



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

METROPOLITAN AREA PLANNING COMMISSION

NOTICE OF MEETING

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission will meet in regular session at 6:00 p.m. on the 16th day of May, 2016, in the Council Chambers of the City Administration Building, located at 401 W. Owen K. Garriott Road, Enid, Oklahoma, and the agenda for said meeting is as follows:

- AGENDA -

METROPOLITAN AREA PLANNING COMMISSION REGULAR MEETING

1. CALL TO ORDER/ROLL CALL.
2. CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF APRIL 18, 2016.
3. ADMINISTRATION.
 1. REAPPOINT COLE REAM TO THE HISTORIC PRESERVATION COMMISSION.
4. ZONING.
 1. CONSIDER THE REZONING FOR PROPERTY DESCRIBED AS THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (E/2 E/2 SW/4 SE/4) OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M., GARFIELD COUNTY, OKLAHOMA LOCATED AT 5810 WEST OWEN K GARRIOTT ROAD FROM AGRICULTURE DISTRICT TO C-2 PLANNED BUSINESS CENTER DISTRICT.
5. USE BY REVIEW.
 1. NONE.
6. PLATS.
 1. NONE.

7. LOT SPLITS.

- 1. CONSIDER A LOT SPLIT FOR LOTS 13, 14, 15 AND 16, BLOCK 51, WEBSTER PARK ADDITION LOCATED AT THE NORTHEAST CORNER FOR 27TH STREET AND MAPLE.**

8. TRAFFIC.

- 1. REQUEST BY WESTSIDE CHURCH OF GOD AT 1902 WEST CHESTNUT AVENUE, ENID OK, FOR A SECOND DRIVE ACCESS TO CHESTNUT AVENUE.**

9. EASEMENTS.

- 1. NONE.**

10. VARIANCES.

- 1. CONSIDER A SIDEWALK VARIANCE FOR JIM AND MARLENE GELSTHORPE LOCATED AT 1626 MASON DRIVE, DESCRIBED AS LOT 5, BLOCK 14, SKYVIEW ESTATES.**

11. ADJOURN.

DRAFT

MINUTES OF REGULAR MEETING OF
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,
HELD ON THE 18TH DAY OF APRIL 2016

The Metropolitan Area Planning Commission of the City of Enid, County of Garfield, State of Oklahoma, met in regular meeting in the Council Chambers of the Administration Building of the City of Enid, located at 401 West Owen K. Garriott Road in said city, at 6:00 P.M. on the 18th day of April 2016, pursuant to notice given by April 15, 2016 to the Clerk of the City of Enid, and pursuant to notice thereof displayed at the entrance to the Administration Building of said city, in prominent view and which notice was posted prior to 6:00 P.M. on the 15th day of April 2016.

Present: Mark Arnold; Cody Haney; Whitney Hall; Marvin Kusik; Eddie Mack; Cole Ream; Don Roberts; Don Rose; David Vanhooser, City Commissioner Ex-Officio

Absent: Jim Strate, Jr.; James Simunek, County Commissioner Ex-Officio

Also Present: Jerald Gilbert, City Manager; Chris Bauer, Planning Administrator; Robert Hitt, City Engineer; Karla Ruther, Assistant City Planner

CALL TO ORDER/ROLL CALL.

CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF MARCH 21, 2016.

Motion was made by Cody Haney, seconded by Whitney Hall to approve the minutes of the March 21, 2016 meeting.

AYE: Mark Arnold, Cody Haney, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose

Passed

ADMINISTRATION.

NONE.

ZONING.

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 9 AND 10, BLOCK 24, ORIGINAL TOWNSITE OF ENID, LOCATED AT THE NORTHEAST CORNER OF 7TH STREET AND CHEROKEE AVENUE FOR LOAVES AND FISHES OF NORTHWEST OKLAHOMA FROM R-7 RESIDENTIAL MULTI FAMILY DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT.

Motion was made by Don Rose, seconded by Don Roberts to recommended approval to the Mayor and Board of Commissioners to approve the rezoning from R-7 to C-3 to allow Loaves and Fishes to construct a parking lot.

AYE: Mark Arnold, Cody Haney, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose

Passed

USE BY REVIEW.

NONE.

PLATS.

CONSIDER APPROVAL OF THE FINAL PLAT FOR PHEASANT RUN GOLF COMMUNITY BLOCKS 29, 30, 31 AND 32.

Motion was made by Cole Ream, seconded by Mark Arnold to recommended approval of the final plat to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Cody Haney, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose

Passed

LOT SPLITS.

CONSIDER A LOT SPLIT FOR SERENA WHEELER LOCATED AT 510 EAST WALNUT DESCRIBED AS LOT 7 BLOCK 1 REPLAT OF BLOCK 1 MCQUILKIN ADDITION.

Motion was made by Mark Arnold, seconded by Cody Haney to approve the lot split.

AYE: Mark Arnold, Cody Haney, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose

Passed

CONSIDER A LOT SPLIT FOR PART OF THE NORTHEAST QUARTER SECTION 16, TOWNSHIP 22 NORTH, RANGE 7 WEST, I. M. LOCATED AT 1016 SOUTH GARLAND.

Motion was made by Whitney Hall, seconded by Eddie Mack to approve the lot split.

AYE: Mark Arnold, Cody Haney, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream, Don Roberts, Don Rose

Passed

TRAFFIC.

NONE.

EASEMENTS.

NONE.

VARIANCES.

NONE.

ADJOURN.

Motion was made by Don Roberts, seconded by Cole Ream to adjourn.
The meeting adjourned at 6:08 PM.

AYE: Mark Arnold, Cody Haney, Whitney Hall, Marvin Kusik, Eddie Mack, Cole Ream, Don
Roberts, Don Rose

Passed

**Metropolitan Area Planning Commission
Meeting**

3. 1.

Meeting Date: 05/16/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

REAPPOINT COLE REAM TO THE HISTORIC PRESERVATION COMMISSION.

BACKGROUND:

Cole Ream has served as the Metropolitan Area Planning Commission representative and is willing to continue his service.

RECOMMENDATION:

Appoint Cole Ream to Historic Preservation Commission.

PRESENTER:

Karla Ruther, Assistant City Planner

**Metropolitan Area Planning Commission
Meeting**

4. 1.

Meeting Date: 05/16/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER THE REZONING FOR PROPERTY DESCRIBED AS THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (E/2 E/2 SW/4 SE/4) OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 7 WEST, I.M., GARFIELD COUNTY, OKLAHOMA LOCATED AT 5810 WEST OWEN K GARRIOTT ROAD FROM AGRICULTURE DISTRICT TO C-2 PLANNED BUSINESS CENTER DISTRICT.

BACKGROUND:

The applicant is proposing to rezone the property located at 5810 West Owen K Garriott Road from Agriculture District to C-2 Planned Business Center District. The property is west of Atwood Distributing. The proposal is to develop truck parking for Atwood Distributing.

Atwood Distributing west of this property is zoned C-2, the housing addition to the north of the property is zoned R-2 Residential Single Family District and the property to the west of this lot is zoned Agriculture.

RECOMMENDATION:

Consider a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map

Site Plan

Fountain Head Dr

W

A



Site

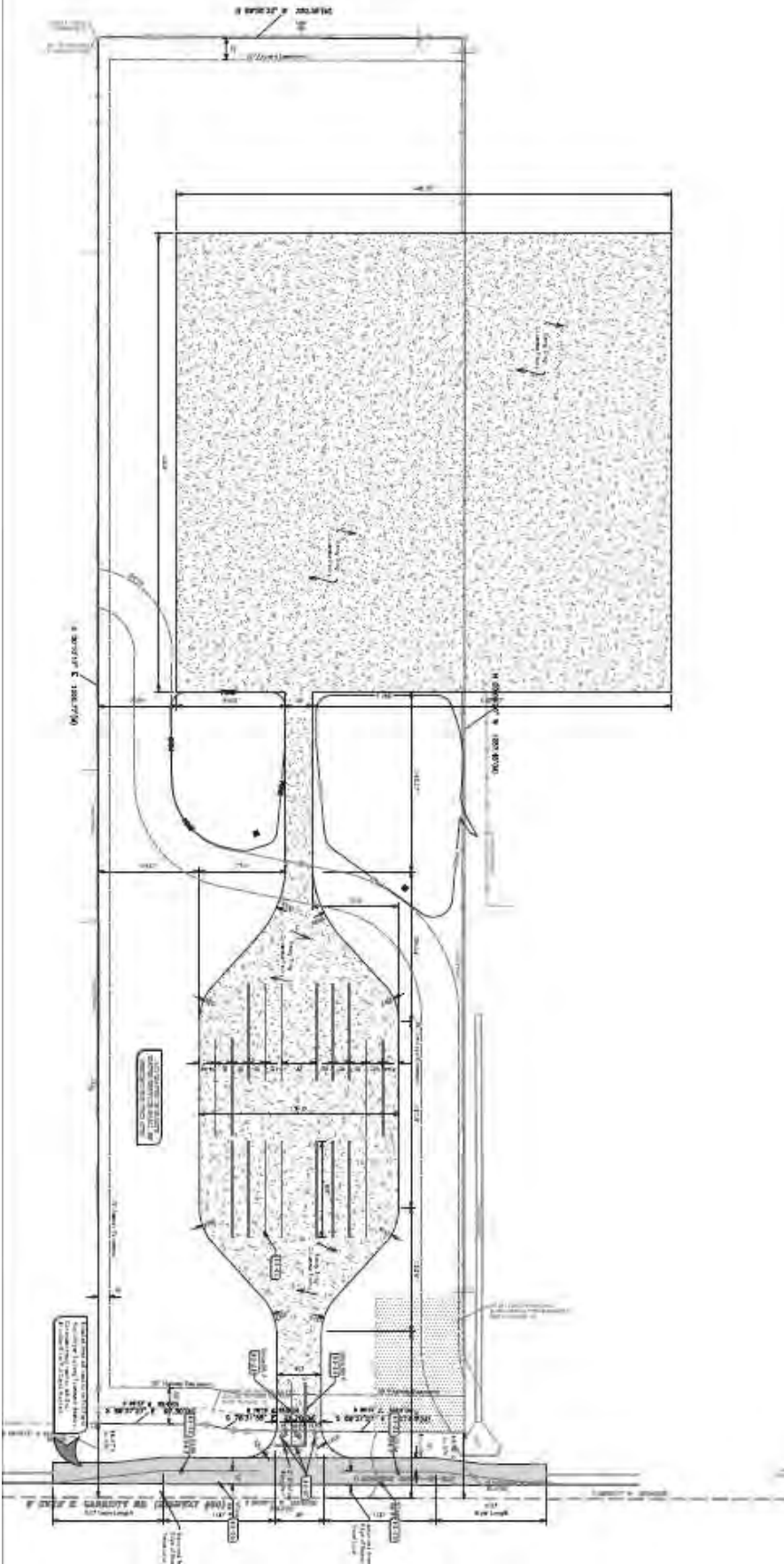
G-2

S Garland Rd

Owen K Garriott Rd

412





**Metropolitan Area Planning Commission
Meeting**

7. 1.

Meeting Date: 05/16/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A LOT SPLIT FOR LOTS 13, 14, 15 AND 16, BLOCK 51, WEBSTER PARK ADDITION LOCATED AT THE NORTHEAST CORNER FOR 27TH STREET AND MAPLE.

BACKGROUND:

The property is located at the northeast corner of 27th Street and Maple Avenue. The property is zoned R-4 Residential Duplex or Two-Family Dwelling District. The lots are currently vacant. The applicant plans to build a duplex on each lot.

The north lot will have access to 27th Street and the south lot will have access to 27th Street or East Maple. The water main is located in East Maple and the sewer main is located in the alley. A ten foot utility easement on the west side of the south lot will allow access to the water main and a ten foot utility easement on the east side of the north lot will allow access to the sewer main.

State statutes require 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.

RECOMMENDATION:

Consider the lot split.

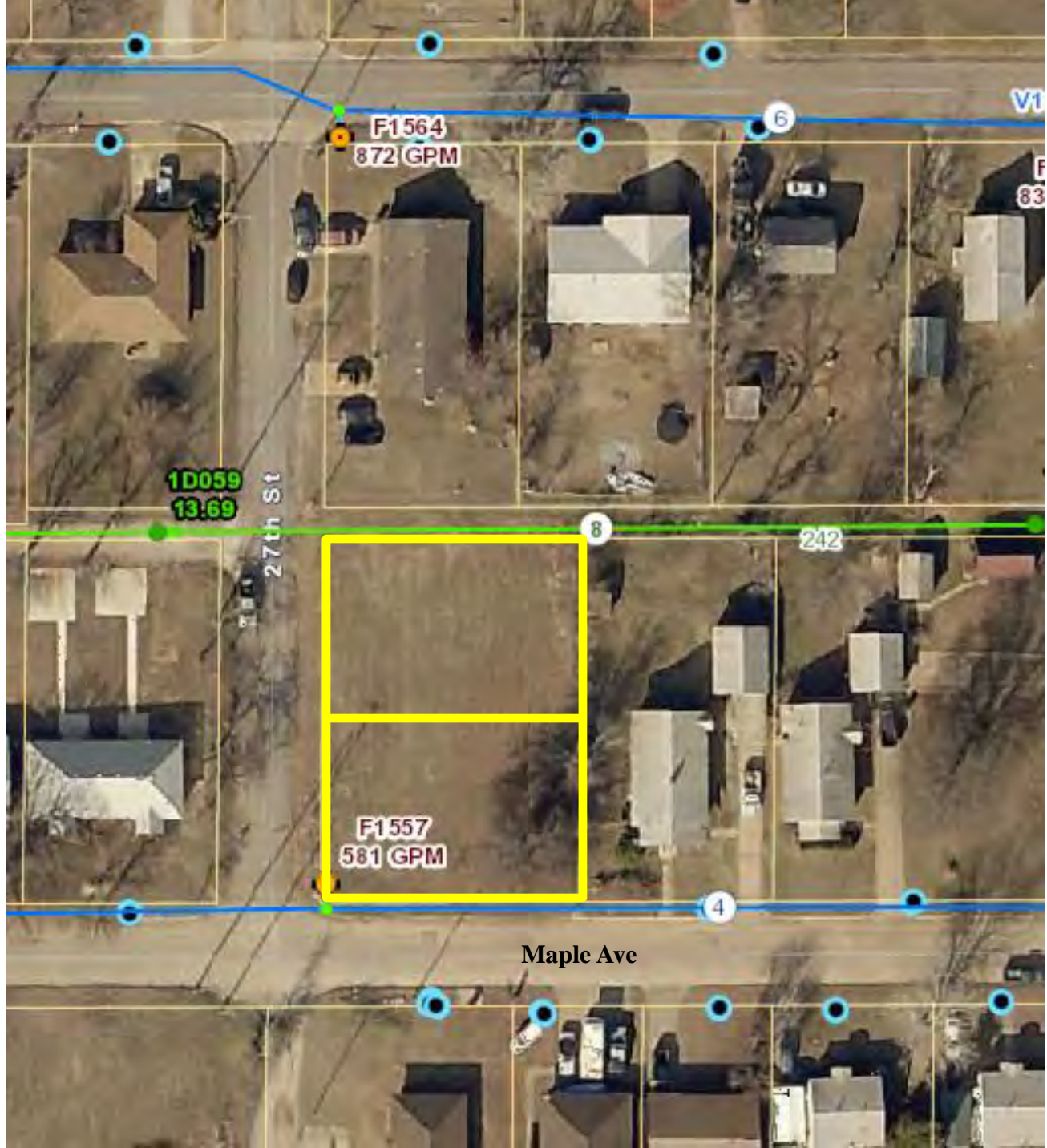
PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

27th & Maple location map

27th & Maple Survey



F1564
872 GPM

1D059
13.69

F1557
581 GPM

27th St

Maple Ave

6

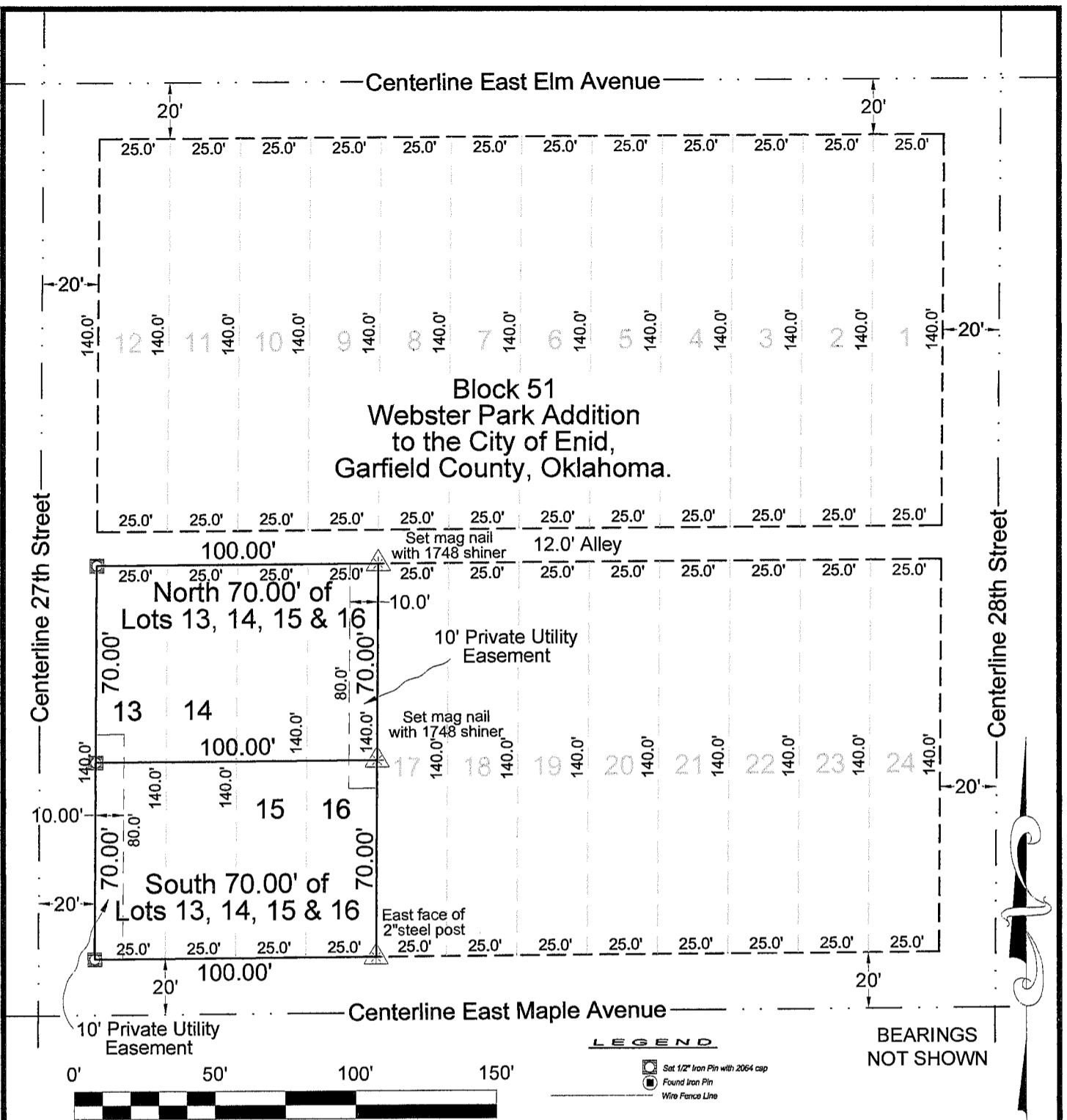
V1

83

8

242

4



DESCRIPTION: THE NORTH 70.00 FEET OF LOTS 13, 14, 15 AND 16, BLOCK 51, WEBSTER PARK ADDITION TO THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA.

DESCRIPTION: THE SOUTH 70.00 FEET OF LOTS 13, 14, 15 AND 16, BLOCK 51, WEBSTER PARK ADDITION TO THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA.

DESCRIPTION: (EASEMENT) THE EAST 10.00 FEET OF THE NORTH 80.00 FEET OF LOT 16, BLOCK 51, WEBSTER PARK ADDITION TO THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA.

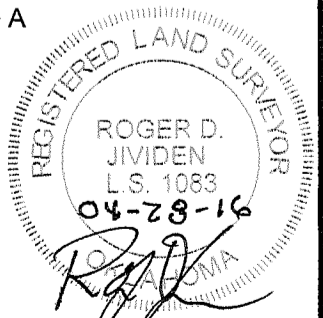
DESCRIPTION: (EASEMENT) THE WEST 10.00 FEET OF THE SOUTH 80.00 FEET OF LOT 13, BLOCK 51, WEBSTER PARK ADDITION TO THE CITY OF ENID, GARFIELD COUNTY, OKLAHOMA.

SURVEYOR CERTIFICATE

WE DO HEREBY CERTIFY THAT ON THE 27TH DAY OF APRIL, 2016, WE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THIS SURVEY IS TRUE AND CORRECT.

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
2. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."
4. DATE FIELD WORK COMPLETED: 04-26-2016
5. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



<p>JIVIDENS LAND SURVEY CO., INC. 1210 19TH STREET / P.O. BOX 943 WOODWARD, OKLAHOMA 73802 Phone 580-256-7174 - Fax 844-273-1684 roger@jivdenslandsurvey.com mike@jivdenslandsurvey.com</p>	<p>Survey For: David Ritchie 201 East Main Avenue Enid, Oklahoma 73701</p>	JOB 103-16	DATE OF PLAT 04-28-2016	SCALE 1"=50'	SHEET 1 OF 1
		DRAWN BY R.D.J.		OKLA. CA #2064, EXP. 06/30/2017 KANSAS CA #143, EXP. 12/31/2016	

**Metropolitan Area Planning Commission
Meeting**

8. 1.

Meeting Date: 05/16/2016

Submitted By: Robert Hitt, City Engineer

SUBJECT:

REQUEST BY WESTSIDE CHURCH OF GOD AT 1902 WEST CHESTNUT AVENUE, ENID OK, FOR A SECOND DRIVE ACCESS TO CHESTNUT AVENUE.

BACKGROUND:

Westside Church of God, at 1902 West Chestnut Avenue, accesses Chestnut Ave by way of a driveway on the north side of Chestnut and on the east side of the property. Chestnut Avenue is a minor arterial street and access of second driveways on arterials requires Metropolitan Area Planning Commission (MAPC) review and approval. The church requests the second drive based on their traffic demand and proposes that the existing drive be used as an entrance only drive, and the new west drive used for exit only.

The recommended standard frontage for allowing a second drive is 300'. The applicant meets this standard and based on the proposal to make the new drive an exit only the request is presented as meeting standards for a second access.

RECOMMENDATION:

Approve second drive as exit only.

PRESENTER:

Robert Hitt, PE, City Engineer

Attachments

West-side church It
West-side Church map



WEST- SIDE CHURCH OF GOD IN CHRIST
1902 West Chestnut
Enid, Oklahoma 73703
580-234-7127

Pastor:
Supt. D.L. Norwood, Sr.

March 31, 2016

Church Mother:
Mother L. Owens

Enid, OK 73703

Church Secretary:
Missy. L. Norwood

RE: Second Drive Way

Sunday School Supt.:
Deacon L. Ryne

YPWW President:
Missy. L. Norwood

Bible Band President:
Mother L. Owens

HFM President:
Missy. R. Nazario

YWCC/CWC President:
Sis. K. Holt

Music Dept. President:
Missy. L. Norwood

Sunshine Band President:
Sis. M. Edgar

Purity President:
Asp. Missy. D. Dixon

Usher Board President:
Mother D. Carr


Hospitality:
Sis. B. Austin

We the Pastor and Members of the West -Side Church of God In Christ are concerned about the increase in traffic on West Chestnut Avenue. Due to this increase in traffic, we would like to construct a second drive way. The existing drive way would be an entrance drive way and the new drive way would be an exit drive way.

We believe that it would make it safer for our "Elderly" members and also the "Children" who currently attend the Head Start Program. Parents turning in and out of traffic to drop off and pick up their children from Head Start, coupled with the new construction on North Cleveland has generated a traffic problem.

Please consider this proposal for safety reasons.

Sincerely,


Superintendent Derwin L. Norwood, Sr.
Pastor



**Metropolitan Area Planning Commission
Meeting**

10. 1.

Meeting Date: 05/16/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A SIDEWALK VARIANCE FOR JIM AND MARLENE GELSTHORPE LOCATED AT 1626 MASON DRIVE, DESCRIBED AS LOT 5, BLOCK 14, SKYVIEW ESTATES.

BACKGROUND:

Mr. and Mrs. Gelsthorpe applied for a building permit to erect a new residence. The current sidewalk ordinance 2016-03 was adopted on February 2, 2016. Section 10-6-1 B. requires new development, as defined in 10-6-1 A, to provide sidewalks that parallel abutting streets. The definition of development include building permit. Skyview Estates Block 13, 14 & 15 is a new subdivision and sidewalks were part of the approved plat and improvement plans.

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.

RECOMMENDATION:

Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Variance application
Site Plan 1626 Mason
Location map
Sidewalk Ordinance
1626 Mason Aerial photo
Aerial photo north of 1626 Mason
4705 Mt Vernon sidewalks
4705 Mt Vernon 2nd photo
4702 Mt Vernon



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: 1626 Mason Dr (street address):

Legal description: Lot 5 Block 14, Skyview Estates

Current zoning of property: R-2

Variance Request: To not install sidewalk

Section: 10-6-1: B. Sidewalks Required per Ordinance 2016-3

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) Only 8-10 houses in entire area that will have sidewalks

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

I, or We, hereby petition the Metropolitan Area Planning Commission and Mayor and Board of Commissioners 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 4 day of May, 2016.

Applicant's signature: Marlene Gelsthorpe

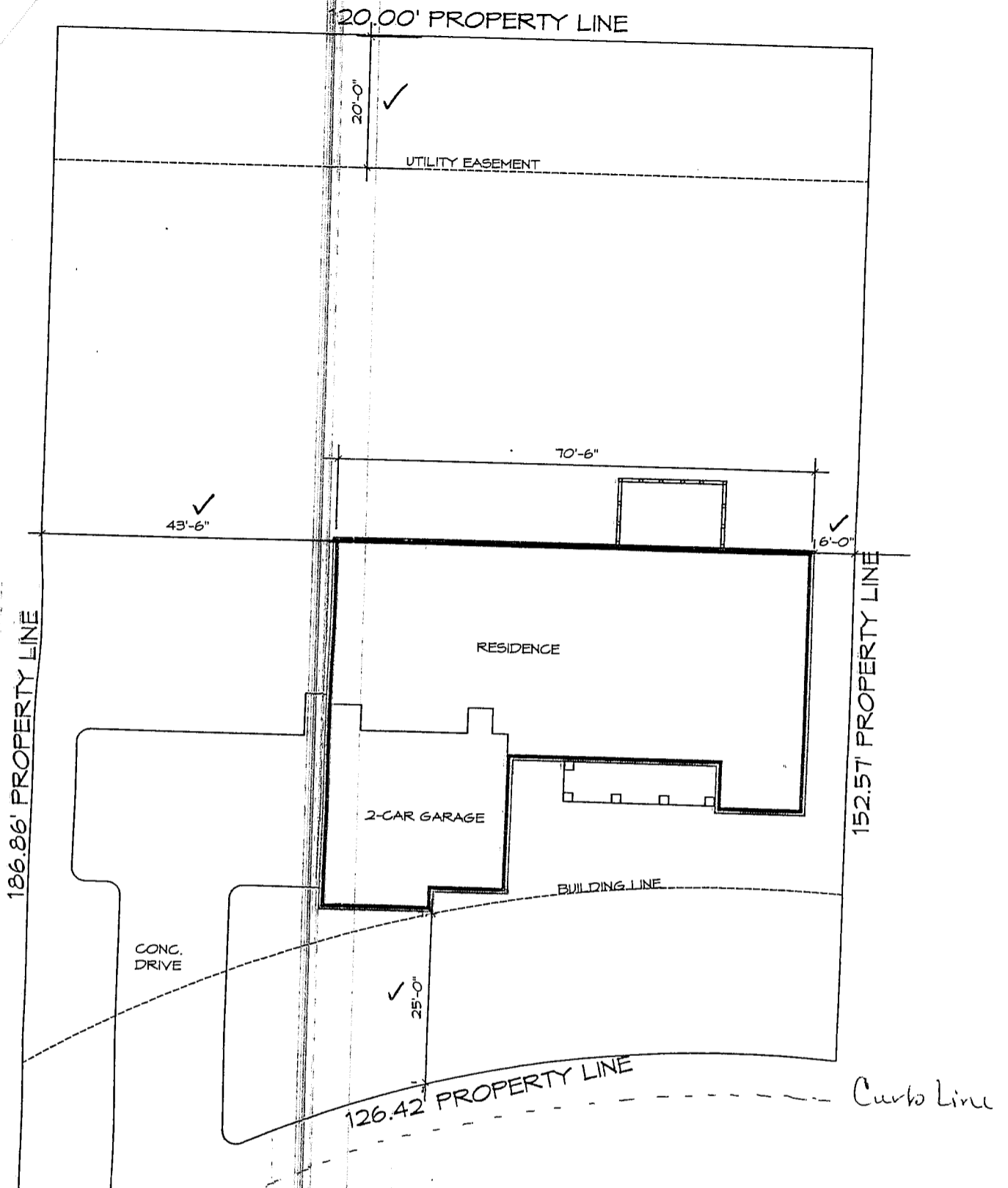
Telephone: _____

Printed Name: Marlene Gelsthorpe

Email: _____

Address: _____

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



WB

✓ APPROVED WB

1626 Mason Drive

A SITE PLAN
 1/16" = 1' - 0"



Existing Sidewalks

10-6-1: SIDEWALKS REQUIRED:

A. Definitions: For the purposes of this section, the following definitions shall apply:

ADDITION: Construction of a structure that is attached to or connected with an existing building.

INFILL DEVELOPMENT: The development of a previously undeveloped lot or tract of land in an existing neighborhood.

NATURAL DISASTER: An event or force of nature, including, fire, earthquake, flood and tornado.

NEW DEVELOPMENT: Improving an undeveloped lot or tract of land by subdividing, site planning, construction or building permitting. Development on a previously developed lot or tract of land which where the previous development is removed for the purposes of developing the site shall also be considered new development.

REDEVELOPMENT: The development of a previously developed lot or tract of land after a total loss.

TOTAL LOSS: The destruction of a structure as a result of a natural disaster such that nothing of value remains and the structure cannot be repaired or restored to its original condition.

B. Sidewalks That Parallel Abutting Streets: The following shall include sidewalks that parallel all abutting streets:

1. New development.
2. Redevelopment or infill development on property used or zoned as residential (four-family R-4A, townhouse R-5, multi-family R-7).
3. Redevelopment or infill development on property used or zoned as residential (estate R-1, single-family R-2, mobile home neighborhood R-3, duplex R-4), but only if an adjacent property or if a property within the same residential subdivision has a sidewalk.
4. Addition, redevelopment and infill development on property used as or zoned as commercial.
5. Addition, redevelopment and infill development on property used as or zoned as industrial.

C. Sidewalks Within A Development: Multi-family residential, commercial, educational, industrial and public gathering developments must incorporate sidewalks within its development.

D. Exceptions:

1. Addition, new development, redevelopment and infill development along unimproved roads.
2. Placement or construction of an accessory building.
3. Addition, new development, redevelopment, or infill development on agriculturally zoned land.

E. Sidewalk Development Fee: Developers may be eligible to pay a sidewalk development fee, as set out in section 2-6F-14 of this code, in lieu of constructing a sidewalk. The following shall apply:

1. Eligibility for the sidewalk development fee is at the discretion of the city commission.
2. Developers who desire to pay a sidewalk development fee in lieu of construction of a sidewalk shall make written application to the mayor and board of commissioners.
3. New development shall not be eligible for the sidewalk development fee. (Ord. 2016-03, 2-2-2016)



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