

EDMOND PLANNING COMMISSION MEETING

Tuesday, February 5, 2002

5:30 P.M.

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

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

AYES: Members: Moyer, Cartwright 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/ McCaleb)**

Mark Farris has amended the plat to provide an extension of the cul-de-sac to the south property line off of Sooner Road to allow for the public street to continue south if an addition is submitted on the 50 acres immediately adjacent to the Hickman property. The stub-out right-of-way is 60 foot in width and does contain a standard cul-de-sac for Fire Department and Sanitation use prior to any extension of the street. The cul-de-sac on the north contains 10 lots accessed from Sorghum Mill Road. The cul-de-sac on the south contains 17 lots. In the development of the property to the south, not under the Hickman ownership, there will be a sight distance evaluation along Sooner that will be an important part of the review of the additional plats that may come in south of this addition. Based on the considerations of the (a) floodplain protection, (b) sight distance on arterial streets and (c) based on low density development, one access point for each cul-de-sac is appropriate. Mark Farris indicated that the amended plat should provide for a future extension to the south and not require the major change to the floodplain. Chairperson Woods thanked the developer and Mr. Farris for modifying the plat.

Motion by Moyer, seconded by Cartwright, to approve this request subject to amending the plat for a future extension to the south. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Moyer, Cartwright and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of rezoning from "D-2" Neighborhood Commercial to "D-3" Office Commercial on the south side of Medical Center Drive west of the Legacy Woods Apartments. (Henry J. Pearce)**

This item was continued to a later time in the meeting as the applicant was not in attendance.

Darrell Parke, representing Dr. Henry Pearce, is requesting to rezone property south of Medical Center Drive and west of Legacy Woods Apartments from "D-2" Neighborhood Commercial District to "D-3" Office Commercial District. This property had approval of a site plan for the Edmond Laser Institute and Surgery Center on January 22, 2001 but the facility has not been

constructed yet. Dr. Pierce now wants to convert the ambulatory surgery center to a hospital so that patients can be kept over night. Since the "D-2" zoning district does not allow a hospital as a use permitted, they are requesting to rezone the property to "D-3" Office Commercial District which permits the hospital use. The property was originally zoned in 1966 and projected for general commercial land use on the Edmond Plan III. The property south is zoned "D-2" Neighborhood Commercial District and contains the Bryant Grove Apartments. The property west is also zoned "D-2" and contains Edmond Dental Care offices. The property north is also zoned "D-2" and contains the Sycamore Square Medical Offices. The property east of the site is zoned "C-3" High Density Multi-Family Residential District and contains the Legacy Woods Apartments.

Darrel Parke arrived at the meeting and indicated that the hospital was an important part of the survey center's need, retail was no longer an important feature.

Motion by Moyer, seconded by Cartwright, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Moyer, Cartwright and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for a Laser Institute Surgery Center/Hospital east of Bryant Avenue, on the south side of Medical Center Drive. (Henry J. Pearce)**

Dr. Henry Pearce is requesting extension of the Commercial Site Plan approval for the Laser Institute Surgery Center/Hospital, approved by the City Council on January 22, 2001. It is to be located on the south side of Medical Center Drive, south of Matt Wilson's offices on the north side of the street, immediately west of Legacy Apartments and east of Dr. Adibi's Dental Office.

Darrel Parke indicated they expect to begin construction within the next three months.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Cartwright, Moyer and Chairperson Woods

NAYS: None

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

Engineer Ernest Isch representing Phil and Russ Roberts is requesting Final Plat approval of the Homestead Commercial Park north of Danforth west of Santa Fe. This mostly "D-1" Commercial zoned property contains 17.35 acres and lies adjacent to the Homestead 3rd Addition to the north and west. Block 4 located south of Homestead Boulevard west of Santa Fe Avenue is zoned "D-O" Suburban Office. The American Bank and Kohl's are located on the northeast corner, the Wal-Mart Supercenter is located on the southeast corner and 7-11 and proposed Kwik Lube & Cleaners are located on the southwest corner. The Orchards at the Trails is a single family residential area to the southwest. Santa Fe Presbyterian Church is located north of this property.

This addition contains 5 blocks and Block A which is a greenbelt and storm water detention area. Each of the blocks could be sold individually and there could be deed approvals

considered in the future. Each lot must be adjacent to a public water main and a public sanitary sewer main. Drainage is being handled by a 30 foot to 40 foot wide drainage channel to be developed along the west and north sides of the addition next to Homestead 3. The greenbelt area would be owned as part of a property owners association and would be maintained by the developer and ultimately as a common improvement by all owners in the commercial addition. Driveways will not only have to meet the driveway separation policy on Danforth and Santa Fe, they will also have to align with the existing drives for Kohl's and the 7-11 store to insure proper turning movements with the medians and/or traffic light which is already in place. The Planning Commission must require that the developer complete the traffic signal with the plat improvements for the west side of Santa Fe at the Kohl's entry. At this time, the staff does not recommend this wait until an actual building is started. How would an individual lot purchaser be informed that they had to make that improvement at their own cost; this is a developer's responsibility. Building lines and cross access easements have been shown on the plat. Mr. Isch has submitted a letter explaining the study of the detention pond in the Homestead Addition lying a short distance west of this project and the siltation that has occurred to date in that pond.

Chuck Neal, president of the Homestead Homeowners Association, indicated he was satisfied with the response by the applicant as to the detention pond and the siltation issue. Rush Clinkscales indicated that there was some siltation, but not an excessive amount and there was no substantial change in the capacity of the pond to detain water. The area that had silt in it is now an area where cattails and willow trees agree. Ronnie Williams of ENA spoke thanking everyone for their cooperation.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Cartwright, Moyer and Chairperson Woods

NAYS: None

The next item on the agenda was a **Consideration of deed certification for a Sonic Restaurant on the west side of Santa Fe north of Puppy Love east of Orchards at the Trails. (John Alexander)**

This item was continued at the request of the applicant.

Motion by Cartwright, seconded by Moyer, to continue this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Cartwright, Moyer and Chairperson Woods

NAYS: None

There was no **New Business**.

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

AYES: Members: Moyer, Cartwright and Chairperson Woods

NAYS: None

Meeting adjourned at 5:55 p.m.

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission