



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 20th day of May, 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. CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF APRIL 15, 2019.
3. USE BY REVIEW.
 1. CONSIDER A USE BY REVIEW FOR AMENDA REVELS FOR A PLANT NURSERY LOCATED AT 3223 EAST RANDOLPH AVENUE WHICH IS ALSO KNOWN AS A TRACT IN THE SW/4 OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 6 W.I.M.
4. EASEMENTS.
 1. CONSIDER A REQUEST TO CLOSE THE PUBLIC RIGHTS-OF-WAY AND EASEMENTS IN THE LAHOMA ADDITION, INCLUDING A STREET, B STREET, C COURT, D COURT, E COURT, AND A 10-FOOT AND A 20-FOOT UTILITY EASEMENT IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22, RANGE 7 WEST OF THE INDIAN MERIDIAN, IN ENID, OKLAHOMA.
5. VARIANCES.
 1. CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 4817 E WILLOW ROAD.
6. ADJOURN.

**Metropolitan Area Planning Commission
Meeting**

2.

Meeting Date: 05/20/2019

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

**CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING
COMMISSION MEETING OF APRIL 15, 2019.**

BACKGROUND:

RECOMMENDATION:

PRESENTER:

Attachments

4-15-2019 Draft minutes

DRAFT

MINUTES OF REGULAR MEETING OF THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA, HELD ON THE 15TH DAY OF APRIL 2019

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 April 2019, pursuant to notice given by April 12, 2019 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 April 2019.

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; Carol Lahman, City Attorney; Chris Bauer, Planning Administrator; Murali Katta, Project Engineer; Karla Ruther, Assistant City Planner; Jason Unruh, Project Engineer

CALL TO ORDER/ROLL CALL.

CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF MARCH 18, 2019.

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

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

Passed

ADMINISTRATION.

HOLD PUBLIC HEARING ON AN ORDINANCE AMENDING THE ENID MUNICIPAL CODE 2014, TITLE 11 "ZONING", CHAPTER 3 "BOARD OF ADJUSTMENT", SECTION 11-3-6 "SPECIAL EXCEPTIONS" TO ADD A SPECIAL EXCEPTION FOR TELECOMMUNICATION FACILITIES PROVIDING FOR REPEALER, SAVINGS CLAUSE, SEVERABILITY, AND CODIFICATION.

Motion was made by Whitney Hall, seconded by David Trojan to recommend approval of the ordinance.

Carol Lahman gave a history on communication towers variance process.

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

Passed

HOLD PUBLIC HEARING ON AN ORDINANCE AMENDING THE ENID MUNICIPAL CODE, 2014, TITLE 11, "ZONING", CHAPTER 1, "PURPOSE; INTERPRETATION; DEFINITIONS", SECTION 11-1-7 "DEFINITIONS" TO ADD 'SMALL WIRELESS FACILITY'; AMENDING CHAPTER 5, "A AGRICULTURAL (GENERAL) DISTRICT", SECTION 11-5-2 "PERMITTED USES"; CHAPTER 6 "RESIDENTIAL DISTRICTS" ARTICLE E "R-4A FOUR-FAMILY RESIDENTIAL DISTRICT", SECTION 11-6E-2 "PERMITTED USES"; CHAPTER 9 "SU SPECIAL USE DISTRICT", SECTION 11-9-2 "DISTRICT USE REGULATIONS" TO INCLUDE SMALL WIRELESS FACILITY AS A PERMITTED USE; PROVIDING FOR REPEALER, SAVINGS CLAUSE, SEVERABILITY AND CODIFICATION AND DECLARING AN EMERGENCY.

Motion was made by David Mason, seconded by Mark Arnold to recommend approval of the ordinance.

Will Gill gave a history of the small wireless facilities.

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

Passed

ZONING.

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOT 5, BLOCK 2, LAHOMA ADDITION, LOCATED AT 603 SOUTH CLEVELAND FROM C-1 LIGHT COMMERCIAL DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.

Motion was made by City Commissioner, Ex-Officio Jonathan Waddell, seconded by David Mason to recommend approval of the rezoning.

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

Passed

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOT 6, BLOCK 2, LAHOMA ADDITION, LOCATED AT 611 SOUTH CLEVELAND FROM R-4 RESIDENTIAL DUPLEX OR TWO-FAMILY DWELLING DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.

Motion was made by David Mason, seconded by Mark Arnold to recommend approval of the rezoning.

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

Passed

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS BLOCK 10, LAHOMA ADDITION, LOCATED AT 2201 WEST OWEN K GARRIOTT ROAD FROM SU SPECIAL USE DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.

Motion was made by Whitney Hall, seconded by Eddie Mack to recommend approval of the rezoning.

Ruth Skinner, 802 South Hayes, Pembroke Square, is concerned about the drainage.

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

Passed

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOT 1, BLOCK 7, DOUTHITT'S 3RD ADDITION, LOCATED AT 601 WEST STATE AVENUE FROM SU SPECIAL USE DISTRICT TO C-O COMMERCIAL OFFICE DISTRICT.

Motion was made by David Trojan, seconded by Don Roberts to recommend approval of the rezoning.

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

Passed

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS BLOCK 1, LOTS 1, 2, 3, 4, 13, 14, 15 AND 16, BLOCK 2, ORIGINAL TOWNSITE OF CITY OF ENID, GARFIELD COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, ALONG WITH A PORTION OF VACATED NORTH 9TH STREET BETWEEN EAST BROADWAY AVENUE AND EAST RANDOLPH AVENUE DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF BLOCK 1, ORIGINAL TOWNSITE OF THE CITY OF ENID, THENCE SOUTH 320 FEET TO THE SOUTHWEST CORNER OF BLOCK 1, ORIGINAL TOWNSITE OF THE CITY OF ENID; THENCE WEST 80 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 2, ORIGINAL TOWNSITE OF THE CITY OF ENID; THENCE 320 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 2, ORIGINAL TOWNSITE OF THE CITY OF ENID; THENCE 80 FEET TO THE POINT OF BEGINNING, LOCATED IN THE 800 BLOCKS OF EAST RANDOLPH AND EAST BROADWAY FROM C-3 GENERAL COMMERCIAL DISTRICT AND R-7 RESIDENTIAL MULTI-FAMILY DWELLING DISTRICT TO SU SPECIAL USE DISTRICT.

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

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

Passed

LOT SPLITS.

CONSIDER A LOT SPLIT FOR ENID INDEPENDENCE SQUARE, LLC WHICH IS A TRACT IN THE WEST HALF OF SECTION 16, TOWNSHIP 22 NORTH, RANGE 7 W.I.M. LOCATED IN THE 1200 BLOCK OF SOUTH WHEATRIDGE ROAD.

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

David Trojan left at this time.

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 SIDEWALK VARIANCE FOR LEILANI ROGERS, FOR PROPERTY LOCATED AT 2430 NORTH JACKSON STREET.

Motion was made by Whitney Hall, seconded by Don Roberts to recommend approval of the sidewalk variance.

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

Passed

CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 5314 WEST OWEN K. GARRIOTT ROAD.

Motion was made by Don Roberts, seconded by Mark Arnold to recommend approval of the sidewalk variance.

Don Rose, with Jiffy Trip, stated there is no connectivity to other sidewalks in the area. Mr. Rose also spoke with Bill Walton of ODOT who is not in favor of a crossing at the intersection.

Alex Williams with Jiffy Trip, two of seventeen properties to the east of the site have sidewalks.

AYE: Mark Arnold, Whitney Hall, Eddie Mack, Don Roberts, David Trojan

NAY: David Mason, Cole Ream, City Commissioner, Ex-Officio Jonathan Waddell

Passed

ADJOURN.

Motion was made by Don Roberts, seconded by Whitney Hall to adjourn.

Meeting adjourned at 6:51 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: 05/20/2019

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A USE BY REVIEW FOR AMENDA REVELS FOR A PLANT NURSERY LOCATED AT 3223 EAST RANDOLPH AVENUE WHICH IS ALSO KNOWN AS A TRACT IN THE SW/4 OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 6 W.I.M.

BACKGROUND:

This petition concerns property located at 3223 East Randolph Avenue. The property is zoned R-7 Residential Multi-Family District and R-1 Residential Estate District. The applicant wants to build a 6,000 square foot plant nursery east of Jumbo Foods on the R-7 part of the property. Currently the property is being used for live stock and wheat production.

A plant nursery is allowed if authorized by a Use by Review under Title 11, Chapter 14, Section 11-14-1 C of the Enid Municipal Code. Conditions for authorization are: 1. Effect On Adjacent Properties: 2. Utility, Drainage, Parking Design Criteria: Adequate utility, drainage, parking, loading, access; 3. Traffic Impact: 4. Noxious Or Offensive Emissions.

Engineering has reviewed the existing infrastructure and determined it is adequate for the proposed plant nursery. The plant nursery will have access to streets (Atkinson and/or Randolph) and sanitary sewer. The water main in Atkinson will need to be extended in order for the plant nursery to have access. The owner will be required to mitigate the storm drainage impact on their site development plan.

RECOMMENDATION:

Consider the Use by Review.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map and layout
UBR application
UBR checklist

E Randolph Ave



R-1

C-0

R-7

Atkinson Dr



Site

C-2

SU

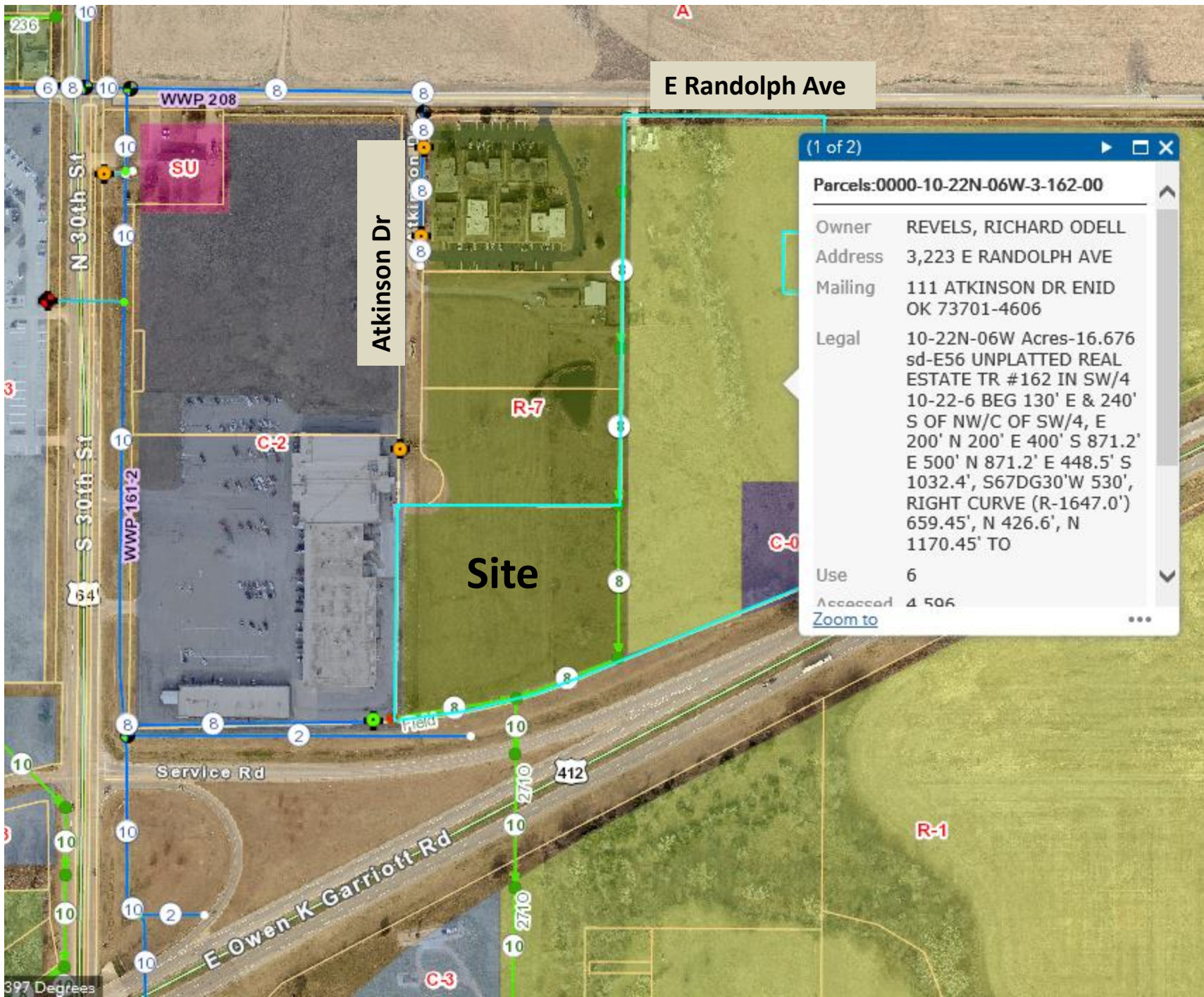
N 30th St

S 30th St



Service Rd

E Owen K Garriott Rd



E Randolph Ave

Atkinson Dr

Site

WWP 208

WWP 1612

64

412

Service Rd

E Owen K Garriott Rd

SU

R-7

C-2

C-0

R-1

C-3

(1 of 2)

Parcels:0000-10-22N-06W-3-162-00

Owner	REVELS, RICHARD ODELL
Address	3,223 E RANDOLPH AVE
Mailing	111 ATKINSON DR ENID OK 73701-4606
Legal	10-22N-06W Acres-16.676 sd-E56 UNPLATTED REAL ESTATE TR #162 IN SW/4 10-22-6 BEG 130' E & 240' S OF NW/C OF SW/4, E 200' N 200' E 400' S 871.2' E 500' N 871.2' E 448.5' S 1032.4', S67DG30'W 530', RIGHT CURVE (R-1647.0') 659.45', N 426.6', N 1170.45' TO
Use	6
Accession	4 506
Zoom to	

Red-Access Road
Black-Parking area
Green-Projected nursery





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

Use By Review Petition

(DUE to Community Development 2 weeks prior to Planning Commission meeting)

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

1. The premises, if approved, will be used as follows: Plant Nursery, East of Grocery store, On R-7 zoning

Additional reasons, if any, for desiring the approval of the Use By Review are as follows:

2. Address and/or general location of site: 3223 E Randolph Ave

3. Legal description or site: TR #162 IN SW/4 10-22-6 BEG 130' E & 240' S OF NW/4, E 200' N 200' E 400' S 871.2' E 500' N 871.2 E448.

S 1032.4', S67DG30'W530', RIGHT CURVE (R-1647.0') 659.45', N 426.6', N 1170.45' TO BEG (EX TRS #314 & 465) (EX L7 B6 CENTRAL ADDN)

4. Zoning classification of property: R-7

5. Applicant's signature: *Amenda Revels*

Printed Name: Amenda Revels

Date: 05/04/2019 Address: 1914 Mosher Dr Apt 4, Enid, OK 73703

Email: amendaploeger@gmail.com Telephone: 580-603-2019

Cell phone: 816-935-8031

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

THANK YOU!



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

Use By Review Checklist

(DUE to Community Development 14 days prior to Planning Commission meeting)

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

- 1. Applicant name, address, email, and phone number.
- 2. Use requested and reason for desired approval.
- 3. Address and legal description of property.
- 4. Recommended meeting with applicant and staff.
- 5. Zoning classification of property.
- 6. Conditions for authorization: [Section 11-14-1](#)

No

A. Will the proposed use adversely affect the use of adjoining or adjacent properties when operated in accordance with all required conditions?

Yes

B. Are there adequate utilities, drainage, parking, loading, access, and other design criteria?

No

C. Will the proposed use generate vehicular traffic that is hazardous to, in conflict with, or exceeds the existing anticipated traffic capacity of the transportation system serving the area?

Yes

D. Are there adequate safeguards in place that will limit noxious or offensive emissions, including noise, glare, smoke, dust and odor?

For Industrial Use:

- E. Has the use, manufacture, or storage of potentially combustible, explosive, or hazardous materials been reviewed and approved by the fire marshal and other officials for compliance with applicable city, state, and federal regulations?

- ___ F. Has the method of pretreatment, handling, storage, and discharge of wastewater, storm water, and any other effluent been reviewed for compliance with applicable city, state, and federal regulations?
- ___ G. Is the emission of air contaminants in compliance with applicable city, state, and federal regulations?
- ___ H. Is the use in compliance with acceptable noise pressure levels, be it continual, intermittent, or at a steady or random beat, at any pitch or frequency, within the limits of levels commonly associated with this type of use?
- ___ I. Will the use create heat, glare, or vibration which shall be detected from the location beyond the property lines of the lot upon which the use is located?
- ___ J. What safeguards are in place which will limit odors so as not to adversely impact the use of adjacent properties?

If the applicant or any other person wishes to appeal the recommendation of the planning commission, he shall file a written application to appear before the mayor and board of commissioners. Said appeal shall be made to the director of community development no later than seven (7) days after the date of the planning commission hearing. The mayor and board of commissioners shall then conduct a public hearing to consider the site plan. [Section 11-14-1F](#)

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

THANK YOU!

**Metropolitan Area Planning Commission
Meeting**

4.1.

Meeting Date: 05/20/2019

Submitted By: Jacqueline Cook, Engineering EA

SUBJECT:

CONSIDER A REQUEST TO CLOSE THE PUBLIC RIGHTS-OF-WAY AND EASEMENTS IN THE LAHOMA ADDITION, INCLUDING A STREET, B STREET, C COURT, D COURT, E COURT, AND A 10-FOOT AND A 20-FOOT UTILITY EASEMENT IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22, RANGE 7 WEST OF THE INDIAN MERIDIAN, IN ENID, OKLAHOMA.

BACKGROUND:

The City of Enid has filed a request to close the public rights of way and easements located in the Northwest Quarter of Section 13 of Township 22 North, Range 7 West of the Indian Meridian, City of Enid, Garfield County, Oklahoma, more particularly described in "Attachment A".

Reason for closing: To allow for new construction.

All utility companies, City of Enid operating departments, and property owners within 300 feet have been notified of this proposed closing.

MAPC's review is the first step in the process and this closing request is presented for your consideration.

RECOMMENDATION:

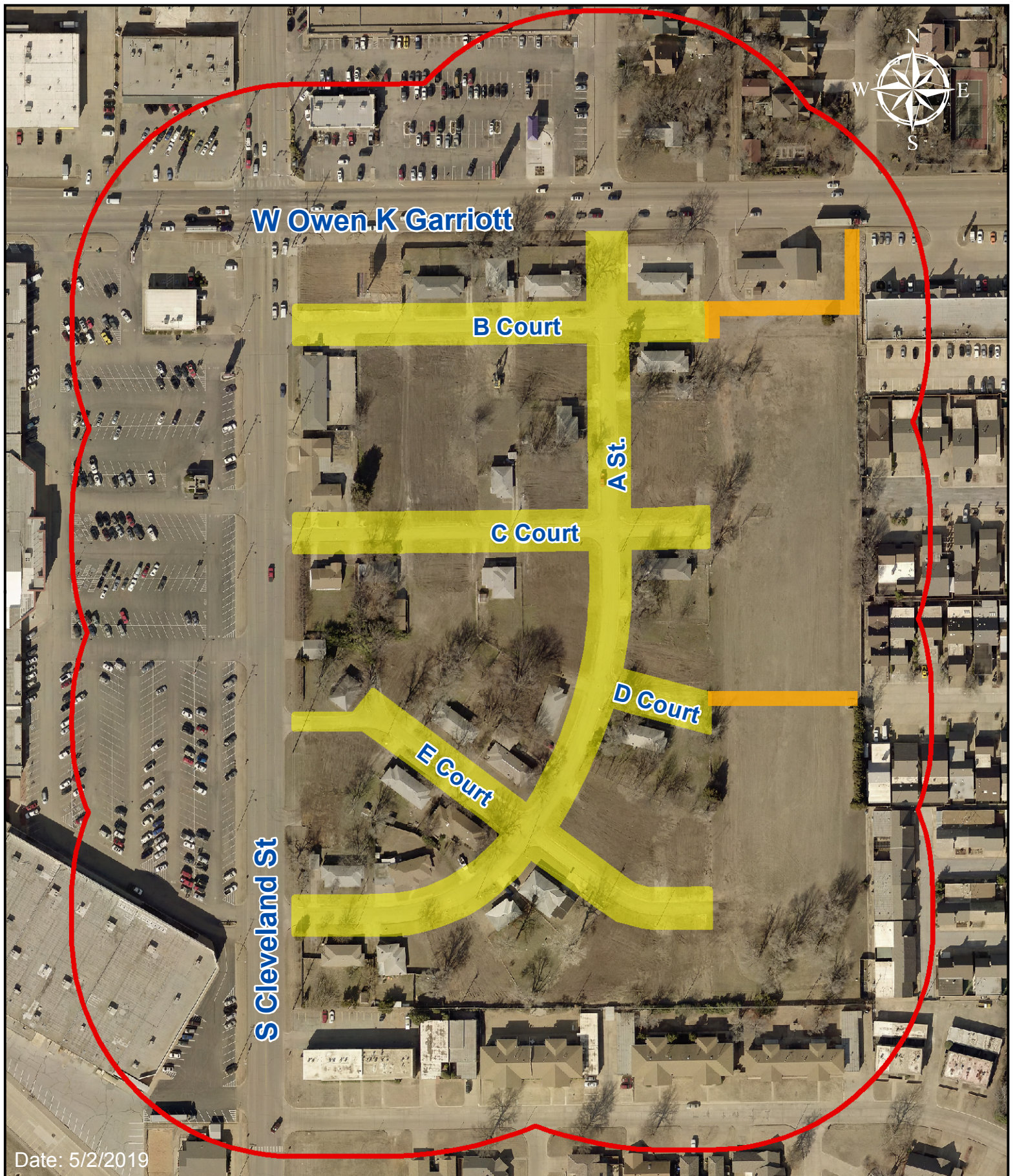
Approve

PRESENTER:

Murali Katta, P.E., Project Engineer

Attachments

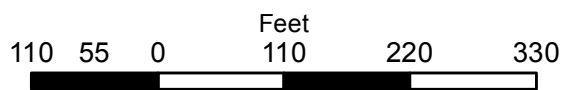
Map & Attachment A



Date: 5/2/2019

-  300' Buffer
-  Easements
-  Street Closing

Lahoma Addition Street Closings



ATTACHMENT A

A Street closing

A Fifty (50) foot wide tract of Land located in Northwest Quarter of Section 13 of Township 22 North, Range 7 West of the Indian Meridian, City of Enid, Garfield County, Oklahoma, more particularly described as follows:

Begin at the Northeast corner of Lot 1 Block 1 of the Lahoma Addition of Enid;

Thence South along the West line of this Fifty (50) foot Right-of-Way of A Street a distance of approximately 776.7 feet; to the Southeast corner of Lot 11 Block 3 of said Addition, and the North line of the Fifty (50) foot Right of Way line of E Court; Same point being where the westerly line of A Street intersects the northerly line of E Court;

Thence Southeast Fifty (50) feet to the Southwest corner of Lot 2 Block 6 of said Addition; Same point being where the easterly line of A Street intersects the northerly line of E Court;

Thence North Easterly approximately 810.5 feet along the East line of A Street to the Northwest corner of Lot 1 Block 9;

Thence West and parallel to the south line of Owen K Garriott Rd. Right-of-Way approximately 50 feet to the point of beginning.

A Street Closing (2)

A 50 ft tract of Land located in Northwest Quarter of Section 13 of Township 22 North, Range 7 West of the Indian Meridian, City of Enid, Garfield County, Oklahoma

Beginning at the Southwest corner of Lot 4 Block 4 of the Lahoma Addition of Enid,

Thence East along the North line of this 50 foot Right of Way of A Street a distance of approximately 309.7 feet,

Thence Southeast along the South Right of Way line of E Court a distance of approximately 50 feet,

Thence Southwest along the South Right of Way Line of A Street approximately 356.2 feet to the Northwest corner of Lot 7 Block 5,

Thence North a distance of approximately 50 feet to the point of beginning.

B Court closing

A 50ft wide tract of Land located in Northwest Quarter of Section 13 of Township 22 North, Range 7 West of the Indian Meridian, City of Enid, Garfield County, Oklahoma, more particularly described as follow:

Begin at the Southwest corner of Lot 5 Block 1 of the Lahoma Addition of Enid;

Thence East along the North line of the 50 foot Right-of-Way of B Court, a distance of approximately 554.5 feet to the Southeast corner of Lot 1 Block 9 of said Addition;

Thence South 50 feet to the Northeast corner of Lot 1 Block 8 of said Addition;

Thence West approximately 555.1 feet to the Northwest corner of Lot 5 Block 2 of said Addition;

Thence North and parallel to the East line of the Cleveland Street Right-of-Way approximately 50 feet to the point of beginning.

C Court closing

A 50ft wide tract of Land located in Northwest Quarter of Section 13 of Township 22 North, Range 7 West of the Indian Meridian, City of Enid, Garfield County, Oklahoma, more particularly described as follow:

Begin at the Southwest corner of Lot 6 Block 2 of the Lahoma Addition of Enid;

Thence East along the North line of the 50 foot Right-of-Way of C Court approximately 556.3 feet to the Southeast corner of Lot 3 Block 8 of said Addition;

Thence South 50 feet to the Northeast corner of Lot 1 Block 7 of said Addition;

Thence West approximately 558.2 feet to the Northwest corner of Lot 5 Block 3 of said Addition;

Thence North and parallel to the East line of Cleveland Street Right-of-Way approximately 50 feet to the point of beginning.

D Court closing

A 50ft wide tract of Land located in Northwest Quarter of Section 13 of Township 22 North, Range 7 West of the Indian Meridian, City of Enid, Garfield County, Oklahoma, more particularly described as follow:

Begin at the Southwest corner of Lot 2 Block 7 of the Lahoma Addition of Enid;

Thence South Easterly along the North line of the 50 foot Right of Way of D Court approximately 122.3 feet to the Southeast corner of Lot 2 Block 7 of said Addition;

Thence South 50 feet to the Northeast corner of Lot 1 Block 6 of said Addition;

Thence North Westerly along the south right-of-way line of D Court approximately 136.2 feet to the Northwest corner of Lot 1 Block 6 of said Addition;

Thence North and parallel to the East line of the 50 Foot A Street Right-of -Way approximately 50 feet to the point of beginning.

E Court Closing

A 50 ft tract of Land located in Northwest Quarter of Section 13 of Township 22 North, Range 7 West of the Indian Meridian, City of Enid, Garfield County, Oklahoma

Beginning at the Southwest corner of Lot 6 Block 3 of the Lahoma Addition of Enid,

Thence East along the North Line of this 50 foot Right of Way of E Court a distance of approximately 80.7 feet,

Thence North East a distance of approximately 41 feet to the South West corner of Lot 7 Block 3,

Thence South East along the North line of this 50 foot Right of Way of E Court a distance of approximately 543.1 feet to the Southeast corner of Lot 3 Block 6,

Thence South along the West line of Block 10 of said Addition to the Northeast corner of Lot 1 Block 5 a distance of 50 feet,

Thence West along the South Right of Way line of E Court a distance of approximately 649.5 feet to the Northwest corner of Lot 3 Block 4,

Thence North a distance of approximately 20 feet to the point of beginning.

EASEMENT

A ten foot (10') wide easement in the Northwest Quarter of Section 13 of Township 22 North, Range 7 West of the Indian Meridian, City of Enid, Garfield County, Oklahoma as recorded in book 1481 page 643 of the Garfield County Land Records, more particularly described as follows:

A strip of land being 10 feet on each side of the following described centerline:

Beginning at a point on the east line of Lot 1, Block 8, Lahoma Addition, City of Enid, Garfield County, Oklahoma, said point being 12.29 feet north of the northeast corner of said Lot 1;

Thence S. 89 degrees 09'21" E. a distance of 11.30 feet; Thence N. 02 degrees 14'40" E. a distance of 20.89 feet; Thence N .88 degrees 49'47" E. a distance of 184.85 feet; Thence N.00 degrees 17'44" E. a distance of 115.23' to the platted north line of Block 10 Lahoma Addition City of Enid, Oklahoma and the point of termination (as depicted on attached plat);

Basis of bearing is N.00 degrees 34'39" W. which is the west line of Block 10, Lahoma addition, City of Enid, Garfield County, Oklahoma.)

EASEMENT

A twenty foot (20') wide easement in the Northwest Quarter of Section 13 of Township 22 North, Range 7 West of the Indian Meridian, City of Enid, Garfield County, Oklahoma as recorded in book 1901 page 779 of the Garfield County Land Records, more particularly described as follows:

A 20-foot wide strip of land lying in the northwest quarter (NW/4) of Section 13, Township 22 North, Range 7 West, Indian Meridian, Enid, Garfield County, Oklahoma being more particularly described as follows:

Beginning at the southeast corner of Lot 2, Block 7, Lahoma Addition, Enid, Oklahoma;

Thence north along the east line of said Block 7, Lahoma Addition, a distance of 2.82 feet;

Thence easterly a distance of 202.96 feet to the west line of Wilshire Place, Enid, Oklahoma, said point being 20.56 feet south of the southwest corner of Lot 8, Block 1, Wilshire Place;

Thence south along the west line of Wilshire Place, a distance of 20.00 feet;

Thence westerly a distance of 202.96 feet to the east line of Lahoma Addition, said point being 16.81 feet south of the southeast corner of said Lot 2, Block 7, Lahoma Addition;

Thence north a distance of 16.18 feet to the point of beginning.

**Metropolitan Area Planning Commission
Meeting**

5.1.

Meeting Date: 05/20/2019

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A REQUEST FOR A VARIANCE TO CITY OF ENID ORDINANCE 10-6-1 SIDEWALKS REQUIRED, FOR PROPERTY LOCATED AT 4817 E WILLOW ROAD.

BACKGROUND:

The City of Enid has received a variance request to Ordinance 10-6-1 Sidewalks Required: from Randy Miller LLC., owner.

Reasons for desiring approval of the Variance: There is no foot traffic in this industrial area. No other sidewalks. There is heavy truck traffic on Willow. Additionally, a high pressure pipeline runs along this road.

The referenced property is located at 4817 E Willow Road, Unplatted real estate tract # 362 in L2 NE/4 of 2-22-6, beginning NW/C of L2. The property is zoned Industrial (I-2) and currently has a building on site. The owners would like to expand the current 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:

Murali Katta, P.E., Project Engineer.

Attachments

Variance Petition

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: 4817 E Willow (street address):

Legal description: _____

Current zoning of property: Industrial

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

No foot traffic in this Industrial area. No other sidewalks. Heavy truck traffic on willow

- Pipeline (high pressure) runs along the road that's why the fence is sitting back so far.

Dated this 11th day of April, 2019

Applicant's signature: [Signature]

Telephone: (580) 242-3701

Printed name: Randy Miller

Email: Schram1988@yahoo.com

Address: P.O. Box 1227 Enid OK 73702

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

Location Map – 4817 E Willow

