

## EDMOND PLANNING COMMISSION MEETING

Tuesday, February 3, 2004

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, February 3, 2004, in the City Council Chambers at 20 South Littler. Other members present were Elizabeth Waner, Allen Thomas and Suzy Thrash. Leroy Cartwright was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the January 20, 2004, Planning Commission Minutes.

Motion by Waner, seconded by Thomas, to approve the minutes as written. **Motion carried** by a vote of 3-1 as follows:

**AYES:** Members: Waner, Thomas and Thrash

**ABSTAIN:** Chairperson Woods

The next item on the agenda was **Case #Z030054 Public Hearing and Consideration amendment to Edmond Plan III from Suburban Office to Single Family Dwelling Planned Unit Development Usage on property located south of Swan Lake Road and west of the offices at Kelly Avenue. (Michael Forth)**

The vacant property west of the Swan Lake Office building south of Swan Lake Road and south of the Victoria Park Apartments is proposed to be changed from Office to Single Family PUD. Dr. Forth would like to develop 10 units total, with 2 single units along Swan Lake Road and 4 duplex style units, each individually owned south of the single units. This project is similar to Laurel Court. Utilities will be extended to serve each unit. The one street will be private and drainage detention will be developed to the west of the development.

Cheryl Williams, property owner in Swan Lake on Lapwing, indicated that cars back up exiting onto Kelly in the morning and that she is concerned about traffic problems and drainage through this property. She indicated Swan Lake Road has overflowed from the detention area 4 times. She was concerned about foundations for lots to the west if work was done to the detention area. Bruce Hays, an owner of a rent house to the west, was also concerned about traffic through this area. Dr. Forth indicated the drainage plans had been approved and that there was full compliance with Title 23 and recognition of the FEMA floodplain requirements. The construction would provide for the proper channel to not disturb the soil to adversely affect the adjoining properties. Dr. Forth indicated he owned the office building on Kelly and was familiar with the conditions in the area. City Engineer Steve Manek indicated there would not be an encroachment into the FEMA floodplain and the project is not increasing the flow or changing the channel. Chairperson Woods asked if the private drive to the office project would connect to this project and Dr. Forth indicated it would.

Commissioner Waner indicated she was concerned about the number of units for the area. She felt that the office use generated traffic at a different time of the day than residential would. Commissioner Thomas agreed regarding the traffic problems. Commissioner Thrash indicated she was concerned about the area of open space being required for drainage improvements and the limited space for the dwellings.

Motion by Waner, seconded by Thomas, to approve this request. **Motion failed** by a vote of 1-3 as follows:

**AYES:** Members: Chairperson Woods

**NAYS:** Waner, Thomas and Thrash

The next item on the agenda was **Case #Z030053 Public Hearing and Consideration of rezoning from “D-O” suburban Office District to “A” Single Family Dwelling Planned Unit Development on property located south of Swan Lake Road and west of the offices at Kelly Avenue. (Michael Forth)**

Dr. Michael Forth proposed a 10 unit single family dwelling Planned Unit Development south of Swan Lake Road and 160 feet west of Kelly Avenue. This development contains 2.09 acres (91,040 sf) which allows more than 10 dwelling units. This PUD will have a maximum of 10 dwelling units. There will be four duplex style units attached at the side but located on individual lots for separate ownership. Two of the units will be single family detached. The street will be private and will connect to the office driveway to the east for fire lane connection, service vehicle connection, and as an alternate access to the development. The setbacks are planned at 15 feet. An example of the dwelling unit design is attached. Open space areas include the drainage area to the west of the lots. There is also a combined area of 4,770 square foot along Swan Lake Road. The two open space areas contain 46,740 square feet. Each dwelling will have individual water and sanitary sewer connection. Drainage detention plans have been reviewed. The private street is 26 foot wide which would accommodate a larger number of lots and typically does in a standard addition. The paved connection to the office area is 15 feet in length. This traffic plan is similar to Laurel Court south of Edmond Road between Copperfield and Chisholm Lake Additions. The streets contain 8300 square feet. With the off-setting open space, this project still falls within the single family density even though the lot sizes are 4,000 square feet.

Motion by Waner, seconded by Thrash, to approve this request. **Motion failed** by a vote of 1-3 as follows:

**AYES:** Chairperson Woods

**NAYS:** Members: Waner, Thrash and Thomas

The next item on the agenda was **Consideration of Preliminary Plat of North Kelly Planned Unit Development located south of Swan Lake Road and west of the offices at Kelly Avenue.**

Dr. Michael Forth requested Plat approval to go along with the Planned Unit Development zoning for attached single owned units. The detention area and common areas will be owned privately as a part of a homeowners association. The street will also be owned privately. The street will need to be named. City water and sanitary sewer will be publicly dedicated and built to City standard with required fire protection. The PUD provides for modification of individual lot sizes with the off-setting open space. There is also a modification of the front setback to provide for a 15 foot setback. The adjacent uses are duplex and single family. The Victoria Park Apartments are situated to the immediate northeast of this location and offices are located to the east. Dr. Forth will obtain an easement from the office complex to interconnect circulation between this Single Family PUD and the existing offices. The plat contains 10 lots plus the common area lots and streets.

Motion by Thomas, seconded by Waner, to approve this request. **Motion failed** by a vote of 1-3 as follows:

**AYES:** Members: Thomas, Waner and Thrash

**NAYS:** Chairperson Woods

The next item on the agenda was **Case #Z030052 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling to Medium Density Multi-Family Usage at 530 North Fretz. (Loy Puffinbarger)**

Infrastructure: City standard improvements are adjacent to the site. Fretz is a commercial collector street and is improved as such. City water and sanitary sewer are also adjacent to this lot. A major drainage channel has been improved by the City south of this property through Pennick Park; this property will be required to install detention consistent with that channel improvements. Utilities are also adjacent.

Density: 3 units per acre based on the group quarters definition for multi-family. Six units would be allowed.

Compatibility to Edmond Plan III: A change from Single Family to Multi-Family zoning but is actually a Special Use. There are other Multi-family uses in the general area of higher intensity.

Site Plan Review: Submitted as a companion application for the Special Use Permit Group Home.

Motion by Thomas, seconded by Waner, to approve this request . **Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #Z030051 Public Hearing and Consideration of rezoning from “A” Single Family Dwelling to “C-2” Medium Density Multi-Family Dwelling District at 530 North Fretz. (Loy Puffinbarger)**

Property owner Loy Puffinbarger requested that 0.53 acres north and west of Pennick Park on the east side of Fretz be rezoned for Multi-Family. The proposed use of the property is a group home to be operated by The Meadows. Architect Larry Blackledge is designing that project for a one story building. Six dwelling units would be permitted by the zoning and of course, group quarters are measured on the basis of every three persons equals one dwelling unit. A total of seven persons will live in the home. The dimensions of the property are 140 feet by 165 feet. City water is adjacent to this property along Fretz and sewer is to the south of the parcel. Fretz Street is a major/commercial collector street, 60 foot of right-of-way and 32 foot of paving. The property to the east is the Uni-City Mobile Home Park, Pennick Park owned by the City is located to the south, Meadow Lakes Addition is located to the west with the homes backing up to the subject property and an apartment project is located north of the mobile home park on Fretz. Further south on Fretz is an assisted living center also zoned Multi-Family and approved as a Special Use Permit.

Architect Larry Blackledge spoke representing Loy Puffinbarger and indicated that the project would have a fire sprinkler system, that it would all be privately finance and that it is ready to be constructed. He indicated the project would be designed to resemble a larger home. The building does have 6 bedrooms plus a bedroom for the caregiver. Commissioner Waner indicated there was minimal parking but she thought it was a nice project. John Luton with ENA also was concerned about 8 parking spaces and if the relatives were to visit at the same time.

Mr. Blackledge indicated he would add one more parking space. There was discussion about adding a sidewalk to the sidewalks in place in Pennick Park so that persons might walk from Pennick Park to the home. Mr. Blackledge indicated that none of the residents drive.

Motion by Thrash, seconded by Thomas, to approve this request . **Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case # U040001 Public Hearing and Consideration of Special Use Permit for an Assisted Living Center on property located at 530 North Fretz. (Fretz Group Home/Loy Puffinbarger)**

Larry Blackledge represented The Meadows is requesting approval of a Group Home west of the Mobile Home Park north of Pennick Park. The structure is 3,415 square feet and will house 6 residents and a director. The project plans for 7 parking spaces which will also involve one curb cut on Fretz. The building design is residential in character, one story with brick veneer and a 6/12 roof pitch. The building will be setback 62 feet from Fretz and 25 feet from the back property line next to the mobile home park where there is already a 6 foot tall stockade fence. Drainage detention will be constructed on the south side of the building just north of the park and the drainage way through the park. Residential container sanitation pick up is planned. The property will install the full 10% landscaping consisting of 2,310 square feet and 186 plant units. Trees selected include loblolly pine, Austrian pine and lace bark elm.

Motion by Thomas, seconded by Waner, to approve this request . **Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #PR030015 Consideration of Final Plat approval for Danforth Plaza retail space south of Danforth east of the Wal-Mart Super Center. (Renaissance Development and Edmond Plaza Associates, LLC)**

The attached agreement was discussed with the modified site plan at the January 20<sup>th</sup> Planning Commission meeting. This agreement allows for the off-site detention for the plat with the location of the detention area on the Wal-Mart property. "Limits of no access" needs to be placed along Danforth except for the driveway to be shared with the Wal-Mart ownership immediately west and a cross access easement needs to be indicated for the shared drive location. The utility plans were submitted with the site plan and easements need to be provided in accordance with those plans for the public easements. The addition will consist of one block and one lot.

Commissioner Waner indicated she was concerned about allowing for the second drive into the Wal-Mart parallel with Danforth but near the south end of the Danforth Plaza project. She said she would vote for the drive after considering this further.

Motion by Thomas, seconded by Thrash, to approve this request . **Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Consideration of deed approval for two parcels on East Second Street 1/8<sup>th</sup> mile west of Coltrane. (Best Western)**

Motion by Waner, seconded by Thomas, to continue this request indefinitely . **Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

There was no **New Business**.

Motion by Thomas, seconded by Thrash, to adjourn. **Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

**Meeting adjourned at 6:30 p.m.**

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission