUND 1/2" IRON PIN  
WITH 1083 CAP

**LEGEND**

- Set Monument
- Found Monument
- Section Corner
- - - Easement
- - - Lot Lines

10' Utility Easement  
by Separate Instrument

**BLOCK 6, PHEASANT  
RUN GOLF COMMUNITY**

SURVEY FOR: NICHOLAS INVESTMENT CO.  
C/O ENVIROTECH ENGINEERING  
2500 N. 11TH ST.  
ENID, OK. 73701

**Metropolitan Area Planning Commission  
Meeting**

5.1.

**Meeting Date:** 01/28/2019

**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 901 N. 30TH STREET.**

**BACKGROUND:**

The City of Enid has received a variance request to Ordinance 10-6-1 Sidewalks Required: from Brandon Grantz, contractor.

Reasons for desiring approval of the Variance: No sidewalks in the area at all, gravel parking lot, and it would cost \$30,000.00 in sidewalks to build an eighty (80) foot room addition.

The referenced property is located at 901 N. 30th Street, Unplatted Real Estate TR#623 in S/2 SW/4 3-22-6. The property is zoned Commercial (C-3) and Club 30 is currently at this location. They would like to construct an eighty square foot metal building addition for storage.

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

B4. Addition, redevelopment and infill development on property used as or zoned as commercial.

**RECOMMENDATION:**

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

**PRESENTER:**

Robert Hitt, P.E., City Engineer

---

**Attachments**

Variance Request

Location Map

---





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: 901 N. 30<sup>th</sup> st (street address):

Legal description: unplatted Realestate tr# 623 S/2 ~~SW/4~~  
SW/4 3-22-6

Current zoning of property: C-3

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

NO side walks in the area at all, gravel in sidewalk  
Parking lot and it would cost \$30,000.00 to  
Build a 80 sqft. Room Addition.

Dated this 12 day of December, 2018  
Applicant's signature: Brandon Grantz Telephone: (580) 603-2083  
Printed name: Brandon Grantz Email: bgrantz83@hotmail.com  
Address: P.O. 191 Garber, Ok 73738 224 W. Cherokee Garber, Ok

Office Use Only MAPC 28<sup>th</sup> day of January, 2019  
Date of Commission Meeting: 5<sup>th</sup> day of February, 2019

Note: Brandon Grantz is contractor. -GAK

# Location Map – 901 N. 30<sup>th</sup> Street



**Metropolitan Area Planning Commission  
Meeting**

**5.2.**

**Meeting Date:** 01/28/2019

**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 2929 E. RANDOLPH AVENUE.**

**BACKGROUND:**

The City of Enid has received a variance request to Ordinance 10-6-1 Sidewalks Required: from Enid Public Schools.

Reasons for desiring approval of the Variance: The requirement of sidewalks would be an undue hardship due to the expanse of NWOSU property. The EPS/NWOSU Early Childhood Learning Center will be built on a small piece of property leased by Enid Public Schools from NWOSU on their campus and will not abut any major road.

The referenced property is located at 2929 E. Randolph Avenue, a part of Tract One (1), University Park Addition to the City of Enid in the SE/4 9-22-6. The property is zoned Special Use (SU) and Commercial (C-3) and Northwestern Oklahoma State University (NWOSU) is currently at this location. They would like to construct a 6,576' building.

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

B4. Addition, redevelopment and infill development on property used as or zoned as commercial.

**RECOMMENDATION:**

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

**PRESENTER:**

Robert Hitt, P.E., City Engineer

---

**Attachments**

Variance Petition Attachment

Signed Variance Petition

Site Plan

---



*Michael Shuck*  
DIRECTOR OF FACILITY CONSTRUCTION

January 18, 2019

Chris Bauer, Planning Administrator  
City of Enid  
401 West Garriott  
Enid, OK 73702

RE: EPS/NWOSU Early Childhood Learning Center  
2929 East Randolph

Chris,

Enid Public Schools hereby petitions the Metropolitan Area Planning Commission, Mayor, and Board of Commissioners for a variance to the sidewalk ordinance. Strict compliance with the sidewalk ordinance will result in an undue hardship to Enid Public Schools for the construction of the EPS/NWOSU Early Childhood Learning Center. A typical homeowner is required by this ordinance to add sidewalk that is a little wider than the front of their home. A typical retailer like Walmart or McDonalds on a corner lot would be required to provide about 4 or 5 times the width of their building. Enid Public Schools is being required to provide sidewalk equal to 28 times the width of our new early childhood learning center. By adding a classroom building to a college campus there is no substantial change to the land use and the pedestrian traffic patterns will remain unchanged. Other factors that support our variance are as follows:

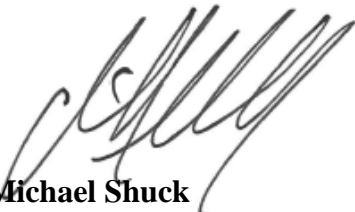
1. The EPS/NWOSU Early Childhood Learning Center has special circumstances that affect the application of this ordinance. The project will be built on a small piece of property leased by EPS from NWOSU on their campus. Our property will not abut any major road so the ordinance is requiring us to improve property that we do not own or control. To do the work EPS would have to take control of part of NWOSU's property because taxpayer money cannot be spent on property EPS do not control. This would limit or deny NWOSU the reasonable use of some of their property.
2. The requirement would deny NWOSU a substantial property right by creating a significant hurdle to any type of small addition or specialized partnership like this. NWOSU would not be able to look at small unique partnerships but only ones with the ability to make significantly larger investments. A group like ours would have to be willing to spend over 15% of their budget on sidewalks.

*Excellence.  
Pride. Success.*

517 N. Independence, Enid, OK 73701 | Phone 580.366.7150  
[www.enidpublicschools.org](http://www.enidpublicschools.org) | [mkshuck@enidk12.org](mailto:mkshuck@enidk12.org)

3. Granting this variance will not be detrimental to the public or other properties because there is already a comprehensive sidewalk system constructed by NWOSU. NWOSU has created a pedestrian-friendly campus that includes a continuous sidewalk around their building, sidewalks along all of the parking lots, a plaza with seating and a sidewalk that connects to Northern Oklahoma College's campus sidewalk system. The NWOSU and NOC campus sidewalk systems include benches, trashcans, lighting, and other features to encourage people to walk safely through their campuses.

Thanks for your consideration,



**Michael Shuck**  
Director of Facilities Construction



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 INFRASTRUCTURE SIDEWALK VARIANCE PETITION

Fee: None

Street Address: 2929 E. RANDOLPH Current Zoning District: SU/C3

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,1  
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) SEE ATTACHED

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 18<sup>TH</sup> day of JANUARY, 2019.

Applicant's signature: 

Telephone: \_\_\_\_\_

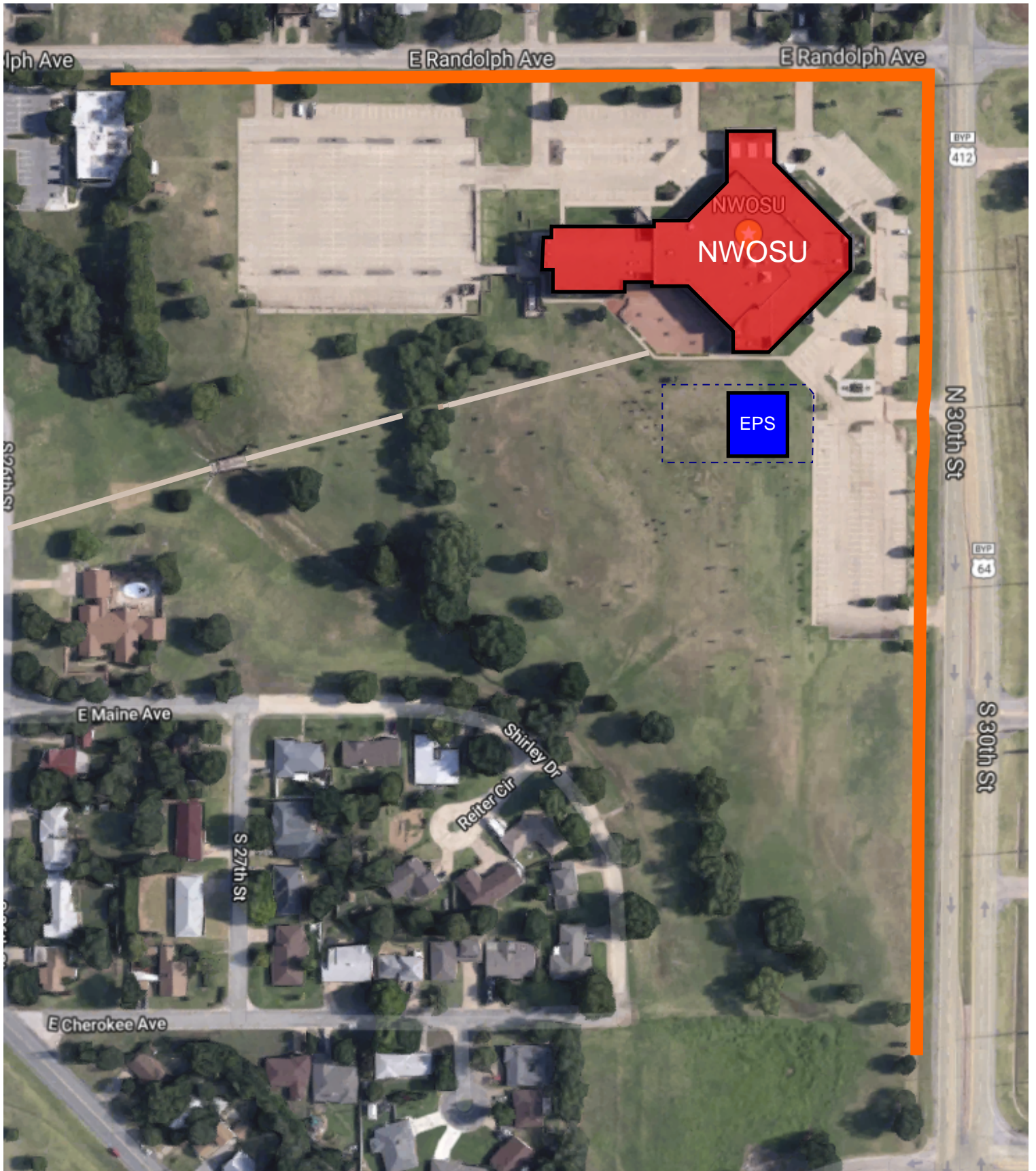
Printed Name: MICHAEL SHUCK

Email: MKSHUCK@ENIDK12.ORG

Address: 517 N INDEPENDENCE ENID, OK 73701

Date of Hearing set for the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

---



lph Ave

E Randolph Ave

E Randolph Ave

BYP 412

NWOSU

NWOSU

EPS

S 27th St

N 30th St

BYP 64

E Maine Ave

Shirley Dr

Reiter Cir

S 30th St

S 27th St

E Cherokee Ave