

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 20th day of July 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:

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A G E N D A

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- ITEM # 1. Consider the approval of the minutes from the June 15, 2015 regular meeting.
- ITEM # 2. Consider a **Rezoning** for property described as Lot 1, Block 1, Weatherly's 4th Addition located at 602 West Cherokee and 216 South Madison from C-3 General Commercial District to R-4 Residential Duplex or Two-Family Dwelling District.
- ITEM # 3. Consider a **Use by Review** for property described as a tract of land in the Southeast Quarter of Section 27, Township 23 North, Range 7 West, I.M. located at 4502 West Purdue in the Agriculture District to place a mobile home on 82 acres.
- ITEM # 4. Consider a **Final Plat** for Stonebridge Development, Lots 1 and 2, Block 2, located at the northwest corner of Chestnut and Cleveland.
- ITEM # 5. Consider a **Lot Split** for property described as the east portion of Lot 3, Rolling Oaks Subdivision located at 3 Rolling Oaks Drive.
- ITEM # 6. Consider a **No Parking** request for property described as unplatted real estate Tract # 475 in the Northeast Quarter of Section 14, Township 22 North, Range 7 West, located at 801 South Hoover.
- County Interest:
- ITEM # 7. Consider a **Lot Split** for property described as a part of the Southeast Quarter Section 23, Township 24 North, Range 8 West, I.M. located on State Highway 132, ten miles north of Highway 412.
- ITEM # 8. 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 15th day of June 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 12th day of June 2015, a copy of which is attached hereto.

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

Absent: Ex-Officio Dr. David Vanhooser and Ex-Officio James Simunek

ITEM # 1: Consider the approval of the minutes from the May 18, 2015 regular meeting.

ACTION TAKEN:

Cole Ream made a motion to approve the April 20, 2015 regular minutes, which was seconded by Cody Haney and passed unanimously with the vote being recorded as follows:

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

NAYS: None

ITEM # 2. Consider a **Planned Unit Development (PUD)/Master Plan** for property described as Lots 1-4, Block 23, Garfield Addition and a portion of vacated Rosedale Avenue abutting Lot 1 located at 1804 South 4th Street.

Chris Bauer gave background information on the PUD for Forgotten Ministries. Mr. Bauer stated the applicant would like the PUD approved without the required sidewalk.

Richard Wuerflein asked about the need for driveways. Mr. Bauer stated the residents would be picked up along 4th Street.

Geoff Helm asked about parking on the street. Mr. Bauer stated there was staff parking on the north side of the existing building.

ACTION TAKEN:

Geoff Helm made a motion to recommend approval of the **Planned Unit Development (PUD)/Master Plan** to the Mayor and Board of Commissioners, which was seconded by Cody Haney and passed unanimously with the vote being recorded as follows:

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

NAYS: None

ITEM # 3. Consider a **Land Use Amendment** for property located in the 900-1100 South Wheatridge, east side from Agriculture Designation to Medium Intensity Commercial Designation.

Chris Bauer gave background information on the request.

Don Rose asked if the same sewer line would serve the commercial portion along with the proposed multi-family portion. Chris Bauer stated it would and the maximum capacity of the sewer would be 40% of the development.

Carl Dieterle, 1412 South Wheatridge, wanted to make sure this development was in the best interest of Enid and the future growth along Owen K Garriott.

Esley Koehn, 7030 Hereford, asked if any engineering had been completed on the stormwater. Robert Hitt answered the stormwater would be covered under the platting and development as the project proceeds.

Janet Moore, 7022 Hereford, stated Wheatridge is a blacktop, pothole road which cannot accommodate additional traffic.

Ken Moore, 7022 Hereford, reiterated the condition of Wheatridge. Mr. Moore was also concerned about the safety and security of the neighborhood. Mr. Moore stated the entire area strongly disapproves of the project.

Marjory Norris, 6937 Hereford, have lived in the neighborhood for 40 years. Mrs. Norris stated they like the neighborhood and there is not much traffic. Mrs. Norris was also concerned about the additional bus traffic.

Scott Osborn, 1704 S. Wheatridge, stated they moved because of the semi-country feel of the neighborhood and is quiet. Mr. Osborn was concerned about increased crime and the property value.

Mike Maynard, 6802 Hereford, stated all the neighbors have their own water and sewer and the City of Enid picks up the garbage. Mr. Maynard stated the road was only one and a half lanes wide and two buses would not be able to pass each other. Mr. Maynard felt the City should fix what they have now before developing in this area.

Richard Wuerflein asked about the capacity of the road and sewer.

Chris Bauer stated the capacity of the road would be determined by a traffic study. There is existing water, which the developer would extend to the development and when the sewer capacity was at its peak, there would be no more development.

Chris Trojan, Manager of Real Estate Results, LLC and applicant stated the development would be a mixture of apartments and single family for a model home neighborhood with different varieties of housing.

ACTION TAKEN:

Don Rose made a motion to recommend approval of the **Land Use Amendment** to the Mayor and Board of Commissioners. The motion was seconded by Geoff Helm and passed unanimously with the vote being recorded as follows:

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

NAYS: None

**ITEM # 4.** Consider a **Rezoning** for property located in the 900 to 1100 South Wheatridge from Agriculture District to R-7 Residential Multi-Family District.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of the **Rezoning** to the Mayor and Board of Commissioners. The motion was seconded by Jim Strate, Jr. and passed with the vote being recorded as follows:

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

NAYS: Richard Wuerflein

**ITEM # 5.** Consider a **Use by Review** for property located at 3105 East Market in the SU Special Use District to be utilized as a residence.

Chris Bauer gave background information on Use by Review request.

ACTION TAKEN:

Cole Ream made a motion to approve the **Use by Review** which was seconded by Cody Haney and passed unanimously with the vote being recorded as follows:

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

NAYS: None

**ITEM # 6.** Consider a **Sidewalk Variance** for Jim Beasley located at 4402 West Rupe concerning the requirement of a sidewalk paralleling the abutting street.

Chris Bauer gave background information on Sidewalk Variance.

Jim Beasley stated there was a stormwater ditch in front of the house and there were no sidewalks in the area.

ACTION TAKEN:

Cole Ream made a motion to recommend approval of the **Sidewalk Variance** to the Mayor and Board of Commissioners. The motion was seconded by Don Rose and passed unanimously with the vote being recorded as follows:

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

NAYS: None

**ITEM # 7.** Consider a second **drive** abutting Oakwood Road, which is designated a minor arterial for property located at 1530 North Oakwood.

Colin Coomes stated the second drive would assist with the transportation of their son who has special needs and a seizure disorder.

ACTION TAKEN:

Mark Arnold made a motion to recommend approval of the **second drive** which was seconded by Don Rose and passed unanimously with the vote being recorded as follows:

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

NAYS: None

**ITEM # 8.** Adjourn.

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

The meeting adjourned at 6:52 PM.

**ITEM # 2.**

**CONSIDER A REZONING FOR PROPERTY DESCRIBED LOT 1, BLOCK 1, WEATHERLY'S 4TH ADDITION LOCATED AT 602 WEST CHEROKEE AND 216 SOUTH MADISON FROM C-3 GENERAL COMMERCIAL DISTRICT TO R-4 RESIDENTIAL DUPLEX OR TWO-FAMILY DWELLING DISTRICT.**

This request is to change the zoning from C-3 General Commercial District to R-4 Residential Duplex or Two-Family Dwelling District. Currently the property is developed as residential with a duplex located at 216 South Madison and a single family residence located at 602 West Cherokee.

The zoning surround the property is C-3 across the alley to the north, C-3 to the west, R-7 across Cherokee to the south and across Madison to the east.

**ATTACHMENTS:** Location map.

**RECOMMENDATION:** Recommend approval of the rezoning to the Mayor and Board of Commissioners.

**PRESENTER:** Chris Bauer, Planning Administrator



**ITEM # 3.**

**CONSIDER A USE BY REVIEW PETITION SUBMITTED BY MARLENE R. ALLEN FOR A TRACT IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 7 WEST, I.M. LOCATED AT 4502 WEST PURDUE.**

**BACKGROUND:**

This petition concerns property located at 4502 West Purdue. The property is zoned A Agriculture District. The properties to the north, south and east are also zoned Agriculture with the property to the west being outside the city limits.

The applicant wants to place a mobile home on the 82 total acres of property. The utilities, water and sewer are private, parking, drainage, loading and access exist. There will be no additional traffic to the site. No noxious or offensive emissions, including noise, glare, smoke or dust exist.

**ATTACHMENTS:**      Location map.

**RECOMMENDATION:** Approve the Use by Review for a mobile home on 82 acres.

**PRESENTER:**            Chris Bauer, Planning Administrator.





**ITEM # 4.**

**CONSIDER APPROVAL OF THE FINAL PLAT OF STONEBRIDGE DEVELOPMENT, LOTS 1 AND 2, BLOCK 2.**

**BACKGROUND:**

This item involves the commercial section of the Stonebridge Development. This is the final plat of Lots 1 and 2, Block 2, Stonebridge Development located at the northwest corner of Chestnut and Cleveland. The lots have direct access to Chestnut. Public water and sewer are in place. The property is zoned "C-2" Planned Business Center District.

The final plat conforms to the provisions of Title 12 Chapter 5 of the City of Enid Subdivision Regulations.

**ATTACHMENTS:** Final Plat.

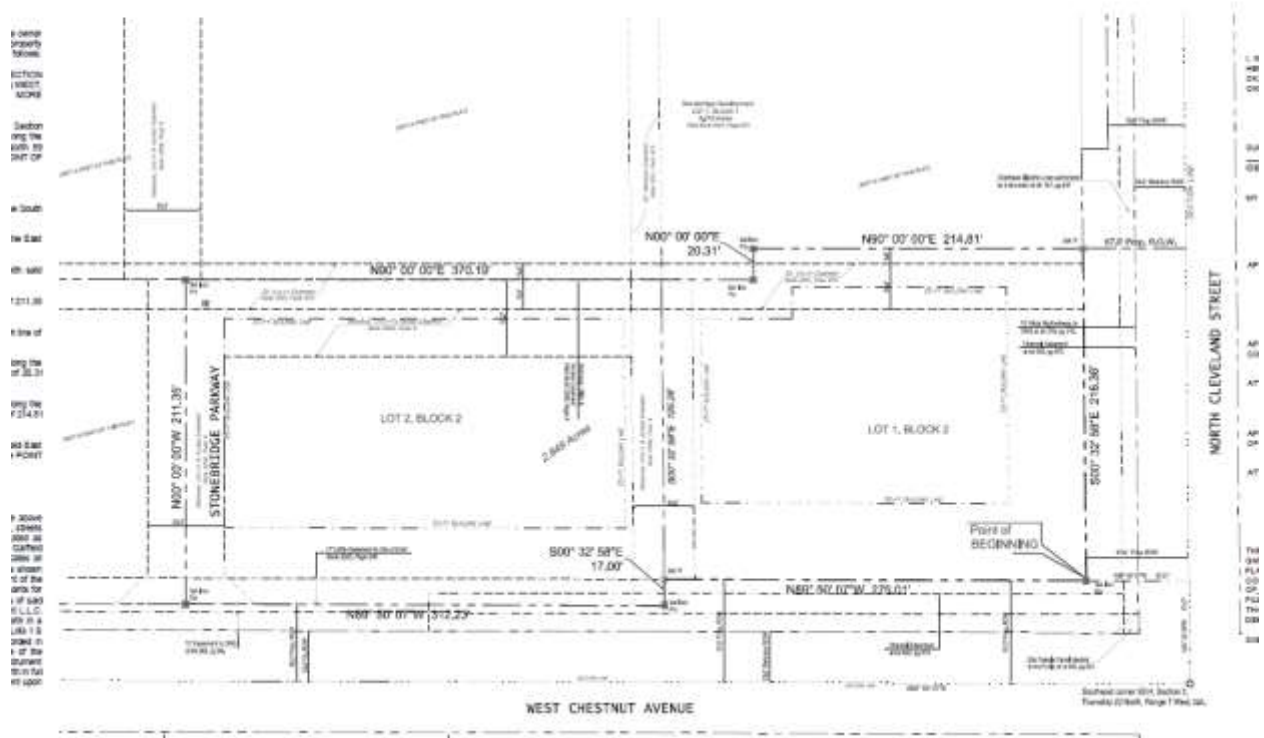
**RECOMMENDATION:** Recommend approval of the final plat to the Mayor and Board of Commissioners.

**PRESENTER:** Chris Bauer, Planning Administrator.

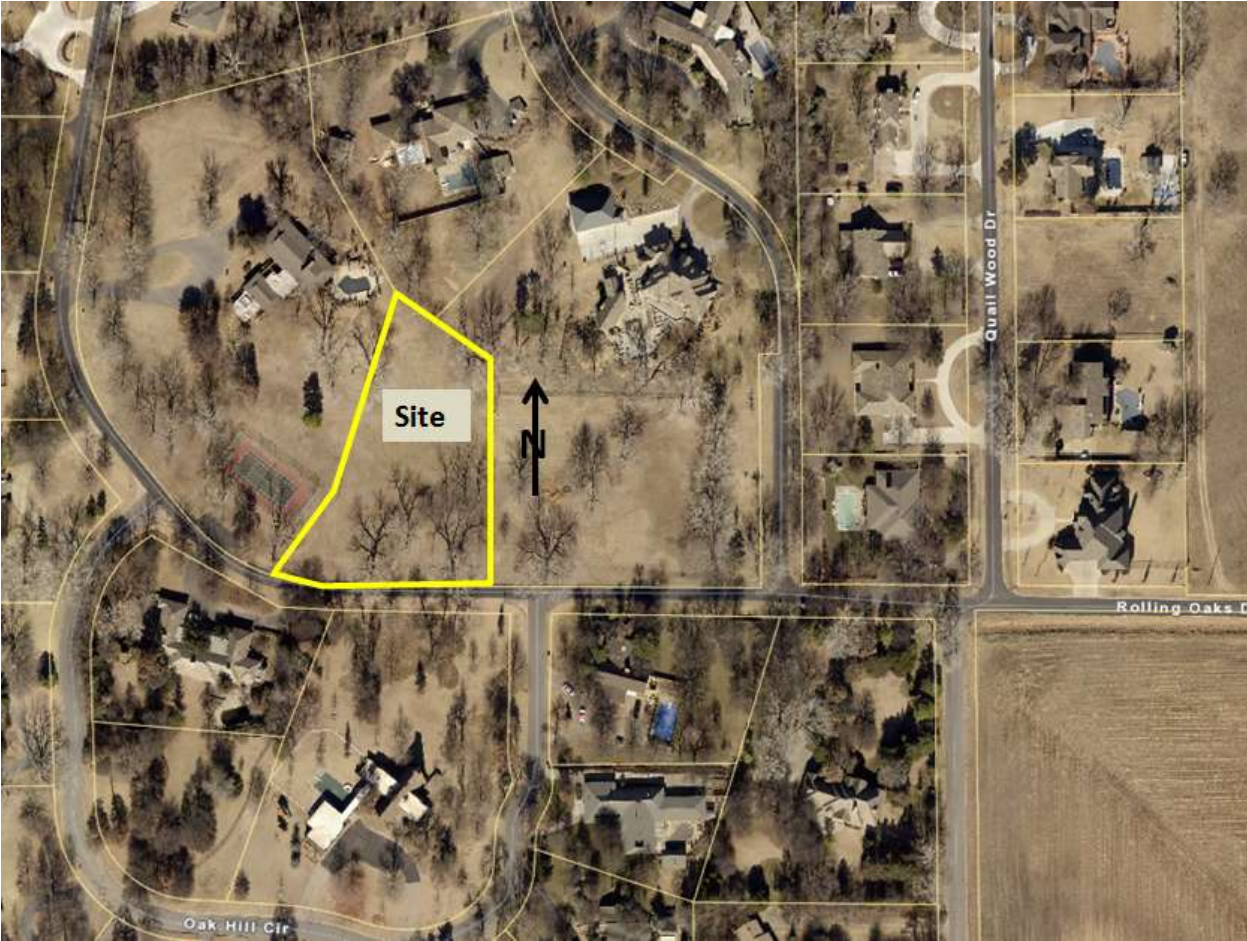
# STONEBRIDGE DEVELOPMENT, LOTS 1 & 2, BLOCK 2,

Notes shown and taken herein by specific recording are shown for reference purposes only and are not part of this plat, unless otherwise noted.

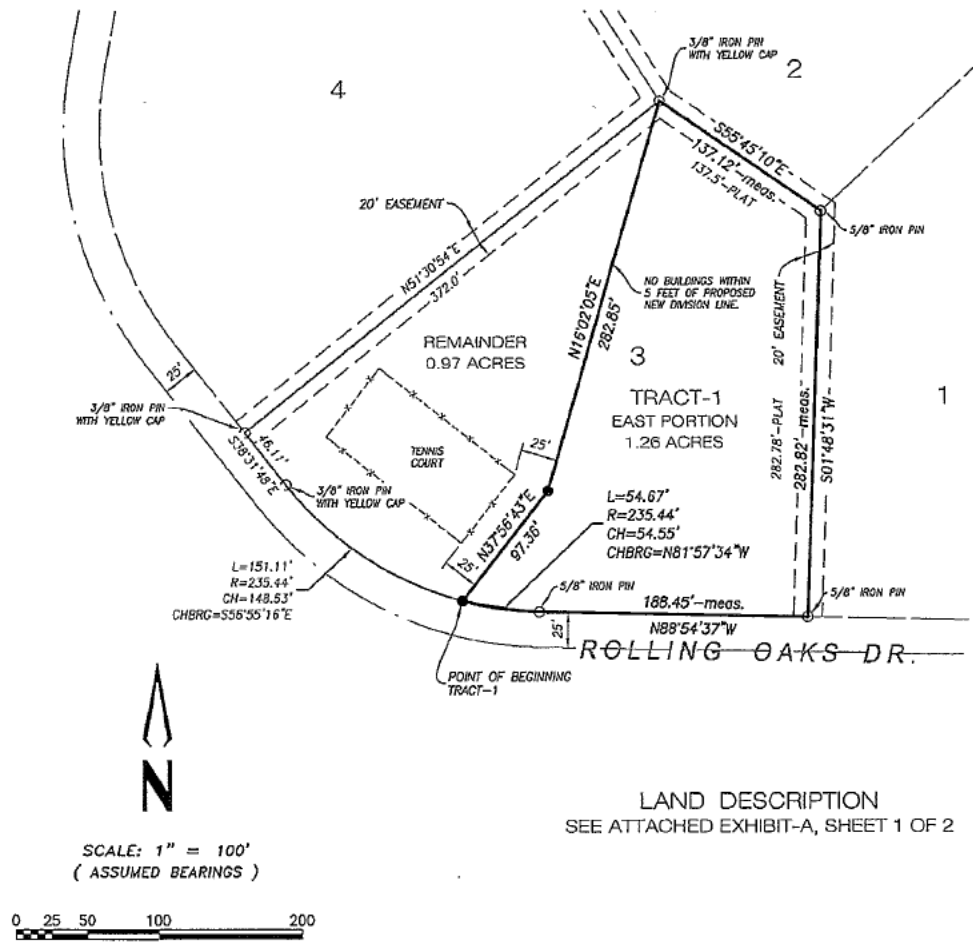
PART OF THE SOUTHEAST QUARTER, SECTION 2,  
TOWNSHIP 22 NORTH, RANGE 7 WEST, INDIAN MERIDIAN,  
ENID, GARFIELD COUNTY, OKLAHOMA.







BOUNDARY SURVEY MAP for Lot-Split  
 Lot 3, Rolling Oaks Subdivision  
 ENID, GARFIELD COUNTY, OKLAHOMA





**ITEM # 6.**

**CONSIDER DESIGNATING “NO PARKING” AREA TWO HUNDRED (200) FEET NORTH AND TWO HUNDRED (200) FEET SOUTH OF THE EMERGENCY ACCESS TO THE CITY OF ENID FIRE STATION #4, 801 SOUTH HOOVER STREET, DESCRIBED AS UNPLATTED REAL ESTATE TR#475, NE/4 14-22-7.**

**BACKGROUND:**

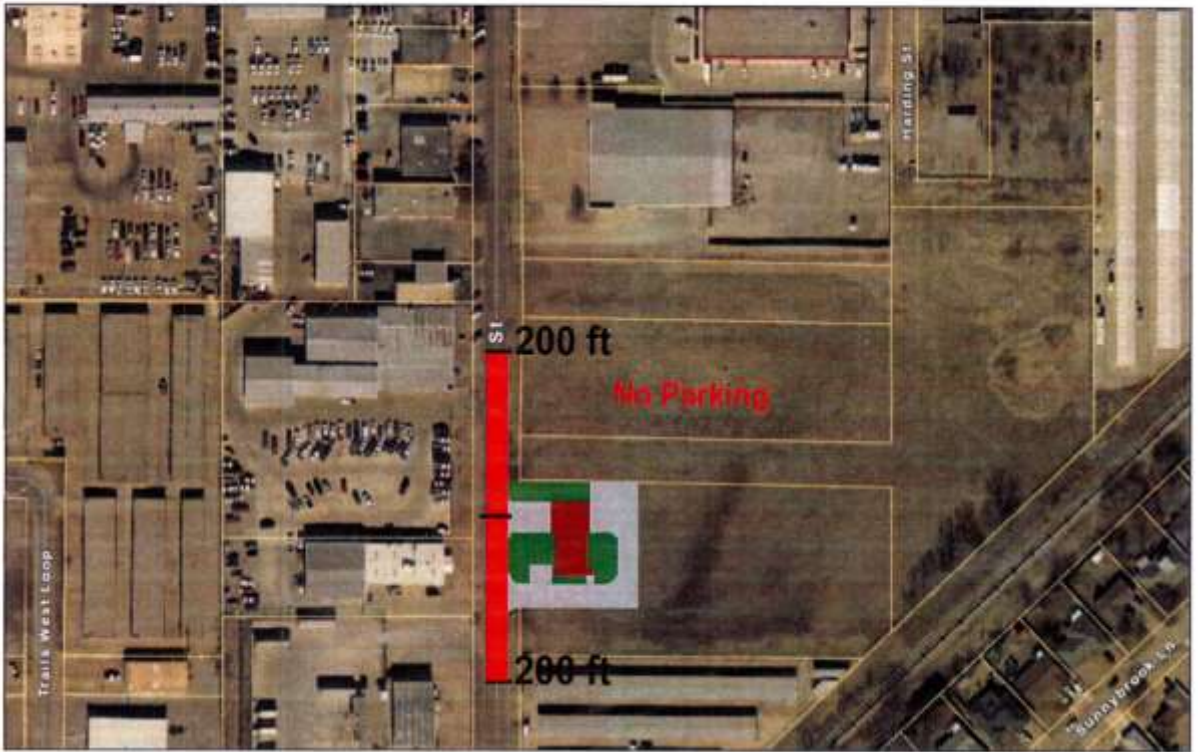
The relocated Fire Station No. 4 is under construction on South Hoover Street. The improvement will place emergency traffic stop lights to allow for fire equipment emergency access. Due to the width of the street this item is presented to limit parking within 200’ of the signs. The distance is based on stop bars at 50’ back and allows an addition 150’ for up to 4 waiting cars.

**ATTACHMENTS:** Location Map.

**RECOMMENDATION:** Recommend approval to the Mayor and Board of Commissioners.

**PRESENTER:** Robert Hitt, P.E., City Engineer

New Station 4







**ITEM # 7.**  
**County Interest:**  
**Phillips Lot Split**

