



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

BOARD OF COMMISSIONERS

NOTICE OF STUDY SESSION

Mayor and Board of Commissioners of the City of Enid, Oklahoma, the Trustees of the Enid Municipal Authority, a Public Trust, the Trustees of the Enid Economic Development Authority, a Public Trust, and the Trustees of the Enid Public Transportation Authority, a Public Trust.

Notice is hereby given that the Mayor and Board of Commissioners of the City of Enid, Oklahoma, the Trustees of the Enid Municipal Authority, a Public Trust, the Trustees of the Enid Economic Development Authority, a Public Trust, and the Enid Public Transportation Authority, a Public Trust will meet in regular session at 5:00 p.m. on the 18th day of June, 2019, in the Lower Level Conference Room 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 -

REGULAR STUDY SESSION AGENDA

1. CALL TO ORDER/ROLL CALL.
2. AT THE COMMISSIONERS' REQUEST, DISCUSS ANY ITEM OF CONCERN ON THE REGULAR SESSION AGENDA OF JUNE 18, 2019.
3. UPDATE ON THE KAW LAKE WATER SUPPLY PROJECT.
4. DISCUSS THE SIDEWALK ORDINANCE.
5. DISCUSS THE C-3 ZONING ORDINANCE.
6. ADJOURN.

City Commission Study Session

4.

Meeting Date: 06/18/2019

SUBJECT:

DISCUSS THE SIDEWALK ORDINANCE.

Attachments

Sidewalk
Ordinance

June 5, 2019

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 borrow 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.

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.

BORROW DITCH: a ditch dug along a roadway to furnish fill and provide drainage.

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 development within the following areas and along 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 lot zoned commercial/industrial/special use or development, whichever is less.

D. Exceptions:

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

1. Addition that meets the Site Plan Review Exception, as set out in section 11-11-4 A. 7.

2. In a borrow 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)

City Commission Study Session

5.

Meeting Date: 06/18/2019

SUBJECT:

DISCUSS THE C-3 ZONING ORDINANCE.

Attachments

Zoning

ORDINANCE NO. 2019-

AN ORDINANCE AMENDING THE ENID MUNICIPAL CODE 2014, TITLE 11 “ZONING”, CHAPTER 7 “COMERCIAL DISTRICTS” ARTICLE D “C-3 GENERAL COMMERCIAL DISTRICT” SECTION 11-7D-2 “PERMITTED USES” TO ALLOW R-7 RESIDENTIAL MULTI-FAMILY DISTRICT USES IN C-3; PROVIDING FOR REPEALER, SAVINGS CLAUSE, SEVERABILITY AND CODIFICATION.

ORDINANCE

BE IT ORDAINED BY THE MAYOR AND BOARD OF COMMISSIONERS OF THE CITY OF ENID, OKLAHOMA:

Section I: That Title 11, Chapter 7, Article D, Section 11-7D-2 of the Enid Municipal Code, 2014 is hereby amended to read as follows:

11-7D-2: DISTRICT USE REGULATIONS:

A. Uses Permitted: Property and buildings in the C-3 general commercial district shall be used only for the following purposes:

Any use permitted in the R-7 Residential multi-family district and the C-1 light commercial district.

Automobile assembling, painting, upholstering, rebuilding, reconditioning, and bodywork.

Automobile sales and service.

Bakery (commercial or wholesale).

Banks, savings and loan, and finance companies.

Bars and taverns, private clubs.

Billiard and pool halls.

Bottling works.

Bowling alley.

Building, plumbing, electrical, and mechanical contractor shop.

Bus station or service.

Business schools.

Car wash.

Clothing store.

Containers.

Dancing schools or studios.

Discount stores.

Dry cleaners or notion store.

Electrical shops.

Feed and seed store.

Florist or gift shop.

Food processing (retail on the premises).

Furniture store.

Garages (service, storage, or sales) for motor vehicles.

Glass fabrication and installation.

Grocery store.

Hardware store.

Itinerant merchant/transient vendor.

Jewelry.

Kennel.

Laundry or dyeing establishment.

Manufacture of articles sold only at retail on the premises.

Medical facilities (hospitals, clinics).

Metal fabrication, light (sheet metal, ducts, gutters, and leaders).

Miniature golf course or commercial driving range.

Ministorage, rental storage.

Mobile home sales.

Motel or hotel.

Movie theaters.

Music stores, studios.

Offices.

Optical and scientific instruments and jewelry manufacturing.

Pawnshops, secondhand, and auction stores.

Pet store.

Printing, lithographic, or publishing company.

Public garages.

Public parking lots.

Radio and television broadcasting studios.

Recreational facilities (including swimming pool).

Restaurants, drive-in restaurants.

Service stations.

Shoe store and repair.

Small animal hospitals.

Taxi service.

Taxidermist.

Television and radio repair shops.

Tourist courts and motels (for travel, camp trailers).

Transfer and storage offices.

Upholstering shops.

Weaving apparel (fabrication and processing).

Wholesale sales office and sample rooms.

B. Uses Permitted By Review: The following uses may be permitted after review in accordance with section 11-14-1 of this title:

"Adult entertainment use", as defined in section 11-1-7 of this title.

Warehouse, commercial; provided, that the gross floor area of such warehouse shall not exceed forty percent (40%) of the total tract, lot, or parcel of land on which it is situated.

Any other similar business or service which is in keeping with the general description, and meets the conditions for authorization as specified in section 11-14-1 of this title. (Ord. 80-29, 12-16-1980, as amended; amd. Ord. 2009-19, 8-4-2009)

Section II: Repealer. All ordinances or parts thereof, which are inconsistent with this ordinance, are hereby repealed.

Section III Savings Clause. Nothing in this ordinance hereby adopted shall be construed to affect any suit or proceedings now pending in any court, or any rights acquired or liability incurred, nor any cause or causes of action accrued or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired or affected by this ordinance.

Section IV: Severability. If any one or more of the sections, sentences, clauses or parts of this ordinance, chapter or section shall, for any reason, be held invalid, the invalidity of such section, clause or part shall not affect or prejudice in any way the applicability and validity of any other provision of this ordinance. It is hereby declared to be the intention of the City Commission of the City of Enid that this section of the Enid Municipal Code would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part not been included.

Section V: Codification. This ordinance shall be codified as Title 11, Chapter 7, Article D, Section 11-7D-2 of the Enid Municipal Code, 2014.

PASSED AND APPROVED by the Mayor and Board of Commissioners of the City of Enid, Oklahoma, on this ___ day of July, 2019.

CITY OF ENID, OKLAHOMA

George C. Pankonin, Mayor

(SEAL)

ATTEST

Alissa Lack, City Clerk

Approved as to Form and Legality:

Carol Lahman, City Attorney