

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 25th day of January 2016, 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 December 21, 2015 regular.
- ITEM # 2. Consider a **Rezoning** for property situated in the SW/4 Section 18, Township 22 North, Range 6 West, of the Indian Meridian located at 615 West Moore.
- ITEM # 3. Consider a **Rezoning** for property situated in the SE/4 Section 10, Township 22 North, Range 7 West, of the Indian Meridian located at 4406 West Owen K Garriott Road.
- ITEM # 4. Consider a **Preliminary Plat** for Oakwood Commons, Lots 1, 2 and 3.
- ITEM # 5. Consider **closing a utility easement** located at 4406 West Owen K Garriott Road.
- ITEM # 6. Consider a **Preliminary Plat** for Forestridge Heights, Blocks 1, 2, 3 and 4.
- ITEM # 7. Consider a **Final Plat** for Forestridge Heights, Blocks 1, 2, 3 and 4.
- ITEM # 8. Consider a **Lot Split** for property situated in Part of the SE/4 Section 24, Township 22 North, Range 6 West, I.M. located at 6226 East Southgate for Tucker Dotson.
- ITEM # 9. Consider a **Lot Split** for property situated in Par of the NE/4 Section 2, Township 22 North, Range 6 West, I.M. located at 1820 North 54th for North Star Well Services, Inc.
- ITEM # 10. Consider a **Sidewalk Variance** for 2927 Chelsea Court, which is also known as Lot 2, Block 13, Willow West 4th.
- ITEM # 11. Consider a **Sidewalk Variance** for 2921 Chelsea Court, which is also known as Lot 3, Block 13, Willow West 4th.
- ITEM # 12. Consider a **Sidewalk Variance** for 2925 North Adams, which is also known as Lots 25-26, Block 1, Midway Addition.
- ITEM # 13. Consider a **Sidewalk Variance** for 1709 West Chestnut, which is also known as a tract in the NW/4 Section 12, Township 22 North, Range 7 West, I.M.
- ITEM # 14. Consider a **Sidewalk Variance** for 4618 West Owen K Garriott, which is also known as part of Lot 32, Block 1, Sub-Div of SW/4 10-22-7.
- ITEM # 15. Consider a request for **inset parking** located on the south side of Broadway from 21st Street east to the alley.
- ITEM # 16. Consider a request for **No Parking** along the east side of Quailwood Drive from Oakridge Road to Rolling Oaks Drive.
- ITEM # 17. 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 21st day of December 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 18th day of December 2015, a copy of which is attached hereto.

Present: Mark Arnold, Cody Haney, Geoff Helm, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr., Ex-Officio Dr. David Vanhooser and Ex-Officio James Simunek

Absent: None

**ITEM # 1:** Consider the approval of the minutes from the November 16, 2015 regular.

ACTION TAKEN:

Mark Arnold made a motion to approve the November 16, 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, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: None

**ITEM # 2.** Consider a **Rezoning** for property described as Lots 1, 2, 3, 4 and 5, Block 4, in Garden Subdivision of the Southwest ¼ of Section 30, Township 23 North, Range 6 West, of the Indian Meridian located north of the North Van Buren Bypass and 518 West Purdue.

ACTION TAKEN:

Don Roberts made a motion to recommend approval of the rezoning to the Mayor and Board of Commissioners, which was seconded by Eddie Mack and passed unanimously with the vote being recorded as follows:

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

NAYS: None

**ITEM # 3.** Consider a **Sidewalk Variance** for 5201 Ritchie Avenue, which is also known as Lot 3, Block 3, West Evandale Addition.

ACTION TAKEN:

Cole Ream made a motion to recommend approval to the Mayor and Board of Commissioners for the sidewalk variance which was seconded by Mark Arnold and passed unanimously with the vote being recorded as follows:

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

NAYS: None

**ITEM # 4.** Consider a **Sidewalk Variance** for 3026 Chelsea Court, which is also known as Lot 6, Block 9, Willow West 4<sup>th</sup> Addition.

**ACTION TAKEN:**

Don Rose made a motion to recommend approval to the Mayor and Board of Commissioners for the sidewalk variance which was seconded by Geoff Helm and passed with the vote being recorded as follows:

AYES: Cody Haney, Geoff Helm, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose, and Jim Strate, Jr.

NAYS: Mark Arnold

**ITEM # 5.** Consider a **Sidewalk Variance** for 2725 North Adams, which is also known as Lots 28, 29 and 30, Block 11, Midway Addition.

**ACTION TAKEN:**

Eddie Mack made a motion to recommend approval to the Mayor and Board of Commissioners for the sidewalk variance which was seconded by Jim Strate, Jr. and passed unanimously with the vote being recorded as follows:

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

NAYS: None

**ITEM # 6.** Consider **reducing the speed limit** on Cleveland Street between Chestnut Avenue to Willow Road from 45 MPH to 35 MPH.

**ACTION TAKEN:**

Cole Ream made a motion to recommend approval to the Mayor and Board of Commissioners for reducing the speed limit which was seconded by Mark Arnold and passed unanimously with the vote being recorded as follows:

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

NAYS: None

**ITEM # 7.** Consider approval of an application for a **Capital Recovery** for a sanitary sewer improvement by the City of Enid known as Southwest Enid, Basin 2F SSD No. 1506.

Robert Hitt made a presentation to the Planning Commission and gave background on the application and timeline.

Eddie Mack asked if existing facilities could connect. Robert Hitt answered existing can utilize the system. Mr. Mack also asked about an estimated time line when peak flow would be reached. Mr. Hitt stated it would be based on how fast the basin would develop.

**ACTION TAKEN:**

Cody Haney made a motion to recommend approval to the Mayor and Board of Commissioners for the application of a **Capital Recovery** for a sanitary sewer improvement by the City of Enid known as Southwest Enid, Basin 2F SSD No. 1506 which was seconded by Eddie Mack and passed unanimously with the vote being recorded as follows:

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

NAYS: None

**ITEM # 8.** Adjourn.

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

The meeting adjourned at 6:21 PM.





**ITEM # 3.**

**CONSIDER A REZONING FOR PROPERTY SITUATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 7 WEST, OF THE INDIAN MERIDIAN LOCATED AT 4406 WEST OWEN K GARRIOTT ROAD FROM “C-2” PLANNED BUSINESS CENTER DISTRICT TO “C-3” GENERAL COMMERCIAL DISTRICT.**

**BACKGROUND:**

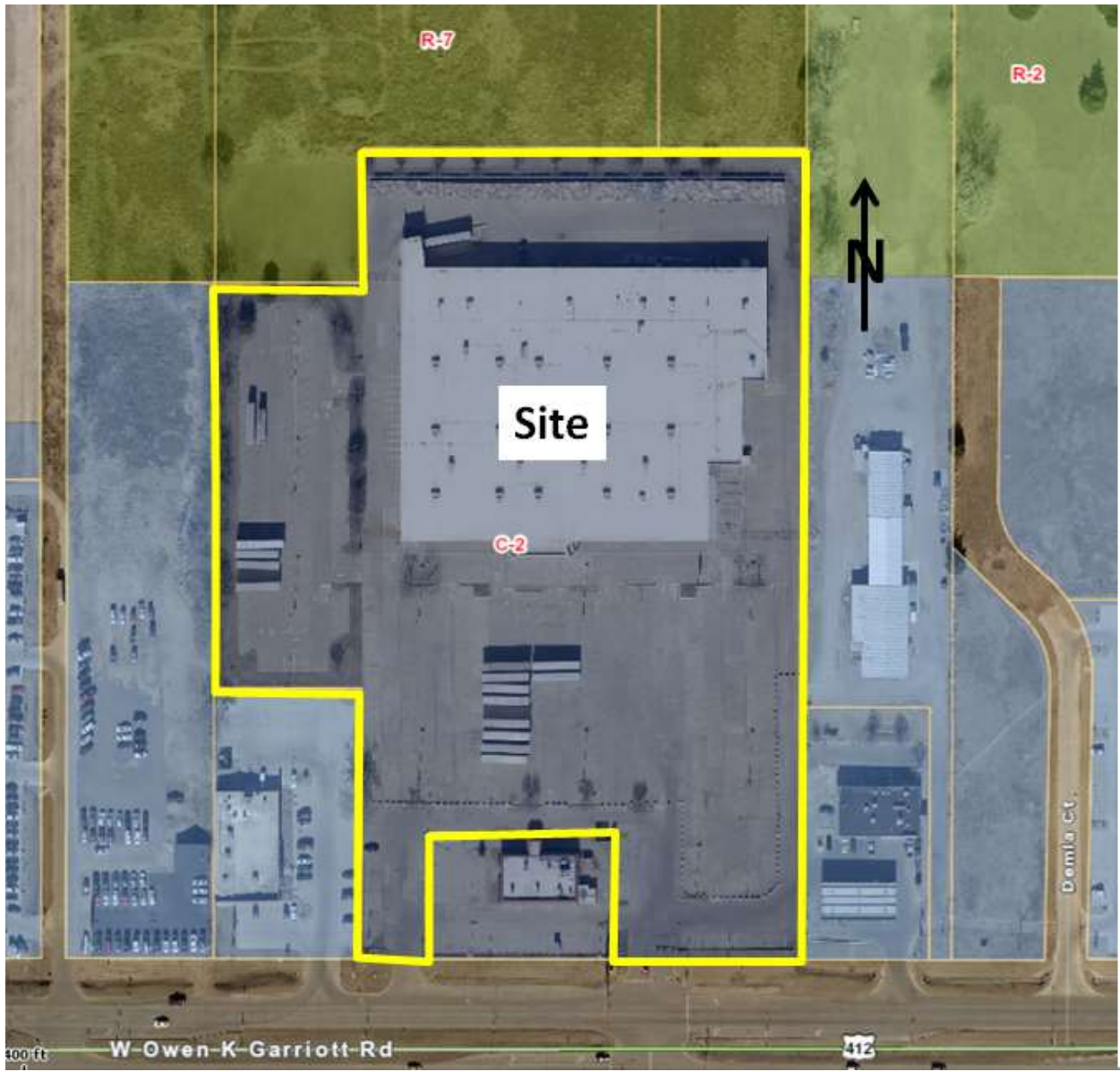
This request concerns the property located at 4406 West Owen K Garriott Road. The applicant is requesting rezoning the property from “C-2” Planned Business Center District to “C-3” General Commercial District to reduce the side yard setback to zero. The property will be utilized for a retail shopping center.

The zoning pattern surrounding the property contains R-7 Residential Multi Family to the north and C-3 to the east and west.

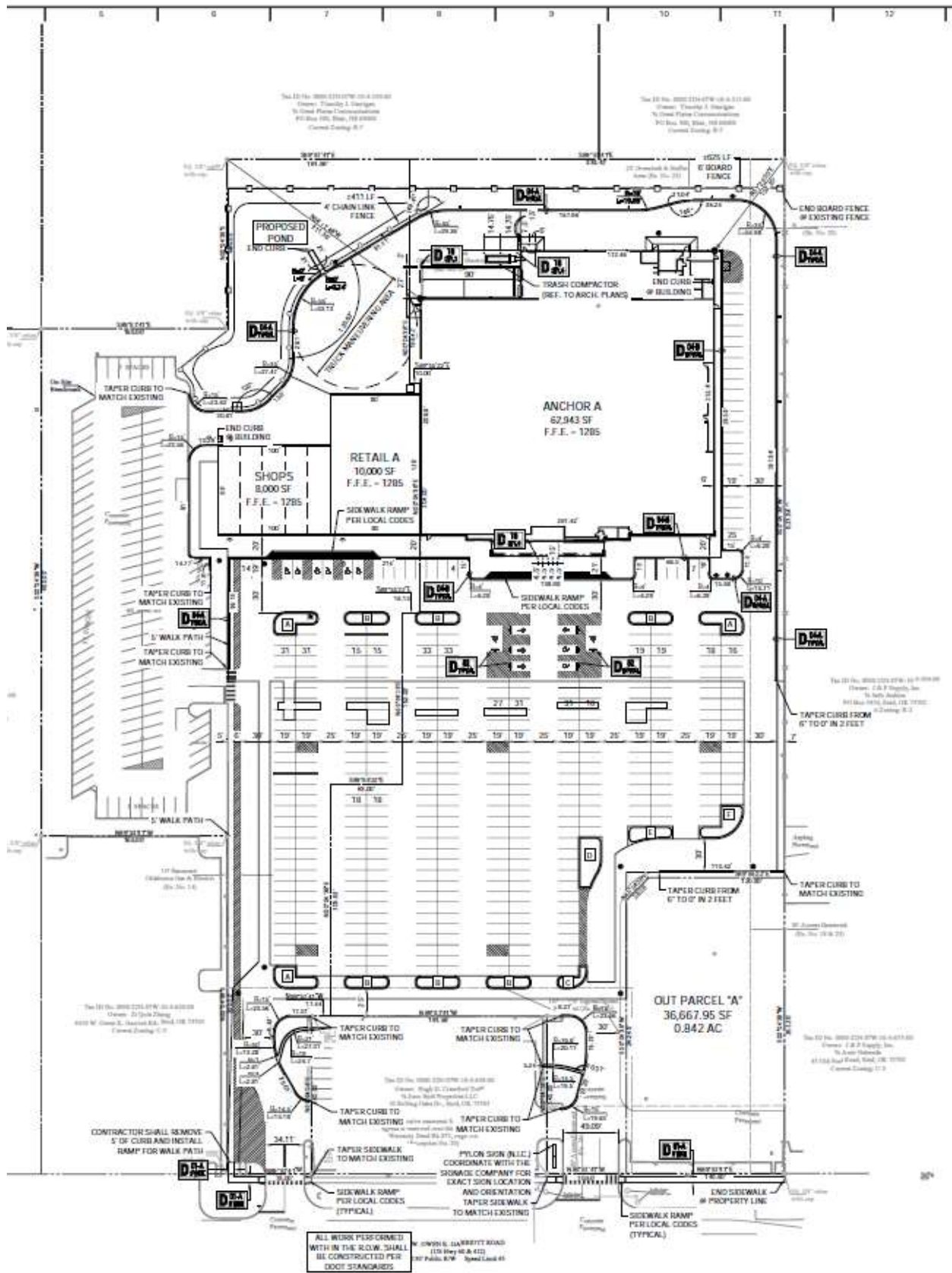
**ATTACHMENTS:** Location map and site plan.

**RECOMMENDATION:** Review and make recommendation to the Mayor and Board of Commissioners.

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







ALL WORK PERFORMED WITHIN THE R.O.W. SHALL BE CONSTRUCTED PER DOT STANDARDS

BY JOHN S. GARRETT ROAD  
 110 NEW 10 & 110  
 OFF PAUL R.W. 5944248-41

**ITEM # 4.**

**CONSIDER APPROVING OF THE PRELIMINARY PLAT OF OAKWOOD COMMONS LOTS 1, 2 AND 3.**

**BACKGROUND:**

This item involves the preliminary plat of Lots 1, 2 and 3 of Oakwood Commons. The plat consists of 3 lots for commercial development.

The property will be zoned "C-3" General Commercial District if the Mayor and Board of Commissioners approve the rezoning on February 2, 2016.

The preliminary plat conforms to the provisions of Title 12 Chapter 4, The Preliminary Plat of the City of Enid Subdivision Regulations.

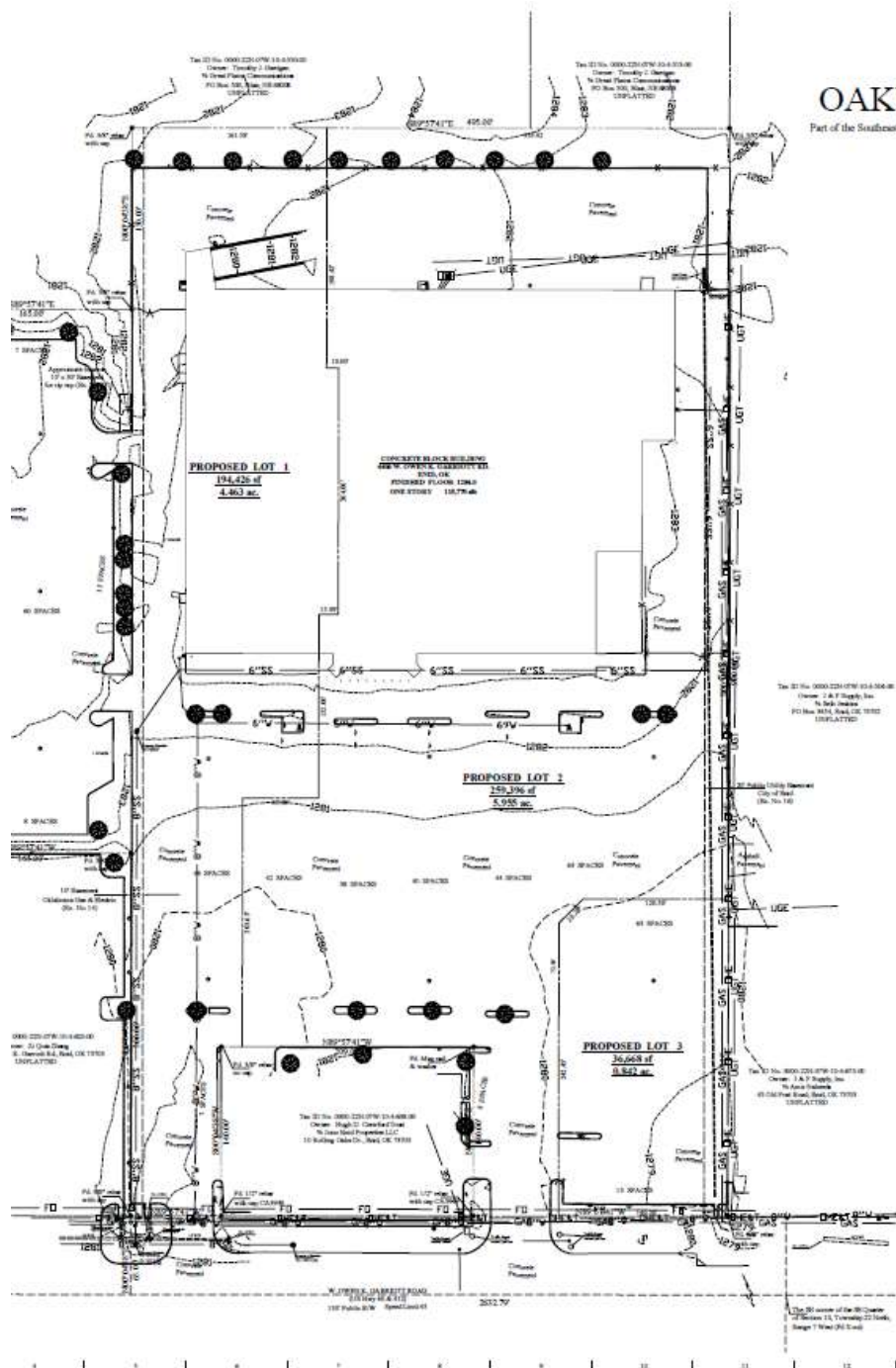
**ATTACHMENTS:** Preliminary Plat.

**RECOMMENDATION:** Approve.

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

# PRELIMINARY PLAT OAKWOOD COMMONS

Part of the Southeast Quarter of Section 10, Township 22 North, Range 7 West, Indian Meridian,  
 City of Enid, Garfield County, Oklahoma



- FOUND WOODEN NAIL MARKERS AS NOTED
- SET WOODEN MARKERS AS NOTED
- ◆ FOUND POLE WOOD
- ◆ SANITARY MANHOLE
- LIGHT POLE
- EMB
- WATER METER
- WATER VALVE
- ◆ FROST HYDRANT
- SEWER SHUT OFF
- GAS METER
- ELECTRIC TRANSFORMER

**Description of Surveyed Property:**  
 Part of the Southeast Quarter of Section 10, Township 22 North, Range 7 West of the  
 Oklahoma, further described as follows:  
 Commencing at a fixed N. cor at the Southwest corner of said Southeast Quarter; then  
 line of said Southeast Quarter, thence North 0°04'30" East, 45.00 feet parallel with the  
 North right of way of W. Owen K. Garfield Road (US Highways 66 & 62), said point  
 extending North 0°04'30" East, 300.00 feet thence North 89°57'47" West, 345.00 feet  
 South 89°57'47" East, 142.00 feet thence North 0°04'30" East, 101.00 feet thence  
 South 0°04'30" West, 900.00 feet to a point on said North right of way of W. Owen K. Garfield  
 Road along said North right of way, thence North 0°04'30" East, 140.00 feet, thence North 1  
 West, 140.00 feet to a point on said North right of way thence North 89°57'47" West,  
 point of beginning.  
 Contains 490,490 square feet or 11.260 acres of land, more or less.

- NOTES**
1. Water to be on system of the City
  2. Sewerage to be on collection system
  3. Existing Zoning Proposed Zoning

**SUBMITTER:**  
 GRT Realty Group  
 9010 Overlook Blvd.  
 Burnsville, TN 37025  
 (615) 921-9807

**STATEWIDE:**  
 Richard L. Dwyer, P.  
 Civil Engineer  
 3214 NW Angstrom  
 Bettendorf, IA 52021  
 (479) 464-9821

**OWNER:**  
 Alwood Distributing  
 PO Box 22463  
 Oklahoma City, OK  
 Phone: 800-221-6777  
 Warranty Dept. 511

**ITEM # 5.**

**CONSIDER A REQUEST TO CLOSE A PORTION OF A TWENTY (20) FOOT UTILITY EASEMENT, LOCATED AT 4406 W. OWEN K GARRIOTT ROAD, LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TEN (10), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SEVEN (7) WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.**

**BACKGROUND:** The Engineering Department has received a request from Atwood Distributing, L.P. to close this easement.

The current structure and subsequent development encroach upon the easement. The encroachment creates a title issue that needs to be addressed through the closure process.

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, P.E., City Engineer



**Location Map**  
Close portion of 20' Utility Easement located at 4406 W. Owen K Garriott Road; SE/4 10-22-7

**ITEM # 6.**

**CONSIDER APPROVAL OF THE PRELIMINARY PLAT OF BLOCKS 1, 2, 3 AND 4 FORESTRIDGE HEIGHTS.**

**BACKGROUND:**

This item involves the preliminary plat of Blocks 1, 2, 3 and 4 of Forestridge Heights. The plat consists of 51 single family residential lots.

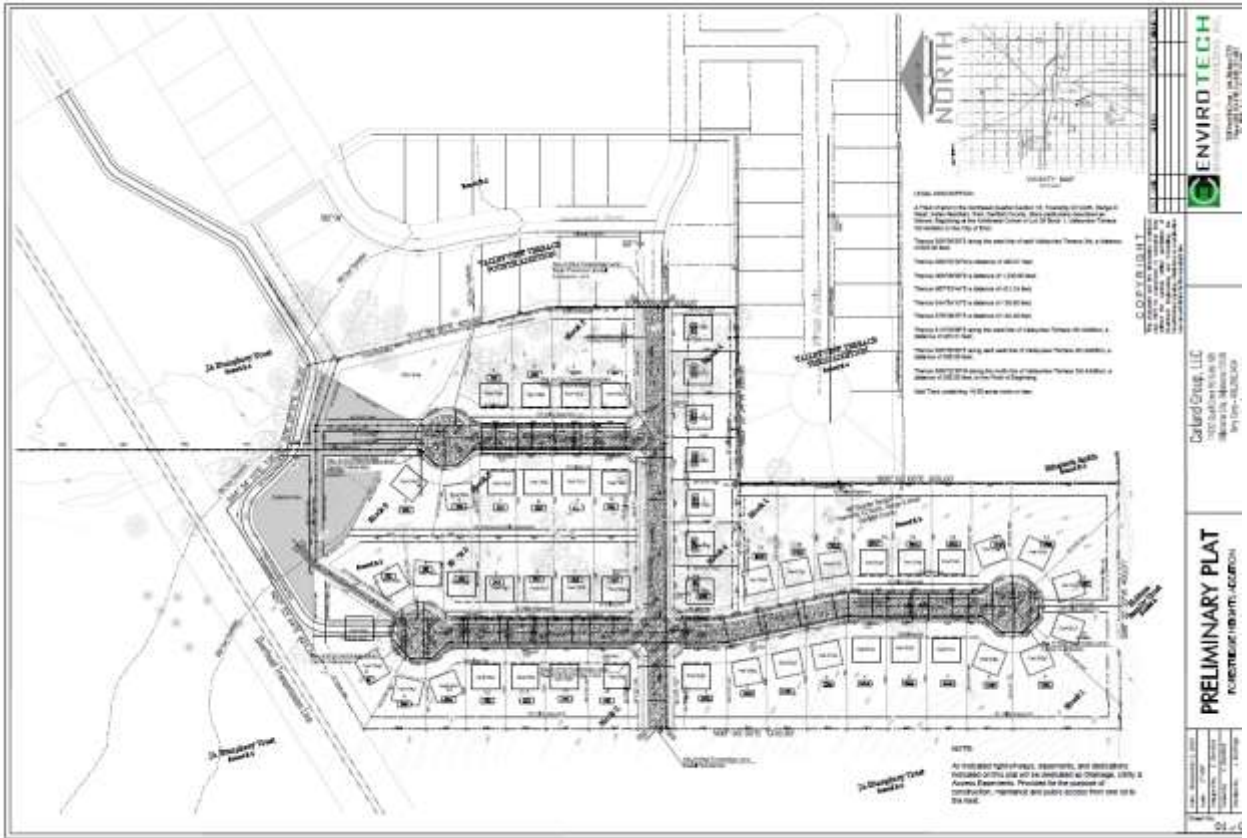
Currently the property is zoned "R-2" Single Family Residential District.

The preliminary plat conforms to the provisions of Title 12 Chapter 4, The Preliminary Plat of the City of Enid Subdivision Regulations.

**ATTACHMENTS:** Preliminary Plat.

**RECOMMENDATION:** Approve the preliminary plat.

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



**CONVEYANCE**

A Preliminary Plat is a map showing the proposed subdivision of land into lots, blocks, and other divisions, and showing the proposed streets, easements, and other features. This Preliminary Plat is subject to the approval of the County Board of Supervisors, and the approval of the State Board of Equalization. This Preliminary Plat is subject to the approval of the County Board of Supervisors, and the approval of the State Board of Equalization.

These lots are to be conveyed as follows:

- These lots are to be conveyed as follows: 1.000 sq ft
- These lots are to be conveyed as follows: 1.000 sq ft
- These lots are to be conveyed as follows: 1.000 sq ft
- These lots are to be conveyed as follows: 1.000 sq ft
- These lots are to be conveyed as follows: 1.000 sq ft

These lots are to be conveyed as follows: 1.000 sq ft

**ENVIRO TECH**  
CONSULTANTS

**PRELIMINARY PLAT**  
FOR THE SUBDIVISION OF

**Calard Group, LLC**  
SUBDIVISION OF  
SECTION 18, TOWNSHIP 18N, RANGE 10E, S. 43R

DATE: 10/1/2024

SCALE: AS SHOWN

BY: [Signature]

10/1/2024

**ITEM # 7.**

**CONSIDER RECOMMENDING APPROVAL OF THE FINAL PLAT OF BLOCKS 1, 2, 3 AND 4 FORESTRIDGE HEIGHTS TO THE MAYOR AND BOARD OF COMMISSIONERS.**

**BACKGROUND:**

This item involves the final plat of Blocks 1, 2, 3 and 4 of Forestridge Heights. The plat consists of 51 single family residential lots.

Currently the property is zoned "R-2" Single Family Residential District.

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

**ATTACHMENTS:** Access options and Final Plat.

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

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





Owner's Certificate and Declaration  
**FORESTRIDGE FIRST ADDITION**  
 An addition to the City of Eola,  
 Garfield County, Oklahoma.

STATE OF OKLAHOMA )  
 COUNTY OF GARFIELD ) SS

I, \_\_\_\_\_, hereby certify that said corporation is the  
 owner of, and the party having the right, title and interest in and to the real  
 property situated in the City of Eola, Garfield County, Oklahoma and described as  
 follows:

LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER SECTION 16

TRINCE South (S13°30'40"E) along the west line of Valleyview Terrace Fourth  
 Addition, a distance of 400.00 feet.

TRINCE Controlling along said Valleyview Terrace Fourth Addition South  
 (S89°10'00"E) to a point on the south line of Valleyview Terrace Third Addition, a  
 distance of 305.00 feet.

TRINCE West (S89°10'00"E) along the south line of said Valleyview Terrace  
 Third Addition, a distance of 285.00 feet.

Trince South (S89°10'00"E) along the west line of said Valleyview Terrace  
 Third Addition, a distance of 625.00 feet, to the POINT OF BEGINNING.

Above described tract contains 728,800.0 square feet or 17.070 acres, more or  
 less.

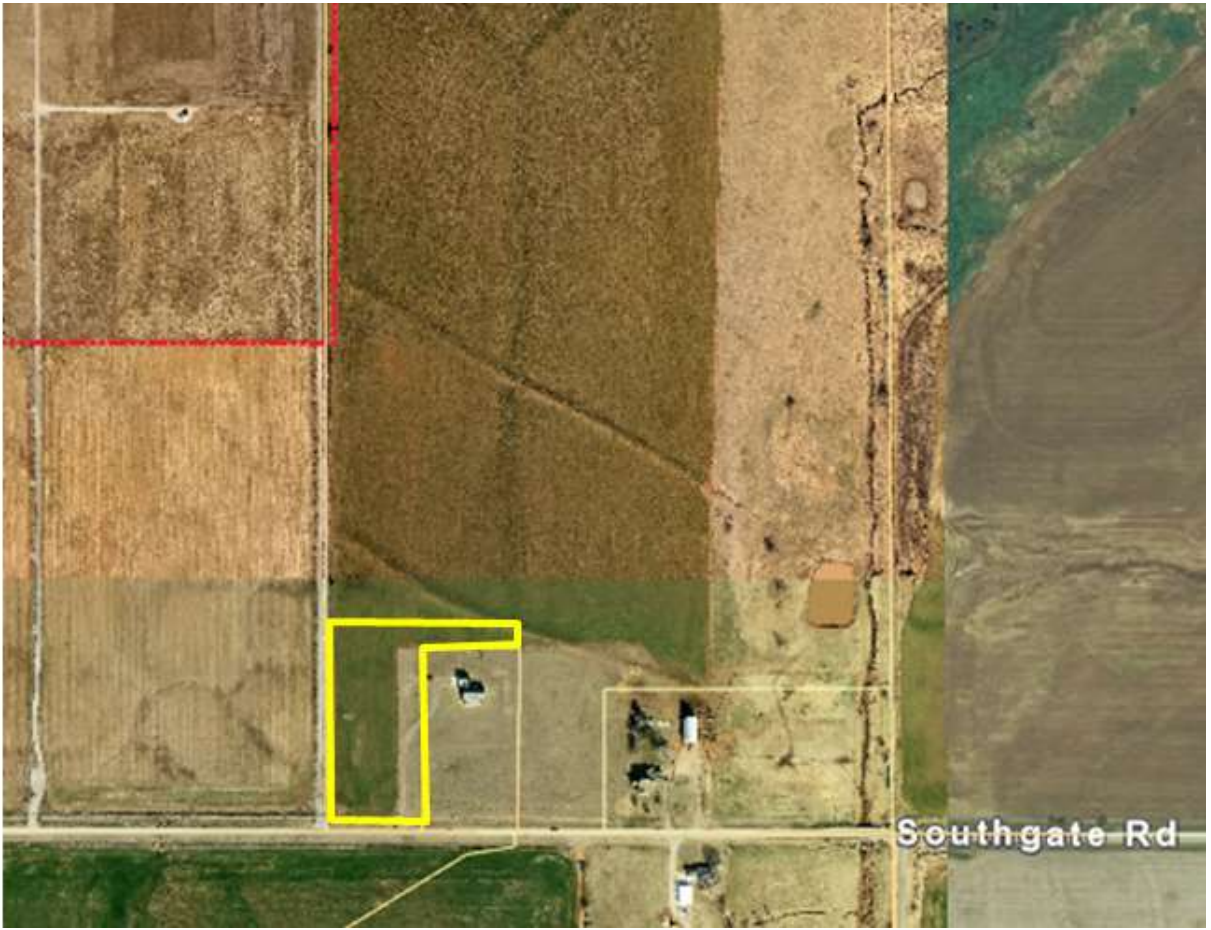
Said \_\_\_\_\_ further does verify that it has caused the

Curve Table

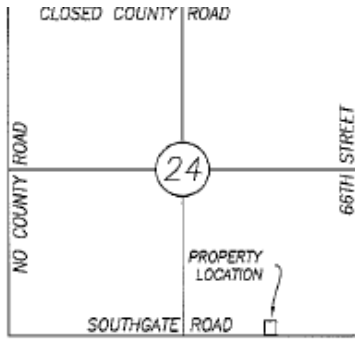
Curve No.	Radius	Length	Chord Length	Chord Bearing
1	150.00'	157.08'	100.00'	S89°10'00"E
2	150.00'	157.08'	100.00'	S89°10'00"E

FINAL PLAT PLAN  
**FORESTRIDGE FIRST ADDITION, BLOCKS 1-4**  
 PART OF THE NORTHEAST QUARTER, SECTION 16





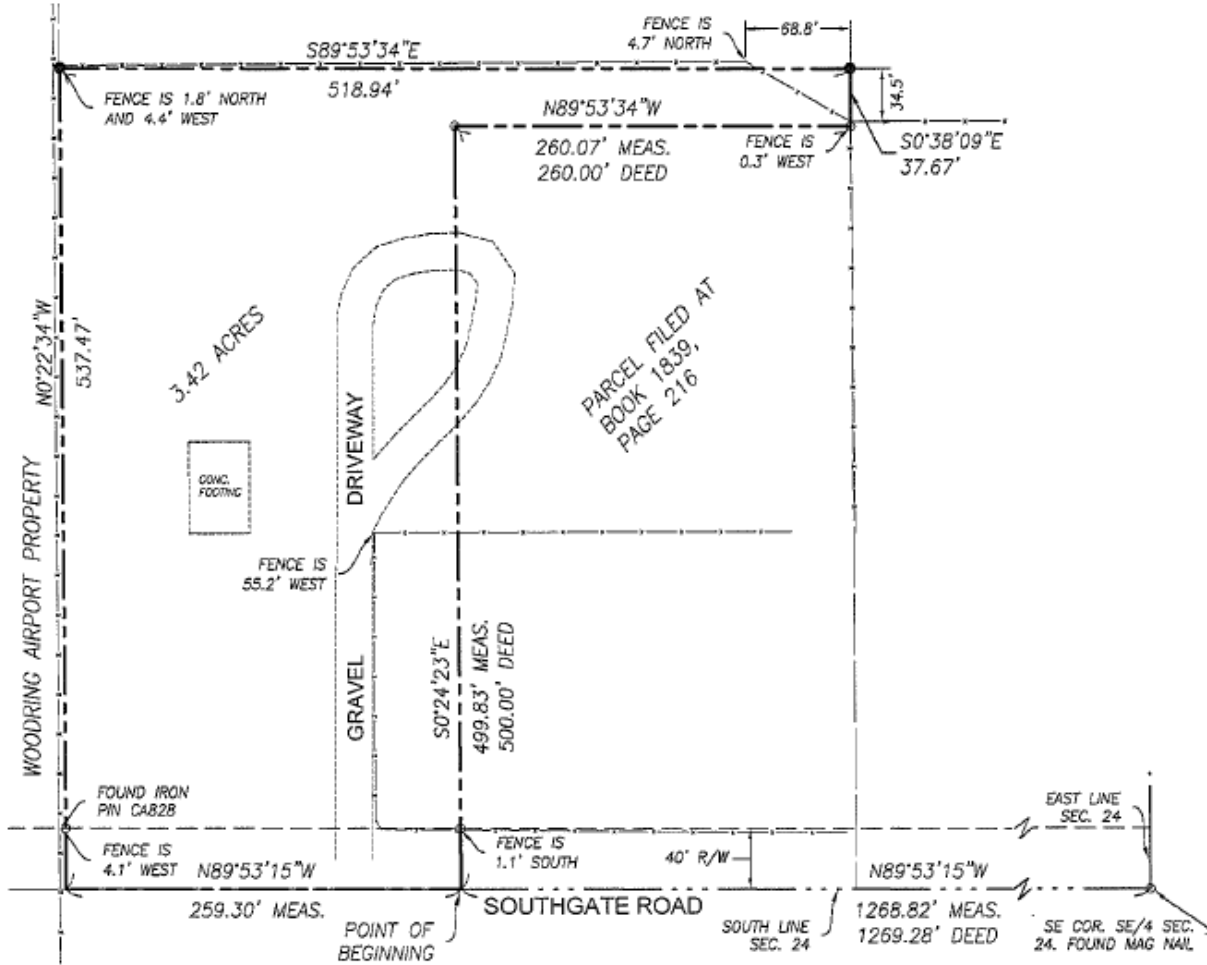
PART OF THE SOUTHEAST QUARTER SECTION 24,  
TOWNSHIP 22 NORTH, RANGE 6 WEST, 1. M.  
ENID, GARFIELD COUNTY, OKLAHOMA



SCALE: 1" = 100'  
NAD83 GRID BEARINGS

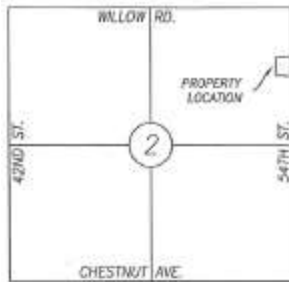


- ~ Denotes an existing 3/8" iron pin with red cap stamped RLS 1334, unless otherwise noted hereon.
- ~ Denotes 3/8" iron pin set with yellow plastic cap stamped CAB28, unless otherwise noted hereon.





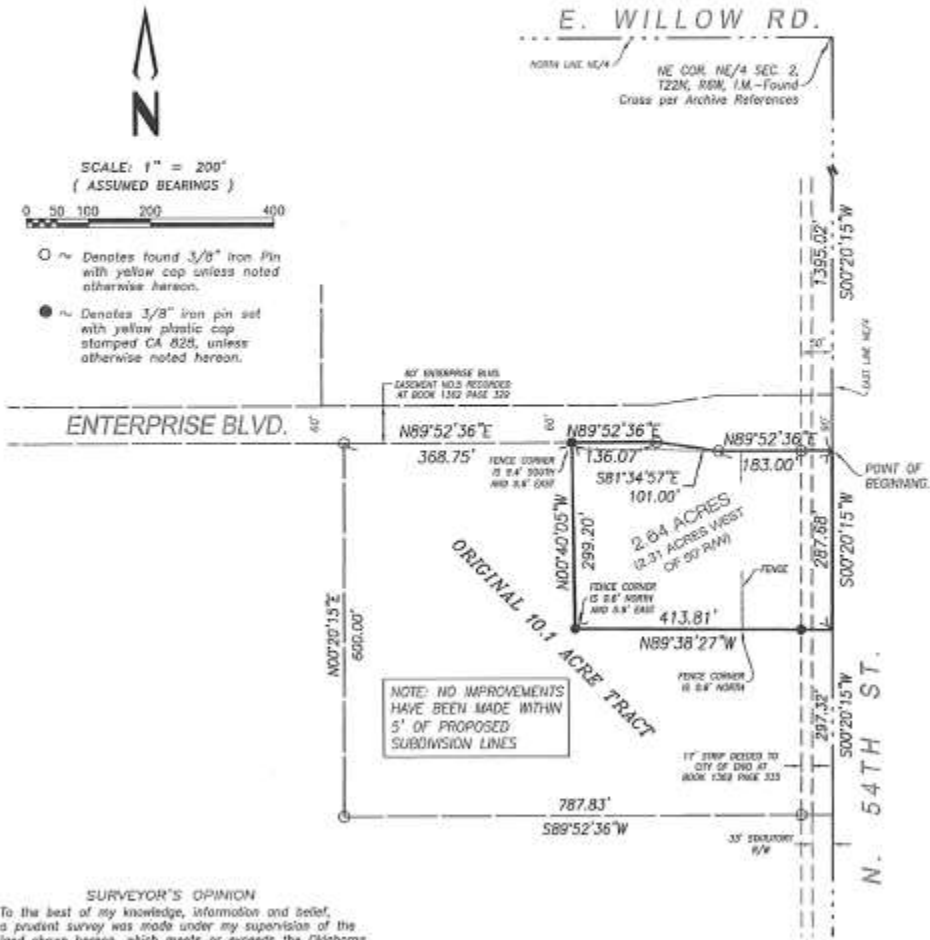
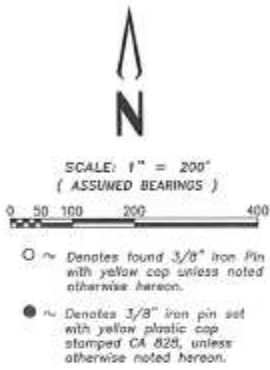




BOUNDARY SURVEY FOR LOT SPLIT  
 A PART OF THE NORTHEAST QUARTER  
 SEC. 2, T22N, R6W, I.M.  
 ENID, GARFIELD COUNTY, OKLAHOMA

**POSITIONAL ACCURACY**  
 Unless otherwise noted hereon all monuments established by this survey have a minimum positional accuracy of 0.10 feet.

**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.



**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 JULY 25, 2013.

DATE OF SURVEY: 1-12-16  
 DATE SIGNED: 1-14-16  
 FIELD BOOK 74, PAGE 71  
 CLIENT: NICHOLAS REAL ESTATE  
 Revision date Scope



**EXHIBIT - "B"**  
 SHEET 2 OF 2

FILE NO. \20160008\BASEMAP



**ITEM # 10.**

**CONSIDER A SIDEWALK VARIANCE FOR JONATHAN EPPS LOCATED AT 2927 CHELSEA COURT, DESCRIBED AS LOT 2, BLOCK 13, WILLOW WEST 4TH ADDITION.**

**BACKGROUND:**

Mr. Epps applied for building permit to erect 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 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: 2927 Chelses Court (street address):

Legal description: Lot 2 Block 13

Current zoning of property: R2

Variance Request: No sidewalk

Section: 10-6-1: A. Sidewalks Required

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) I believe I would be the only sidewalk in this addition

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 14<sup>th</sup> day of December, 2015.

Applicant's signature: 

Telephone: 580-541-4421

Printed Name: Jonathan Epps

Email: bowkill6@gmail.com

Address: 1201 N. Oakwood Enid, OK 73703

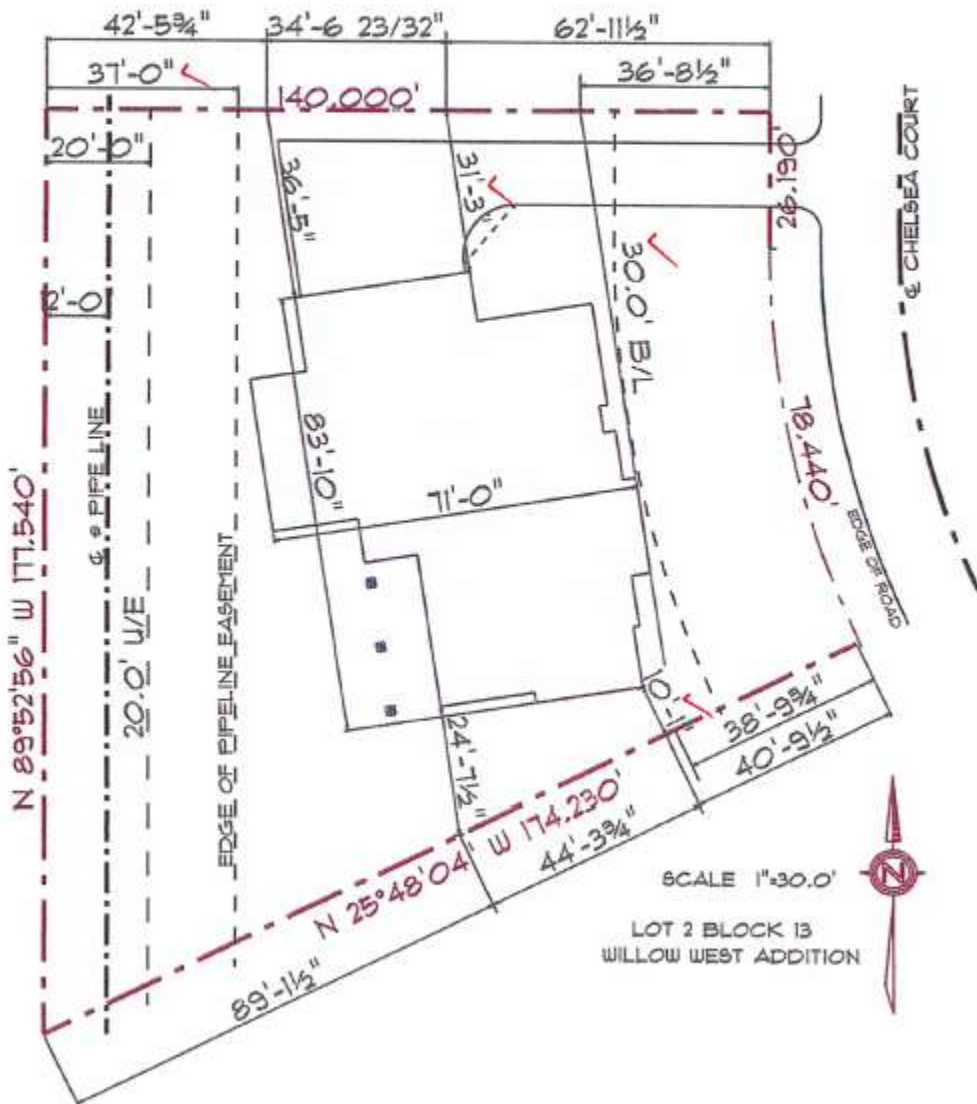
Date of Hearing set for the 25 day of Jan, 2016.

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2927 Chelsea Ct.  
 Permit #20151125  
 Revised Site Plan Received 10/13/15

APPROVED <sup>UB</sup>



**ITEM #11.**

**CONSIDER A SIDEWALK VARIANCE FOR MACE MCNAUGHTON LOCATED AT 2921 CHELSEA COURT, DESCRIBED AS LOT 3, BLOCK 13, WILLOW WEST 4TH ADDITION.**

**BACKGROUND:**

Mr. McNaughton applied for building permit to erect an addition to the existing 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 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: 2921 Chelsea Ct. (street address):

Legal description: Lot 003 Block013 Willow West 4th NE/4 35-23

Current zoning of property: R2

Variance Request: Not wanting to build sidewalk

Section: 10-6-1: A. Sidewalks Required

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) This is an add-on to our pre-existing home.

There is a retaining wall on the north side of the property holding back the lot for elevation difference and a sewage manhole on the south side of property as well as mailbox, trees and sprinkler system

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 28 day of December, 2015.

Applicant's signature: Mace McNaughton

Telephone: 5804027610

Printed Name: M.Mace McNaughton

Email: jmtjm@aol.com

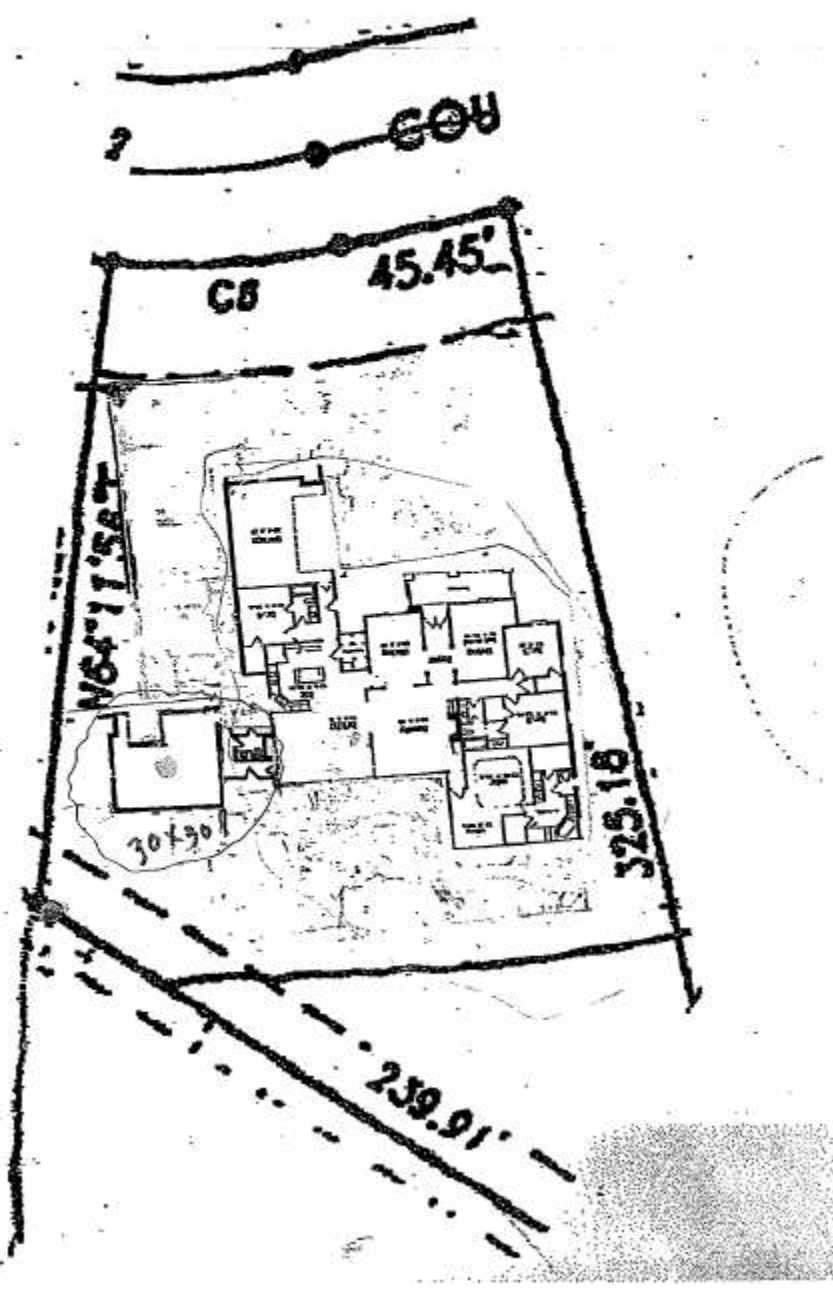
Address: 2921 Chelsea Ct

Date of Hearing set for the 25 day of January, 2016.

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**ITEM #12.**

**CONSIDER A SIDEWALK VARIANCE FOR JACK MCFADDEN LOCATED AT 2925 NORTH ADAMS, DESCRIBED AS LOTS 25 & 26, BLOCK 1, MIDWAY ADDITION.**

**BACKGROUND:**

Mr. McFadden applied for building permit to replace a mobile home. 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 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: 2925 N. ADAMS (street address):

Legal description: Lots 25 & 26 Block ONE Midway

Current zoning of property: R-3

Variance Request: NO SIDEWALK FOR 27' ACROSS 2 LOTS

Section: 10-6-1: A. Sidewalks Required

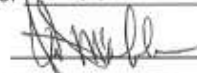
Reasons for desiring approval of the Variance are as follows: (additional pages may be added) NO FUNDS, NO SIDEWALKS ON N. ADAMS BETWEEN WILLOW & OXFORD STREETS. NOT A MAJOR STREET. NOT A TRUNK STREET ONLY BETWEEN WILLOW & OXFORD, NOT APPLICABLE LOCATION  
I, or we, have attached a site plan of the proposed 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 12 day of JAN., 2016.

Applicant's signature: 

Telephone: 580-231-0643

Printed Name: JACK McFADDEN

Email: \_\_\_\_\_

Address: 2925 N. ADAMS

Date of Hearing set for the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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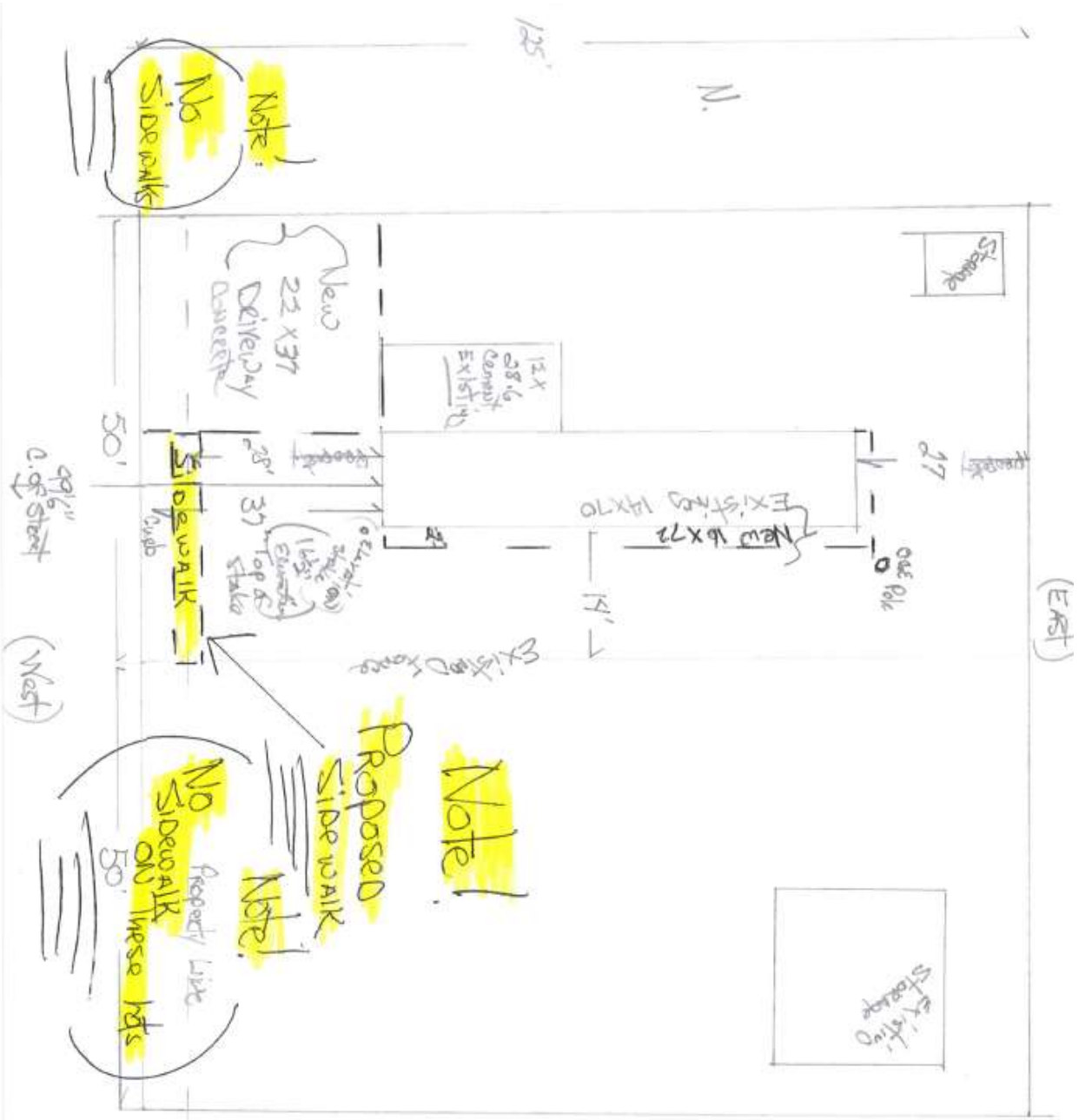


W Oxford Ave

N Adams St

2925





Jack & Kim  
 M<sup>o</sup> FAD0000  
 2925 N. AD  
 580-231-2643

New 16 X 72  
 Split Aire  
 (2' South)  
 (2' East)

5.

**ITEM #13.**

**CONSIDER A SIDEWALK VARIANCE FOR MERLIN NIGHTINGALE, ENID TILE & MARBLE LOCATED AT 1709 WEST CHESTNUT, DESCRIBED AS A TRACT IN NW/4 12-22-7 N 280' OF E 12 RDS (198') OF NW/4 (EX N 33' TO CITY).**

**BACKGROUND:**

Mr. Nightingale applied for building permit to erect an addition to the existing 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 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 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](mailto: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: 1709 W. Chestnut Ave. Enid (street address):

Legal description: \_\_\_\_\_  
\_\_\_\_\_

Current zoning of property: I-3

Variance Request: \_\_\_\_\_

Section: 10-6-1: A. Sidewalks Required

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

See Attached

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 14 day of January, 2016.

Applicant's signature: *Merlin Nightingale*

Telephone: 580-234-0320

Printed Name: Merlin Nightingale

Email: ENIDTHEMARBLE@

Address: 1709 W. Chestnut, Enid

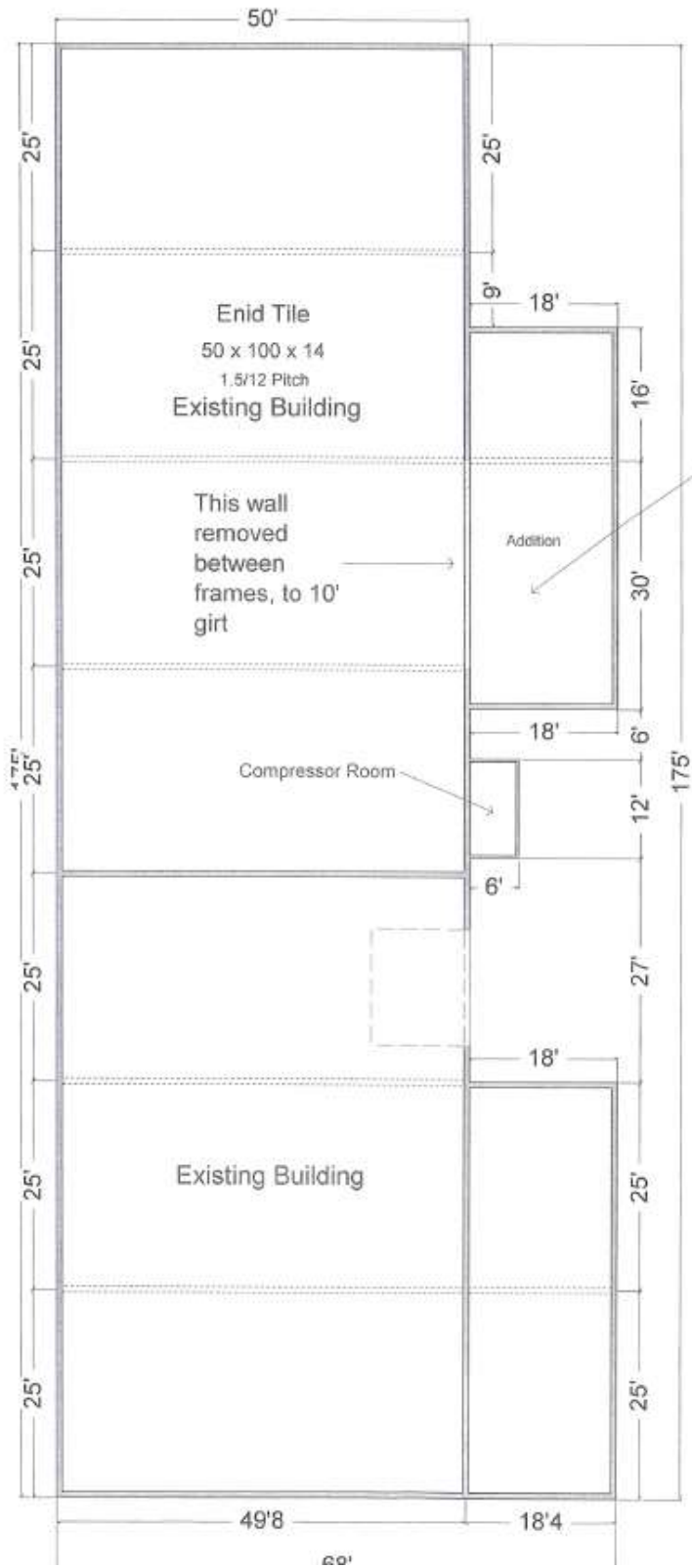
YATTOO.COM

Date of Hearing set for the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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New addition, 3 walls enclosed

**ITEM # 14.**

**CONSIDER A SIDEWALK VARIANCE FOR CURTTRIGHT HONDA, KEVIN CURTTRIGHT LOCATED AT 4618 WEST OWEN K GARRIOTT, DESCRIBED AS PART OF LOT 32, BLOCK 1, SUB-DIV OF SW/4 10-22-7.**

**BACKGROUND:**

Mr. Curttright applied for building permit to erect an addition to the business 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 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 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: Curttright Honda, 4618 W. Owen K. Garriott (street address):

Legal description: See Atch Exhibit A For Legal

Current zoning of property: C-3

Variance Request: Request deletion of the requirement to provide sidewalks on the south side of the property and the east side of the property.

Section: 10-6-1: A. Sidewalks Required

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) Sidewalks cannot continue along Garriott Road. There will never be a sidewalk on either side of the property so it makes no sense to put a sidewalk in front of this property.

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 15th day of January, 2016.

Applicant's signature: 

Telephone: 580 554 4950

Printed Name: Kevin Curttright

Email: kevin@curttrighthonda.com

Address: 4618 W. Owen K Garriott Rd.

Date of Hearing set for the 25th day of January, 2016.

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EXHIBIT "A"

LEGAL DESCRIPTION

The Property is located In Garfield County, State of Oklahoma, described as:

Beginning Fifty (50) feet West of the Southeast Corner of Lot Thirty-two (32), Subdivision of the Southwest Quarter (SW/4) of Section Ten (10), Township Twenty-two (22) North, Range Seven (7) West of the Indian Meridian, thence West One Hundred Ninety (190) feet, thence North Three Hundred Fifty (350) feet, thence East One Hundred Ninety (190) feet, thence South Three Hundred Fifty (350) feet to the point of beginning, EXCEPT the South Thirty-two (32) feet thereof, all in Garfield County, Oklahoma.

Part of Lot Thirty-two (32), Subdivision of the Southwest Quarter (SW/4) of Section Ten (10), Township Twenty-two (22) North, Range Seven (7) West of the Indian Meridian, Enid, Garfield County, Oklahoma, being more particularly described as follows:

Beginning at the Southeast Corner of Lot 32, being located 33 feet North and 26.33 feet West of the Southeast Corner of said Southwest Quarter (SW/4), Section Ten (10);

Thence Westerly along the South line of said Lot 32 a distance of 50.00 feet;

Thence Northerly parallel with the East line of said Lot 32 a distance of 350.00 feet;

Thence Westerly parallel with the south line of said Lot 32 a distance of 190.00 feet;

Thence Northerly parallel with the East line of said Lot 32 a distance of 181.50 feet;

Thence Easterly parallel with the South line of said Lot 32 a distance of 240.00 feet;

Thence Southerly along the East line of said Lot 32 a distance of 531.50 feet to the point of beginning.

Above described tract contains 1.40 acres, more or less.

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4618

W Owen K Garriott Rd





# Inset Parking – 2107 E. Broadway Ave



ITEM # 16.

CONSIDER A NO PARKING REQUEST ON THE EAST SIDE OF QUAILWOOD DRIVE BETWEEN ROLLING OAKS DRIVE AND OAKRIDGE ROAD.

**BACKGROUND:**

The request was submitted stating the street is too narrow for parking on both sides and becoming impossible to pass and not wide enough for three cars safely.

Letters were sent to the five property owners on Quailwood Drive between Oakridge Road and Rolling Oaks Drive. Three owners responded stating they were in favor of the No Parking.

Traffic Control approved the placement of No Parking signs.

**ATTACHMENTS:** Location map.

**RECOMMENDATION:** Consider the No Parking request.

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

