



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 Metropolitan Area Planning Commission will meet in regular session at 6:00 p.m. on the 17th day of June 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 MAY 20, 2019.**
 2. **DISCUSS PROPOSED SIDEWALK ORDINANCE REVISIONS AND MAKE RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS.**
3. **ZONING.**
 1. **CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOT 14, BLOCK 64, ORIGINAL TOWNSITE OF ENID LOCATED AT 824 EAST OWEN K GARRIOTT ROAD FROM R-4 RESIDENTIAL DUPLEX OR TWO-FAMILY DWELLING DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.**
4. **LOT SPLITS.**
 1. **CONSIDER A LOT SPLIT FOR HAMMER-WILLIAMS COMPANY WHICH IS A TRACT IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 7 W.I.M. LOCATED IN THE 5300 BLOCK OF WEST OWEN K. GARRIOTT ROAD.**
5. **ADJOURN.**

**Metropolitan Area Planning Commission
Meeting**

2.1.

Meeting Date: 06/17/2019

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

**CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING
COMMISSION MEETING OF MAY 20, 2019.**

BACKGROUND:

RECOMMENDATION:

PRESENTER:

Attachments

5 20 2019 draft minutes

DRAFT

MINUTES OF REGULAR MEETING OF
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,
HELD ON THE 20TH DAY OF MAY 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 20th day of May 2019, pursuant to notice given by May 17, 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 17th day of May 2019.

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

Absent: Marvin Kusik; Don Roberts; James Simunek, County Commissioner Ex-Officio; David Trojan

Also Present: Jerald Gilbert, City Manager; Carol Lahman, City Attorney; Chris Bauer, Planning Administrator; Murali Katta, Project Engineer; Karla Ruther, Assistant City Planner

CALL TO ORDER/ROLL CALL.

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

Motion was made by Mark Arnold, seconded by David Mason to approve the minutes.

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

Passed

USE BY REVIEW.

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.

Motion was made by Whitney Hall, seconded by City Commissioner, Ex-Officio Jonathan Waddell to approve the Use by Review.

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

Passed

EASEMENTS.

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.

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

AYE: Mark Arnold, Whitney Hall, Eddie Mack, David Mason, Cole Ream, 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 4817 E WILLOW ROAD.

Motion was made by Whitney Hall, seconded by David Mason to recommend approval of the variance.

Cole Ream abstained.

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

Passed

ADJOURN.

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

The meeting adjourned at 6:07 PM.

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

Passed

**Metropolitan Area Planning Commission
Meeting**

2.2.

Meeting Date: 06/17/2019

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

DISCUSS PROPOSED SIDEWALK ORDINANCE REVISIONS AND MAKE RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS.

BACKGROUND:

Discuss proposed sidewalk ordinance revisions:

1. No change to residential sidewalk requirements.
2. Deletes requirements for a sidewalk within multi-family, commercial, educational, industrial and public gathering developments. ADA requires sidewalks within developments.
3. Defines where and when commercial/industrial/special use sidewalks are required.
4. Exempts additions that do not exceed two thousand five hundred (2,500) square feet from constructing a sidewalk.
5. Exempts the construction of a sidewalk in a ditch.
6. Exempts building maintenance, remodels or total loss from constructing a sidewalk.
7. Deletes the option to pay a fee in lieu of constructing a sidewalk.
8. No requirement for commercial/industrial/special use sidewalks outside the areas defined in the ordinance.

MAPC recommends identify funding sources (Assessment Districts, Business Improvement Districts, Matching Funds, Capital Recovery, Grants etc.) for City of Enid sidewalk projects.

RECOMMENDATION:

Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Revised Sidewalk Ord

Maps

May Apr Mar Study Session Notes

Chapter 6

SIDEWALKS

10-6-1: SIDEWALKS REQUIRED:

10-6-2: SIDEWALK SPECIFICATIONS:

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.

DITCH: a narrow channel dug in the ground, typically used for drainage alongside a road.

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.

COMMUNITY CENTERS AND NEIGHBORHOOD CENTERS: As defined in section 6-1 of the Envision Enid Comprehensive Plan.

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. Residential 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.~~

C. Commercial/Industrial/Special Use new developments, additions, redevelopments and infill developments abutting streets within the following areas and abutting the following streets shall include sidewalks.

1. Within ETS Enid Town Square Overlay District Boundaries, as set out in section 11-10C-3

2. Within a Community Center at:

1. Willow Road and Cleveland Street
2. Willow Road and Van Buren Street
3. Owen K. Garriott and Garland Road
4. Owen K. Garriott and Cleveland Street
5. Rupe Avenue and Van Buren Street

3. Within a Neighborhood Center at:

1. Willow Road and Oakwood Road
2. Willow Road and Grand Avenue
3. Chestnut Avenue and Garland Road
4. Chestnut Avenue and Oakwood Road
5. Chestnut Avenue and Cleveland Street
6. Chestnut Avenue and 10th Street
7. Chestnut Avenue and 16th Street
8. Randolph Avenue and Garland Road
9. Randolph Avenue and Oakwood Road
10. Randolph Avenue and 30th Street
11. Broadway Avenue and 10th Street
12. Broadway Avenue and 16th Street
13. Broadway Avenue and University Avenue
14. Owen K Garriott and Van Buren Street
15. Owen K. Garriott and 10th Street

4. Along these Streets:

1. Owen K, Garriott from Wheatridge Road to 16th Street
2. Oakwood Road from a .25 mile north of Owen K. Garriott to .30 mile south of Owen K. Garriott
3. Van Buren Street from Willow Road to Rupe Avenue
4. Willow Road from Cleveland Street to Grand Avenue
5. Grand Avenue from Willow Road to Elm Avenue
6. 30Th Street from Randolph to Oklahoma Avenue
7. Randolph Avenue from Van Buren Street to 10th Street
8. Broadway Avenue from Van Buren Street to 10th Street
9. Maine Street from Van Buren Street to 10th Street

5. Community Centers and Neighborhood Centers, shall include a sidewalk the width of the commercial/industrial/special use zoning, lot or development, whichever is less.

D. Exceptions:

~~1. Addition, new development, redevelopment and infill development along unimproved roads.~~

1. Additions that do not exceed two thousand five hundred (2,500) square feet.

2. In a ditch.

3. Building maintenance, remodels or total loss.

~~2. 4. Placement or construction of an accessory building.~~

~~3. 5. Addition, new development, redevelopment, or infill development on agriculturally zoned land.~~

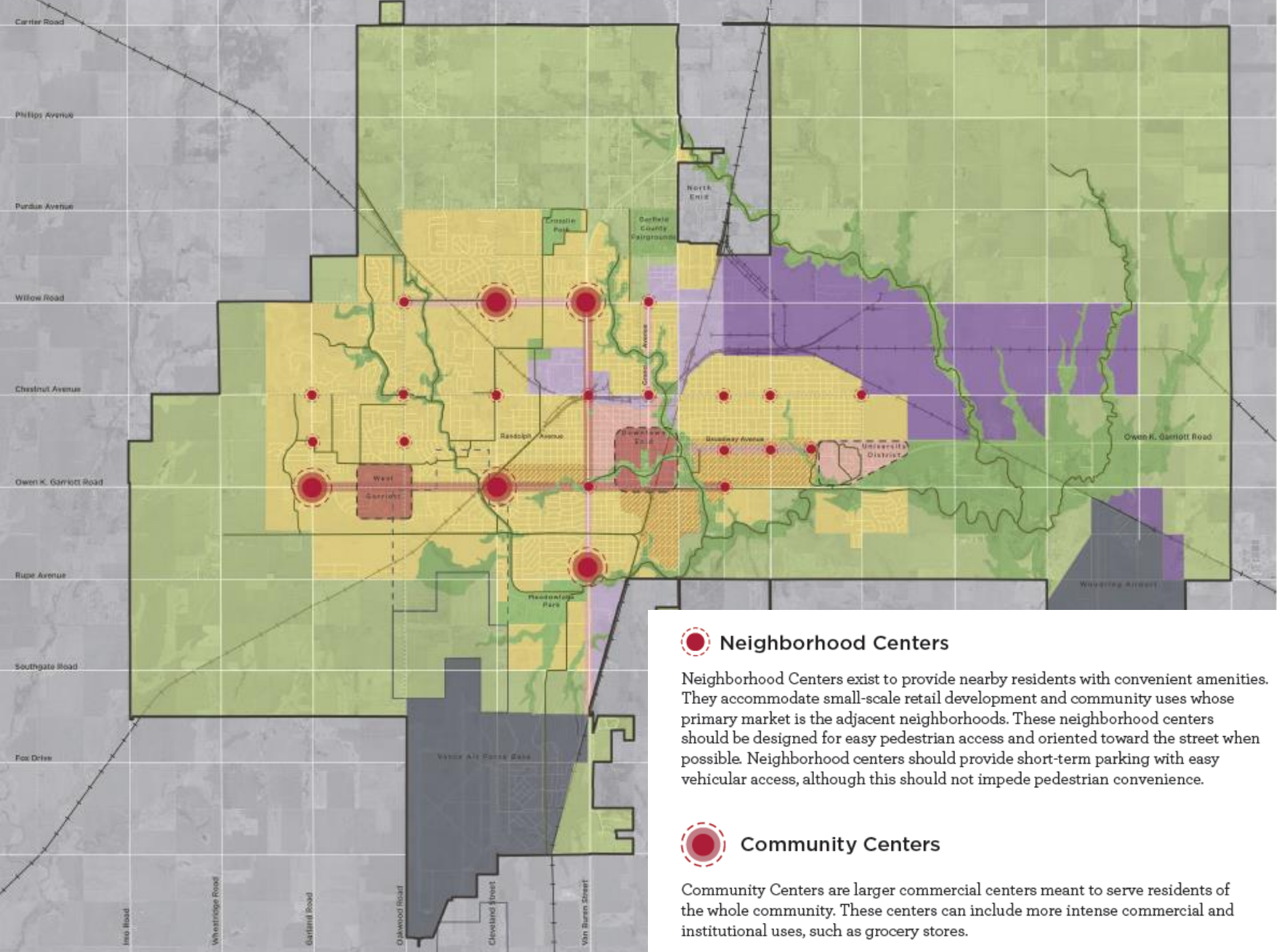
E. Sidewalk Development Fee: Developers may be eligible to pay a sidewalk development fee, as set out in section 2-6F-14 of this code, in lieu of constructing a sidewalk. The following shall apply:

- ~~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 City Engineering Department for approval 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)

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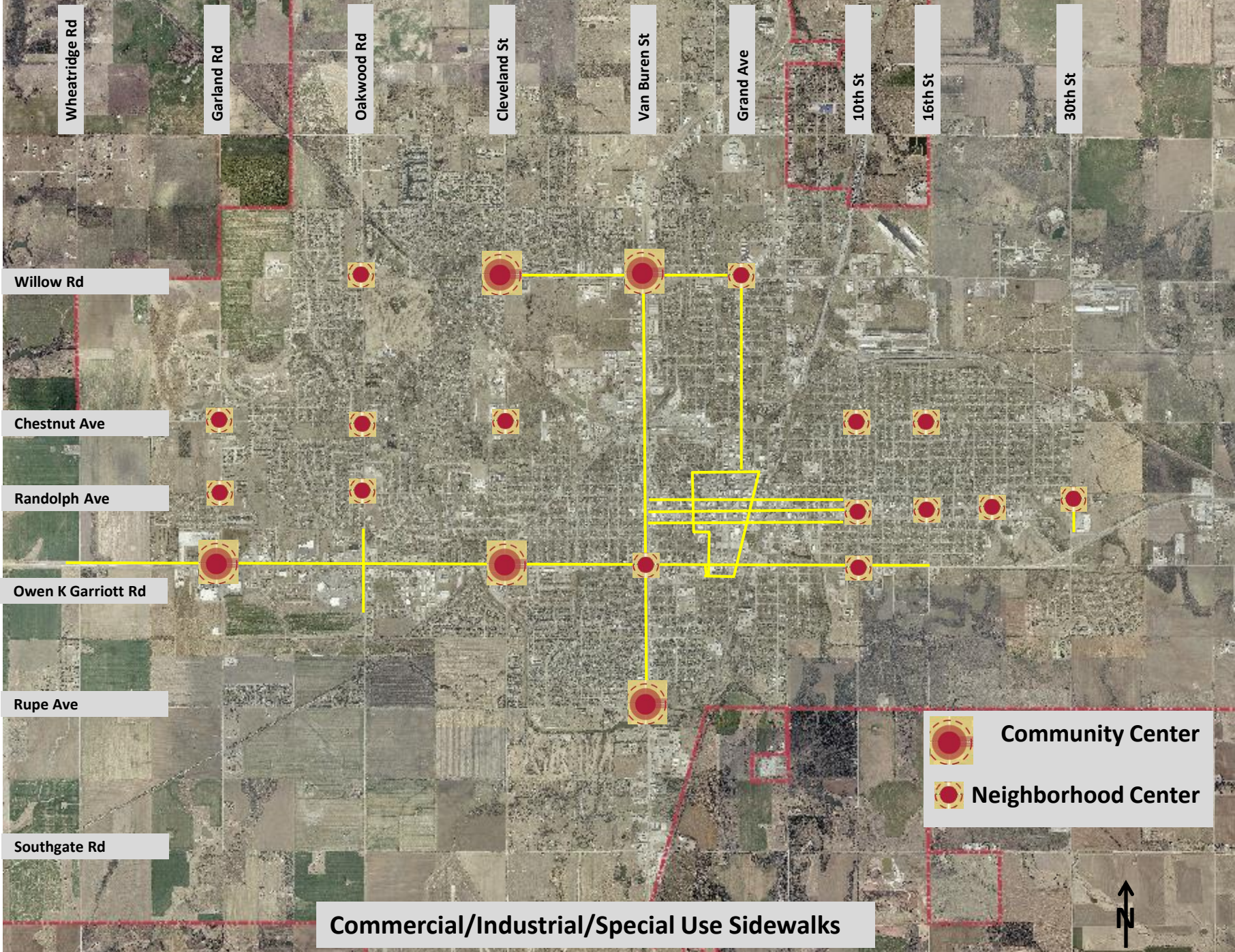




Neighborhood Centers

Neighborhood Centers exist to provide nearby residents with convenient amenities. They accommodate small-scale retail development and community uses whose primary market is the adjacent neighborhoods. These neighborhood centers should be designed for easy pedestrian access and oriented toward the street when possible. Neighborhood centers should provide short-term parking with easy vehicular access, although this should not impede pedestrian convenience.

Community Centers

Community Centers are larger commercial centers meant to serve residents of the whole community. These centers can include more intense commercial and institutional uses, such as grocery stores.



 Community Center
 Neighborhood Center

Commercial/Industrial/Special Use Sidewalks

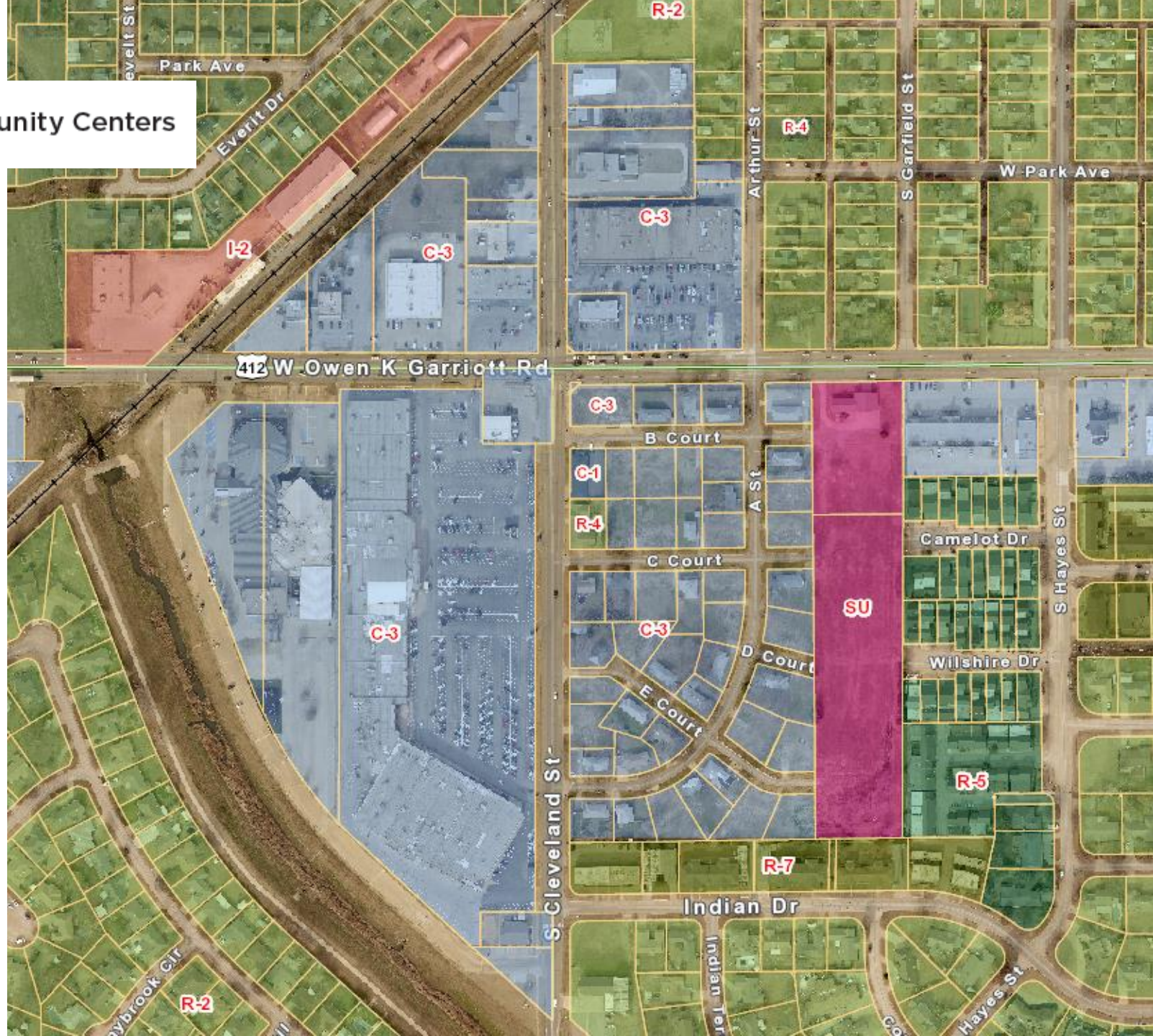


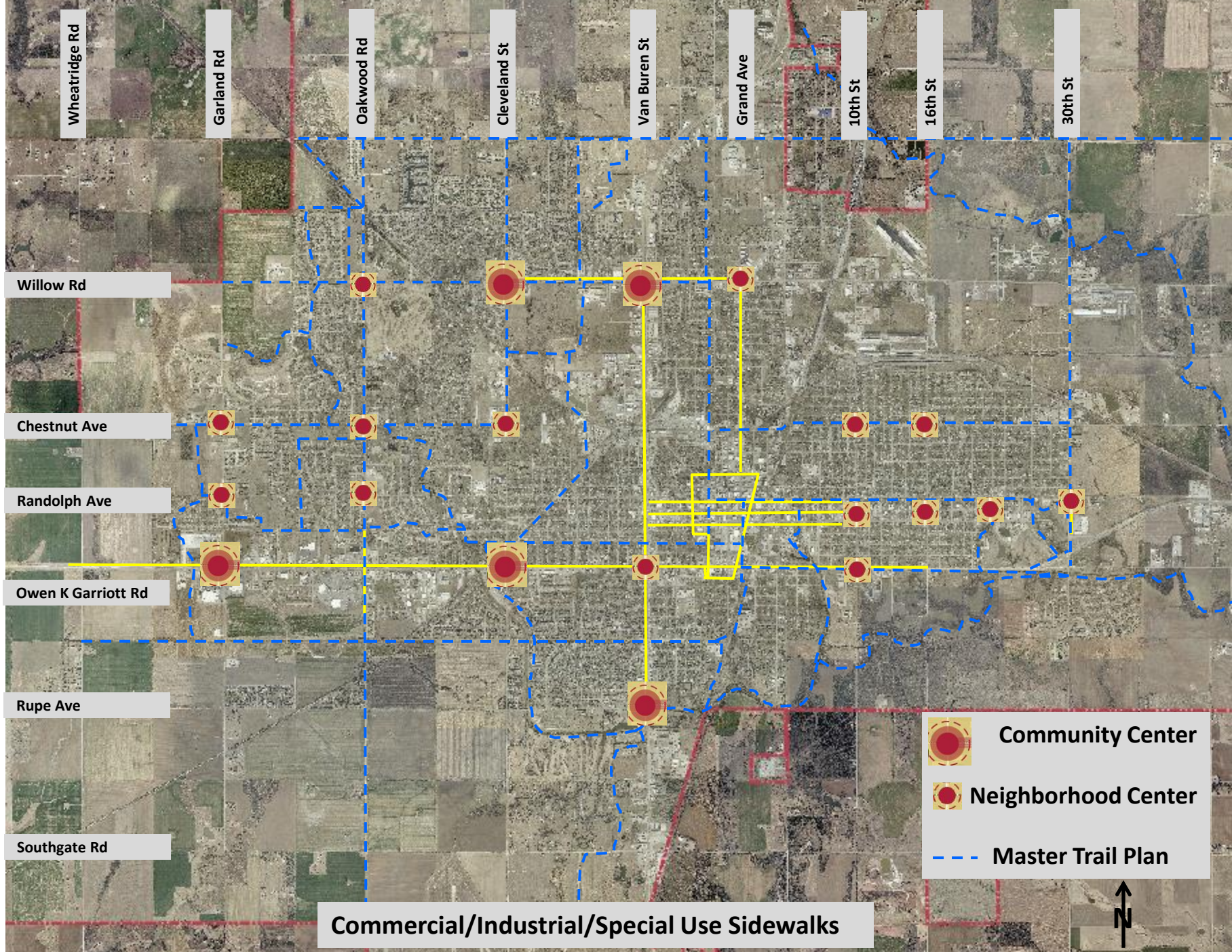
 Neighborhood Centers





Community Centers





Wheatridge Rd

Garland Rd

Oakwood Rd

Cleveland St

Van Buren St

Grand Ave

10th St

16th St

30th St

Willow Rd

Chestnut Ave

Randolph Ave

Owen K Garriott Rd

Rupe Ave

Southgate Rd



5-20-2019 MAPC Study Session Sidewalks Notes

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 (1/3) of the gross floor area of the existing building or use”).

The Planning Commission discussed and agreed no changes are needed to the residential sidewalk requirements.

The Planning Commission discussed and concluded new commercial/industrial developments should construct sidewalks on arterials. Sidewalk areas need to be defined.

Staff will bring back recommended sidewalk changes for consideration by the Planning Commission on their June 17 agenda.

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.

**Metropolitan Area Planning Commission
Meeting**

3.1.

Meeting Date: 06/17/2019

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOT 14, BLOCK 64, ORIGINAL TOWNSITE OF ENID LOCATED AT 824 EAST OWEN K GARRIOTT ROAD FROM R-4 RESIDENTIAL DUPLEX OR TWO-FAMILY DWELLING DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.

BACKGROUND:

The property being considered is located at 824 East Owen K Garriott Road and is currently zoned R-4. The applicant is requesting to rezone the property to C-3 General Commercial. The property will be utilized for a retail pharmacy.

Envision Enid Comprehensive Plan classifies the area being rezoned as an Arterial Corridor and Redeveloping Neighborhood.

Engineering has determined the existing infrastructure (water, sewer and roads) are adequate for the rezoning.

RECOMMENDATION:

Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Complan Zoning Utilities



S 8th St

S 9th St

C-3

824 E
Garriott
rezoning
To C-3

C-3

R-4

C-3

412

E Owen K Garriott Rd

E Owen K Garriott Rd





S 8th St

1J072
9.87

110

8

S 9th St

1J073
10.33

S 8th St

824 E
Garriott
rezoning
To C-3

S 9th St

2

V11W-028

F1140
904 GPM

V11W-033
934 GPM

V11W-034

WWP 161-2

14

12

16

16

16

E Owen K Garriott Rd

412

E Owen K

V17

2

161-5

Metropolitan Area Planning Commission Meeting

4.1.

Meeting Date: 06/17/2019

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A LOT SPLIT FOR HAMMER-WILLIAMS COMPANY WHICH IS A TRACT IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 7 W.I.M. LOCATED IN THE 5300 BLOCK OF WEST OWEN K. GARRIOTT ROAD.

BACKGROUND:

The property is located in the 5300 block of West Owne K. Garriott Road and zoned C-3 General Commercial District. The applicant is splitting 1.14 acres for commercial development.

The proposed lot has access to existing public water, sewer and roads. .

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



S Garland Rd

Jiffy Trip Site

Lot Split

W Owen K Garriott Rd

F5819
750 GPM

F4315
1061 GPM

F4356
1034 GPM

2G056
5.33

2G055
6.92

F4041
168 GPM

W-1612A

312L

312L

12

12

12

12

8

8

8

WWP 310

WWP 250

3W-029
3W-027

298A

2G
8

W-1612A

**A SURVEY OF A TRACT IN THE
SW/4 OF SECTION 10, T 22 N, R 7 W.I.M.,
GARFIELD COUNTY, OKLAHOMA.**

