



City of Enid
401 W. Owen K. Garriott Road
Enid, Oklahoma 73701
580-234-0400

METROPOLITAN AREA PLANNING COMMISSION

NOTICE OF STUDY SESSION

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission will meet in a rescheduled regular session at 5:00 p.m. on the 20th day of May 2019, in the Council Chambers of the City Administration Building, located at 401 W. Owen K. Garriott Road in said city, and the agenda for said meeting is as follows:

- AGENDA -

METROPOLITAN AREA PLANNING COMMISSION REGULAR STUDY SESSION

1. **CALL TO ORDER/ROLL CALL.**
2. **DISCUSS PROPOSED SIDEWALK ORDINANCE REVISIONS AND FINALIZE RECOMMENDATIONS TO THE MAYOR AND BOARD OF COMMISSIONERS.**
3. **ADJOURN.**

**Metropolitan Area Planning Commission Study
Session**

2.

Meeting Date: 05/20/2019

SUBJECT:

**DISCUSS PROPOSED SIDEWALK ORDINANCE REVISIONS AND FINALIZE RECOMMENDATIONS
TO THE MAYOR AND BOARD OF COMMISSIONERS.**

Attachments

4-15-2019 Study Session Notes

3-18-2019 Study Session Notes

Current Sidewalk Regulations

4-15-2019 MAPC Study Session Sidewalk Notes

Murali Katta provided a map of the Master Trail System, the existing Trail, portions that are under construction, portions that are in the design phase and all parking associated with the existing trail. The map included the sidewalk variances that were approved and sidewalk variances that were denied. ADA sidewalk improvement projects were shown on the map and sidewalks that were built after 2014 as required by the ordinance.

Once the Planning Commission recommendations are completed, they will ask the Legal Department to draft an ordinance for review.

The Planning Commission discussed changing the sidewalk ordinance to be in harmony with the Site Plan exceptions (i. e. site plans are not required when “additions to existing nonresidential buildings or uses when such addition does not exceed five thousand (5,000) square feet or one-third ($\frac{1}{3}$) of the gross floor area of the existing building or use”). This would eliminate some of the small commercial additions being required to build a sidewalk.

The Commission discussed that commercial areas should be walkable and sidewalks should be required for new developments, additions to existing developments, and/or a percentage of the construction cost. Discussion included that sidewalks should not be required in industrial and agriculture zoned properties. The Commission expressed a concern applicants would be required to contribute to a sidewalk fund and still not get a sidewalk. To counter this concern the Commission said the property owner could simply build the sidewalk in lieu of fee.

The Commission expressed a desire to keep Enid competitive while achieving walkability.

Other cities mentioned, Lawton, Stillwater, Salina Kansas, are fees are collected and then sidewalks are installed. Staff will reach out to these cities and bring back their sidewalk requirements.

SIDEWALK REQUIREMENTS

CITY	Where	When	Who	Fee in Lieu
Lawton OK	Downtown Overlay District	New or remodel		
Stillwater OK	On arterial & collector 4-lane & arterial 2-lane streets	New	Homebuilder or site developer	Yes
Salina KS	Subdivisions		Developer	

3-18-2019 MAPC Study Session Sidewalk Notes

Carol Lahman distributed a history of the sidewalk ordinances and variances to the Planning Commissioners. Ms. Lahman wants to receive ideas from the Planning Commission concerning sidewalks and how the City can do better. Ms. Lahman said the requirement for sidewalks in residential has worked itself out and indicated the ordinance needed to better address how sidewalks are required on commercial property abutting streets.

The Planning Commission discussed successful sidewalk areas in the city that included; sidewalks in new residential developments, sidewalks along the new Willow Road, sidewalks around schools, the Broadway Trail, and the trail.

Planning Commission then identified three areas for study. 1. Where should sidewalks be built; 2. who will build them and; 3. when will they be built. Sidewalk projects should be determined where people are walking, and where people want to walk, i.e. neighborhoods, commercial areas, schools, hospitals, etc. to achieve a walkable community.

1. Where

- A. Residential neighborhoods: all new developments and infill and redevelopment where sidewalks are existing or within the existing residential subdivision
- B. Commercial: Downtown, West Garriott, Community Centers and Neighborhood Centers, schools, trails
- C. Arterial roads

2. Who

- A. Residential: Owner/builder
- B. Commercial
 - 1. New: property owner
 - 2. Existing: City of Enid, State of Oklahoma
- C. Arterial roads: City of Enid, State of Oklahoma

3. When

- A. Residential: when the residence is built
- B. Commercial:
 - 1. New developments
 - 2. Additions and remodels where a sidewalk project has been identified
- C. Roads: when the road is reconstructed

4. Funding Options

- A. Create a sidewalk fee to fund sidewalk projects as determined by the City of Enid

1. Benefit – city will be responsible for engineering the sidewalk and allows the city to identify other revenue sources, such as grants, that were used to build the Broadway Trail

B. Sidewalks should be a percentage of project cost, not the size of the addition to an existing building

C. Assessment district

D. Business Improvement District (BID)

E. Matching funds

F. Capital Recovery

The Planning Commission asked staff to bring a City of Enid map to the April 15 meeting showing the trail system and sidewalks around schools that have been completed.

CURRENT SIDWALK REGULATIONS

10-6-1: SIDEWALKS REQUIRED:

A. Definitions: For the purposes of this section, the following definitions shall apply:

ADDITION: Construction of a structure that is attached to or connected with an existing building.

INFILL DEVELOPMENT: The development of a previously undeveloped lot or tract of land in an existing neighborhood.

NATURAL DISASTER: An event or force of nature, including, fire, earthquake, flood and tornado.

NEW DEVELOPMENT: Improving an undeveloped lot or tract of land by subdividing, site planning, construction or building permitting. Development on a previously developed lot or tract of land which where the previous development is removed for the purposes of developing the site shall also be considered new development.

REDEVELOPMENT: The development of a previously developed lot or tract of land after a total loss.

TOTAL LOSS: The destruction of a structure as a result of a natural disaster such that nothing of value remains and the structure cannot be repaired or restored to its original condition.

B. Sidewalks That Parallel Abutting Streets: The following shall include sidewalks that parallel all abutting streets:

1. New development.
2. Redevelopment or infill development on property used or zoned as residential (four-family R-4A, townhouse R-5, multi-family R-7).
3. Redevelopment or infill development on property used or zoned as residential (estate R-1, single-family R-2, mobile home neighborhood R-3, duplex R-4), but only if an adjacent property or if a property within the same residential subdivision has a sidewalk.
4. Addition, redevelopment and infill development on property used as or zoned as commercial.
5. Addition, redevelopment and infill development on property used as or zoned as industrial.

C. Sidewalks Within A Development: Multi-family residential, commercial, educational, industrial and public gathering developments must incorporate sidewalks within its development.

D. Exceptions:

1. Addition, new development, redevelopment and infill development along unimproved roads.
2. Placement or construction of an accessory building.
3. Addition, new development, redevelopment, or infill development on agriculturally zoned land.

E. Sidewalk Development Fee: Developers may be eligible to pay a sidewalk development fee, as set out in section 2-6F-14 of this code, in lieu of constructing a sidewalk. The following shall apply:

1. Eligibility for the sidewalk development fee is at the discretion of the city commission.
2. Developers who desire to pay a sidewalk development fee in lieu of construction of a sidewalk shall make written application to the mayor and board of commissioners.
3. New development shall not be eligible for the sidewalk development fee. (Ord. 2016-03, 2-2-2016)

10-6-2: SIDEWALK SPECIFICATIONS:

A. Sidewalks shall comply with the most current accessibility guidelines associated with the Americans with disabilities act.

B. Sidewalks shall be constructed using the minimum specifications provided in section 12-8-7 of this code.

C. Should a conflict arise between guidelines associated with the Americans with disabilities act and the specifications provided in section 12-8-7 of this code, the more restrictive shall apply. (Ord. 2014-37, 11-18-2014)