

EDMOND PLANNING COMMISSION MEETING

Tuesday, January 22, 2002

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, January 22, 2002, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, Dyke Hoppe, and Elizabeth Waner. Present for the City were Robert L. Schiermeyer, City Planner; Kristi Anthony, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the January 8, 2002, Planning Commission Minutes.

Motion by Moyer, seconded by Hoppe, to approve the minutes as written. **Motion carried** as follows:

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

The next item on the agenda was a **Public Hearing and Consideration of Ordinance amending Edmond Plan III from Single Family Dwelling to General Commercial Usage on the south side of Thatcher Street, west of the railroad tracks. (Pete Reeser)**

Report on Plan Amendment:

1. Infrastructure: There is a 12" water main along Thatcher and there's a 15" sanitary sewer line along the south side of the property.
2. Traffic: Thatcher is the public street adjacent to the property. There are no current traffic counts on Thatcher. Thatcher will need to be upgraded with curb and gutter or collector street standard if land use is going to intensify.
3. Land Use:
 North – Single Family detached
 South – Creek area, undeveloped property
 East – Residences and wrecker service
 West – Homes on large lots
4. Existing zoning pattern:
 North – "A" Single Family
 South – "F-1" Light Industrial and "A" Single Family
 East – "E-1" General Commercial and railroad right-of-way
 West – "C-1" Multi-Family and "A" Single Family
5. Compatibility to Edmond Plan III: The majority of the property complies with the Edmond Plan, 4 ½ acres. Applicant is requesting an additional 2 acres to the west partly because of the ownership of the land.

Randel Shadid appeared representing the owner indicating that this area had not received any special study for some time including the last Plan update and that the area was transitional between different types of residential and some commercial. He indicated the owners were Planning Commission attention being studied by the City and were in agreement that an area January 22, 2002 purpose. There were no plans for the development of the property could be built compatible with existing uses.

Julie Hollis, 205 W. Hurd, objected to the rezoning and wanted to know what was planned. Pam Jones, 121 W. Thatcher, also objected. Madelyn Curcof, 234 W. Thatcher, wanted to continue with homes in the area. Donna Ambler, 201 W. Thatcher, opposed the rezoning.

Commissioner Waner indicated this was a stable neighborhood; she felt it should not be changed since conditions have not changed. Commissioner Hoppe agreed with Ms. Waner indicating there would need to be more information about the rezoning such as restrictions or uses. Moyer indicated it would be helpful to know what is planned. Commissioner Cartwright wanted to know what the range of uses were that were planned. The property owner, Mr. Judd, spoke indicating he had no immediate plans for the area.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion denied** by a vote of 5-0 as follows:

AYES: None

NAYS: Members: Cartwright, Waner, Hoppe, Moyer and Chairperson Woods

The next item on the agenda was a **Public Hearing and Consideration of Ordinance rezoning from "A" Single Family Dwelling to "E-1" General Commercial District on the south side of Thatcher Street, west of the railroad tracks. (Pete Reeser)**

Mr. And Mrs. Judd and Pete Reeser are requesting rezoning on 7.56 acres south of Thatcher, 600 feet west of the Burlington, Northern and Santa Fe Railroad tracks. The land is currently zoned "A" Single Family and "E-1" General Commercial is requested. The property contains one house. There is a significant creek area near the south side of the subject lots. This creek drains a majority of the Central Business District. A drainage study has been completed for the Downtown area by Smith Roberts Engineering and there is a general consideration that a regional detention might be suitable on some of this property. The western lot (Lot 5) is the additional lot added to what was projected in the Edmond Plan. This application is adjacent to "E-1" zoning to the east which is the Coy's Wrecker Service and home. The Coy property is L shaped and the staff suggested additional "E-1" zoning to Santa Fe Street rather than the other choice of limiting commercial west of the railroad to just the Coy property. Multi-family is also projected to the west and there's already an assisted living center along Fretz one-eighth of a mile southwest of the site. While the north side of the street was not projected for commercial usage on Edmond Plan III and even though the lots are small in size, additional commercial may be appropriate if requested in the future between the railroad and Santa Fe Street.

Motion by Cartwright, seconded by Hoppe, to approve this request. **Motion denied** by a vote of 5-0 as follows:

AYES: None

NAYS: Members: Cartwright, Hoppe, Waner, Moyer and Chairperson Woods

The next item on the agenda was a **Public Hearing and Consideration of ordinance to close a portion of a utility easement 2709 Spyglass Hill Road, Fairfax Estates. (formerly Rabb, now Wilkerson)**

T Planning Commission February 19 at the request of the applicant. 7
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M I by Moyer, to continue this request to February 19. **Motion carried**
by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of extension of Commercial Site Plan for a portion of University Plaza located south of McDonald's and Bennigan's Restaurant and north of Target and Lowe's. (Sooner Investments)**

Paper Warehouse has submitted plans for a building permit for a retail space south of Bennigan's, east of Waterwood Parkway at the University Plaza Center. Four lease spaces will also be part of the building which contains 9800 square feet. This building was not established within one year of the previous site plan extension. Projects at University Plaza includes IHOP, McDonald's, Fazoli's, Target and Lowe's. There's also another building south of McDonald's with the same square footage that is included in this site plan request. There are no changes to the original site plan. The building will be constructed of tan quick brick along with trim being scored brick and block to match the Target. The roof is flat and the building will face east towards the main entry. The building south of McDonald's will also face to the west with the back of the building facing Sonic and Ashling Square. These buildings are east and west of the main drive connecting with the traffic light on Second Street. Randel Shadid indicated that Pier 1 was also planned and is part of the site plan approval.

Motion by Hoppe, seconded by Waner, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Ordinance rezoning from "G-A" General Agricultural District to "R-2" Urban Estate Dwelling District located on the east side of Sooner Road, south of Sorghum Mill Road. (Preserve at Pine Creek/Hickman).**

Mark Farris with Red Plains Professional, Inc. has submitted a request to rezone 55.158 acres south of Sorghum Mill Road and east of Sooner Road from "G-A" General Agricultural District to "R-2" Urban Estate Dwelling District. Currently, the property owned by Dr. Hickman is zoned "G-A" General Agricultural District. The Edmond Plan III projects single family land use for the western portion of the property and limited light industrial on the eastern portion of the property. The "R-2" zoning district requires a minimum lot size of 40,000 square feet. Since public utilities are not available to this property, 60,000 square foot lots are required for developments with water wells and septic tanks. A companion item to this request is the submittal of a preliminary plat of the Preserve at Pine Creek, with 27 single family lots. The property south and west of this request is also zoned "G-A" General Agricultural District. The property north of Sorghum Mill is zoned "G-A and "A" Single Family Dwelling District. The general area is projected for single family land use, except for those properties abutting I-35. Currently, the property is vacant.

Mark Farris requested approval. Commissioner Cartwright indicated he had no problem with the rezoning but did not like the street plan for the addition.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

The next item on the agenda was a **Consideration of Preliminary Plat of the Preserve at Pine Creek located on the east side of Sooner Road, south of Sorghum Mill Road. (Preserve at Pine Creek/ Hickman)**

Chairman Woods asked if there could not be a connection either across the creek or additional stub-outs on either of the cul-de-sacs for a future extension. Mark Farris indicated the floodplain was very wide and would require a FEMA floodplain map amendment if a bridge was planned. Mr. Farris indicated a church was considering the property to the south and the owners had tried to buy the land so he did not believe there was an interest in a street continuation. Kelly Tucker, a resident in the area, indicated the creek already floods and more information was needed about the home sizes. Caleb McCaleb indicated the homes were planned at 3000 square feet. Mark Sensebaugh was also concerned about the floodplain which drains onto some of his property. Chairman Woods and Commissioner Cartwright asked if the streets might change because of the floodplain study; Mark Farris indicated there would be only slight adjustment. The Commission indicated they were not satisfied with the plat primarily because of the street arrangement. Mark Farris indicated he would continue the item for additional study.

Motion by Moyer, seconded by Cartwright, to continue this request to February 5. **Motion carried** by a vote of 5-0 as follows:

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

The next item on the agenda was a **Request by Shawn Forth for deed approval six acre tract divided into two 3 acre tracts on Deer Creek Trail, Deer Creek 2nd Addition located north of Sorghum Mill Road, west of Santa Fe.**

Shawn Forth is representing himself and Michael Poirier in requesting a lot split approval for six acres in the Deer Creek 2nd Addition generally located west of Santa Fe, north of Sorghum Mill Road. The proposal is to divide the property into two 3 acre tracts, each parcel would be served with a private water well and septic tank, each parcel also fronts on Deer Creek Road. One lot has 266 foot of frontage and the other has 233 foot of frontage on the street. The property is zoned "A" Single Family. There's no floodplain adjacent to these lots. Mr. Forth plans to build a new home on his three acre tract. This lot division is consistent with the surrounding area of Deer Creek 2nd Addition which provides for a minimum lot of 3 acres by covenant although that is not enforced by the city. At the last Planning Commission meeting, lots were divided south of Sorghum Mill Road along Santa Fe in the Myers request. The adjoining additions include Sorghum Mill Estates to the southeast, Oak Tree to the east and the area to the north and west is in Deer Creek/Oklahoma County. The request meets all city requirements

Motion by Waner, seconded by Hoppe, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

The next item on the agenda was a **Public Hearing and Consideration of Special Use Permit for a church located 200 feet east side of Kelly, on the north side of Centennial Boulevard. (Judah Christian Assembly Church)**

The Judah Church is planning to lease an existing building in Centennial Industrial Park for a possible 420 seat church. This property is zoned "F-1" Light Industrial. This location and size of building represents a growth potential for the church. The current seating is 210 persons. The application identifies the desire to have 420 seats with a second option for 392 seats (requiring 130 parking spaces). There are 81 parking spaces on the lease sites (the building and an undeveloped lot to the northeast) and the church hopes to receive permission from the property owner to the west to use their parking lot for the future maximum seating. The Fire Marshal has reviewed the plans submitted and subject to the fire lanes being marked and set aside as required, the building is suitable for the change from warehouse to church use.

Motion by Moyer, seconded by Hoppe, to approve this request subject to full compliance with the parking standard of one space for each three seats in the sanctuary, seating shall not be expanded without adequate parking to meet this standard. **Motion carried** by a vote of 5-0 as follows:

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

The next item on the agenda was a **Consideration of the Preliminary Plat of Hunter's Creek III located south of Coffee Creek Road, 1/8 mile west of Kelly Avenue. (Hunter's Creek L.P.)**

Coon Engineering and developer Tim Hughes would like to proceed on a small phase of this project, approximately 18 lots. The location is adjacent to Hunter's Creek I and II south of the creek area immediately east of Saratoga Farms. The creek area is the issue that has been holding the project up since originally being scheduled because of the required clearance from FEMA. There could be another portion of the plat not adjacent to the floodplain that is ready for development but this phase on Hunter's Creek Road needs to be denied or continued until the FEMA review is complete. The developer has agreed to connect to Hunter's Point Road for a future phase of this addition.

Bryan Coon of Coon Engineering indicated that they were waiting for the FEMA evaluation of the floodplain and have amended the plat to 18 lots because of the drainage study. He indicated the developer will connect with Hunter's Point Road in a future phase providing access to Kelly not just Coffee Creek as is planned for the addition 18 lot addition. No final plat would be submitted until the drainage study is complete. Staff indicated the property needed to be rezoned also from "A" PUD to "A" Single Family so there was a clarification of the status of the property. Chairman Woods indicated that a clarification in zoning categories related to the actual development of the land have become very important to the City Council and this is confusion to the adjoining property owners when the status is vague and confused. Chairman Woods asked Bryan Coon if the applicant would cooperate to accomplish the rezoning to "A" Single Family zoning or otherwise clarify the PUD prior to the Final Plat of Hunters Creek III. Commissioner Moyer asked what would happen if FEMA denied the drainage changes. Staff indicated the plat could not proceed. Chris Simpson with Hunter's Creek 1st Homeowners Association asked who would take care of the common area. It was indicated that the developer would until all the lots are sold. Mike McCarty also spoke regarding street connections for future access and a construction access. Mr. Coon indicated the Fire Marshal did not want any more

driveways or streets connected to Coffee Creek and that the developer would consider a construction access. The staff noted that there is no standard or requirement for a construction access and that should be worked out with the homeowners prior to a final plat submittal and that also applies to the rezoning of the property. Commissioner Waner indicated she was concerned about the ½ mile or more of travel required without the immediate connection to Hunter's Pointe Road. Bryan Coon indicated there were 75 lots in Hunter's Creek with the 18 being added and this was adequate with a single access.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of extension of Commercial Site Plan 609 S. Kelly for the Silver Leaf Office Park. (Lambrecht Construction)**

Larry Lambrecht is requesting approval to extend the site plan originally approved for three additional office buildings on the west side of the Silver Leaf Office Park. Mr. Lambrecht originally purchased a building permit in 1998 for these three buildings as well as the existing four buildings and the foundations have been completed for the subject building but the exteriors were not established within the one year required for site plans. The Copperfield Addition lies immediately west, Seventh Street is approximately 200 feet to the south and Matthews Funeral Home is located to the north. The site plan has not changed from the original proposal and most of the improvements have been installed. Two buildings containing 4,392 square feet are part of this request and the building on the far west side of the project containing 9,388 square feet would represent the completion of this project. The west building is set back 30 feet off the west property line. All of the parking, detention and landscaping has been completed. Mr. Lambrecht is completing the buildings on a tenant finish basis and plans to finish these three buildings within the next 12 months. The land to the north and south is zoned retail commercial. Copperfield is zoned "A" Single Family. These buildings are designed principally for offices rather than retail tenants and that represents a lesser use than allowed by the zoning. The request is to extend the site plan without any changes for one year. The total square feet to be completed is 18,172 square feet.

Greg Burkin, 508 Copperfield, asked that flood lights or security lights not be placed on the back of the building. Mr. Lambrecht indicated he would not add those.

Motion by Hoppe, seconded by Waner, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of request by Holiday Inn Express to amend the site plan for the hotel at Edmond Road and Meline Drive.**

Chuck Wentz with Foster Hospitality Group would like to request approval to amend the original lighting plan, approved with the site plan, to provide for eight 25 foot tall lights rather than 26 fourteen foot tall lights. No more ambient light is produced near the edges of the property; in fact, Mr. Wentz believe less light will be created around the location. The structures will still be

use or street conditions, shorter block lengths are encouraged to maximize circulation within the addition.

- D. For commercial, industrial, office and multi-family developments, the 1996 Driveway Policy Guidelines shall apply.
- E. As a guide, street plans shall provide for no more than 90 to 130 lots accessed by a single connection to the arterial street only when two access points are not possible due to existing conditions. This shall apply to all gated private street additions. Where the lot count exceeds 130, the developer must plan for two access points to the arterial within the boundaries of the plat unless street intersections are determined to be in too close proximity or not recommended by the Edmond Engineering Department for other safety concerns.

These are amendments to the general policies discussed at the last Planning Commission meeting. The Connectivity study will continue with more examples within Edmond and based on the connectivity index results.

The revised policies were received. No additional action was taken on the Connectivity Study.

There was no **New Business**.

Motion by Cartwright, seconded by Moyer, to adjourn. **Motion carried** as follows:

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

NAYS: None

Meeting adjourned at 7:55 p.m.

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission