

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 17th day of February 2015, 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 January 20, 2015 regular meeting.

COUNTY INTEREST:

ITEM # 2. Consider a **Use By Review** for Nextera Energy to install wind turbines in tracts of land in the North ½ of Section 21, Township 23 N, Range 5W, in the NW/4 and SE/4 of Section 22, Township 23 N, Range 5W, in the NW/4 Section 27, Township 23 N, Range 5W, in the NE/4 and N/2 of Section 23, Township 23 N, Range 5W located north and east of the Town of Breckenridge between 90th and 114th Streets, Breckenridge and Carrier Roads in Garfield County, Oklahoma.

CITY INTEREST:

ITEM # 3. Consider a **Final Plat and Final Site Development Plan** for Esplanade Stonebridge Apartments located at 1120 North Cleveland in the Stonebridge PUD.

ITEM # 4. Consider a **Lot Split** for Greenbrier Nursing Home Number Two, Inc. located at 1225 East Owen K Garriott.

ITEM # 5. Consider a **Variance** for Jeff Coleman located at 119 West Phillips concerning the requirement of a sidewalk paralleling the abutting street.

ITEM # 6. Consider a **Variance** for Randy R Smith located at 2201 Richland Avenue concerning the requirement of a sidewalk paralleling the abutting street.

ITEM # 7. 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 January 2015 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 16th day of January 2015, a copy of which is attached hereto.

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

Absent: Ex-Officio James Simunek

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

ACTION TAKEN:

Cody Haney made a motion to approve the December 15, 2014 regular minutes, 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, Jim Strate, Jr. and Richard Wuerflein

NAYS: None

Jim Strate, Jr. left the meeting at this time.

ITEM # 2: Consider a **Rezoning** for Koch Nitrogen Company located at the southeast corner of 78th Street and East Market in the Northwest Quarter of Section 17, Township 22 North, Range 5 West, I.M. and the south half of the Northeast Quarter of Section 17, Township 22 North, Range 5 West, I.M. from A-1 General Agriculture District to I-3 Heavy Industrial District.

Chris Bauer gave background information and the specific location of the rezoning.

Richard Wuerflein questioned the size of the area. Chris Bauer informed the Commission of the location of the rezoning.

Don Rose asked about potable water being supplied to the plant, which Jerald Gilbert and Robert Hitt answer only potable water was being supplied.

Cathy Routon, owner of property at the northeast corner of Rupe and 90th Street expressed concern about tax implications. Ted Metscher also owns property across from the plant. Mr. Metscher expressed concerned about taxes.

Richard Wuerflein was still concerned about the area of the rezoning.

The meeting continued to the next item to allow staff time to verify the area of the rezoning. At this time Jim Strate, Jr. returned to the meeting.

ITEM # 4. Consider a **Land Use Amendment** for Kronseder Farms located in the 4100 block of East Owen K Garriott Road in the Southeast Quarter of Section 10, Township 22 North, Range 6 West, I.M. from Low Intensity Residential to High Intensity Industrial.

Chris Bauer gave background information on the site concerning the land use and availability of utilities and access.

Geoff Helm asked about the limited access to Highway 412. Chris Bauer stated the improvements at 42nd and the frontage road would provide access to the site and possible additional access could be obtained to Market.

ACTION TAKEN:

Cody Haney made a motion to recommend approval of the land use to the Mayor and Board of Commissioners 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, Jim Strate, Jr. and Richard Wuerflein

NAYS: None

ITEM # 5. Consider a **Rezoning** for Kronseder Farms located in the 4100 block of East Owen K Garriott Road in the Southeast Quarter of Section 10, Township 22 North, Range 6 West, I.M. from R-1 Residential Estate District to I-2 Light Industrial District.

The background information was provided in the previous item.

ACTION TAKEN:

Geoff Helm made a motion to recommend approval of the rezoning to the Mayor and Board of Commissioners 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, Jim Strate, Jr. and Richard Wuerflein

NAYS: None

Jim Strate, Jr. left the meeting at this time.

The meeting discussion returned to ITEM # 2 and ITEM # 3.

After review of the file, the background was corrected to include the south half of the Northeast Quarter of Section 17, Township 22 North, Range 5 West, I.M.

ITEM # 2.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of the rezoning to the County Commissioners with the correction made to the background to include the south half of the Northeast Quarter of Section 17, Township 22 North, Range 5 West, I.M. The motion was seconded by Don Rose and passed with the vote being recorded as follows:

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

NAYS: None

ITEM # 3. Consider a **Rezoning** for Koch Nitrogen Company located at the southwest corner of 90th Street and East Rupe in the Northeast Quarter of Section 20, Township 22 North, Range 5 West, I.M. from A-1 General Agriculture District to I-3 Heavy Industrial District.

ACTION TAKEN:

Geoff Helm made a motion to recommend approval of the rezoning to the County Commissioners. The motion was seconded by Cody Haney and passed with the vote being recorded as follows:

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

NAYS: None

Jim Strate, Jr. returned to the meeting at this time.

ITEM # 6. Consider a **Land Use Amendment** for Kendall Combs located at 1225 East Owen K Garriott Road in the Northeast Quarter of Section 17, Township 22 North, Range 6 West, I.M. from Low Intensity Residential to Medium Intensity Commercial.

Chris Bauer informed the Commission of the location of the rezoning and the location of utilities and access.

ACTION TAKEN:

Don Rose made a motion to recommend approval of the land use to the Mayor and Board of Commissioners 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, Jim Strate, Jr. and Richard Wuerflein

NAYS: None

ITEM # 7. Consider a **Rezoning** for Kendall Combs located at 1225 East Owen K Garriott in the Northeast Quarter of Section 17, Township 22 North, Range 6 West, I.M. from R-2 Residential Single Family District to C-3 General Commercial District.

ACTION TAKEN:

Geoff Helm made a motion to recommend approval of the rezoning to the Mayor and Board of Commissioners 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, Jim Strate, Jr. and Richard Wuerflein

NAYS: None

ITEM # 8. Consider the request to **remove the time limit** for the parallel parking in the 100 block of North Adams adjacent to First United Methodist Church.

Chris Bauer gave background on the request.

Cody Haney asked what the time of the limit was. A representative of the church stated the time limit was 30 minutes.

Marvin Kusik asked if it would be unlimited once the restriction was removed, which Chris Bauer answered it would be unlimited.

ACTION TAKEN:

Cole Ream made a motion to recommend approval to remove the time limits for the parallel parking to the Mayor and Board of Commissioners 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, Jim Strate, Jr. and Richard Wuerflein

NAYS: None

ITEM # 9. Consider the request to designate a **loading zone** on the west side of Central National Bank in the 100 block of North Adams.

Chris Bauer gave background on the request.

Patrick Anderson was present to answer any questions.

ACTION TAKEN:

Geoff Helm made a motion to recommend approval of the loading zone to the Mayor and Board of Commissioners which was seconded by Jim Strate, Jr. and passed unanimously with the vote being recorded as follows:

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

NAYS: None

ITEM # 10. Consider the request to allow Carver School to place **portable signs**; 1) Do Not Enter and 2) One Way Street in the 800 block of South 5th Street from 2:30 to 3:30 PM.

Chris Bauer gave background on the request.

ACTION TAKEN:

Cody Haney made a motion to recommend approval for Carver School to place portable signs from 2:30 to 3:30 to the Mayor and Board of Commissioners which was seconded by Jim Strate, Jr. and passed unanimously with the vote being recorded as follows:

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

NAYS: None

ITEM # 11. Adjourn.

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

The meeting adjourned at 6:40 PM.

ITEM # 2.

CONSIDER A USE BY REVIEW PETITION SUBMITTED BY NEXTERA ENERGY FOR TRACTS OF LAND IN THE NORTH HALF OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 5W, NW/4 AND SE/4 OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 5W, NW/4 OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 5W, NE/4 AND N/2 OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 5W LOCATED NORTH AND EAST OF THE TOWN OF BRECKENRIDGE BETWEEN 90TH AND 114TH STREETS, BRECKENRIDGE ROAD AND CARRIER ROAD IN GARFIELD COUNTY, OKLAHOMA.

BACKGROUND:

This petition concerns several properties located in Garfield County between Breckenridge and Carrier Roads and 90th and 114th Streets, north and east of Breckenridge, Oklahoma which is subject to MAPC review and approval. The property, as well as the surrounding properties are zoned "A-1" General Agriculture District.

This item was originally reviewed by MAPC on December 16, 2013 for Trade Wind Energy. Trade Wind Energy has since sold the project to NextEra Energy.

The applicant is seeking a Use by Review approval to place 10 wind turbine generators 431'+_± tall. Dan Ohnesorge, Airport Director, Enid Woodring Regional Airport state there would be no hazard to air navigation for Woodring. Colonel Clark J. Quinn, Vance Air Force Base stated the towers would not present a physical obstacle to Vance and the impact to Vance's ATC radar presentation would be low risk.

ATTACHMENTS: Letter from Colonel Quinn, Letter from Dan Ohnesorge, Location Map.

RECOMMENDATION: Approve.

PRESENTER: Chris Bauer, Planning Administrator



DEPARTMENT OF THE AIR FORCE

71ST FLYING TRAINING WING
VANCE AIR FORCE BASE OKLAHOMA

Colonel Clark J. Quinn
Commander, 71st Flying Training Wing
246 Brown Parkway, Suite 224
Vance AFB OK 73705-5015

FEB 02 2015

Mr. Chris Bauer
P.O. Box 1768
Enid, OK 73702-1768

Dear Mr. Bauer

The Vance Airspace Management Office, the Vance Terminal Instrument Procedures Office, and the USAF Radar Evaluation Branch have reviewed the portion of NextEra Energy's proposed windmill project located within the Enid MAPC jurisdiction, approximately 10 miles northeast of Vance AFB near Breckinridge, Oklahoma.

Based upon the location and planned height of no more than 442.9 feet above the ground, we have determined the towers will not present a physical obstacle to Vance AFB assigned aircraft. We have also determined the potential impact to Vance's ATC radar presentation to be low risk. In the event the turbines cause a problem with our radar presentation, it may be possible to adjust the system to mitigate the problem.

If you have any additional questions, you may contact the Vance Airspace Office at (580) 213-6276 or via e-mail at vanceairspace@us.af.mil.

Sincerely


CLARK J. QUINN, Colonel, USAF



Mr. Chris Bauer, AIA
Planning Administrator
P.O. Box 1768
Enid, Oklahoma 73702

30 January 2015

RE: Breckinridge Wind Farm (NextEra Energy Resources) your 21 Nov 2014 letter, my 25 November 2014 response and Mr. Tim Connolly's 30 January 2015 letter.

Dear Chris,

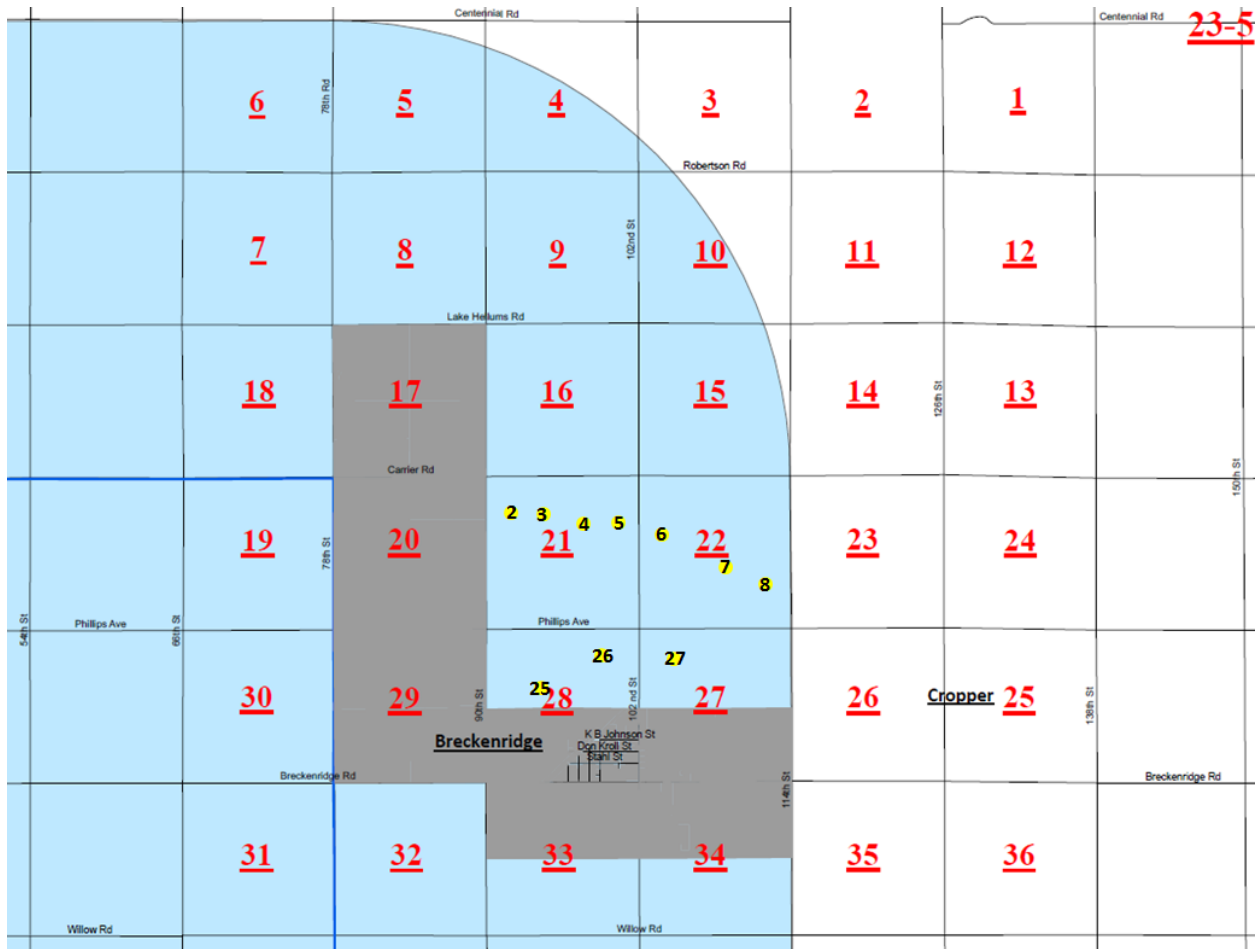
We have reviewed the proposed placement of windmills in the Breckinridge area as per your reference letter and my original response of 25 November 2014. After further discussions regarding this project with Mr. Connolly of Capital Airspace Group (consultant for the project) I am comfortable with the placements of the wind turbines as they relate to Woodring Regional Airport.

My understanding is that the FAA determination of no hazard will be realized before any vertical construction of the wind turbines will begin. In this case, I am happy to concur with the project.

If there are any questions please don't hesitate to call.



Danny R Ohnesorge
Airport Director



ITEM # 3.

CONSIDER RECOMMENDING APPROVAL TO THE MAYOR AND BOARD OF COMMISSIONERS A FINAL PLAT AND FINAL SITE DEVELOPMENT PLAN FOR THE ESPLANADE APARTMENTS AT STONEBRIDGE LOCATED AT 1120 NORTH CLEVELAND IN THE STONEBRIDGE PLANNED UNIT DEVELOPMENT (PUD) .

BACKGROUND:

The Planning Commission previously approved the Preliminary Plat and Preliminary Site Development Plan at the December 15, 2014 meeting.

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

The apartment complex consists of eight buildings (two and three stories) 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 a wrought iron perimeter fence.

The apartment entrance has been coordinated with the development on the east side of Cleveland to permit the entrances to align. An emergency vehicle access with crash chain has been provided on the northern side of the development.

The Planning Commission shall conduct the hearing and determine:

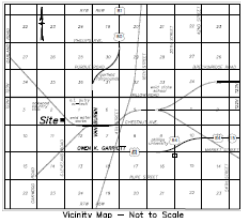
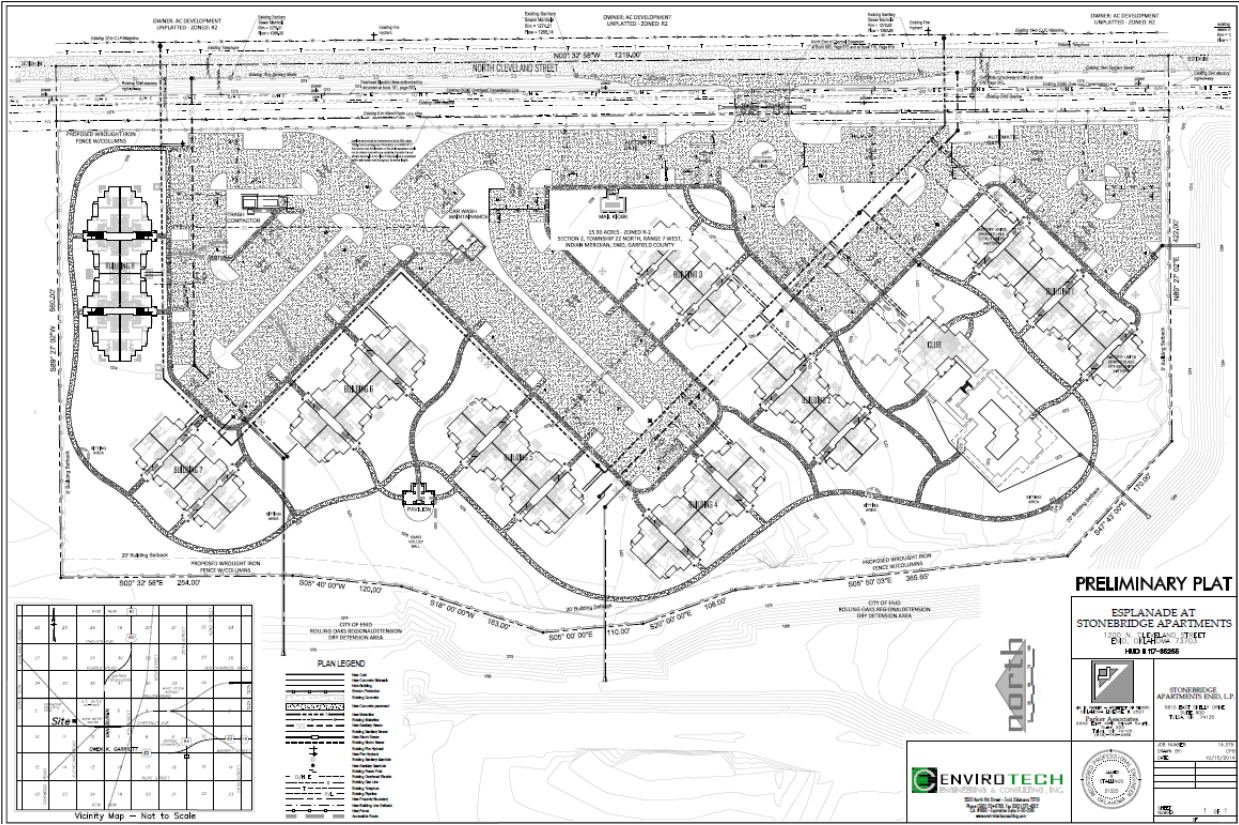
- a. Whether the final site development plan and final plat are consistent with the preliminary plans previously approved.
- b. Whether the final site development plan and final plat harmonize with the existing and expected development of surrounding areas.
- c. Whether the final site development plan and final plat are a unified treatment of the development possibilities of the project site.
- d. Whether the final site development plan and final plat are consistent with the stated purposes and standards of this article.

The applicant will need to provide covenants for this development.

ATTACHMENTS: Approved Master Development Plan, Preliminary Plat and Preliminary Site Development Plan, Final Plat and Final Development Plan, Landscape Plan and schedule.

RECOMMENDATION: Recommend approval to the Mayor and Board of Commissioners for the Final Plat and Final Development Plan contingent upon the covenants being provided.

PRESENTER: Chris Bauer, Planning Administrator.



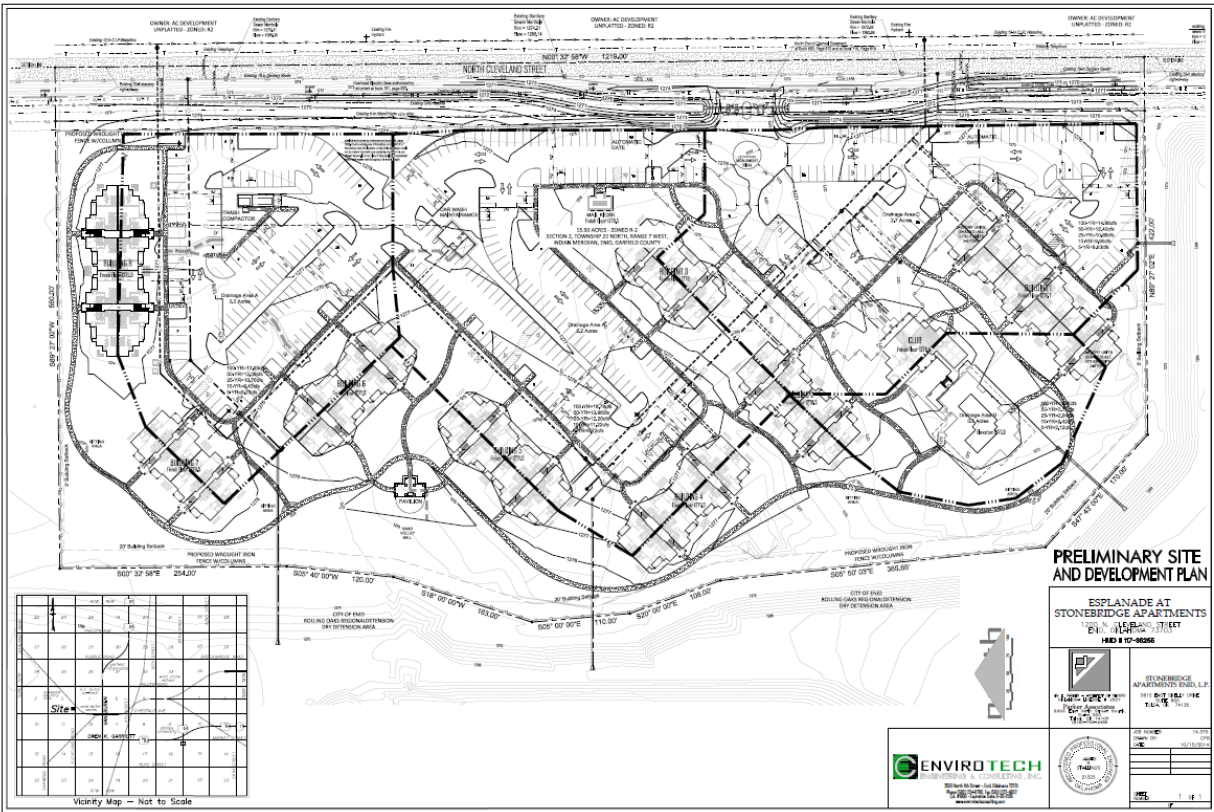
PLAN LEGEND

[Symbol]	Property Boundary
[Symbol]	Building Footprint
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking
[Symbol]	Proposed Driveway
[Symbol]	Proposed Road
[Symbol]	Proposed Sidewalk
[Symbol]	Proposed Stormwater Management
[Symbol]	Proposed Utility
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Fencing
[Symbol]	Proposed Signage
[Symbol]	Proposed Security
[Symbol]	Proposed Other

PRELIMINARY PLAT

**ESPLANADE AT
STONEBRIDGE APARTMENTS**
1011 N. CLEVELAND ST., SUITE 100
COLUMBUS, OHIO 43219
PH: 614-264-8888

	STONEBRIDGE APARTMENTS ENL LP 1011 N. CLEVELAND ST., SUITE 100 COLUMBUS, OHIO 43219 PH: 614-264-8888
	ENVIROTECH ENGINEERING & CONSULTING, INC. 1011 N. CLEVELAND ST., SUITE 100 COLUMBUS, OHIO 43219 PH: 614-264-8888
	DATE: 08/09/2011 TIME: 10:00 AM BY: [Signature]



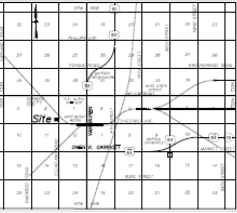
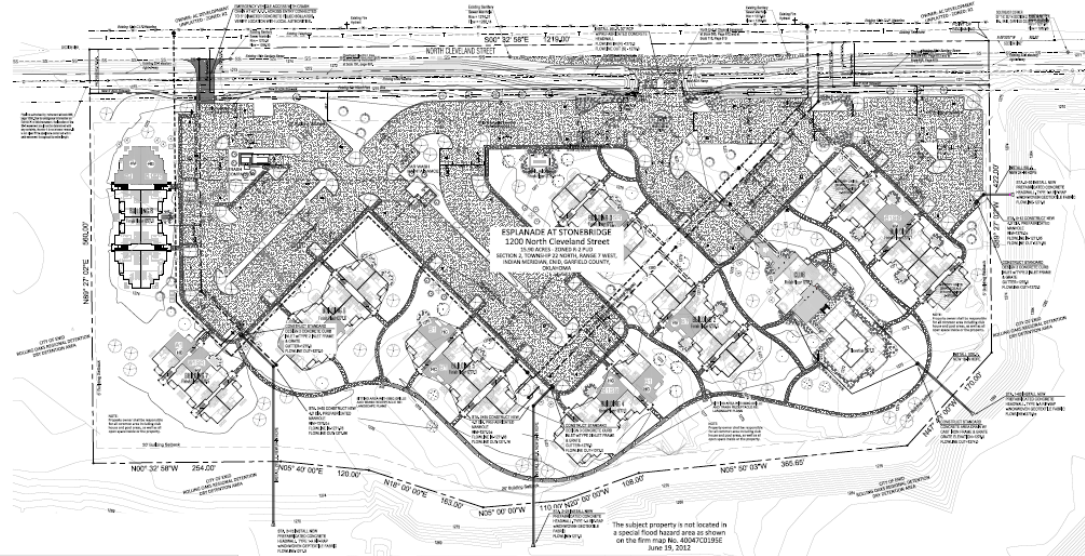
PRELIMINARY SITE AND DEVELOPMENT PLAN

ESPLANADE AT STONEBRIDGE APARTMENTS
 11500 W. 115th ST
 PARCEL 107-0656

	RECONSTRUCT APARTMENTS ENCL. LP 11500 W. 115th St. PARCEL 107-0656
	DATE: 11/15/18 SCALE: AS SHOWN SHEET: 1 OF 1

ENVIROTECH
 Environmental & Civil Engineering
 201 North 8th Street, 4th Floor, Columbus, OH 43215
 Tel: 614.221.1111
 www.envirotech.com





The subject property is not located in a special flood hazard area as shown on the firm map No. 4004702300 June 19, 2012

Site Data	
Property Zoning	R-2 PUD
Proposed Developed Area	15.90 Acres
Concrete Paving	195,792 s.f.
Proposed Structure Area	191,178 s.f.
Impervious Surface Area	386,970 s.f.
Existing Impervious Surface Area	0 s.f.
Net Impervious Area	(386,970) s.f.
8-in Watertine Extension	1,681 L.F.
8-in Sewer Improvements	1,079 L.F.
Parking Required (2 Spaces / Unit)	400
Parking Spaces	413
ADA Parking Spaces	19
Lanscaping Area	305,634 s.f.
Required Percent	15,282 s.f. = 5%
Provided Percent	30,563 s.f. = 10%



ENVIROTECH
ENGINEERING & CONSULTING, INC.
10000 W. 11th Avenue, Suite 200
Denver, Colorado 80231

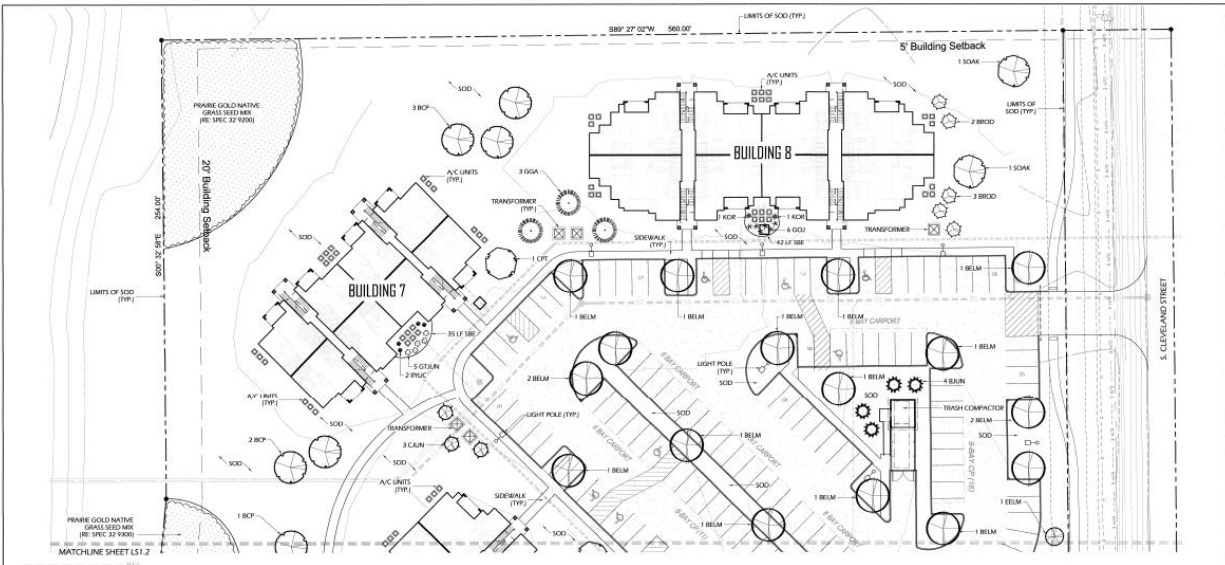
STONERIDGE
APARTMENTS END, L.P.
1200 North Cleveland Street
Denver, CO 80202

FINAL SITE PLAN

ESPLANADE @ Stoneridge Apartments
1200 North Cleveland Street
Denver, Colorado 80202

Scale: As Shown
Date: 7/20/2012
Author: J. [unclear]
Reviewer: J. [unclear]
Project No.: 12-012

Sheet No. 01 of 01



SITE FURNISHINGS SCHEDULE			
SYMBOL	QUANT.	ITEM	MANUFACTURER
⊞	8	BENCH	VICTOR STANLEY DRAWER 330, CUMMICK, MD. 30754 PHONE: 1-800-969-3573, EMAIL: SALES@VICTORSTANLEY.COM WEBSITE: WWW.VICTORSTANLEY.COM
○	3	LITTER RECEPTACLE	VICTOR STANLEY DRAWER 330, CUMMICK, MD. 30754 PHONE: 1-800-969-3573, EMAIL: SALES@VICTORSTANLEY.COM WEBSITE: WWW.VICTORSTANLEY.COM
□	3	GRILL	HIGHLAND PRODUCTS GROUP 1500 HAYWOOD RATION BLVD, SUITE 62 BOCA RATON, FL 33433 PHONE: 1-561-460-7676

MODEL NOTES:
GREENITES SERIES, MODEL NUMBER CM-43 BACKLESS BENCH - LENGTH COLOR MAPLE, IN GROUND MOUNTED PER MANUFACTURERS SPECIFICATIONS.
GREENITES SERIES, MODEL NUMBER 8774 ALL LITTER RECEPTACLES, COLOR MAPLE, FREE STANDING MODEL.
IN GROUND MOUNTED CHARCOAL GRILL, COMPOSED OF METAL PER MANUFACTURERS SPECIFICATIONS.

ESPLANADE AT STONEBRIDGE APARTMENTS
1026 N. CLEVELAND STREET
END, OKLAHOMA 73107
FIELD # 117-0225

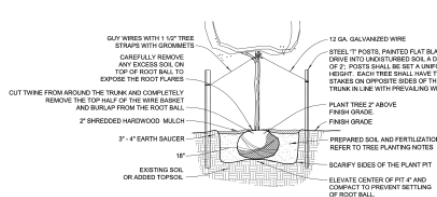
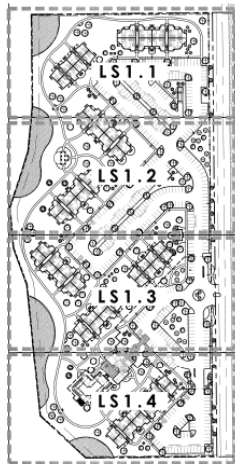
DAVID J. SMITH
REGISTERED PROFESSIONAL ENGINEER
STATE OF OKLAHOMA
LICENSE NO. 14241

STONEBRIDGE APARTMENTS ENGINEERING
4901 EAST GARDEN DRIVE
TULSA, OK 74116

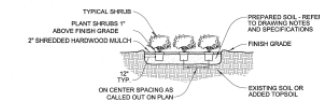
PROJECT NUMBER: 14241
DRAWN BY: JSE, 080, 090
DATE: 10/20/2011
SCALE: AS SHOWN

LANDSCAPE PLAN
SHEET: LS1.1 OF 13





TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES

CALL 811 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES.

THE FOLLOWING NOTES ARE A PARTIAL SUMMARY OF SPECIFICATIONS. REFER TO THE FOLLOWING SPECIFICATION SECTIONS: SECTION 32_00_00 - IRRIGATION SYSTEMS; SECTION 32_00_00 - SOODING AND SEEDING; SECTION 32_00_00 - PLANT MATERIALS & OPERATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES BOTH OVERHEAD AND BURIED WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

PLANT TREES TWO (2) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND REMOVE THE BURLAP FROM THE ROOT BALL. CAREFULLY REMOVE ANY EXCESS SOIL ON TOP OF ROOT BALL TO EXPOSE THE ROOT FLANGES.

PLANT SHRUBS ONE (1) INCH ABOVE FINISHED GRADE.

FINISH GRADE OF TOPSOIL ADJACENT TO THE BUILDING, UNLESS SHOWN OTHERWISE ON GRADING PLANS, SHALL BE 6\"/>

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH FINE GRADING (1\"/>

BED PREPARATION

ALL SHRUB, GROUNDCOVER AND SEASONAL PLANTING AREAS SHALL RECEIVE A 10\"/>

TREE PLANTING PREPARATION

EACH TREE LOCATED OUTSIDE A PLANTING BED SHALL RECEIVE 60 (60) CUBIC FEET OF BACK TO NATURE COTTON BUR COMPOST FRESH MIXING WITH SOIL. REMOVE FROM PLANTING PIT FOR USE AS BACKFILL. APPLY ROOTS TRANSPLANT 1-STEP AT A RATE OF FOUR (4) QUINCES PER CALIPER INCH. INCORPORATE TRANSPLANT 1-STEP INTO THE TOP 3\"/>

SOODING AND SEEDING

ALL NEW AREAS THAT ARE EXISTING AREAS BY CONSTRUCTION AND NOT SHOWN FOR OTHER IN ANOTHER ASST TO BE REVEGETATED WITH BERMUDA GRASS SOOD AND SEEDING.

REFER ALSO TO CIVIL GRADING PLANS FOR LIMITS OF GRADING. AREA DISTURBED BY CONSTRUCTION INCLUDE GRADING, CONSTRUCTION ACTIVITIES, STAGING, UTILITIES, ETC. SOODING IS NOT REQUIRED FOR POND BOTTOM THAT IS BELOW NORMAL WATER ELEVATION. SEE LANDSCAPE PLANS FOR CLARIFICATION.

FINISH GRADING FOR SOODING AND SEEDING SHALL PROVIDE A SMOOTH TRANSITION TO EXISTING GRADE AND BE FREE OF DEPRESSIONS OR OTHER IRREGULARITIES. SETTLING OF SOIL SHALL BE REPAIRED BY LANDSCAPE CONTRACTOR.

REFER TO SPECIFICATION 32_00_00 - SOODING AND SEEDING FOR ALL SOODING AND SEEDING WORK. REFER TO SHEET L1.2.1.1.4 FOR LIMITS OF SOODING AND SEEDING ON NATIVE GRASS HYBRID SEED.

ORGANIC MULCH

MULCH ALL PLANTING BEDS AND TREE BELLS WITH SHREDED HARDWOOD MULCH TO A DEPTH AS SHOWN ON DETAILS BELOW. TOP OF MULCH LAYER SHALL BE PLACED 1\"/>

PLANT MATERIAL SCHEDULE

QUANT	TAG	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS	SPACING
83	BEEM	BOSSUE LACINIAELEM	ULMUS PARVIFOLIA URMTF PFW11355	3\"/>	

CITY OF ENID LANDSCAPE REQUIREMENTS

SITE LANDSCAPING	AREA REQUIRED	AREA PROVIDED
5% OF THE DEVELOPED LAND AREA SHALL BE LANDSCAPED WITH TREES, ORNAMENTAL SHRUBS, WALKWAYS, AND GREEN AREAS.	5% = 30,922 SF	45% = 280,000 SF
SITE AREA = 619,055 SF		
75% OF THE SOIL REQUIRED LANDSCAPE AREA SHALL BE LOCATED IN THE FRONT OR SIDE YARDS.	75% = 23,241 SF	75% = 23,241 SF

PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
ONE (1) TREE IS REQUIRED FOR EVERY 35 LINEAR FEET OF PARKING LOT PERIMETER.	18	21
A 5' WIDE LANDSCAPE STRIP SHALL BE PROVIDED ADJACENT TO THE PARKING AREAS.	✓	✓
IRRIGATION SYSTEM (UNDERGROUND) IS REQUIRED FOR LANDSCAPE.	✓	✓

ESPLANADE AT
STONEBRIDGE APARTMENTS
1000 CLEVELAND STREET, ENID, OKLAHOMA 73603
ASST TO THE CITY ENGINEER
DATE: 11/15/2022

STONEBRIDGE APARTMENTS ENID, LP
1000 CLEVELAND STREET
ENID, OKLAHOMA 73603

LANDSCAPE NOTES & DETAILS
SHEET: LS1.0

ITEM # 4.

CONSIDER A LOT SPLIT FOR GREENBRIER NURSING HOME NUMBER TWO, INC. LOCATED AT 1225 EAST OWEN K GARRIOTT ROAD WHICH IS PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 6 WEST, INDIAN MERIDIAN.

BACKGROUND:

The property is located at 1225 East Owen K Garriott Road. The property is zoned C-3 General Commercial District.

Access to the lot will be from Owen K Garriott Road and 13th Street. Public sewer is located adjacent to the property in Owen K Garriott Road. Public water will need to be extended to the property from the west and looped to the 16 inch water line on the north side of Owen K Garriott Road.

State statutes requires 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.

ATTACHMENTS: Location Map, survey.

RECOMMENDATION: Approve.

PRESENTER: Chris Bauer, Planning Administrator



BOUNDARY SURVEY MAP for Lot-Split
 A Part of the NE/4 Section 17, T22N, R6W, I.M.
 ENID, GARFIELD COUNTY, OKLAHOMA

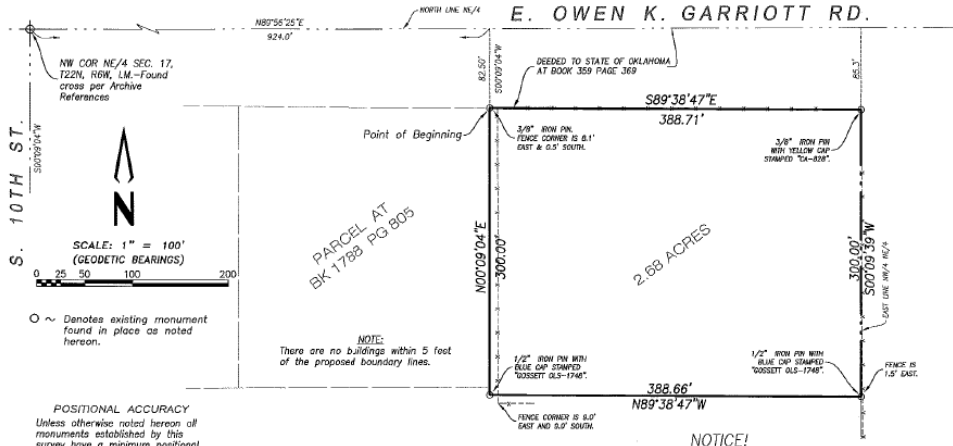


EXHIBIT - "B"

DATE OF SURVEY: Feb. 3, 2015
 DATE SIGNED: Feb. 4, 2015
 FIELD BOOK: 75, PAGE 18
 CLIENT: Greenbrier Nursing Home Number Two, Inc.
 Revision date Scope
 1.
 2.

SURVEYOR'S OPINION
 To the best of my knowledge, information and belief, a prudent survey was made under my supervision of the land shown hereon, which meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveys adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors on May 17, 2010.

LAND DESCRIPTION
 See attached Exhibit-A, sheet 1 of 2

NOTICE!
 No record title search was performed to determine if subject tract is affected by other easements and or rights-of-way not shown hereon.

FILE NO. \20150021\21941
PS PORTERFIELD SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 1104 W. Poplar Ave., Enid, Oklahoma 73703
 Ph. 380-233-0572, Fax 380-233-6383 E-mail 'p@ps-us.com'

ITEM # 5.

CONSIDER A SIDEWALK VARIANCE FOR JEFF COLEMAN LOCATED AT 119 W PHILLIPS AVENUE, DESCRIBED AS TRACT 334 IN THE NORTHEAST QUARTER OF SECTION THRITY (30), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE SIX (6) WEST, INDIAN MERIDIAN, ENID, OKLAHOMA.

BACKGROUND:

Mr. Coleman applied for building permit to construct a new residence. Section 10-6-1 A. requires all developments, as defined in 10-4-2, to provide sidewalks that parallel abutting streets. The definition of development includes building permit.

The Planning Commission must find all of the following before a variance can be granted:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the planning commission.

ATTACHMENTS: Variance Petition, Location Map, Photographs, Site Plan, Sidewalk Ordinance, 10-4-2 Definitions.

RECOMMENDATION: Make recommendation to the Mayor and Board of Commissioners.

PRESENTER: Chris Bauer, Planning Administrator.



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

VARIANCE PETITION

(Due 20 days prior to Metropolitan Area Planning Commission meeting date)

Location: 119 W. Phillips (street address):

Legal description: Tract 334 NE/4 ³⁰⁻ 23-6

Current zoning of property: R-1

Variance Request: SIDEWALK

Section: 10-6-1 A.

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

Road is dirt

I, or we, have attached a site plan of the proposed construction.

I, or We, hereby petition the Metropolitan Area Planning Commission for a variance to the following provision(s) of the City of Enid Ordinance, Section 12-1-8.

The Planning Commission may recommend a variance from the title when, in its opinion, undue hardship any result from strict compliance. In recommending any variance, the Planning Commission shall prescribe only conditions that it deems necessary to, or desirable for, the public interest. In making its findings, as required herein below, the Planning Commission shall take into account the nature of proposed land use and the existing use of land in the vicinity, the number of persons to reside or work in the property subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Planning Commission finds:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the Planning Commission.

Dated this 21 day of JAN, _____.

Applicant's signature: Jeff Coleman

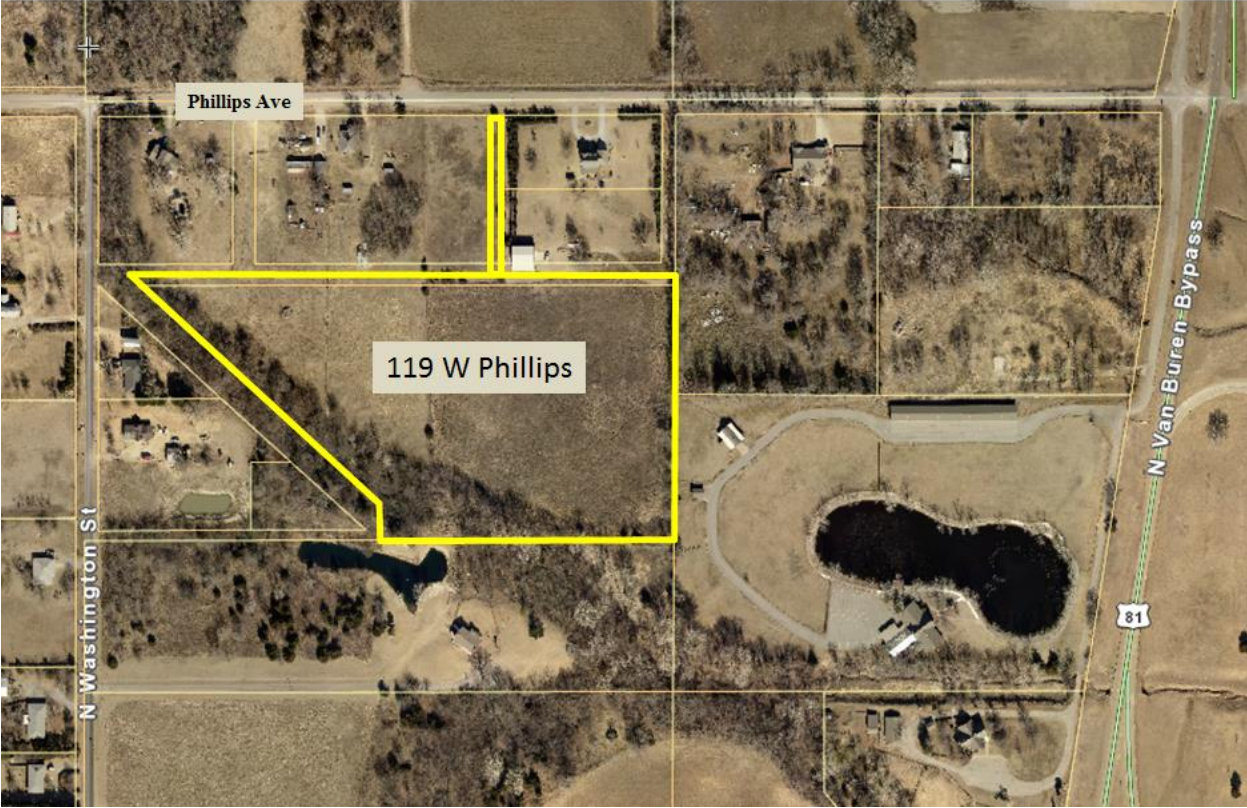
Telephone: 542-1391

Printed Name: JEFF COLEMAN

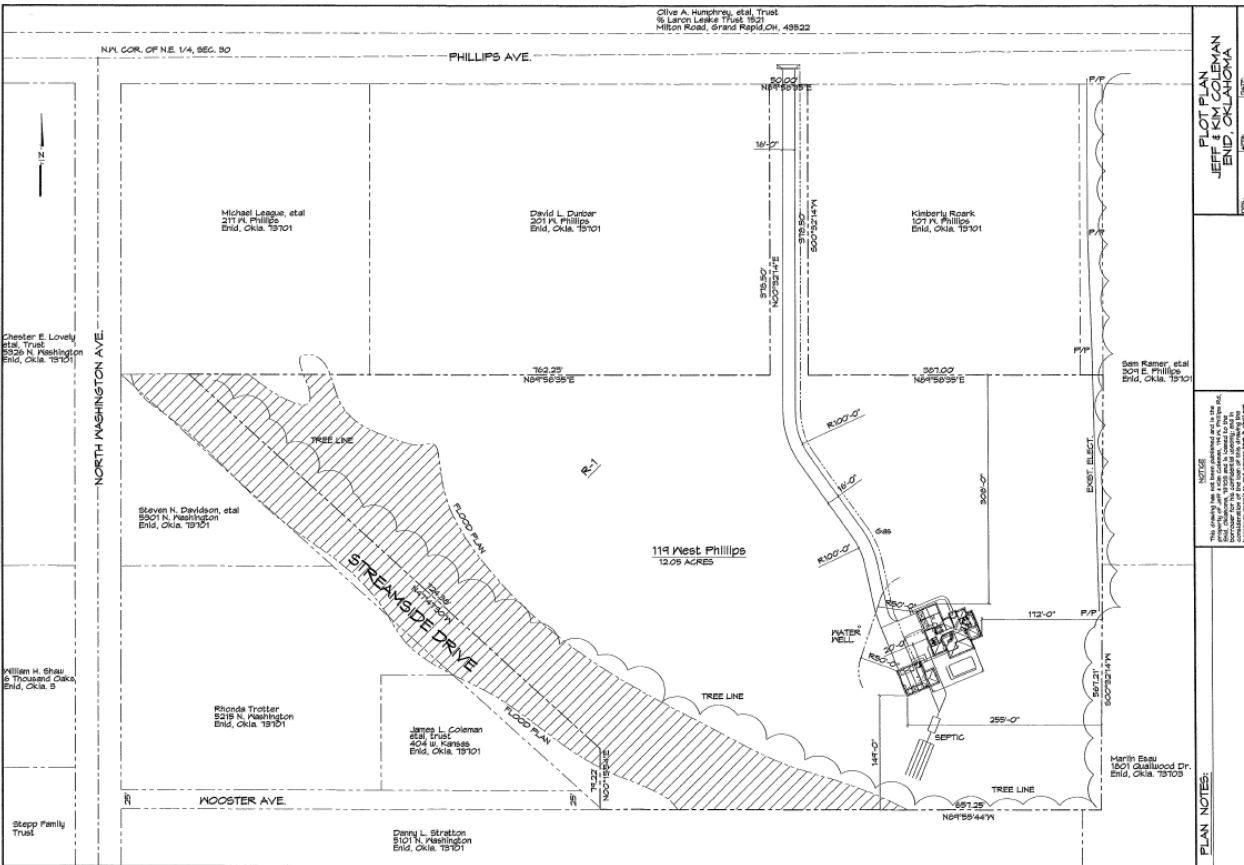
Email: Jeff.Coleman@DestechDesign.com

Address: 119 W. Phillip

Date of Hearing set for the _____ day of _____.







PLAN
DATE

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ITEM # 6.

CONSIDER A SIDEWALK VARIANCE FOR RANDY SMITH LOCATED AT 2201 RICHLAND AVENUE, DESCRIBED AS LOT 2, BLOCK 2, RICHLAND ACRES ADDITION.

BACKGROUND:

Mr. Smith applied for building permit to construct a 2,400 square foot shop building. Section 10-6-1 A. requires all developments, as defined in 10-4-2, to provide sidewalks that parallel abutting streets. The definition of development includes building permit.

The applicant submitted a petition with 14 signatures opposing the sidewalk.

The Planning Commission must find all of the following before a variance can be granted:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the planning commission.

ATTACHMENTS: Variance Petition, Location Map, Photographs, Site Plan, Petition, Sidewalk Ordinance and 10-4-2 Definitions.

RECOMMENDATION: Make recommendation to the Mayor and Board of Commissioners.

PRESENTER: Chris Bauer, Planning Administrator.



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

VARIANCE PETITION

(Due 20 days prior to Metropolitan Area Planning Commission meeting date)

Location: 2201 RICHLAND AVE, ENID, OK (street address):

Legal description: Block 2 Lot 2 RICHLAND Acres

Current zoning of property: R1

Variance Request: SIDEWALK VARIANCE

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

I, or we, have attached a site plan of the proposed construction.

I, or We, hereby petition the Metropolitan Area Planning Commission for a variance to the following provision(s) of the City of Enid Ordinance, Section 12-1-8.

The Planning Commission may recommend a variance from the title when, in its opinion, undue hardship any result from strict compliance. In recommending any variance, the Planning Commission shall prescribe only conditions that it deems necessary to, or desirable for, the public interest. In making its findings, as required herein below, the Planning Commission shall take into account the nature of proposed land use and the existing use of land in the vicinity, the number of persons to reside or work in the property subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Planning Commission finds:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the Planning Commission.

Dated this 27 day of January, 2015.

Applicant's signature: Randy R Smith

Telephone: 580-977-8778

Printed Name: RANDY R SMITH

Email: GURUNNERS@SUDDENLINK.NET

Address: 2201 RICHLAND AVE

Date of Hearing set for the _____ day of _____, _____.

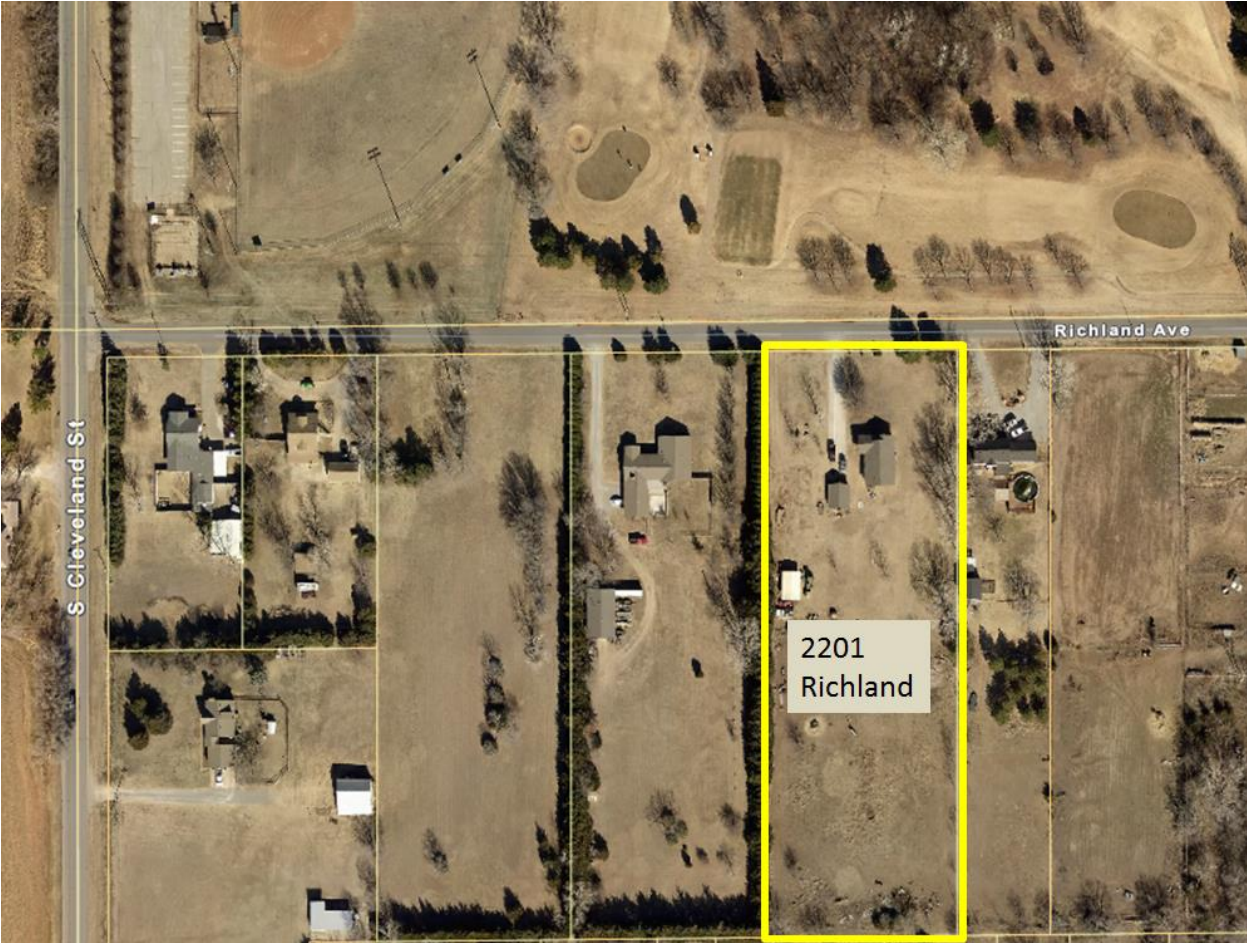
2201 RICHLAND AVE PROJECT

SIDEWALK VARIANCE

1. Richland acres addition is a semi-rural area with only ten homes on a one mile road.
2. Sidewalk would be out of place, myself and my neighbors moved here for the rural acreage look and feel as appose to urban sidewalks and street curbs. Some of the property on Richland is only used for grazing livestock.
3. I would have the only sidewalk on this road for many years and maybe rest of my days, this would look out of place.
4. This would be a great financial hardship on my family to also fund this sidewalk while attempting to improve to my property. Also the cost of mature tree removal that may be required.
5. My property is 208 feet wide, the cost will be substantial. Most homeowners on this road have this property width or greater.



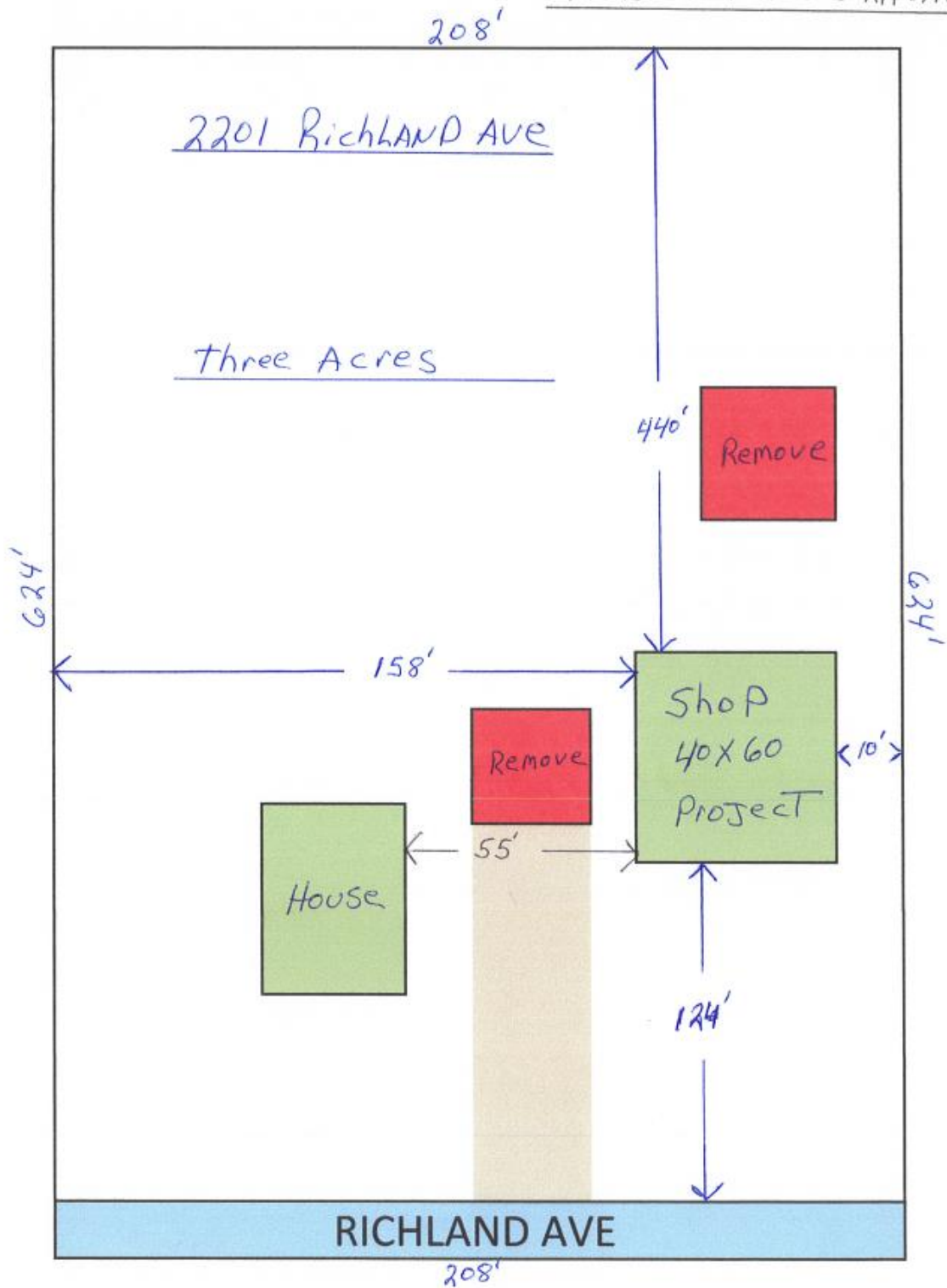
Randy R. Smith
580-977-8778
580-237-8224



2201
Richland



Measurements are Approximate



RICHLAND ACRES

RESIDENTS APOSED TO SIDEWALK

	NAME	ADDRESS	PHONE	SIGNATURE
1	Ronald R. Hall	2225 RICHLAND AVE	580-234-5093	Ronald R. Hall
2	Joe Bill Kline	2325 Richland Ave	580-237-0732	Joe Bill Kline
3	Jayne VonSchultz	1821 Richland Ave	580-554-8823	Jayne VonSchultz
4	Cyndy Meyer	1801 Richland Ave.	580-242-2520	Cyndy Meyer
5	ROBYN BENCH	1511 RICHLAND AVE	580-233-8748	Robyn Bench
6	Sueca Bench	1511 Richland Ave	580-233-8948	Sueca Bench
7	Karen Spain	2600 S. Taylor	580-540-4551	Karen Spain
8	Zack Daniel	1905 Richland Ave	918-325-0241	Zack Daniel
9	April Daniel	1905 Richland Ave	918-325-0464	April Daniel
10	Deana Smith	2261 Richland Ave	580-237-8224	Deana Lynn Smith
11	Tommy Rose	1901 RICHLAND	580-402-5274	Tommy Rose
12	Peggy Rose	1901 Richland	(580) 484-6483	Peggy Rose
13	JEFF BAKER	2309 RICHLAND	918-855-0721	Jeff Baker
14	RANDY R SMITH	2201 RICHLAND	580-237-8224	Randy R Smith
15				

ORDINANCE NO. 2014-37

AN ORDINANCE AMENDING THE ENID MUNICIPAL CODE, 2014, TITLE 10, ENTITLED "PLANNING AND DEVELOPMENT," CHAPTER 4 ENTITLED "CAPITAL IMPROVEMENT AND RECOVERY," SECTION 10-4-3 TO IDENTIFY THE NEW LOCATION OF SIDEWALK REGULATIONS AND CORRECT GRAMMATICAL ERRORS; CREATING TITLE 10, ENTITLED "CAPITAL IMPROVEMENT AND RECOVERY," CHAPTER 6, ENTITLED "SIDEWALKS," SECTIONS 10-6-1 AND 10-6-2 TO RELOCATE SIDEWALK REGULATIONS AND EXPAND THE REQUIREMENT TO PROVIDE SIDEWALKS TO ALL DEVELOPMENTS AND REDEVELOPMENTS; AMENDING TITLE 12, ENTITLED "SUBDIVISIONS," CHAPTER 6, ENTITLED "SUBDIVISION DESIGN STANDARDS," SECTION 12-6-2, ENTITLED "STREET," TO RELOCATE SIDEWALK REGULATIONS AND CORRECT GRAMMATICAL ERRORS; AMENDING TITLE 12, ENTITLED "SUBDIVISIONS," CHAPTER 8, ENTITLED "CONSTRUCTION PLANS AND SPECIFICATION," SECTION 12-8-7, ENTITLED "SIDEWALK CONSTRUCTION PLANS," TO UPDATE SIDEWALK SPECIFICATIONS IN ACCORDANCE WITH FEDERAL LAWS AND REGULATIONS AND CORRECT GRAMMATICAL ERRORS; 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 10, Chapter 4, Section 10-4-3, of the Enid Municipal Code, 2014, is hereby amended to read as follows:

10-4-3: CAPITAL IMPROVEMENT REQUIREMENTS:

The purpose of this sSection is to identify capital improvements required to support the efficient and effective growth and development of the eCity of Enid, limit financial impact on the eCity of Enid and establish development responsibility to provide capital improvements.

A. Water System:

1. New development sites shall extend the public water system across the length of the subdivision or developed site.
2. Water system improvements shall comply with sSection 8-2-14 of this eCode.

B. Sanitary Sewer System:

1. New development sites shall extend the public sanitary sewer system to the site.
2. Sanitary sewers shall be constructed to the size requirement specified in the eCity of Enid sSanitary sSewer mMaster pPlan, but not less than the capacity required for development site.

C. Stormwater System:

1. New development shall provide improvement of the public stormwater system to transport stormwater through the development site in accordance with tTitle 12, "Subdivisions", of this eCode.
2. New development shall mitigate the impact from the development site by improving the downstream drainageways to comply with tTitle 12, "Subdivisions", of this eCode, or include an improvement plan to mitigate the impact by on site detention or other acceptable means. The mitigation shall cover the impact from the development site to the main drainage channel as defined in the eCity of Enid sStormwater mMaster pPlan.

D. Transportation System:

1. New development shall provide that public roads within the development must be in compliance with tTitle 12, "Subdivisions", of this eCode.
2. Subdivision development on arterial streets shall provide acceleration and decelerations lanes, per tTitle 12 of this eCode.
3. Development, under sSection 11-11-2, "sSite pPlan rReview," of this eCode, shall provide public infrastructure improvements as required by the site plan process to provide for adequate and safe vehicular access to adjacent streets.

E. Sidewalks:

1. New development and redevelopment shall provide sidewalks in accordance with subsSection 12-6-2Y10-6-1 and sSection 12-8-7 of this eCode.

F. Fire Protection System:

1. New development and redevelopment shall provide fire hydrants in accordance with the iInternational fFire eCode as adopted by the eCity. (Ord. 2010-14, 12-14-2010)

Section II: That Title 10, Chapter 6, is hereby created to read as follows:

Chapter 6
SIDEWALKS

10-6-1: SIDEWALKS REQUIRED:

- A. All developments, as defined in 10-4-2, and redevelopments must include sidewalks that parallel all abutting streets.
 - 1. Redevelopment is defined as:
 - a. The development of a previously developed parcel; or
 - b. An addition to an existing building of sufficient size as to trigger a site plan under the Enid Municipal Code.
- B. Multifamily residential, commercial, educational, industrial and public gathering developments must incorporate sidewalks within its development.

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, the more restrictive shall apply.

Section III: That Title 12, Chapter 6, Section 12-6-2, of the Enid Municipal Code, 2014, is hereby amended to read as follows:

12-6-2: STREETS:

- A. Conformity: The arrangement, character, extent, width, grade and location of all streets shall conform to the City's most current approved eComprehensive pPlan and specifically the Enid area long range approved tTransportation pPlan, 1994, and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets, where not shown on the transportation plan map, the arrangement and other design standards of streets shall conform to the provisions found herein.

- | B. Relation To Adjoining Street System: The arrangement of streets in a new subdivision shall make provision for the continuation of the existing streets in adjoining areas.
- | C. Projection Of Streets: Where adjoining areas are not subdivided, the arrangement of streets in a new subdivision shall make provisions for the proper projection of streets.
- | D. Streets Carried To Property Lines: When a new subdivision adjoins an undeveloped parcel of land susceptible of being subdivided, then the new streets shall be carried to the boundaries of the tract proposed to be subdivided.
- E. Street Jogs Prohibited: Street jogs at intersections with centerline offsets of less than one hundred feet (100') shall be avoided.
- | F. Dead End Street Or Cul-De-Sac: Dead end streets or cul-de-sacs designed to be so permanently, shall not be longer than six hundred feet (600') in length, and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eighty feet (80'), and a street property line diameter of at least one hundred feet (100'). If a dead end street is of a temporary nature, a similar turnaround shall be provided and provisions made for future extension of the street into adjoining properties. If the cul-de-sac is less than one hundred fifty feet (150') in length, the turnaround may be omitted. Each turnaround may have a center island of not less than twenty feet (20') in diameter. Each island shall be approved with the final plat. Approved islands will be curbed, and if unpaved, any plantings shall not interfere with sight clearance.
- | G. Arterial Streets: Where a subdivision abuts or contains within its boundaries an arterial street which has not been improved to the design standards specified in the ~~End-area long-range transportation plan, 1994~~ City's most current Transportation Plan, an accel-decel turning lane shall be provided where any street within the subdivision intersects the arterial street to afford separation of through and local traffic. This requirement shall not apply to private residential drives.
- | H. Local Or Minor Streets: Local streets shall be so laid out that their use by through traffic will be discouraged.
- | I. Street Right Of Way Widths:
 1. Street widths shall not be less than as follows:

<u>Street Type</u>	<u>Width (Feet)</u>
Arterial	120
Collector	80

Residential collector	60
Local, apartments	60
Local, all others	50
Cul-de-sac	50
Frontage or marginal access	40

2. In front of areas designated and zoned for commercial use, or where a petition for a change in zoning is contemplated to permit such use, the street width shall be increased by such amount on each side as may be deemed necessary by the planning commission to assure the free flow of through traffic without interference by parked vehicles and to provide safe parking space for such commercial district.
- J. Intersections: The intersections of more than two (2) streets at one point shall be avoided, except where it is impracticable to secure a proper street system otherwise. Streets shall intersect one another at an angle as near to a right angle as possible, and no intersections of streets at angles less than sixty degrees (60°) shall be approved. Street intersections shall be rounded with a radius of twenty five feet (25') measured at the face of curbs when the said intersection occurs at right angles. If an intersection occurs at an angle other than a right angle, it shall be rounded with a curve of a radius acceptable to the planning commission. In commercial or industrial zoning districts, the planning commission may permit comparable cutoffs or chords.
 - K. Street Deflections: When connecting street lines which connect between intersections deflect from each other, they shall be connected by a curve with a radius adequate to ensure a sight distance of not less than two hundred feet (200').
 - L. Reverse Curves: A tangent shall be introduced between reverse curves on arterial and collector streets sufficient to provide for the smooth flow of traffic.
 - M. Subdivision into Tracts Larger Than Ordinary Building Lots: Where a tract is subdivided into larger parcels than are ordinarily permitted, such parcels shall be arranged so as to allow the opening of future streets and logical further resubdivision.
 - N. Reserve Strips: Reserve strips controlling access to streets shall be prohibited, except under conditions approved by the planning commission and when such strips are owned by the City.
 - O. Ingress and Egress: Ingress and egress to residential property shall not be provided on arterial streets.

- P. Street Grades: No street grade shall be less than three-tenths of one percent (0.3%), and shall not exceed eight percent (8%) or eleven percent (11%) on local streets, with due allowance for reasonable vertical curves.
- Q. Railroad Or Highway Abutting Subdivision: Where a subdivision borders on or contains a railroad right of way or limited access highway right of way, the planning commission may require a street approximately parallel to, and on each side of, such right of way, at a distance suitable for the appropriate use of the intervening land, or for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distance shall also be determined with due regard for the requirements of approach grades and future grade separations.
- R. Half Streets Prohibited: Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations and where the planning commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.
- S. Street Names And Numbers: Names of new streets shall not duplicate existing or platted street names unless a new street is a continuation of, or in alignment with, the existing or platted street. All street names shall be subject to approval by the planning commission. So far as practicable, street names shall be grouped in categories and names within a category shall be used in only one area of the city, streets which continue in a straight line shall continue with the same name; streets which curve to the extent that they intersect with other parallel streets shall have a separate name for that portion of the street. House numbers shall be assigned by the eCode aAdministration dDepartment of the eCity.
- T. Access To Streets Across Ditches: The subdivider shall provide access to all proposed streets, across all ditches, in a standard method approved by the director of engineering services.
- U. Vacation Of Streets: The Metropolitan Area pPlanning eCommission shall not recommend the vacation of any street or part of a street dedicated for public use, if such vacation interferes with the uniformity of the existing street pattern or any future street plan prepared for the area.
- V. Private Streets: Public improvements shall not be approved for any private street or drive, unless expressly recommended for approval by the Metropolitan Area pPlanning eCommission.
- W. Hardship To Owners Of Adjoining Property Avoided: The street arrangement shall not be such as to cause hardship to owners of adjoining property in platting their own land and providing convenient access to it.

- X. Street Interval: In general, provisions should be made for through streets at intervals not exceeding one-half ($\frac{1}{2}$) mile along arterial streets.
- Y. Sidewalks: Sidewalks must comply with the Americans with disabilities act (the ADA) and section 12-8-7 of this title. All commercial developments which abut Owen K. Garriott Road, Van Buren Street, an arterial highway, an auxiliary service highway, an arterial street or a collector street must include sidewalks that parallel those streets. Industrial developments where sidewalks are planned for the street that runs parallel to the development must incorporate sidewalks into its development. Redevelopment of residential subdivisions that were originally developed with sidewalks must include sidewalks shall be required pursuant to Section 10-6-1 of this Code and shall comply with Section 12-8-7 of this Code. (Ord. 2011-16, 10-18-2011)

Section IV: That Title 12, Chapter 8, Section 12-8-7, of the Enid Municipal Code, 2014, is hereby amended to read as follows:

12-8-7: SIDEWALK CONSTRUCTION PLANS:

- A. The maximum slope of a sidewalk is one to twenty (1:20) or five percent (5%). Sidewalks with slopes greater than one to twenty (1:20) or five percent (5%) are considered ramps and must comply with the ADA, the ADA accessibility guidelines for buildings and facilities (ADAAG), most current accessibility guidelines associated with the Americans with Disabilities Act or regulations promulgated by the Department of Justice for ramps.
1. Exception: Sidewalks that run parallel to a street may have a grade matching the road grade.
- B. The surface of the sidewalk must be paved and slip resistant with no changes in level greater than one-fourth inch ($\frac{1}{4}$ ").
- C. The plans must include curb ramps with detectable warnings, any necessary signals or signage and for residential subdivisions it must include a plan for each individual lot.
- D. The minimum clear width of sidewalks that run parallel to local streets is forty eight inches (48") and along other roads the minimum clear width is sixty inches (60").
- E. Every sidewalk must provide a clear passing width of at least sixty inches by sixty inches (60" x 60") located at intervals not to exceed two hundred feet (200').
- F. Driveway crossings must not create a cross slope for the sidewalk of more than ~~two~~ one and one-half percent ($\approx 1\frac{1}{2}\%$).
- G. The minimum headroom is eighty inches (80").

- H. Gratings may not have openings greater than one-half inch ($\frac{1}{2}$ ") and the long dimension of the openings must run perpendicular to the direction of travel.
- I. Sidewalks that include directional signs must include Braille with the baseline of the tactile characters between forty eight inches (48") and sixty inches (60").
- J. Curb ramps should be designed consistent with the following:
1. Provide a level maneuvering area at the top of the curb ramp;
 2. Clearly identify the boundary between the bottom of the curb ramp and the street with a detectable warning that extends the full width of the ramp and runs for twenty four inches (24") from the bottom of the ramp;
 3. Place the curb ramp within the marked crosswalk area;
 4. Design the ramp so that it does not require turning or maneuvering on the ramp surface;
 5. Design the ramp with a maximum grade of ~~8.37.1~~ 8.37.1 percent;
 6. Design the ramp and gutter with a cross slope of ~~two-one and one-half~~ two-one and one-half percent ($\approx 1\frac{1}{2}\%$) maximum;
 7. Provide adequate drainage to prevent accumulation of water or debris at the bottom of the ramp;
 8. Transitions from ramps to gutter and streets are flush and free of level changes; and
 9. Align the curb ramps with the crosswalk so there is a straight path of travel from the top of the ramp to the center of the roadway to the curb ramp on the other side.
- K. Detectable warnings for curb ramps should consist of truncated domes with:
1. A bottom diameter of twenty three millimeters (23 mm) (0.9 inch);
 2. A top diameter of ten millimeters (10 mm) (0.4 inch);
 3. A height of five millimeters (5 mm) (0.2 inch);
 4. A center to center spacing of sixty millimeters (60 mm) (2.35 inches); and
 5. A visual contrast from the adjacent pavement.

- L. When sidewalks are being constructed or modified along streets that have already been constructed, these standards may need to be modified to adjust to the particular layout of the land, property, street and utilities. Care should be taken to ensure accessibility is enhanced and not diminished by construction but strict compliance may not be feasible. In these circumstances parallel curb ramps, blended transitions, or other designs may be utilized. (Ord. 2009-09, 4-7-2009)

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


Section VI: 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 VII: 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 VIII: Codification. This ordinance shall be codified as Title 10, Chapter 4, Section 10-4-3, Title 10, Chapter 6, Sections 10-6-1 and 10-6-2, Title 12, Chapter 6, Section 12-6-2 and Title 12, Chapter 8, Section 12-8-7 of the Enid Municipal Code, 2014.

PASSED AND APPROVED by the Mayor and Board of Commissioners of the City of Enid, Oklahoma, on this 18th day of November, 2014.

CITY OF ENID, OKLAHOMA


William E. Shewey, Mayor

(SEAL)

ATTEST:


Linda S. Parks, City Clerk

Approved as to Form and Legality:



Andrea L. Chism, City Attorney

10-4-2: DEFINITIONS:

As used in this chapter, the following terms shall have the meanings indicated:

ALLOWABLE RECOVERY COST (ARC): The amount, in dollars, of money subject to collection based on an excess capacity improvement project.

APPRAISED VALUE: The value of real property as determined by an independent appraiser who is certified by the state of Oklahoma.

AREA OF IMPACT (AI): The area that receives a benefit from the installation of the improvement.

BUA: The undeveloped area in a particular drainage basin in acres.

cfs: Cubic feet per second.

CAPITAL IMPROVEMENT: An improvement of the public infrastructure with a value of fifty thousand dollars (\$50,000.00) or more.

CONNECTION: The tapping into a public utility line, or physical work that allows a capital improvement to be used and will permit the usage of the capital improvement.

DEVELOPER: The person, company, or firm that is making the capital improvement to service a development site. The city of Enid and its trusts may be considered the developer when the referenced entity makes the improvement. In the case where a public entity makes the improvement and there is no identified development site, all of the improvement cost shall be considered for recovery.

DEVELOPMENT: The act of improving property by subdividing, site planning, construction on lot, or building permitting.

DEVELOPMENT SITE: The subdivision area, site plan area, building site, or tract of land that will directly benefit from the capital improvement.

DRAINAGE AREA: The area of land that drains to or through a capital improvement.

DRAINAGE SUBBASIN: An area within a drainage area to which drainage would contribute to a submain of a sewer.

EXCESS CAPACITY: Capacity of a capital improvement project beyond the capacity required for the development site providing the improvement.

EXCESS CAPACITY AGREEMENT: The contract between the city of Enid, or authority, and the "developer", as herein defined, concerning the construction, operation, and maintenance of an excess capacity capital improvement system, and payment of excess capacity fees.

EXCESS CAPACITY FEE: The amount of money to be paid by the user of excess capacity that exists when a developer installs a required improvement. The fee is paid to the city of Enid, for the user's benefit of excess capacity of the improvement. Such fee shall be based upon the cost of providing the excess capacity to the user.

EXCESS CAPACITY WATER LINE: Water lines that are ten inches (10") or larger diameter and have the capacity to serve users beyond the development site.