

EDMOND PLANNING COMMISSION MEETING

Tuesday, November 19, 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 19, 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 November 5, 2002, Planning Commission Minutes.

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

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

The next item on the agenda was **Case #PR020029 Public Hearing and Consideration of Preliminary Plat approval for Thomas Trails Addition located on the west side of Thomas Drive, south of Covell Road. (Ken Rees)**

Chairperson Woods asked if the trails will meet City code. Staff replied that the developers will give the easements and will build it and the City will maintain it. Staff requested that Thomas be four laned to accommodate extra traffic from the development and from the public schools to the south. Randel Shadid, representing the applicant, stated that they were not willing to four lane Thomas or put a fee in lieu of because Thomas was not an arterial road. They were, however, willing to four lane on Covell. Ken Rees said they were trying to make this addition pedestrian friendly by adding the trails, that they want to make it affordable to families whose kids go to that school and they do not feel that Thomas should be widened. Bryan Coon stated that they would possibly do storm sewers and fix drainage at Final Plat and they will grant 50 feet of right-of-way.

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

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

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)**

Attorney Randel Shadid representing the applicants requested a continuance to the December 3rd Planning Commission meeting.

Motion by Hoppe, seconded by Moyer, to continue 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 #Z020064 Public Hearing and Consideration of amendment to Edmond Plan III from Suburban Office to Suburban Office Planned Unit Development on the northwest corner Locust Lane and Bryant Avenue. (Terry Kerr)**

Terry Kerr stated that they are trying to do a plaza development, that is why they are wanting a variance. They will put buildings around the parking so the parking won't be visible from the street. Their goal is to have a very small amount of pavement. They will do the parking and extend water and sewer all at once and sell off individual lots.

Residents from the surrounding area, Sherry Crevis, Nancy Nelson, Pat Hoig, Jackie Wood, Judy Phitizer, Lindsay Grimes, and Carol Hughes, spoke in opposition to the project. Their concerns were detention, no barrier between site and homes, is there a current need for it and if not, it could sit there for several years vacant, that it should be held to the same standards as Spring Creek on 15th and Bryant and they wished it had stayed Single Family zoning. Commission members also agreed that the area was too dense without setbacks.

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

AYES: None

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

The next item on the agenda was **Case #Z020065 Public Hearing and Consideration of rezoning from "D-O" Suburban Office to "D-O" Suburban Office Planned Unit Development on the northwest corner of Locust Lane and Bryant Avenue. (Terry Kerr)**

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

AYES: None

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

The next item on the agenda was **Case #PR020033 Public Hearing and Consideration of Preliminary Plat approval for Keas Plaza Office Park on the northwest corner of Locust Lane and Bryant Avenue. (Terry Kerr)**

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

AYES: None

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

The next item on the agenda was **Cases #Z020092-Z020104 Public Hearing and Consideration of amendments to Edmond Plan III from Single Family and General Commercial to Suburban Office, High Density Multi-Family and Single Family Planned Unit Developments on property located west of Boulevard, south of Boulevard Bowl and the Edmond Crossing Shopping Center, east of Wynn Drive and north of Leavitts North Park Addition and Lion's Fun Park. (Villages of Stonebridge)**

John Luton of ENA asked about the 15 foot setbacks and developer Derek Turner replied that 20 feet is standard and they are trying not to level off all the homes to give a better visual effect. Staff and Derek Turner agreed that a connection should not be made to Jordan Street and that is why they have wrapped a street around the project for better fire access. Commissioner

Waner expressed concern about the traffic and unit density and she felt that there weren't enough notices mailed for the size of project being built.

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 **Cases #Z020079-Z020091 Public Hearing and Consideration of rezonings from "A" Single Family and "E-1" General Commercial to "D-O" Suburban Office PUD, "C-3" High Density Residential and Commercial Services and "A" Single Family PUD on property located west of Boulevard, south of Boulevard Bowl and the Edmond Crossing Shopping Center, east of Wynn Drive and north of Leavitts North Park Addition and Lion's Fun Park. (Villages of Stonebridge)**

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

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

NAYS: None

The next item on the agenda was **Case #U020006 Public Hearing and Consideration of a Special Use Permit to include site plan for Auto Spa car wash on the northwest corner of Danforth and Kelly. (Brent Niles)**

Glenn Smith, representing the applicant, stated they will move the building 5 feet and will meet setback standards. Staff reminded them that the sign had to be kept out of the sight triangle.

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 #Z020105 Public Hearing and Consideration of rezoning from "G-A" General Agricultural District to "R-1" Rural Estate Dwelling District north of Covell Road, east of Midwest Boulevard. (Shakir Mahmood)**

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 #SP020040 Public Hearing and Consideration of site plan approval for an office building on property located south of 15th Street, north of 18th Street, east of Kelly. (Dr. Craig Carson/Arthritis Center)**

Marvin Howes with Cooper Medical Buildings representing the applicant, stated they will have no cross access at this time because it is unknown what the owner will do. Derek Turner, owner of the land to the east, did not know how his land would be developed but felt it would not be in the best interest to connect the two sites. Staff agreed.

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 #PR020034 Consideration of the Final Plat of Tuscany Section 1 located east of Vista Lane, one-half mile south of East Second Street. (Tom Vorderlandwehr)**

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

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

NAYS: None

The next item on the agenda was **Consideration of Final Plat of the Second Street Addition located west of the Ramada Inn on the south side of Second Street. (KMO Development)**

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

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

NAYS: Waner

The next item on the agenda was **Case #SP020032 Public Hearing and Consideration of site plan approval on property at J. L. Mitch Park for the Edmond Senior Center and Recreation and Parks Administration Offices located one-eighth mile north of Covell Road, one-half mile west of Kelly. (City of Edmond)**

Commissioner Waner requested more landscaping at the south entrance. John Luton with the ENA stated he liked the project and David Hornbeek, representing the City, said they will hopefully open bids the first week of February and start construction soon after that.

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

There was no **New Business**.

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

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

NAYS: None

Meeting adjourned at 8:05 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission