



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 20th day of June, 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 MAY 16, 2016.**
3. **ADMINISTRATION.**
 1. **NONE.**
4. **ZONING.**
 1. **CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 8, 9, 10, 11, 12, 13, 14, 15 AND 16, BLOCK 42, ORIGINAL TOWNSITE OF ENID LOCATED AT THE NORTHEAST CORNER OF 7TH AND OKLAHOMA FROM C-3 GENERAL COMMERCIAL DISTRICT, SU SPECIAL USE DISTRICT, R-4 RESIDENTIAL DUPLEX OR TWO FAMILY DWELLING DISTRICT TO R-7 RESIDENTIAL MULTI-FAMILY DISTRICT.**
5. **USE BY REVIEW.**
 1. **CONSIDER A USE BY REVIEW FOR A NURSING HOME LOCATED AT 2504 SOUTH VAN BUREN AS PART OF THE ENID GRACE KOREAN CHURCH PROPERTY.**
6. **PLATS.**

1. NONE.
7. LOT SPLITS.
 1. CONSIDER A LOT SPLIT FOR JAMES A. BAKER LOCATED ON THE EAST 128 FEET OF TRACT 1, BLOCK 1, GARRY MUNGER'S FIFTH ADDITION AND THE EAST 128 FEET OF THE SOUTH 45 FEET OF TRACT 1, BLOCK 1, GARRY MUNGER'S SIXTH ADDITION.
 2. CONSIDER A LOT SPLIT FOR MONTIE BULLIS IN PART OF THE SOUTHWEST QUARTER SECTION 26, TOWNSHIP 20 NORTH, RANGE 8 WEST, I.M. GARFIELD COUNTY OKLAHOMA LOCATED AT HIGHWAY 132 AND MARSHALL ROAD.
 3. CONSIDER A LOT SPLIT FOR JEREMIAH & JULIA VOTH LOT 13, BLOCK 1, THOUSAND OAKS 1ST SECTION, EXCEPT THE WEST 15 FEET, GARFIELD COUNTY, OKLAHOMA.
8. TRAFFIC.
 1. NONE.
9. EASEMENTS.
 1. NONE.
10. VARIANCES.
 1. NONE.
11. ADJOURN.

DRAFT

MINUTES OF REGULAR MEETING OF
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,
HELD ON THE 16TH DAY OF MAY 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 16th day of May 2016, pursuant to notice given by May 13, 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 13th day of May 2016.

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

Also Present: 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 APRIL 18, 2016.

Motion was made by Cole Ream, seconded by Cody Haney to approve the April 18, 2016 minutes.

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

Passed

ADMINISTRATION.

REAPPOINT COLE REAM TO THE HISTORIC PRESERVATION COMMISSION.

Motion was made by Don Roberts, seconded by Whitney Hall to reappoint Cole Ream to the Historic Preservation Commission.

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

Passed

ZONING.

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.

Motion was made by Cody Haney, seconded by Mark Arnold to recommend approval of the rezoning to the Mayor and Board of Commissioners.

Cody Haney asked if acceleration and deceleration lanes would be installed. Chris Bauer stated yes and would be part of the site plan requirements. Eddie Mack asked if other industrial activity would be on this property. Chris Bauer stated the property will be used for Atwood truck parking only.

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

Passed

USE BY REVIEW.

NONE.

PLATS.

NONE.

LOT SPLITS.

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.

Motion was made by Cole Ream, seconded by Don Roberts to approve the lot split.

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

Passed

TRAFFIC.

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

Motion was made by Don Roberts, seconded by Eddie Mack to recommend approval of the second drive access to Chestnut.

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

Passed

EASEMENTS.

NONE.

VARIANCES.

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

Motion was made by Cole Ream, seconded by Cody Haney to recommend denial of the sidewalk variance to the Mayor and Board of Commissioners.

This item was moved in front of 4.1 Zoning.

Mrs. Gelsthorpe made a presentation to the Planning Commission of previous variances granted.

Angela Rasmuson, Code Official gave a presentation to the Planning Commission concerning sidewalks and the modifications in the sidewalk ordinance.

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

NAY: Don Roberts

Passed

ADJOURN.

Motion was made by Cole Ream, seconded by Cody Haney to adjourn.

Meeting adjourned at 6:28 PM.

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

Passed

**Metropolitan Area Planning Commission
Meeting**

4. 1.

Meeting Date: 06/20/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS LOTS 8, 9, 10, 11, 12, 13, 14, 15 AND 16, BLOCK 42, ORIGINAL TOWNSITE OF ENID LOCATED AT THE NORTHEAST CORNER OF 7TH AND OKLAHOMA FROM C-3 GENERAL COMMERCIAL DISTRICT, SU SPECIAL USE DISTRICT, R-4 RESIDENTIAL DUPLEX OR TWO FAMILY DWELLING DISTRICT TO R-7 RESIDENTIAL MULTI-FAMILY DISTRICT.

BACKGROUND:

The applicant is proposing to rezone the property located on the northeast corner of 7th Street and Oklahoma from C-3 General Commercial, SU Special Use District and R-4 Residential Duplex or Two Family Dwelling District to R-7 Residential Multi-Family District. The proposal is to construct 36 affordable housing units for low and very low income households. The Mayor and Board of Commissioners approved a resolution on June 7, 2016 to support this development. The applicant is applying with the Oklahoma Housing Finance Authority (OHFA) for affordable housing tax credits.

The property to the north across the alley is zoned R-7 and C-3. The property west across 7th Street is part of Cherokee Terrace apartments and zoned R-7. Property south across Oklahoma is zoned R-4 and the property east across 8th Street is zoned R-4.

Engineering is reviewing the proposal to determine if there is adequate water, sewer, access along 7th, Oklahoma and 8th Streets and stormwater capacity to support the recommendation of approval. Their findings will be presented at the meeting.

RECOMMENDATION:

Consider a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Fiscal Impact

Budgeted Y/N: N
Amount: \$0.00
Funding Source:
N/A

Attachments

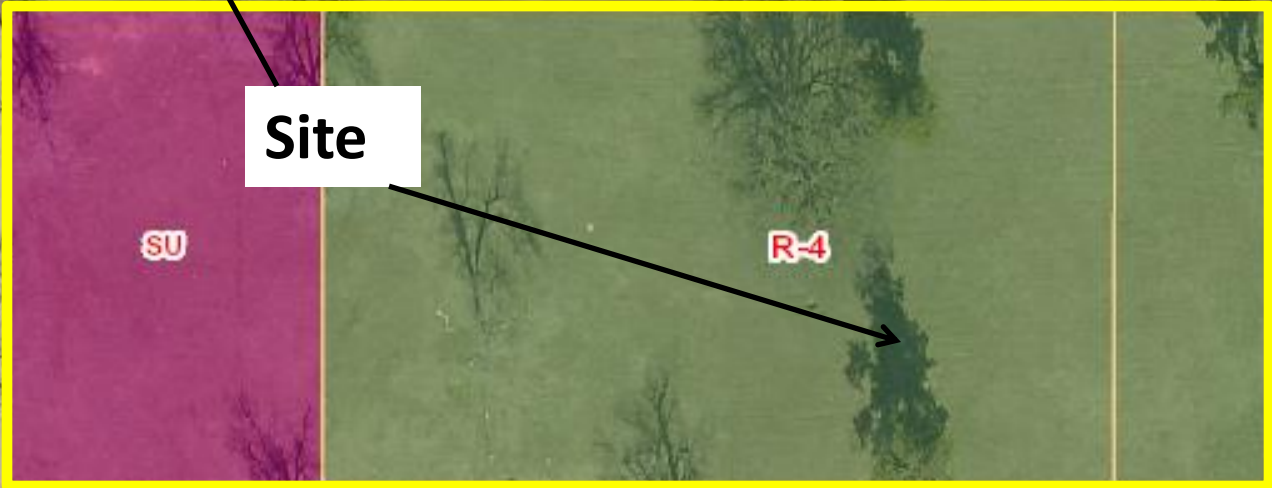
Location Map
Prelim Site Plan
Sample Elevation 1
Sample Elevation 2

E Cherokee Ave



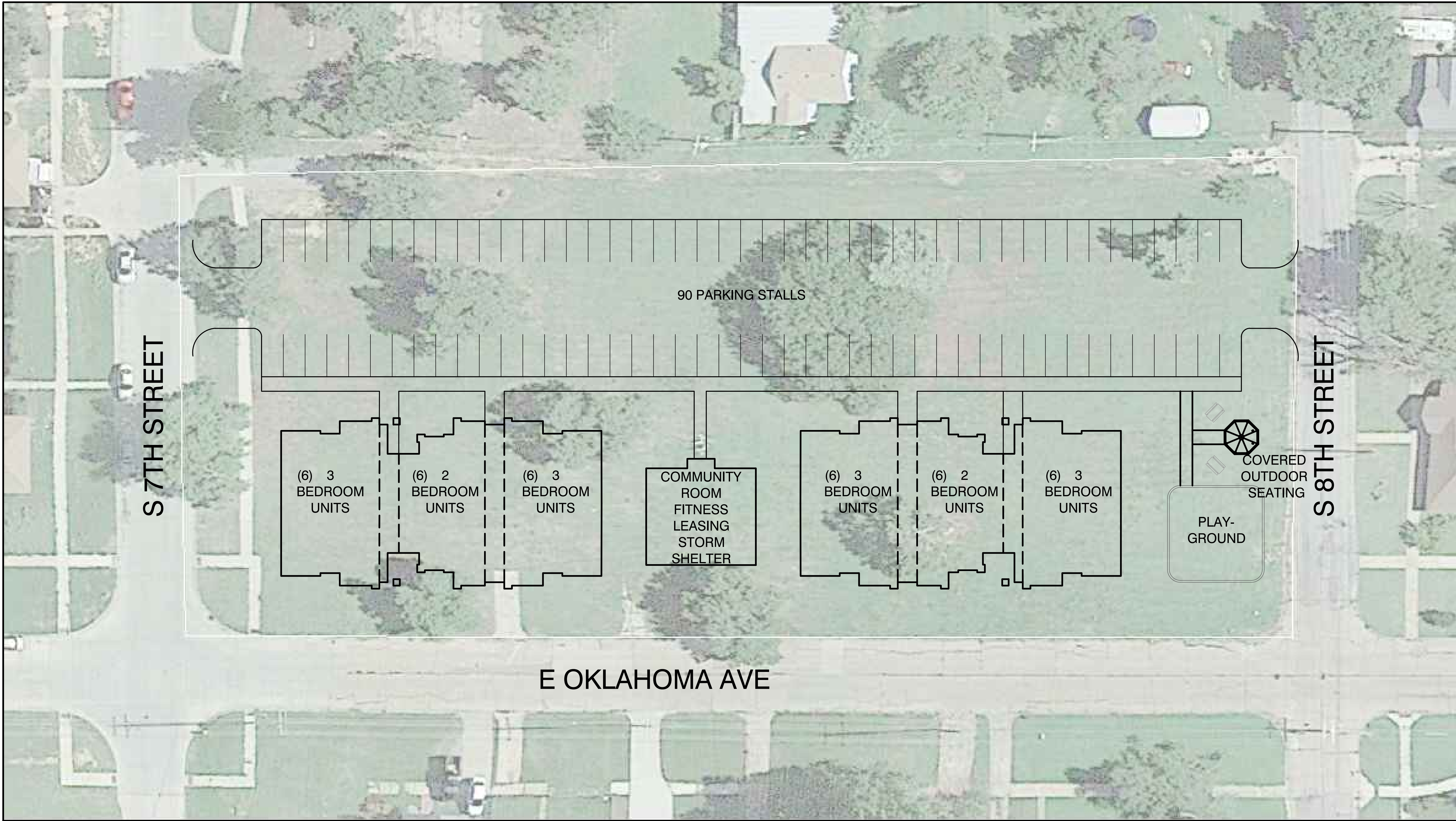
S 7th St

Site



S 8th St

E Oklahoma Ave



SITE PLAN
SCALE: 1"=20'-0"

LENVAME: R:\PROJECTS 2015\EXCEL\ENID, OK

ADA
Architectural Design Associates
Suite 105
7501 O Street
Lincoln, Nebraska 68510
www.adalinc.com
tel 402 486 3232

PRELIMINARY
PROGRESS PRINT
NOT FOR
CONSTRUCTION
DATE PLOTTED:
3-28-2016

36 UNIT APARTMENT COMPLEX
EXCEL DEVELOPMENT GROUP
ENID, OKLAHOMA

Project number	15-167
Date	6-1-2016
Revisions	





**Metropolitan Area Planning Commission
Meeting**

5. 1.

Meeting Date: 06/20/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A USE BY REVIEW FOR A NURSING HOME LOCATED AT 2504 SOUTH VAN BUREN AS PART OF THE ENID GRACE KOREAN CHURCH PROPERTY.

BACKGROUND:

Enid Grace Korean Church located at 2504 South Van Buren wishes to build a 32 bed nursing home on their 23.32 acre church property. The property is zoned R-2 Single Family Residential District and a nursing home use may be consider as a Use by Review if the Planning Commission finds the following:

The proposed use will not adversely affect the use of adjoining or adjacent properties; utility drainage, parking, loading access and other design criteria shall be provided in accordance with all standards of this code; the proposed us shall not generate vehicular traffic that is hazardous to or in conflict with existing and anticipated traffic capacity and have adequate safeguards to limit noxious or offensive emissions, including noise, glare, smoke dust and odor.

Engineering reviewed the water, sewer, access and stormwater infrastructure and determined there is adequate capacities to support the Use by Review.

RECOMMENDATION:

Approve the Use by Review.

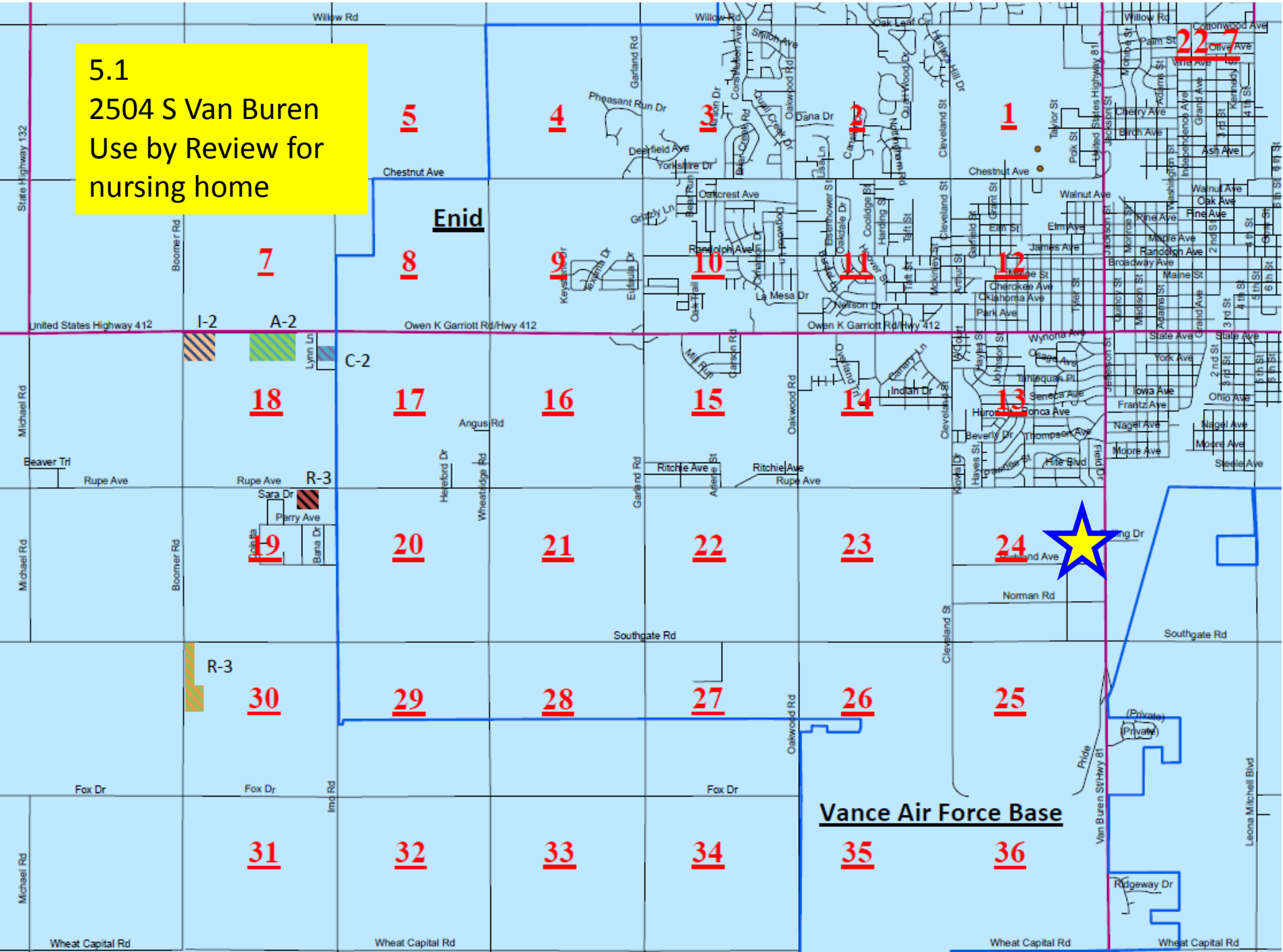
PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Nursing Home UBR

5.1
 2504 S Van Buren
 Use by Review for
 nursing home







PROPOSED
NURSING HOME
22,880 S.F.

EXISTING NURSING HOME
FINISHED FLOOR ELEVATION = 1250.04

ST. G. CHURCH

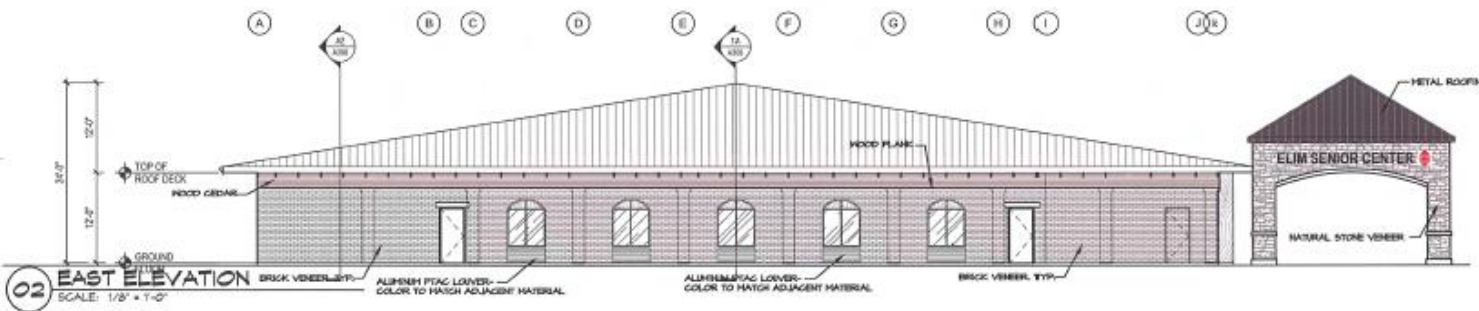
RICHLAND AVENUE

81

S Van Buren St

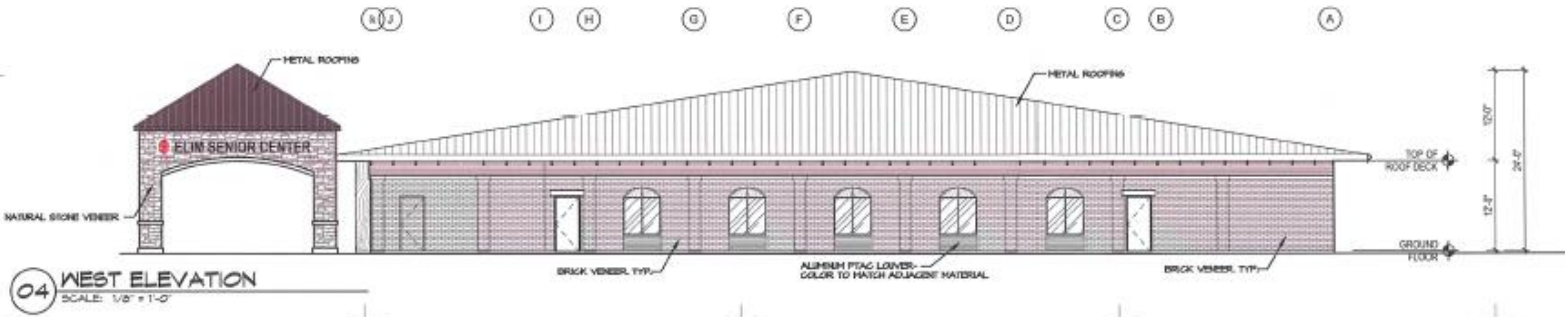
N10°26'22.95W 106.54'

S33°35'46W 1240.00'



ELEVATION KEYNOTES

1. REFER TO A-501 FOR EXTERIOR ENVELOPE DETAILS AND NOTES.
2. REFER TO FINISH MATERIAL LEGEND BY OWNER FOR ADDITIONAL FINISH MATERIAL SPECIFICATIONS.
3. REFER TO CIVIL AND STRUCTURAL FOR COORDINATION OF BUILDING ADDITION ELEMENTS WITH SITE.
4. EXITS WINDOW - ALUMINUM FIXED WINDOW WITH THERMAL BROKEN FRAME, INSULATED GLAZING WITH EXTERNAL ALUMINUM LOUVER AT PTAC UNITS.
5. ALUMINUM STOREFRONT SYSTEM WITH THERMAL BROKEN FRAME AND INSULATED GLAZING.



**Metropolitan Area Planning Commission
Meeting**

7. 1.

Meeting Date: 06/20/2016

Submitted By: Chris Bauer, Planning Administrator

SUBJECT:

CONSIDER A LOT SPLIT FOR JAMES A. BAKER LOCATED ON THE EAST 128 FEET OF TRACT 1, BLOCK 1, GARRY MUNGER'S FIFTH ADDITION AND THE EAST 128 FEET OF THE SOUTH 45 FEET OF TRACT 1, BLOCK 1, GARRY MUNGER'S SIXTH ADDITION.

BACKGROUND:

The property is located east of Burger King on Mulberry Avenue. The property is zoned C-3 General Commercial. The applicant wants to split .485 acres to construct a storage building for the Hometown Sears.

Water and sewer are available and access will be from Mulberry Avenue.

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.

RECOMMENDATION:

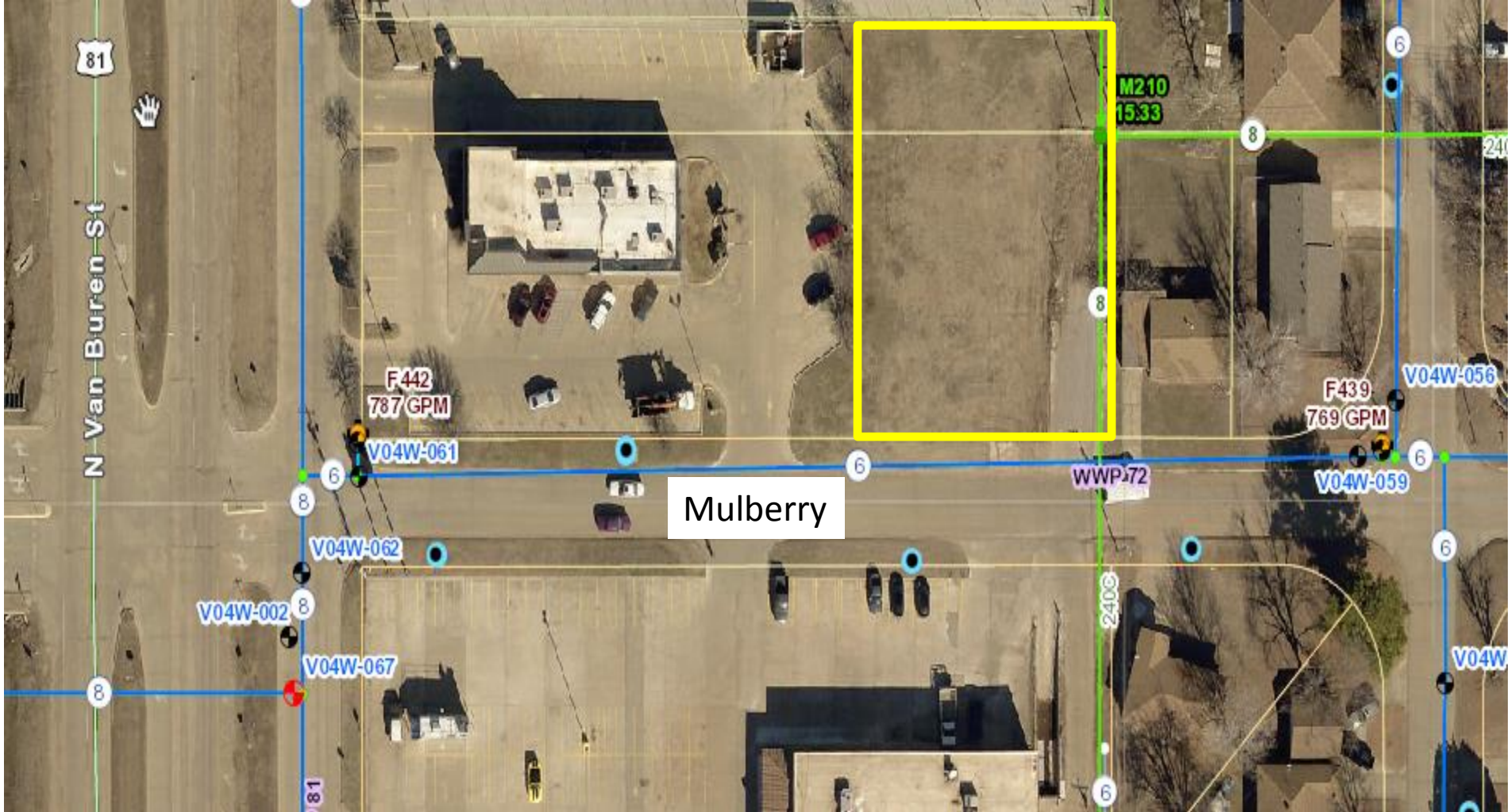
Approve the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location Map & Survey



Mulberry

81

N Van Buren St

F442
787 GPM

V04W-061

V04W-062

V04W-002

V04W-067

M210
15.33

WWP-72

2406

F439
769 GPM

V04W-059

V04W-056

V04W

8

6

6

8

8

6

24

6

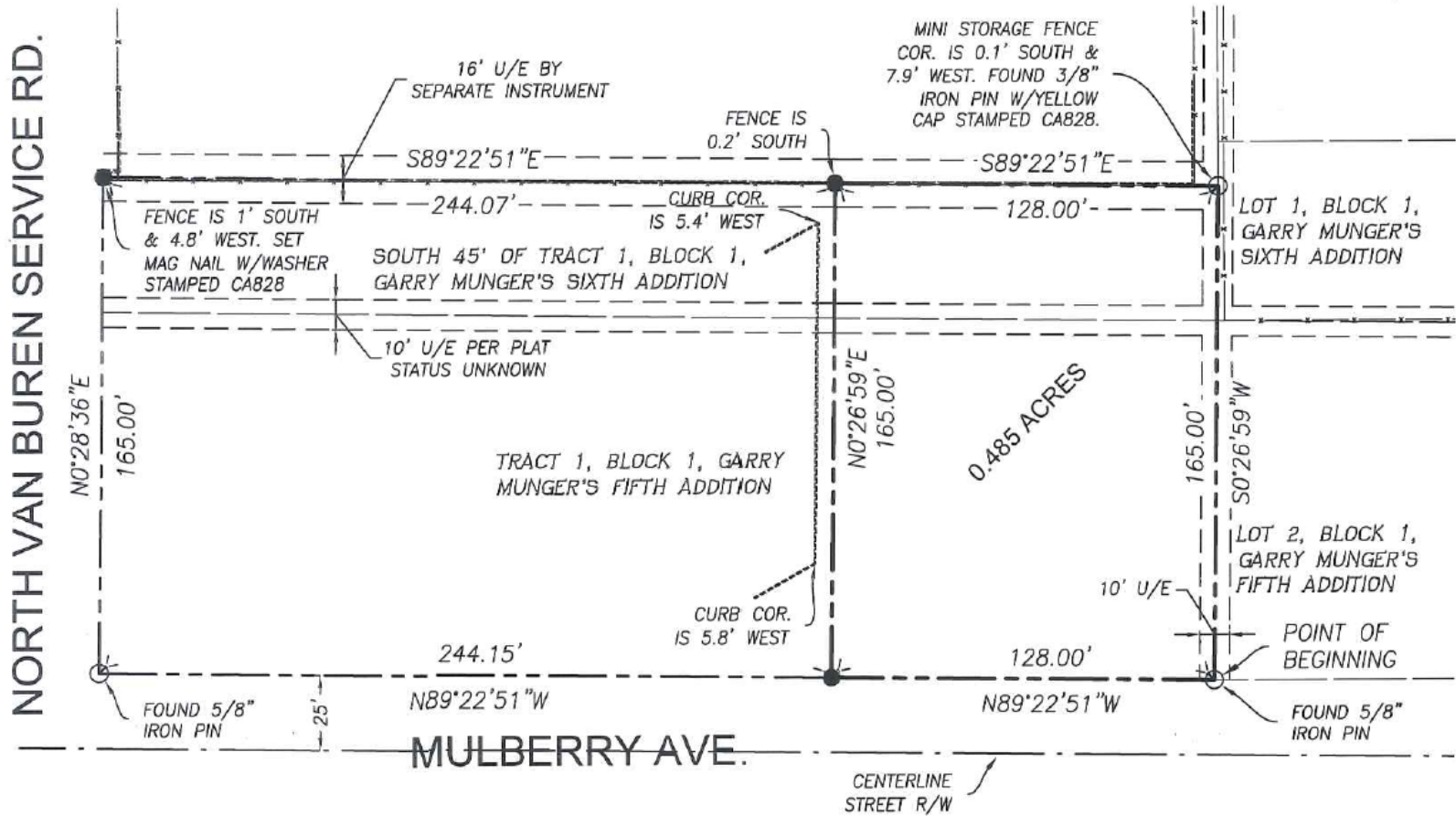
6

6

6

81

Survey



**Metropolitan Area Planning Commission
Meeting**

7. 2.

Meeting Date: 06/20/2016

Submitted By: Chris Bauer, Planning Administrator

SUBJECT:

CONSIDER A LOT SPLIT FOR MONTIE BULLIS IN PART OF THE SOUTHWEST QUARTER SECTION 26, TOWNSHIP 20 NORTH, RANGE 8 WEST, I.M. GARFIELD COUNTY OKLAHOMA LOCATED AT HIGHWAY 132 AND MARSHALL ROAD.

BACKGROUND:

The property is located at Highway 132 and Marshall Road in Garfield County. The property is zoned A-1 General Agricultural District in accordance with the Garfield County Zoning Map. The applicant wants to split 6.01 acres to construct a house.

Water and sewer will be private and access will be from Marshall 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.

RECOMMENDATION:

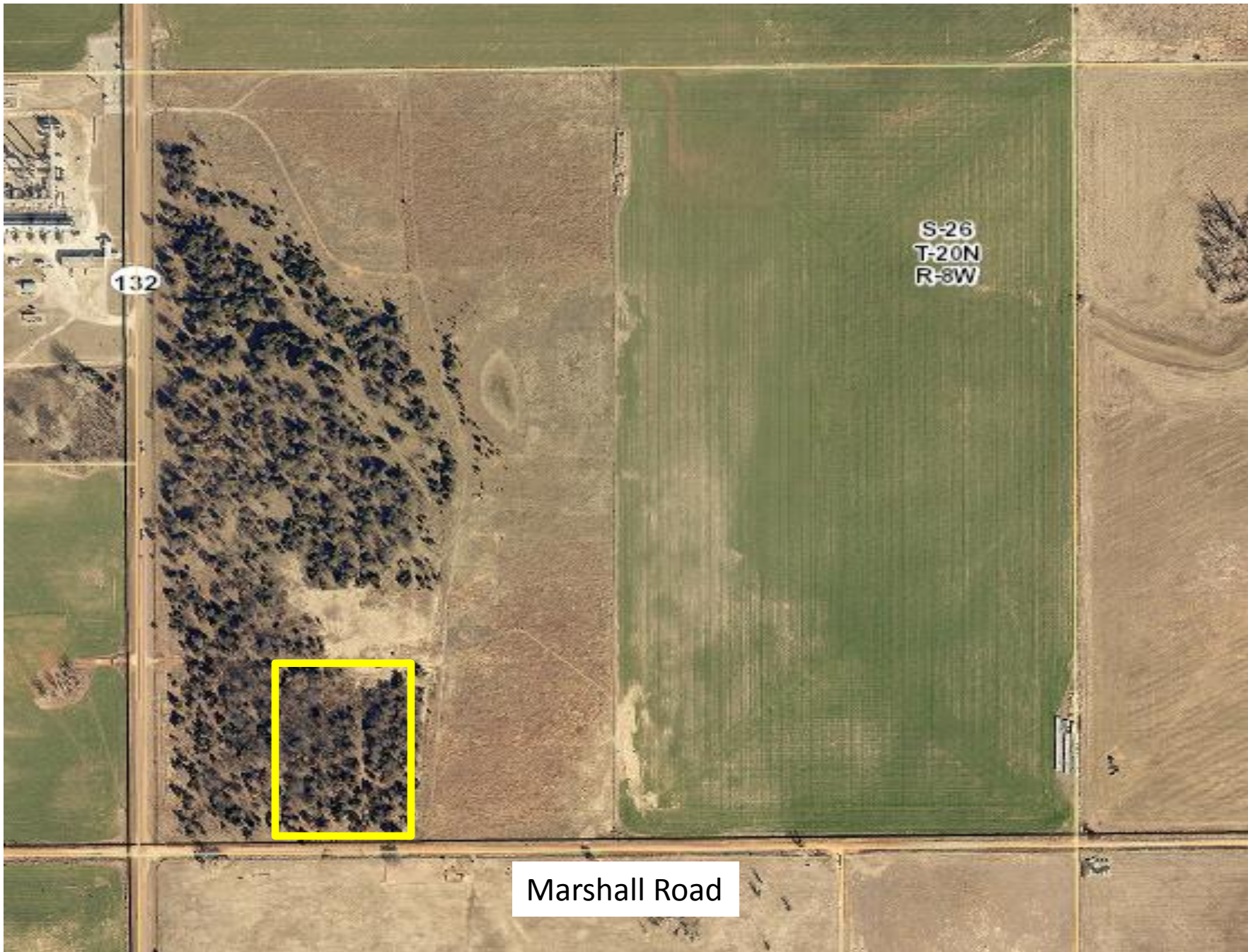
Approve the lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location Map & Survey

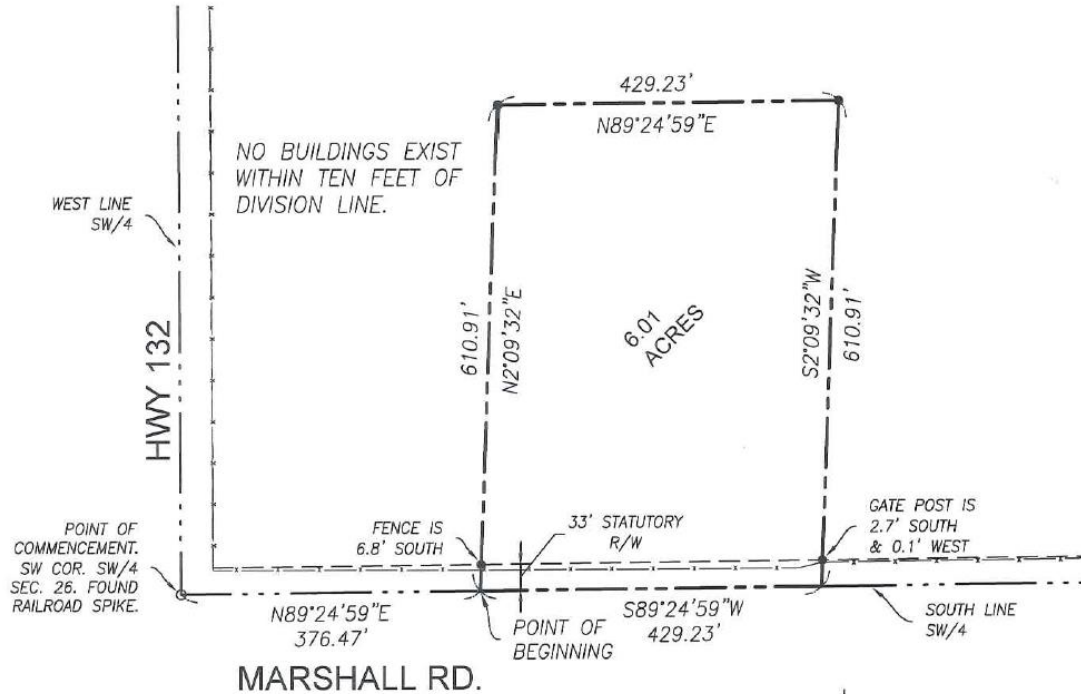


132

S-26
T-20N
R-8W

Marshall Road

Survey



SEE SHEET 1 OF 2
EXHIBIT "A" FOR
DESCRIPTION

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



**Metropolitan Area Planning Commission
Meeting**

7.3.

Meeting Date: 06/20/2016

Submitted By: Chris Bauer, Planning Administrator

SUBJECT:

CONSIDER A LOT SPLIT FOR JEREMIAH & JULIA VOTH LOT 13, BLOCK 1, THOUSAND OAKS 1ST SECTION, EXCEPT THE WEST 15 FEET, GARFIELD COUNTY, OKLAHOMA.

BACKGROUND:

The property is located in the Thousand Oaks subdivision in Garfield County. The property is zoned A-1 General Agricultural District in accordance with the Garfield County Zoning Map. The applicant wants to split .43 acres from Lot 13 and add it to Lot 12.

Water and sewer will be private and access will be from Thousand Oaks.

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.

RECOMMENDATION:

Approve lot split.

PRESENTER:

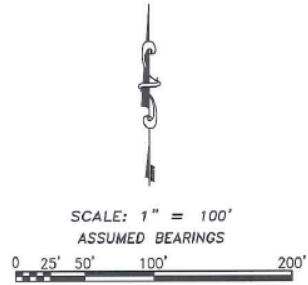
Chris Bauer, Planning Administrator.

Attachments

Location Map & Survey



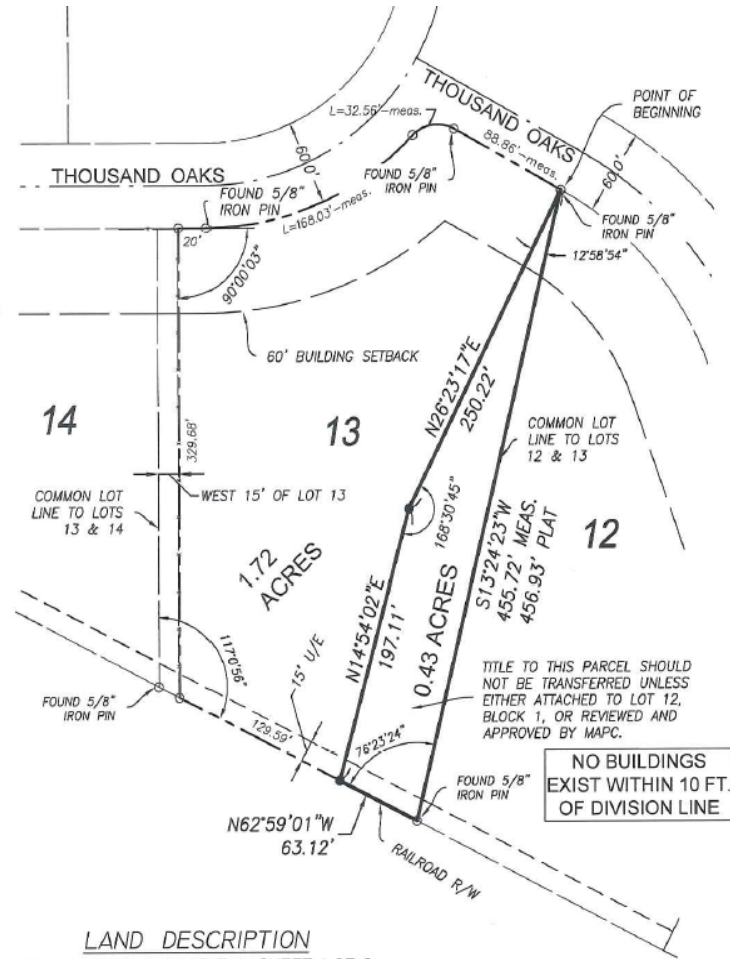
Survey



- ~ Denotes an existing 3/8" iron pin with yellow cap stamped CAB2B found in place, unless otherwise noted hereon.
- ~ Denotes 3/8" iron pin set with yellow plastic cap stamped CAB2B, unless otherwise noted hereon.

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

NOTICE:
Only the R/W Easements and Building Lines furnished by the client after the job was authorized and or shown on the recorded plat of record are shown hereon.



LAND DESCRIPTION
SEE ATTACHED EXHIBIT-A, SHEET 1 OF 2