

EDMOND PLANNING COMMISSION MEETING

Tuesday, November 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, November 5, 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 October 22, 2002, Planning Commission Minutes.

Motion by Moyer, seconded by Waner, to approve the minutes as written. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

Chairperson Woods suggested that all 10 of the following companion items be discussed at one time.

The next item on the agenda was **Case #Z020077 Public Hearing and Consideration of amendment to Edmond Plan III from High Density Multi-Family to Single Family Dwelling Planned Unit Development Usage west of Thomas, south of Covell Rd. (ERC Properties)**

As far back as 1984, the Edmond Plan has projected Light Industrial on the northern portion of the property south of Covell Road, west of the railroad along Thomas Drive. When the school district first built, Edmond North High School was Sequoyah Middle School and the land east of the Sequoyah Middle School was projected for lesser than Light Industrial because of the proximity to the school. One tract of land east of Thomas has been zoned "F-1" where one of the few homes in the area is located. The land is extremely flat, was located away from Single Family residential and was suitable for light industrial type uses as similar locations are along the railroad tracks in Edmond. The Coffee Creek Addition has developed with lower densities north of this property west of the railroad north of Covell.

Infrastructure: Water has now been extended along Thomas and connected west to Kelly. There needs to be a major water line linkage east under the railroad to the Rock Hollow water line, but that is waiting for further engineering on the Covell underpass. Sewer will need to be extended possibly from two directions, one from the south and one from the north depending on the final engineering design to address this very flat portion of north Edmond.

Traffic: There are no traffic counts along Thomas. Traffic counts along Covell were 3992 in 1999, 5277 in 2001 and 5752 in 2002. John Ross Elementary School and Edmond North High School count for the majority of all traffic at the intersection of Thomas and Covell.

Randel Shadid representing the applicant felt that this is compatible to the area and they would add a trail to connect with City trails. Commissioner Waner was concerned about "D-1" with the location, likes the down zoning to Single Family, could they rezone "D-O" instead of "D-1". Mr. Shadid said they need "D-1" with that traffic volume and to retain value of the land.

Motion by Moyer, seconded by Cartwright, to approve this request. **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 **Case #Z020078 Public Hearing and Consideration of rezoning from “A” Single Family to “A” Single Family Dwelling Planned Unit Development Usage west of Thomas, south of Covell Rd. (ERC Properties)**

Attorney Randel Shadid is representing ERC Properties in requesting rezoning as a Planned Unit Development to include multiple parcels with different uses. The first of these tracts includes the land west of Thomas south of Covell to be developed as Single Family Planned Unit Development. This property consists of 69.98 acres out of 110 acres that is part of the total PUD. Edmond Plan III had projected this property for “C-3” High Density Residential based on the following considerations: (1) Projection of Light Industrial east of Thomas adjacent to the railroad tracks; (2) Multi-Family zoning to the north in the High Density category, part of the Coffee Creek PUD; (3) compatibility with the school or other open land uses in the vicinity such as the undeveloped 160 acres owned by the Salyers to the west. The Guide Text suggests that Multi-Family is not appropriate next to Single Family, this location met that criteria.

The Plan Amendment involves a lesser use to provide for 249 single family lots for a density of 3.5 units per acre. Utilities will be extended to the property. There are currently 1354 acres of undeveloped Multi-Family zoning in Edmond. The application is submitted as one PUD as a mixed use project. If there are any changes to the Single Family, the Commercial will be re-discussed as part of the PUD and if there is any change to the Commercial, the Single Family will be re-discussed. Subsection E of Ordinance #2573 that actually adopts the Edmond Plan by ordinance, provides for amendments “based on conditions that have changed affecting a particular parcel of land or its general vicinity OR in a more general manner, an amendment to the Plan Map may represent a determination by the Planning Commission or the City Council that the goals and objectives of Edmond Plan III Guide Text have been met by the amendment request, and therefore is a reasonable change.”

1. ERC Properties is requesting 4.45 acres of “D-1” Restricted Commercial on the southeast corner of Thomas and Covell. The land to the north has been developed as Stone Pointe single family PUD. Covell Road is planned as a parkway with a divided median and an underpass is also planned at Covell; both of these projects are 5 years or more in the future as to actual completion although parts of the projects such as right-of-way acquisition is more immediate. A 140 foot of right-of-way is planned on Covell and more may be needed for the actual underpass construction east and west of the railroad bridge. The “D-1” Restricted Commercial is a lesser use than proposed in Edmond Plan III of Light Industrial; in fact, “D-1” would be allowed in Light Industrial. Thomas is also planned to be four laned adjacent to this site. The zoning to the north is still “C-3” High Density and “C-2” Medium Density Multi-Family PUD in the Coffee Creek Project.
2. ERC Properties is also requesting “D-O” Office along Covell just west of the railroad on 7.76 acres. This property will have no access on Covell Road due to the elevation difference planned between Covell improved as an underpass and the current elevation on the property which is at grade with Covell. The developer understands this and is planning an internal street serving the Office, Restricted Light Industrial and Multi-Family parcel. The “D-O” is the most restricted office district and is a lesser use than the project Light Industrial. “D-O” would also be a use permitted in a Light Industrial Zoning district.
3. ERC Properties is requesting rezoning of 10.7 acres for “C-3” High Density Multi-Family. A 171 apartment units are possible on the 10.7 acres. Fewer than this number are planned based on the proposed street that will extend around the apartment project on 2 sides. This property is also projected for Light Industrial and Residential is usually excluded. The Multi-

Family projected originally north of John Ross School was a buffer use to the Light Industrial east of Thomas. If the Industrial is being reduced further east of Thomas, this Multi-Family parcel serves as a transition to the next Single Family west of Thomas. Utilities will be extended to serve this proposed use. The property will be platted and additional streets are planned for circulation. The access will not be exclusively to Thomas.

4. The remaining property consisting of 20.86 acres immediately west of the railroad is proposed for "E-3" Restricted Light Industrial. This is a lesser use than the Light Industrial (F-1) projected in the Edmond Plan III and therefore is basically consistent with the Plan but is considered an amendment due to the fewer uses allowed. One parcel of land has already been zoned "F-1" where one of the homes is situated facing Thomas Drive. The School District has purchased land east of Thomas Drive for a 300 car parking lot and plans to expand that in the future for Edmond North High School. The "E-3" would be south of the "D-O" Office adjacent to the railroad and would have 2 access points to Thomas Drive adjacent to the Multi-Family parcel. This would be a similar situation as is occurring near Chapel Ridge Apartments west of Fretz north of 15th Street also being developed by Chapel Ridge. The "E-3" lots at the subject location do not lend themselves to larger building sites such as Petra on South Kelly; however, the restricted nature of "E-3" uses still makes it compatible to the "C-3" Multi-Family District.

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

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

NAYS: None

The next item on the agenda was **Case #Z020069 Public Hearing and Consideration of amendment to Edmond Plan III from Light Industrial to Restricted Commercial Planned Unit Development Usage on the southeast corner of Covell Road and Thomas Drive. (ERC Properties)**

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 **Case #Z020070 Public Hearing and Consideration of rezoning from "A" Single Family to "D-1" Restricted Commercial Planned Unit Development Usage on the southeast corner of Covell Road and Thomas Drive. (ERC Properties)**

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 **Case #Z020071 Public Hearing and Consideration of amendment to Edmond Plan III from Light Industrial to Suburban Office Planned Unit Development Usage south of Covell west of the Burlington, Northern and Santa Fe Railroad. (ERC Properties)**

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 **Case #Z020072 Public Hearing and Consideration of rezoning from “A” Single Family to “D-O” Suburban Office Planned Unit Development Usage south of Covell west of the Burlington, Northern and Santa Fe Railroad. (ERC Properties)**

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 **Case #Z020073 Public Hearing and Consideration of amendment to Edmond Plan III from Light Industrial to High Density Residential Planned Unit Development east side of Thomas Drive, 200 feet south of Covell Road. (ERC Properties)**

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 **Case #Z020074 Public Hearing and Consideration of rezoning from “A” Single Family to “C-3” High Density Residential Planned Unit Development east side of Thomas Drive, 200 feet south of Covell Road. (ERC Properties)**

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 **Case #Z020075 Public Hearing and Consideration of amendment to Edmond Plan III from Light Industrial to Restricted Light Industrial Planned Unit Development west of the Burlington Northern Railroad, east of Thomas south of Covell. (ERC Properties)**

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 **Case #Z020076 Public Hearing and Consideration of rezoning from “A” Single Family to “E-3” Restricted Light Industrial Planned Unit Development west of the Burlington Northern Railroad, east of Thomas south of Covell. (ERC Properties)**

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 **Case #PR020035 Consideration of Final Plat of Redmont Trace II Addition located south of Coffee Creek Road west of Bryant. (Bob Turner)**

Keith Beatty with Isch Engineering requested Final Plat approval of Redmont Trace II located south of Coffee Creek Road just over one-quarter mile west of Bryant. The Caliburn Addition is located to the north, the Edmond North Estates Addition is located to the west, the area to the east is developed with acreage type lots on private streets. This addition is served with City water and a new well is located in the south portion of the addition. That well is not on line at this time but soon will be. This addition consists of 7 lots on a total of 5.626 acres. The lots are generally 34,000 square feet and will be using aerobic waste water treatment systems since City water is available. The streets in this addition are private with a gated access from Coffee Creek Road. The Preliminary Plat of Redmont Trace was approved in September of 2000 with 77 lots on 79 acres. Phase I contained 36 lots.

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

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

NAYS: None

The next item on the agenda was **Case #Z020066 Public Hearing and Consideration of amendment to Edmond Plan III from General Commercial to Restricted Commercial Usage south of 2nd Street west of the Ramada Inn. (KMO Development)**

Attorney Bill Collins spoke representing the owner indicating that this was a lesser use than on the Edmond Plan and that the development of the property was planned to minimize the amount of change as to grading, retaining walls and protection of the creek areas. It was noted that the trail requested by the City was agreed to. The re-striping of Second Street will be completed to ODOT and City of Edmond standards as part of any site plan. The site was needed for two possible restaurants.

Neil Robinson, with Cardinal Engineering for the applicant, said they would use the south for detention and the north for buildings and parking. A trails easement will be given but they are worried about liability due to the detention pond and they want a barricade around it. They will raise the elevation 5 to 7 feet. He said they would wait until the retaining wall is arranged before deciding on cross access. Chairperson Woods said that connectivity was a very important issue and he realizes that it may be some time before it can all happen; however, he still wants it to be provided. Commissioner Waner expressed concerns with the Preliminary Plat because of traffic and adding two restaurants. Commissioners Cartwright and Waner expressed preference for cross access to the Blake property be furnished now.

Motion by Moyer, seconded by Cartwright, to approve this request. **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 **Case #Z020068 Public Hearing and Consideration of rezoning from “A” Single Family to “D-1” Restricted Commercial District south of Second Street, west of the Ramada Inn. (KMO Development)**

Attorney Bill Collins is representing KMO Development in requesting rezoning of the south 350 feet of a 5 acre tract west of the Ramada Inn east of B & B Sales. A. J. Mickish is the current owner. The front of the property is zoned “D-2” Neighborhood Commercial and a strip of land on the east side of the property extending south is also zoned “D-2”. These zonings were approved in 1969 and 1966. Since the back portion of the property is needed for some additional parking, an application has been made for “D-1” Restricted Commercial. The Edmond Plan projected the property for “E-1” General Commercial. The property originally developed by Dr. Mickish included only the north half of his 5 acre ownership (ownership 300’ by 726’). The ownership to the east was for a 36 acre parcel and evidently extended onto the east side of the Mickish tract; that zoning was in 1966. The applicant has applied for the most restricted commercial district rather than what was recommended on the Plan for General Commercial. This will also reduce the eastern strip of “D-2” to “D-1” from the 1966 rezoning application.

In this case, the zoning is for a lesser included zoning district than is suggested by Edmond Plan III. This request is considered a Plan Amendment since it is different than the Plan projection. The Plan suggested the property be “E-1” General Commercial.

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

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

NAYS: None

The next item on the agenda was **Case #PR020030 Public Hearing and Consideration of Preliminary Plat for Second Street Addition located south of Second Street, west of the Ramada Inn. (KMO Development)**

Cardinal Engineering and Attorney Bill Collins III represented Taro Developers LLC in requesting Preliminary Plat approval for property west of the Ramada Inn, south of Second Street, east of the B and B Sales. This location has been used as the Mickish Veterinary Clinic. There is a house and the building used for the veterinary clinic that are planned to be demolished.

None of the flood plain to the south of this area fall within the boundaries of the plat. There are a number of sanitary sewer easements extending through the property. The property is adjacent to water along Second Street. Redevelopment of the parcel will involve filling the first one-third to nearly one-half of the property which is presently lower than Second Street to provide for a building pad site. Drainage detention will be provided outside of the flood plain. The parcel will be platted as one lot. The plat contains 5.13 acres. With the 328 feet of frontage along Second Street, the property can qualify for two drives and meet the driveway policy. An interconnecting driveway is recommended to the west toward the Blake property for interconnection. The grade change with Ramada does not allow for interconnection with that parcel. There is sufficient right-of-way along Second Street, and with the Final Plat, a re-stripping of Second Street for a west bound left turn lane will be needed into one of the drives approved for this parcel. Until a site plan is submitted, the exact design of that can't be determined. A small portion of the Trail has been shown through the southwest corner of the

subject property between the two portions of the floodplain. To be consistent with Putt-A-Round, a sixteen foot wide public Trails easement needs to be provided in the southwest corner if the conceptual plan proceeds to more specific alignment of the proposed Trail.

Motion by Hoppe, seconded by Moyer, to approve this request subject to 1) the easement for the trails (safety issues will be worked out) and 2) Preliminary and Final Plats to show cross access to the west property. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Waner

The next item on the agenda was **Case #PR020031 Public Hearing and Consideration of Preliminary Plat of the Bristol Office Park located on the north side of 33rd Street, east of the Lifestyles Lighting Center. (Phil and Russ Roberts)**

This item was continued to the next Planning Commission meeting at the request of the applicant.

Motion by Hoppe, seconded by Moyer, to continue this request to November 19, 2002. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #SP020037 Public Hearing and Consider of Commercial Site Plan approval for a Kentucky Fried Chicken and A & W Restaurant located 300 feet east of American Bank on the north side of Danforth.**

Diana Campbell, representing the applicant, said that they tried to match colors and elevations to Kohl's. City staff said they will have to keep landscaping even with Kohl's and sign will be 6 feet tall with brick over the pole. Commissioner Waner asked about traffic making a U turn to go through the drive-through and the applicant stated that typically this is not a problem and that the drive-through would be well marked with signs.

Motion by Moyer, seconded by Cartwright, to approve this request. **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 **Case #SP020038 Public Hearing and Consideration of Commercial Site Plan approval for a Kentucky Fried Chicken and A & W Restaurant located on the west side of Broadway, one-quarter mile north of 33rd Street.**

The applicant said they tried to match Edmond Exchange with an all brick building. They may possibly eliminate 1 parking space to add landscaping. Chairperson Woods suggested that they could add a tree on the northwest corner of the site. Commissioner Waner thinks there is ample parking and wants more landscaping in the front. Staff stated that they meet the landscaping requirements but there is not 50% in the front of the property. The applicant said they would be happy to meet with staff to find out what types of plants will survive and add more landscaping.

Motion by Cartwright, seconded by Hoppe, to approve this request. **Motion carried** by a vote of 4-1 as follows:

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

The next item on the agenda was **Public Hearing and Consideration of Site Plan approval for a ground sign Taco Bueno northwest corner of Boulevard and East Second.**

Chairperson Woods asked if the applicant was in attendance. There was no one representing this application at the meeting.

Motion by Cartwright, seconded by Hoppe, to continue this request indefinitely. **Motion carried** by a vote of as follows:

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

The next item on the agenda was **Case #SP020027 Public Hearing and Consideration of Multi-Family Site Plan approval for addition to Summit Apartments located east of Blackwelder north of the Highland Park Baptist Church. (Neal McGee)**

Commissioner Moyer asked about the drainage. City Engineer Steve Manek stated that there is a depression in the tree area that will be cleaned up and water will be released into this area and regulated by an existing pipe. It currently drains north and east and it will take out a tree buffer. The applicant stated this would be an improvement to the area. Richard Breed of Kingston Addition was concerned about drainage and trash; there is not a problem at this time but the north apartments were having a few problems. Chairperson Woods stated that the new development had adequate drainage.

Commissioner Waner was concerned about the parking because with only 2 spaces per unit there is no room for guests. Staff stated that they meet the requirements. Commissioner Waner also stated she would like to see trees used to block the view to Kingston. Engineer Lax Godhania stated they will try to save as many as possible.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** by a vote of 4-1 as follows:

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

The next item on the agenda was **Public Hearing and Consideration of Adoption of GIS (Geographic Information Systems) Zoning Districts Map**

It was discussed and decided that the City would rezone and pay for all notices to correct the zoning on the southwest corner of Kelly and Danforth.

Motion by Moyer, seconded by Cartwright, to accept the corrected GIS Zoning Map. **Motion carried** by a vote of 5-0 as follows:

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

There was no **New Business**.

Motion by Hoppe, seconded by Cartwright, to adjourn. **Motion carried** by a vote of as follows:

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

Meeting adjourned at 7:40 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission