

EDMOND PLANNING COMMISSION MEETING

Tuesday, October 21, 2003

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, October 21, 2003, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Elizabeth Waner, Allen Thomas and Suzy Thrash. Present for the City were Kristi McCone, Assistant City Planner; Jan Ramseyer Fees, Community Connections Coordinator; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the October 7, 2003, Planning Commission Minutes.

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

AYES: Members: Waner, Cartwright, Thomas, Thrash and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR020037 Consideration of the Final Plat of Creek Bend 3rd Addition located north of 15th Street, east and west of Kerry Layne, extending east to Fox Lake. (Creek Bend, LLC)**

Engineer Elizabeth Whitlock represented Creek Bend LLC in requesting Final Plat approval of Creek Bend 3rd Addition. This plat contains 16.84 acres and a total of 30 residential lots zoned "A" Single Family Dwelling District. Lot sizes range from 13,837.5 to 32,802.4 square feet. Unplatted properties abut the addition on the west and north. Creek Bend 2nd Addition is located to the northwest of the site. Fox Lake Addition is located to the east. The six lots in Block 2 will be located on the west side of Kerry Layne. Seven of the lots in Block 1 will be located on the east side of Kerry Layne. The remaining seventeen lots in Block 1 will front the proposed Circle Bend Place which turns into Circle Bend Court and terminates with a cul-de-sac. Kerry Layne links with Fox Hill Terrace in Creek Bend 2nd Addition. The Edmond Trails Plan does not identify any new trails through this particular area. Linkage by way of sidewalks will occur along East Fifteenth Street. The Connectivity standards have been met with the interior collector street serving this project.

Randal Shadid representing the applicant stated that the drainage depression would be located behind lots 15, 16, and 17. The water will flow its natural way towards Fox Lake and will be drained by an existing storm pipe. There will be no standing water in the depression. Staff indicated that the drainage and erosion control met all requirements.

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

AYES: Members: Cartwright, Thrash, Waner, Thomas and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR030035 Consideration of Final Plat of Carriage Park 2 at Coffee Creek located north of Shortgrass Road one-quarter mile north of Covell Road. (Bob Turner)**

Engineer Ernest Isch requested Final Plat approval of 46 single family lots on a total of 36.21 acres in Coffee Creek Addition. This property is zoned "A" Single Family Planned Unit Development. The lots range in size from 11,250 square feet (90 ft by 125 ft) to 13,500 square

feet (100 ft by 135 ft). This addition will be served with full City utilities and all streets are public. Setbacks are being requested for modification through the PUD on certain lots with 20 foot front setbacks and 15 foot street side yard setbacks. The rear yards are requested at 15 feet. A common area is adjacent to this phase of Coffee Creek on the east and west sides of this addition. Part of the Trails easement that will connect with the City Trails in Mitch Park is identified on this plat. The large electrical line extending through this section is immediately north of this plat.

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

AYES: Members: Thomas, Waner, Cartwright, Thrash and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #U030007 Public Hearing and Consideration of Special Use Permit for addition to Fairview Baptist Church located east of Sooner, south of Danforth, 1230 N. Sooner Road.**

Dale Garrett with Blair Remy Architects, representing Fairview Baptist Church, requested a Special Use Permit to add onto the church and to add additional parking and driveways. One drive will be established on Sooner and one on Danforth with a fire lane around the east side of the building. Drainage/detention will be constructed on the south side of the property west of the cell tower equipment and adjacent to Sooner Road. This development is less than 3 acres of land on the southeast corner of Danforth and Sooner. The property is zoned "A" Single Family. The addition has been planned for some time but there is no City water available on Sooner. In order to install a fire sprinkler system in the building, the church will drill a new well and provide for a tank to pump the water through the sprinkler system in the event of a fire. The property also uses a septic tank and water well. Additional land not being improved with buildings and parking, just immediately east of the site, is where the lateral fields will be located. The new addition is 11,363 square feet. The portable classroom buildings recently approved will be removed. The existing sanctuary is 3500 square feet. The church seats 300 people and there are 130 parking spaces planned, 8 of which are handicapped.

The building exterior will be a combination of the hardy plank fascia with brick or cast stone type materials. The roof will be asphalt shingles a 12/5 pitch. This construction will match the existing church. Any parking lot lights added cannot be more than 24 feet in height from the ground to the top of the light based on the I-35 standard. The developer will retain existing trees on the site and add new trees to meet the 15% landscaping requirement including the 40 plant units for every 250 square foot standard. There is no particular benefit of widening Danforth based on the short distance between Sooner and I-35. The City standard requires Sooner to be widened or pay "fees in lieu of". The applicant is requesting a variance from the widening on Sooner Road.

It was decided that the church would have two years or until the utility lines were extended up Sooner before they had to widen Sooner. That way they still met the requirements and the new paving would not be torn out when utility lines were put in. The project was approved based on this agreement by the church.

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

AYES: Members: Cartwright, Thomas, Waner, Thrash and Chairperson Woods

NAYS: None

There was no **New Business**.

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

AYES: Members: Cartwright, Thrash, Thomas, Waner and Chairperson Woods

NAYS: None

Meeting adjourned at 6:10 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission