

EDMOND PLANNING COMMISSION MEETING

Tuesday, October 2, 2001

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, October 2, 2001, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Dyke Hoppe, and Elizabeth Waner. Leroy Cartwright was absent. Present for the City were Robert L. Schiermeyer, City Planner; Steve Manek, City Engineer; Kristi Anthony, Planning Intern; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the September 18, 2001, Planning Commission Minutes.

Motion by Hoppe, seconded by Moyer, to approve the minutes as written. **Motion carried** by a vote of

AYES: Members: Hoppe, Moyer, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was **Consideration of adopting Edmond Community Forestry Plan.**

Councilman Charles Lamb presented the Forestry Plan as prepared by the Urban Forestry Commission. He indicated comments from a number of different groups have been evaluated for the final draft. Elizabeth Waner thanked the Urban Forestry Commission for addressing her concerns. Charles Lamb indicated that the Plan will be submitted to the next City Council.

Motion by Waner, seconded by Hoppe, to approve the request. **Motion carried** by a vote of 4 to 0:

AYES: Members: Waner, Hoppe, Moyer and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for two office warehouse buildings in the ChapelRidge Commerce Park. (ERC-Wyrrick, LLC)**

A letter was submitted by Attorney Randel Shadid, representing Gene Wyrrick, requesting a continuance until October 16.

Motion by Moyer, seconded by Hoppe, to continue this request until October 16. **Motion carried** by a vote of 4 to 0:

AYES: Members: Moyer, Hoppe, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Consideration of Deed Certification to divide five acres into two parcels south of Covell Road, east of Covell Lane. (Dr. Freund)**

Dr. Freund requested approval to divide five acre parcel into two, 2.34 acre tracts. This property is zoned "A" Single Family Dwelling. The Fairfax addition is located to the north across Covell Road. The property to the west is already developed with a single family home on a five acre Planning Commission house on the western, 2.34 acre parcel; the house is next to Covell October 2, 2001 located in a flood plain. There is a water line along the north side of ~~Covell Road~~ which will have to be connected for service if a house is built on the eastern 2.34 acre parcel. The lot size will permit an individual septic tank. The lot dimensions are 312.37 feet by 326.5 feet or 2.34 acres each. Staff recommends approval; the division meets current codes.

Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** by a vote of 4 to 0:

AYES: Members: Moyer, Waner, Hoppe and Chairperson Woods
NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Ordinance Rezoning from "A" Single Family Dwelling District to "D-1" Restricted Commercial District at 45 and 49 East Ninth. (Tom and Jeannie Pinkston)**

Tom and Jeannie Pinkston are requesting rezoning of two properties on the north side of Ninth Street approximately 190 feet west of Littler. This property involves two homes, one is now used as a home occupation and does include a barber shop and the second home is the adjoining home to the west. Edmond Plan III projects these properties for Restricted Commercial and they do fall within the boundaries of the Central Edmond Urban Development area. The barber shop is not a home conversion and has never had commercial site plan approval; it is operated as a home occupation. If converted to businesses, both structures will be required to go before the Central Urban Board for site plan approval.

Public utilities serve both structures and conversion to business may require additional fire hydrants. The alley along the east and north edge of the property has not been identified on the Schaefer's Subdivision plat but there is an open access along the east and north of the subject lots extending through this block. Recently St. John's the Baptist Catholic Church has completed a parking lot across the street from this property. Home conversions in the area include Studio Nine, Brian Ratliff Insurance and Oklahoma County Farm Bureau offices. There are eight homes on the north side of Ninth, east of Goldie's and west of Littler. There are only two remaining homes on the south side of Ninth in the same area.

Commissioner Waner asked if both structures would be improved at the same time, if they could share a common driveway. Mr. Pinkston indicated he was going to develop a flower shop in the house to the west. Ms. Waner indicated she wanted him to understand the requirements of converting a house to a business and all of the review process that was involved. Mr. Pinkston indicated he had been talking to David Odle about the design requirements.

Motion by Hoppe, seconded by Moyer, to approve this request. **Motion carried** by a vote of 4 to 0:

AYES: Members: Hoppe, Moyer, Waner and Chairperson Woods
NAYS: None

The next item on the agenda was a **Consideration of the Re-Plat of Highlands at Oak Tree 2nd located north of Sorghum Mill Road, east of Kelly. (Clowers Engineering Co.)**

Dennis Clowers had submitted a letter requesting a continuance to the October 16th meeting.

Motion by Hoppe, seconded by Moyer, to continue this request until October 16. **Motion carried** by a vote of 4 to 0:

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The next item on the agenda was a **Consideration of Preliminary Plat Homestead Commercial Park northwest corner of Danforth and Santa Fe. (Danforth Development, LLC)**

Engineer Ernest Isch represented Phil Roberts in requesting Preliminary Plat approval of a 17.35 acre Commercial Plat. The first phase of the Center is a 45,000 square foot building to be located on Block 2. The north block, #4, south of Homestead Boulevard is zoned "D-O" Suburban Office, the remainder of the property is zoned "D-1" Restricted Commercial. The developer has agreed to locate driveways in compliance with access management standards and the openings provided in the median at this intersection. There will be a drive aligned with the Kohl's traffic light location on Santa Fe and there will be a drive in alignment with the Trails Commercial project developing to the south on Danforth. The project will provide city water mains to serve each of the 5 lots. City sewer will also be extended to serve each of the lots individually. There is a 30 foot firelane along the north and west sides of the property since that will be a requirement based on the size of the buildings and the setbacks from Danforth and Santa Fe. Fifty foot building lines are shown along Danforth and Santa Fe and a 25 foot building line is indicated along Homestead Boulevard, south of the Santa Fe Presbyterian Church. Block A, the existing stormwater detention area, will be maintained by the property owners association developed as a part of the commercial property. There's also a 30-50 foot drainage easement along the west side of the property on the commercial tract which will provide additional setback (55-75 feet) from the nearest residential property line. That does not apply to the "D-O" zoned Block 4. The staff recommends approval subject to a cross access driveway easement along Danforth and Santa Fe, between the four retail lots, as a minimum.

Commissioner Waner asked where the drainage emptied from this proposed commercial project. It was indicated that it was to the west into one of the two ponds in Homestead. Chuck Neal, president of the Homestead Homeowners Association, indicated there is some problem with the first pond; it appears to have too much silt in it, as it drains the existing Homestead III Addition. Tom Godkins, a resident of Homestead at 2732 Stafford Road, also spoke in opposition to the addition asking that the project be delayed until this drainage is studied. Mr. Godkins indicated that DEQ had been called about the siltation on the existing ponds and had issued an order to correct the situation. Engineer Ernie Isch, representing the applicant, indicated that the developer has responded to the DEQ order and that the property is draining the way it is designed to and meets the Municipal Code. Mr. Godkins indicated that maybe a PUD would be a good approach to further the development of the commercial. The problems with the ponds are most noted during rains when there is an overflow of the ponds. Chairperson Woods asked City Engineer Steve Manek to address this issue prior to a final plat being submitted on this commercial project. Mr. Manek indicated that the size and shape of the detention pond and even the widening to Danforth appeared to be in order to handle the runoff. He would have to look into the silt on the existing ponds. Ernie Isch indicated that Mr. Roberts still owned the pond. Commissioner Waner indicated she favored the PUD approach. Chairperson Woods indicated that all of the drainage issues have to be resolved prior to the final plat being submitted to the Planning Commission. Ronnie Williams from ENA asked if the pond could be measured as to the amount of silt that could be collected. Mr. Isch indicated that would be evaluated with the study.

Motion by Moyer, seconded by Hoppe, to approve this request subject to the cross access easement and drainage study prior to the final plat. **Motion carried** by a vote of 3 to 1:

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The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for an addition to the Swedish Imports business at 201 W. 15th Street.**

Engineer Jason Thompson for the applicant attended the meeting and indicated he had revised the drainage in accordance with the ChapelRidge discussion. The Planning Commission asked if plans had been prepared for installing some of the proposed landscaping in the front of the property where there will be a grass area left in front of the original detention pond. It was

indicated that the landscaping plans had not been modified. The Planning Commission indicated they would like to see the plans for the types of trees that would be planted in the front. It was understood that some of the trees would have to be moved on the east to accommodate the new driveway but it was important to provide trees in the front of the property. There was some discussion of the phasing that was planned since all of the site plan improvements have to be completed within one year. The question was asked what was going to be completed within that first year.

Motion by Hoppe, seconded by Moyer, to continue this request until October 16. **Motion carried** by a vote of 4 to 0:

AYES: Members: Hoppe, Moyer, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Consideration of Preliminary Plat of Asheforde Oaks 10 located on the west of Coltrane, one-half mile north of Danforth. (John Alexander)**

John Alexander requested Preliminary Plat approval of a single family addition consisting of 43 lots on 23.54 acres south of the Steeplechase Addition. A temporary drive exists connecting Coltrane to the Asheforde Oaks Additions providing for an emergency or construction type entry. With this phase of Asheforde Oaks, a new public street, not a driveway, will connect with three existing streets in Asheforde Oaks 7th and 9th Additions. There are a total of 177 lots in the existing phases of Asheforde Oaks and now there will be two access points, one on Covell and one on Coltrane. This should provide for an appropriate distribution of trips into and out of the addition which will now total 220 lots. The staff recommends that John Alexander develop all of Asheforde Oaks 10th as one phase, but should he elect to develop only a portion, the staff recommends, to meet the minimum public access requirements, that the connecting street to Coltrane and all three existing streets in Asheforde Oaks 7th and 9th be connected to the first phase of the final plat. By developing this way, there will be a connection to Asheton Court, Ashebriar Lane and AshelyLynn Court which will immediately increase the access alternatives, distribution of traffic and will provide for the water line connections to provide for the best service. This addition will be served with full city utilities. The detention easement, the floodplain open area on the far northwest side of the plat needs to be labeled as a block for common area and included in the plat. Without this, it would not be clear as to whose responsibility this land is for maintenance and drainage improvements. Lot sizes in this addition are generally 10,250 square feet or larger.

Commissioner Waner asked about the small lot near the entry and Mr. Alexander explained that would be developed along with the property to the south to create a larger lot. Mr. Alexander explained that he was going to connect to Coltrane and to two other streets in the existing Asheforde Oaks Addition. Chairperson Woods asked that Mr. Alexander review the possibility of Planning Commission at when he submits the final plat. Ms. Waner also asked about 161 October 2, 2001 area to the northwest into the plat so that it not become left over land that was not part of the addition and it became uncertain as to who was responsible for maintenance. John Alexander indicated the area should be self maintaining because of the limitations of the creek and number of trees in the area.

Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** by a vote of 4 to 0:

AYES: Members: Moyer, Waner, Hoppe and Chairperson Woods

NAYS: None

There was no **New Business**.

Meeting adjourned at 6:55 p.m.

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission