

NOTICE OF A REGULAR MEETING
OF THE ENID-GARFIELD COUNTY
METROPOLITAN AREA PLANNING COMMISSION

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission will meet in regular session at 6:00 PM on the 15th day of December 2014, in the Council Chambers of the City Administration Building at 401 West Owen K. Garriott Road, Enid, Oklahoma, and the Agenda for said meeting is as follows:

A G E N D A

- ITEM # 1. Consider the approval of the minutes from the October 20, 2014 regular meeting.
- ITEM # 2. Consider a **Preliminary Plat and Preliminary Site Development Plan** for Stonebridge Apartments Enid located at 1120 North Cleveland in the Stonebridge Planned Unit Development (PUD).
- ITEM # 3. Consider a **Lot Split** for part of the West half of the Northwest Quarter of Section 36, Township 23 North, Range 7 West of the Indian Meridian.
- ITEM # 4. Consider the **closing** of the 20 foot alley in Block 52 Original Townsite of Enid.
- ITEM # 5. Update the Planning Commission members on the 2015 meeting dates.
- ITEM # 6. Adjourn.

MINUTES OF A REGULAR MEETING
OF THE ENID-GARFIELD COUNTY
METROPOLITAN AREA PLANNING COMMISSION

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission of the City of Enid and County of Garfield, State of Oklahoma, met in regular meeting in the City Council Chambers of the City Administration Building, located at 401 West Owen K. Garriott Road in the City of Enid, Oklahoma on the 20th day of October 2014 at 6:00 P.M., pursuant to public notice describing the time and place of the regular meeting of the Enid-Garfield County Metropolitan Area Planning Commission pursuant to public notice thereof displayed on the bulletin board at the Administration Building of the City of Enid, Oklahoma in prominent view and which notice was posted prior to 6:00 P.M. on the 17th day of October 2014, a copy of which is attached hereto.

Present: Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, Don Rose, Richard Wuerflein and Ex-Officio Dr. David Vanhooser

Absent: Jim Strate Jr and Ex-Officio James Simunek

ITEM # 1: Consider the approval of the minutes from the September 15, 2014 regular meeting.

ACTION TAKEN:

Richard Wuerflein made a motion to approve the September 15, 2014 regular minutes, which was seconded by Cody Haney and passed unanimously with the vote being recorded as follows:

AYES: Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, Don Rose and Richard Wuerflein

NAYS: None

ITEM # 2: Consider a **Final Plat** for Stonebridge First Addition, Blocks 1 and 2 located in the Stonebridge Planned Unit Development (PUD).

Dr. David Vanhooser asked if sidewalks were part of the subdivision, which Chris Bauer answered they were not. Dr. Vanhooser then stated sidewalks should at least be installed along Chestnut. Cole Ream asked for verification of sidewalks along Chestnut the width of the subdivision only.

ACTION TAKEN:

Don Rose made a motion contingent upon sidewalks being installed the width of the subdivision along Chestnut to recommend approval to the Mayor and Board of Commissioners for the final plat for Stonebridge First Addition, Blocks 1 and 2, being consistent with previously approved preliminary plat; harmonizes with the existing and expected development of the surrounding areas; the final plat is a unified treatment of the development possibilities and is consistent with the state purposes and standards of the PUD article. The motion was seconded by Geoff Helm and passed unanimously with the vote being recorded as follows:

AYES: Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, Don Rose and Richard Wuerflein

NAYS: None

ITEM # 3. Consider a **Final Plat** for New Grange Common, Block 1, Lots 1-5 located in the 1100 block of Norman Road.

Cole Ream asked what type of housing was to be constructed. Chris Bauer answered the applicant indicated four-plexes.

ACTION TAKEN:

Don Rose made a motion to recommend approval to the Mayor and Board of Commissioners the final Plat for New Grange Common, which was seconded by Cody Haney and passed unanimously with the vote being recorded as follows:

AYES: Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, Don Rose and Richard Wuerflein

NAYS: None

ITEM # 4. Consider two **Lot Splits** for part of the Northwest Quarter of Section 21, Township 23 North, Range 7 West of the Indian Meridian located in the 6500 block North Wheatridge Road.

ACTION TAKEN:

Geoff Helm made a motion to approve the lot split which was seconded by Cole Ream and passed unanimously with the vote being recorded as follows:

AYES: Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, Don Rose and Richard Wuerflein

NAYS: None

ITEM # 5. Consider **No Parking, Passenger Loading & Unloading Only and No Parking from here to Corner** signs in the 500 block of West Wabash on the south side of the street.

ACTION TAKEN:

Cole Ream made a motion to recommend approval to the Mayor and Board of Commissioners for the placement of No Parking signs, which was seconded by Don Rose and passed unanimously with the vote being recorded as follows:

AYES: Cody Haney, Geoff Helm, Marvin Kusik, Cole Ream, Don Rose and Richard Wuerflein

NAYS: None

ITEM # 6. Adjourn.

Cole Ream made a motion to adjourn, which was seconded by _Cody Haney and passed unanimously.

The meeting adjourned at 6:11 PM.

ITEM # 2.

CONSIDER APPROVING A PRELIMINARY PLAT AND PRELIMINARY SITE DEVELOPMENT PLAN FOR THE ESPLANADE APARTMENTS AT STONEBRIDGE.

BACKGROUND:

This item concerns the Stonebridge Planned Unit Development (PUD) located at the northwest corner of Chestnut and Cleveland. The apartments will be situated within the Stonebridge PUD. The property is zoned R-2 with a PUD overlay.

The apartment complex consists of eight buildings with a total of 200 units comprised of one, two and three bedroom units. There are 432 parking spaces to accommodate the apartments. Also included in the complex are a maintenance/car wash building, mail center, trash compactor, carports, clubhouse and a pool. The exterior of the site is surrounded by perimeter fence.

The apartment entrance has been coordinated with the development on the east side of Cleveland to permit the entrances to align.

The Planning Commission shall determine whether:

1. the preliminary plan and preliminary plat are consistent with the master development plan;
2. the preliminary plan and plat harmonize with the existing and expected development of surround areas;
3. the preliminary plan and plat represent a unified treatment of the development possibilities of the particular project site; and
4. the preliminary plan and plat are consistent with the stated purposes and standards of the PUD article.

ATTACHMENTS: Approved Master Development Plan, Preliminary Plat and Preliminary Development Plan.

RECOMMENDATION: Approve the preliminary plat and preliminary development plan.

PRESENTER: Chris Bauer, Planning Administrator.

"Exhibit D"

Stonebridge

Residential Development in Enid, OK

Master Development Plan

AC Development, LLC

MPACT Land Planning LLC



Total 61.83 Acres

R-2 PUD
Maximum Density of 6 Units Per Acre
Maximum of 370 Dwelling Units
Density and Number of Units can be transferred within this PUD.
Maximum density of entire PUD can not exceed 6 units per acre.
Maximum number of units within entire PUD can not exceed 370 units.

Tract 1

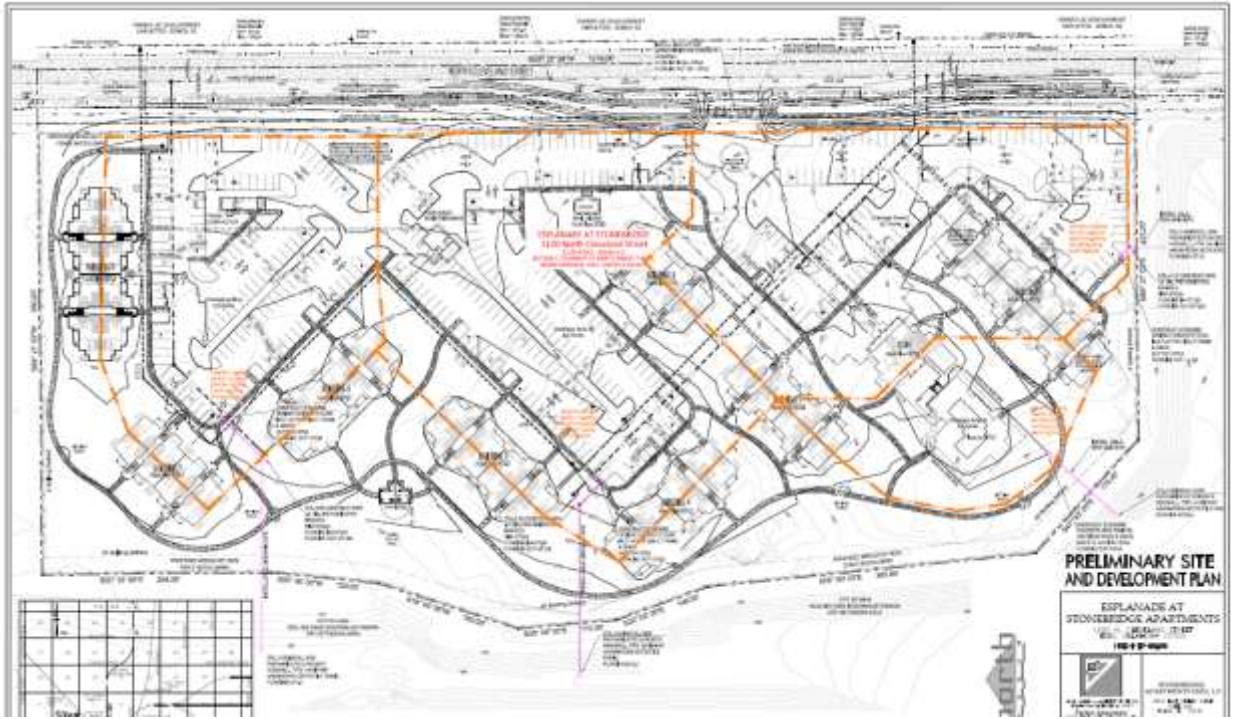
R-2 Residential Uses
17.53 +/- Acres
Density of 4.2 Units Per Acre
74 Dwelling Units

Tract 2

27.7 +/- Acre Open Space, Detention Facility

Tract 3

R-7 Residential Uses Allowed
16.30 +/- Acres
Density of 13 Units Per Acre
210 Dwelling Units





Purdue Ave



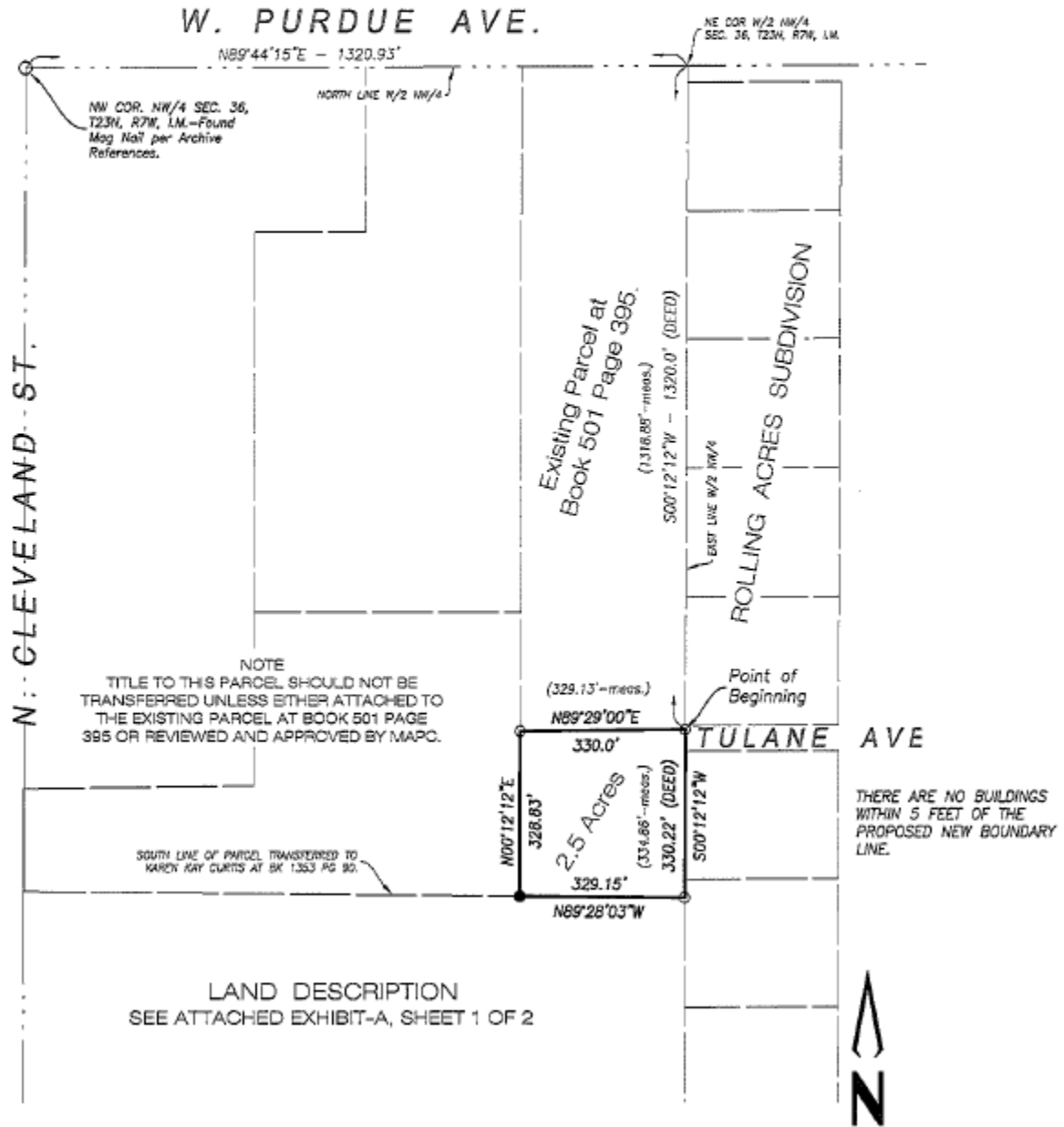
sing Dr

N Cleveland St

Grant St

Site

BOUNDARY SURVEY MAP for Lot-Split
 A Part of the W/2 NW/4 Sec. 36, T23N, R7W, I.M.
 ENID, GARFIELD COUNTY, OKLAHOMA



ITEM # 4.

CONSIDER A REQUEST TO CLOSE ALL OF THE TWENTY (20) FOOT ALLEY IN BLOCK 52 ORIGINAL TOWNSITE OF ENID, GARFIELD COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF, LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SIX (6) WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.

BACKGROUND: The Engineering Department has received a request from Suddenlink Communications to close this alley.

They have purchased this entire block and would like to utilize the property for construction purposes to build an office and parking spaces. There is a sanitary sewer main in this alley and they have been advised that the City of Enid will retain a utility easement. They have voiced an interest in relocating the utilities if required. The sanitary sewer serves only their lot and can be abandoned if required.

All utility companies, City of Enid operating departments, and property owners within three hundred (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.

ATTACHMENTS: Location map.

RECOMMENDATION: Approve.

PRESENTER: Robert Hitt, City Engineer.



**Block 52, Original Townsite of Enid
SE/4 7-22-6**

DATE	PLACE OF MEETING	TIME
January 20, 2015 Tuesday	Council Chambers, Administration Building	6:00 PM
February 17, 2015 Tuesday	Council Chambers, Administration Building	6:00 PM
March 16, 2015	Council Chambers, Administration Building	6:00 PM
April 20, 2015	Council Chambers, Administration Building	6:00 PM
May 18, 2015	Council Chambers, Administration Building	6:00 PM
June 15, 2015	Council Chambers, Administration Building	6:00 PM
July 20, 2015	Council Chambers, Administration Building	6:00 PM
August 17, 2015	Council Chambers, Administration Building	6:00 PM
September 21, 2015	Council Chambers, Administration Building	6:00 PM
October 19, 2015	Council Chambers, Administration Building	6:00 PM
November 16, 2015	Council Chambers, Administration Building	6:00 PM
December 21, 2015	Council Chambers, Administration Building	6:00 PM