



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 15th day of August, 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 JULY 18, 2016.
3. ADMINISTRATION.
 1. NONE.
4. ZONING.
 1. NONE.
5. USE BY REVIEW.
 1. NONE.
6. PLATS.
 1. CONSIDER A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF LAND RUN TOWN CENTER.
7. LOT SPLITS.

1. NONE.
8. TRAFFIC.
 1. NONE.
9. EASEMENTS.
 1. NONE.
10. VARIANCES.
 1. CONSIDER A SIDEWALK VARIANCE FOR CHISHOLM SCHOOL LOCATED AT 4202 WEST CARRIER ROAD, DESCRIBED AS UNPLATTED REAL ESTATE SE/4 OF SE/4 SECTION 15 TOWNSHIP 23 NORTH RANGE 7 WEST.
 2. CONSIDER A SIDEWALK VARIANCE FOR SETH SLATER LOCATED AT 1502 MASON DRIVE, DESCRIBED AS LOT 7, 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 JULY 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 July 2016, pursuant to notice given by July 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 July 2016.

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

Absent: Marvin Kusik; 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 JUNE 20, 2016.

Motion was made by John Arend, seconded by Cody Haney to approve the June 20, 2016 minutes.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Eddie Mack, Cole Ream, Don Roberts

Passed

ADMINISTRATION.

NONE.

ZONING.

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS THE SOUTH 40 1/2 FEET OF LOTS 1, 2, 3, 4 AND 5, BLOCK 43, KENWOOD ADDITION AND THE NORTH 6 FEET OF VACATED ALLEY ON THE SOUTH AND ADJOINING SAID LOTS LOCATED AT 316 NORTH ADAMS FOR GENE LONG FROM R-2 RESIDENTIAL SINGLE FAMILY DISTRICT TO R-4A FOUR FAMILY DWELLING DISTRICT.

Motion was made by Mark Arnold, seconded by John Arend to recommend approval to the Mayor and Board of Commissioners.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Eddie Mack, Cole Ream, Don Roberts

Passed

USE BY REVIEW.

NONE.

PLATS.

NONE.

LOT SPLITS.

NONE.

TRAFFIC.

CONSIDER THE REQUEST TO PLACE A STOP SIGN AT CLUB HOUSE DRIVE AND PHEASANT RUN DRIVE.

Motion was made by Don Roberts, seconded by Whitney Hall to recommend placement of the stop sign to the Mayor and Board of Commissioners.

Dick Yuhnke resident at 5701 Pheasant Run spoke in favor of the stop sign.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Eddie Mack, Cole Ream, Don Roberts

Passed

EASEMENTS.

CONSIDER A REQUEST TO CLOSE PORTIONS OF WEST CHESTNUT AVENUE, NORTH MADISON STREET, ALLEY BETWEEN NORTH MADISON STREET AND NORTH JEFFERSON STREET, NORTH JEFFERSON STREET, ALLEY BETWEEN NORTH JEFFERSON STREET AND NORTH ADAMS STREET, AND NORTH ADAMS STREET, ALL LOCATED IN DUNBARTON HEIGHTS ADDITION AND KENWOOD ADDITION TO THE CITY OF ENID, SOUTHWEST QUARTER OF SECTION SIX, TOWNSHIP TWENTY-TWO NORTH, RANGE SIX WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.

Motion was made by John Arend, seconded by Don Roberts to recommend the closing to the Mayor and Board of Commissioners.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Eddie Mack, Cole Ream, Don Roberts

Passed

VARIANCES.

NONE.

ADJOURN.

Motion was made by Cody Haney, seconded by Eddie Mack to adjourn. The meeting adjourned at 6:10 PM.

AYE: John Arend, Mark Arnold, Whitney Hall, Cody Haney, Eddie Mack, Cole Ream, Don
Roberts

Passed

**Metropolitan Area Planning Commission
Meeting**

6. 1.

Meeting Date: 08/15/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS FOR THE FINAL PLAT OF LAND RUN TOWN CENTER.

BACKGROUND:

This item involves the commercial plat which includes Academy Sports. This is the final plat of three lots located at 4406 West Owen K Garriott Road. The lots have access to Owen K Garriott Road. Public water and sewer are available to each lot. The property is zoned C-3 General Commercial District.

RECOMMENDATION:

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

PRESENTER:

Chris Bauer, Planning Administrator.

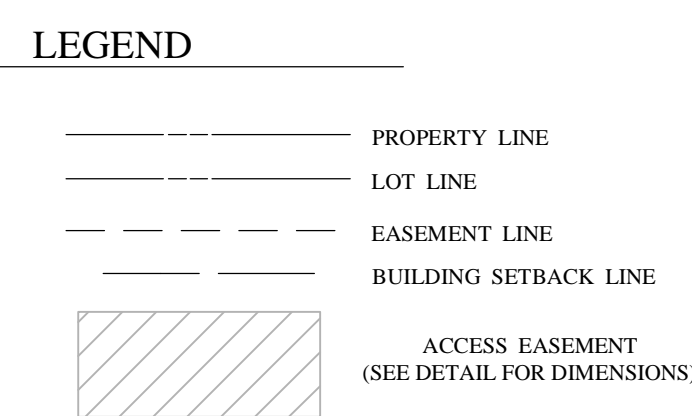
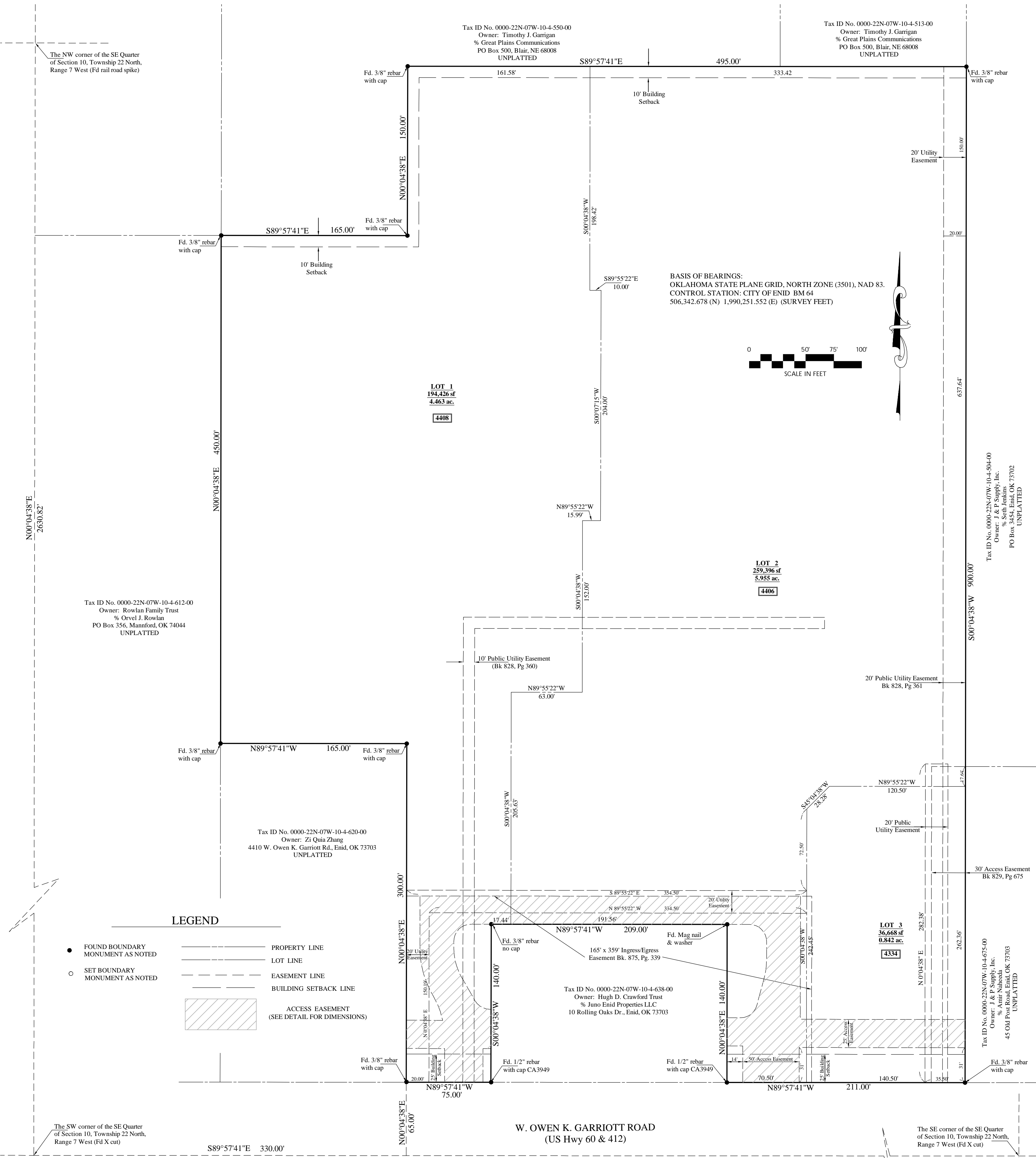
Attachments

Final plat

Location map

FINAL PLAT LAND RUN TOWN CENTER

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



OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That ENID INVESTMENT PARTNERS, L.L.C., a Tennessee limited liability company is the sole owner in fee simple of the following described property:

Part of the Southeast Quarter of Section 10, Township 22 North, Range 7 West of the Indian Meridian, City of Enid, Garfield County, Oklahoma, further described as follows:
Commencing at a found X cut at the Southwest corner of said Southeast Quarter; thence South 89°57'41" East, 330.00 feet along the South line of said Southeast Quarter; thence North 0°04'38" East, 65.00 feet parallel with the East line of said Southeast Quarter to a point on the North right of way of W. Owen K. Garrriott Road (US Highways 60 & 412), said point also being the point of beginning; thence continuing North 0°04'38" East, 300.00 feet; thence North 89°57'41" West, 165.00 feet; thence North 0°04'38" East, 450.00 feet; thence South 89°57'41" East, 165.00 feet; thence North 0°04'38" East, 150.00 feet; thence South 89°57'41" East, 495.00 feet; thence South 0°04'38" West, 900.00 feet to a point on said North right of way of W. Owen K. Garrriott Road; thence North 89°57'41" West, 211.00 feet along said North right of way; thence North 0°04'38" East, 140.00 feet; thence North 89°57'41" West, 209.00 feet; thence South 0°04'38" West, 140.00 feet to a point on said North right of way; thence North 89°57'41" West, 75.00 feet along said North right of way to the point of beginning.
Contains 490,490 square feet or 11.260 acres of land, more or less.

The above named owner further certifies that it has caused said tract of land to be surveyed into lots, blocks and easements and has caused the accompanying plat to be made, which it hereby adopts as "LAND RUN TOWN CENTER" in the City of Enid, Garfield County, Oklahoma. It hereby dedicates all easements shown within the boundaries of said plat to the public. It guarantees a clear title of the land so dedicated from its self, its heirs and assigns and has caused the same to be released from all encumbrances so that the title is clear.

Given under my hand this _____ day of _____, 2016.

Enid Investment Partners, L.L.C., a Tennessee limited liability company

BY: _____
George B. Tomlin, Manager

State of _____ }
County _____ } ss

Be it remembered that on this _____ day of _____, 2016, before me, a Notary Public in and for said County and State, came George B. Tomlin, Manager, Enid Investment Partners, L.L.C. to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereto set my hand and affixed my notarial seal the day and year last written above.

Notary Public _____
My Commission Expires: _____

Certificate of Surveyor:
I, Richard L. Dayton, a Registered Professional Land Surveyor in the State of Oklahoma, do hereby certify that the above described tract of land was accurately surveyed, subdivided and platted under my direct supervision, and that the accompanying plat designated herein as LAND RUN TOWN CENTER, a subdivision in the City of Enid, Garfield County, Oklahoma, is a representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying.



Richard L. Dayton
Oklahoma Registered Professional Land Surveyor No. 1537

State of Arkansas }
County of Benton } ss

The foregoing Certificate of Survey was acknowledged before me on this _____ day of _____, 2016, by Richard L. Dayton.

Notary Public _____
My commission expires _____

COUNTY TREASURERS CERTIFICATE

I do hereby certify that I have examined the Tax Rolls of Garfield County and to the best of my knowledge there are no due or delinquent taxes on the above described property.

Dated this _____ day of _____, 2016.

County Treasurer _____

ENID PLANNING COMMISSION APPROVAL

This plat of LAND RUN TOWN CENTER has been submitted to and approved by the Enid Planning Commission this _____ day of _____, 2016.

Chairman _____ Secretary _____

ENID CITY COUNCIL APPROVAL

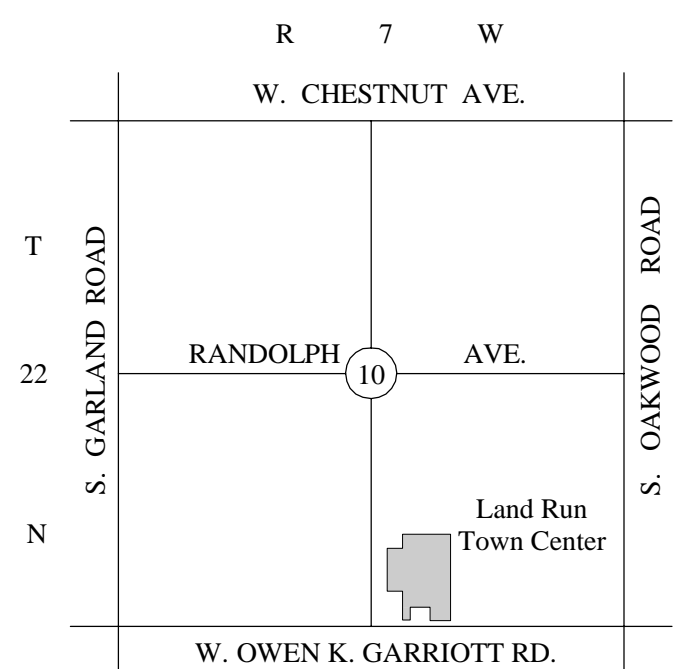
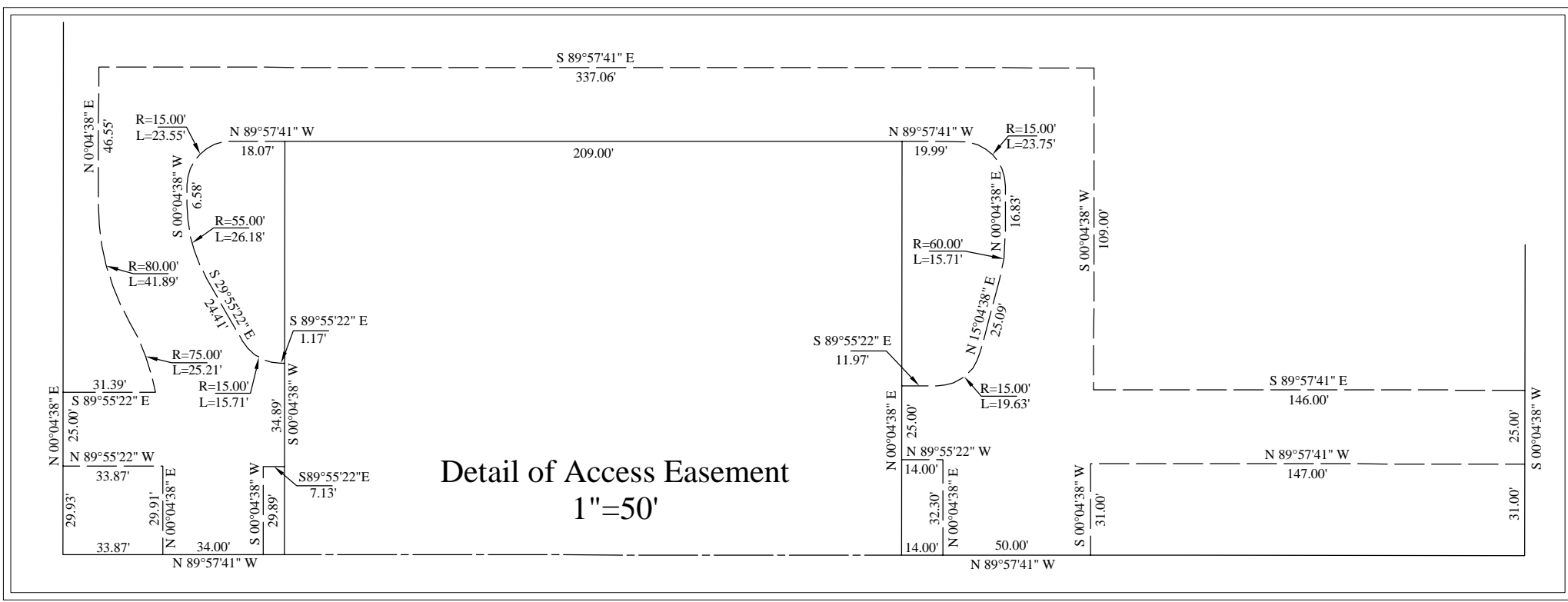
Be it resolved by the City Council of Enid, Oklahoma, that any dedication shown on this plat is hereby accepted and that the plat is approved this _____ day of _____, 2016.

Mayor _____ City Clerk _____

ENID CITY ENGINEER APPROVAL

This plat is approved on this _____ day of _____, 2016.

Robert Hitt, City Engineer



zark
Civil Engineering Inc.

3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

Oklahoma Certificate of Authorization No. 3435, Expires 6-30-17

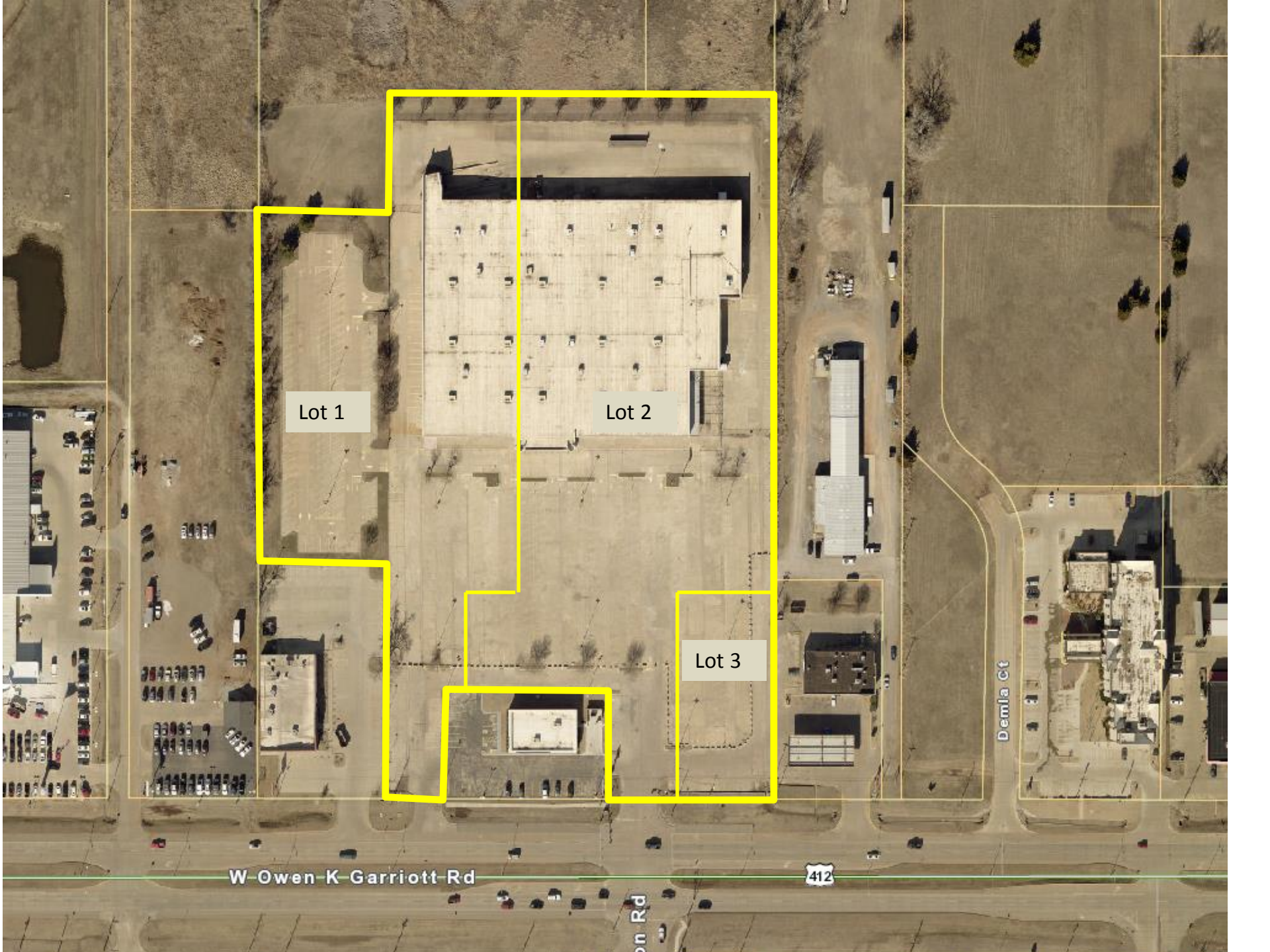
DATE OF FIELD SURVEY - December 3, 2015

SCALE: 1"=50'

DRAWN BY: RD DATE: December 10, 2015

FIELD CREW: INDIAN CREEK DRAWING NO. S150395

CHECKED BY: RLD SHEET 1 OF 1



Lot 1

Lot 2

Lot 3

W Owen K Garriott Rd

412

Demila Ct

on Rd

**Metropolitan Area Planning Commission
Meeting**

10. 1.

Meeting Date: 08/15/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A SIDEWALK VARIANCE FOR CHISHOLM SCHOOL LOCATED AT 4202 WEST CARRIER ROAD, DESCRIBED AS UNPLATTED REAL ESTATE SE/4 OF SE/4 SECTION 15 TOWNSHIP 23 NORTH RANGE 7 WEST.

BACKGROUND:

Chisholm School applied for a building permit to relocate an existing portable classroom building from the elementary school to the middle school. 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 includes a building permit. The Chisholm High School and Middle School are located on a corner lot. The sidewalk requirements only apply to Oakwood Road and does not apply to Carrier Road because it is not in the city limits.

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.

RECOMMENDATION:

Consider a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Variance application
Location map
Letter



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: 4202 W. Carrier Road, Enid, OK 73703 (street address):

Legal description: 15-23N-07W Acres-40 sd-E42 UNPLATTED REAL ESTATE SE/4 OF SE/4

15-23-7 Chisholm School - High School and Middle School

Current zoning of property: SU

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

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) The sidewalk will cause unnecessary expense to the school district. The sidewalk will lead to a wheat field on the north end and crossing a state highway on the south end which we discourage with our population being primarily students.

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 _____ day of _____, _____.

Applicant's signature: _____

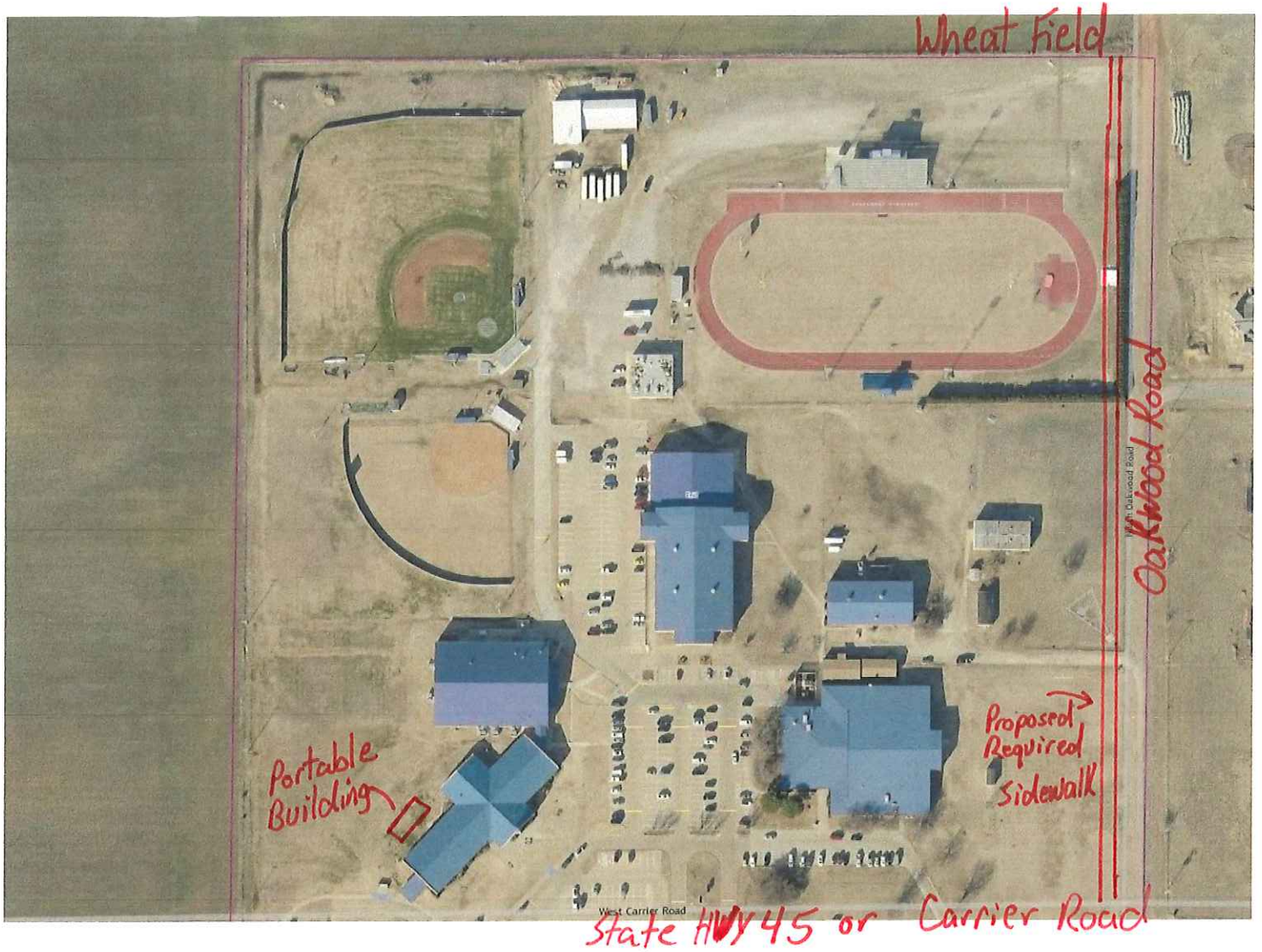
Telephone: 580-237-5512

Printed Name: Roydon Tilley

Email: rtilley@chisholm.k12.ok.us

Address: 305 Utah, Enid, OK 73701

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



CHISHOLM PUBLIC SCHOOLS

Administration Office
305 Utah
Enid, OK 73701
580-237-5512
Fax: 580-234-5334

Chisholm Elementary School
300 Redwood
Enid, OK 73701
580-237-5645
FAX: 580-233-0543

Chisholm Middle School
4202 W Carrier Rd
Enid, OK 73703
580-234-0234
FAX: 580-234-0343

Chisholm High School
4018 W Carrier Rd
Enid, OK 73703
580-233-2852
FAX: 580-233-9325

July 13, 2016

City of Enid
401 W. Garriott
Enid, OK 73702

Dear Metropolitan Area Planning Commission, Mayor, and Board of Commissioners,

Recently, we completed our new Chisholm Elementary School in North Enid. We are now in the process of completing demolition of the old structure and remodeling parts of the older building. We had two portable classroom buildings located on this property. In an effort to minimize cost to the taxpayer, we moved one of the portable classrooms to the middle school in anticipation of enrollment growth over the next few years.

According to City of Enid ordinance Chisholm Public Schools is required to construct a sidewalk along Oakwood Road on the east side of the high school/middle school campus due to moving the portable classroom to the middle school. (See attached aerial)

Chisholm Public Schools respectfully requests a variance to the Sidewalk Ordinance which requires 1,320 lineal feet of sidewalk along the east side of the High School and Middle School campus. The criteria for granting the request are detailed below.

The purpose for moving the portable classroom to the middle school was to efficiently utilize the districts limited financial resources. The addition of the sidewalk would add an unexpected expenditure of approximately \$23,000 to the cost of moving the portable building. Chisholm Public Schools feels that the sidewalk is an unnecessary expense to the district.

The sidewalk would not connect to another sidewalk at either end. The north end of the sidewalk leads to farm ground. The south end of the sidewalk

leads to crossing State Highway 45 which we discourage for anyone, especially our students, as this is a very busy road. The sidewalk would not receive any walking traffic due to the location and where the ends terminate. The construction of the sidewalk would create a considerable and unnecessary financial hardship for our district. The district contracted to move the portable classroom at a cost of \$10,000 instead of pursuing a permanent structure due to the costs of new construction. It is quite common for districts to utilize portable classrooms as a means to avoid the costs associated with permanent construction given the complexities of pursuing a bond issue requiring a 60% supermajority. We were attempting to make a fiscally responsible decision in saving the portable classroom from demolition and relocating it to the middle school to accommodate the possibility of future growth. I am requesting a variance from this ordinance due to the financial hardship it will create for the school district. Thank you for your consideration. Please contact me if you have additional questions.

Sincerely,

Roydon Tilley
Superintendent
Chisholm Public Schools
(580) 237-5512 x. 104

Mrs. Jennifer Kisling
President

Mrs. Brittney Buller
Vice-President

Mr. Aaron Harmon
Clerk

Mr. Joe Snodgrass, M.D.
Member

Mr. John Dick
Member

**Metropolitan Area Planning Commission
Meeting**

10. 2.

Meeting Date: 08/15/2016

Submitted By: Karla Ruther, Planning Assistant

SUBJECT:

CONSIDER A SIDEWALK VARIANCE FOR SETH SLATER LOCATED AT 1502 MASON DRIVE, DESCRIBED AS LOT 7, BLOCK 14, SKYVIEW ESTATES.

BACKGROUND:

Seth Slater applied for a building permit to erect a new residence. 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 includes a building permit. Mr. Slater did construct the required sidewalk from the north property line to his driveway. He is asking for a variance for the 20 feet of sidewalk south of his driveway to his south property line. The sidewalk would dead end into a fire hydrant and Feightner's 2nd Addition which is not required to build sidewalks since it is an existing subdivision without sidewalks.

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.

RECOMMENDATION:

Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Variance application

Location Map

1502 Mason photo



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: 1502 Mason Drive (street address):

Legal description: Lot 7, Block 14 Skyview Estates

Current zoning of property: residential

Variance Request: 20 ft of sidewalk to the south of our driveway to the property line across the easement.

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) This small section of sidewalk dead ends into a fire hydrant + pipemarker, and won't extend any further to the south. It will also cause drainage issues in the future.

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 20th day of July, 2016.

Applicant's signature: [Signature]

Telephone: 580-541-1333

Printed Name: Seth Slater

Email: aslater_04@hotmail.com

Address: 1502 Mason Dr.

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



Mt Vernon Rd

Wishing Star Rd

Constitution Ave

Kylie Ln

Mason Dr

1502



Existing Sidewalks

