

EDMOND PLANNING COMMISSION MEETING**Tuesday, May 4, 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 17, 2004, 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 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 April 20, 2004, Planning Commission Minutes.

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

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

NAYS: None

The next item on the agenda was **Case #Z040001 Public Hearing and Consideration of rezoning from "G-A" General Agricultural District to "R-2" Urban Estate Dwelling District located on the south side of Covell Road, west of Westminster. (Alan Ashford)**

This matter had to be continued indefinitely to meet the notice requirements.

Motion by Thomas, seconded by Waner, to approve continue this matter indefinitely. **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 #U020006 Public Hearing and Consideration of Special Use Permit to include site plan for an Auto Spa car wash on the northwest corner of Danforth and Kelly. (Brent Niles)**

Brent Niles has now turned in plans for a building permit for 11,438 square foot car wash on the northwest corner of Danforth and Kelly. Tinker Credit Union is located immediately north and the School District owns the remainder of the Colonnade Center where they have the School District office and several other tenant spaces. Mr. Niles is now planning a two phase project and the first phase includes only the drive-through car wash and detail bays within the building. The self serve bays will not be constructed at this time and the vacuum islands will also be eliminated. The site plan does not provide for any drive on Kelly as originally proposed. The exterior is the same with the brick and stone with EFIS used as a trim material.

This item has been re-noticed to property owners within 300 feet. The owner has had a plat approved within the last year but did not start the car wash within the one year time limit required.

Commissioner Waner asked if the berms will still be constructed even without the open bays facing Danforth. It was noted that former Councilman Barry Rice had requested this improvement on the original site plan. Mr. Niles indicated he would consider a berm, but would have to modify his plans. Staff requested a clarification if berms were required along both Kelly and Danforth. The Planning Commission concurred that would be the requirement.

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

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

NAYS: None

The next item on the agenda was **Case #PR040010 Consideration of Preliminary Plat of Belmont Farms one-half mile north of Coffee Creek Road, east of Kelly Avenue. (Dorothy Sadeghy)**

Keith Beatty representing Dorothy Sadeghy, is requesting Preliminary Plat approval for Belmont Farms. Recently, Gary Spencer received approval for Belmont Ridge located to the west of this addition south of Cross Timbers Elementary School. This property containing 72.9 acres is planned for 174 single family lots. The lots would be 8,600 square feet or larger. The property is zoned "A" Single Family PUD. The PUD is not serving a particular purpose since the lot sizes are all above minimum lot size for this phase and the open space is not really needed to compensate for smaller than minimum lot sizes. The Edmond Trails and Sidewalk Master Plan identifies the Kelly North linkage along Kelly in this area rather than through the addition. New city water and sanitary sewer lines will be constructed to serve this addition.

Previous development in the west half of this section includes Belmont Estates (11 acres, 15 lots), Belmont Landing (15 acres, 30 lots formerly Belmont Gardens), Belmont Villages 1st (20 acres, 39 lots). The first phase of Willowbend Addition has been approved south of Sorghum Mill Road east of Kelly consisting of 57 lots. The total number of lots approved are 141 for this west half of the section. Willowbend has been approved on the Preliminary Plat with 404 lots and Belmont Farms approved with 454 lots for a total of 858 lots which could generate 1973 persons over the next 10 to 15 years. The east half of the section is developed with the Turner Brothers pipe yard and most of it is zoned "F-1" Light Industrial which prohibits residential. That's why no streets are recommended to be stubbed out to the east from either Willowbend or this phase of Belmont Farms. As far as connectivity, Belmont Farms will connect to Willowbend in the eastern portion of the quarter section and Belmont Ridge will connect to Willowbend Addition east of Cross Timbers Elementary School. The entire Belmont Farms development provides for two street connections to Kelly and one main street connection to Coffee Creek Road with internal connections planned between the two quarter sections.

While the streets and the water lines will need to interconnect north and south between Willowbend and Belmont Farms, Belmont Farms is served by a sewer system extending

to the southwest also serving Coffee Creek, Oaktree Park, Hunter's Creek and Hunter's Pointe. The Willowbend Addition is installing a new lift station where the wastewater will be transported east into the system serving Oaktree. The plat is being requested for approval with 20 foot front setbacks which has been the trend for this addition. That is the only purpose for the PUD. The open space is not required by the City and it is not a function of the PUD to determine density. The open space is an amenity for the homeowners and as common area meeting the detention required by Title 23 of the Municipal Code.

An unidentified resident of Belmont Farms asked about the maintenance of the detention area, indicated that it was overgrown and had become an insect harbor. He indicated the homeowners had not had a meeting to discuss taking over the common areas. Chairperson Woods indicated there may be a code enforcement issue of high weeds and other items that are not being cared for and that those authorities may need to be contacted. Wayne Sadeghy indicated the homeowners had been provided the common area in May of 2002 but arrangements had not been setup for the homeowners to pay to maintain the common area.

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 #PR040005 Consideration of Preliminary Plat for The Quarters at Kelley Pointe west of Kelly and north of 33rd Street. (Kay-Bee Investment Co.)**

A continuation to the May 18th Planning Commission was requested by the applicant.

Motion by Thomas, seconded by Thrash, to continue this request to May 18 Planning Commission. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #SP040014 Public Hearing and Consideration of Special Use Permit and Commercial Site Plan approval for Rapido Rabbit Car Wash located east of Santa Fe, one-fourth mile north of Fifteenth Street. (ACS Development)**

Attorney Randel Shadid spoke representing Bob Thorpe for the car wash. He indicated the car wash was designed to consider the bank and the adjacent office building with the vacuum and circulation area located on the south side of the building away from the office building. Landscaping and detention will be constructed along the north side of the building. The building is a combination of red brick and light and dark brick face block trim with a rust colored standing seam metal roof. There is no curb cut immediately adjacent to the office building. The only driveway is shared with the bank.

Commissioner Waner inquired about the dumpster location in the front of the property. Mr. Shadid indicated that was the location required by the Sanitation Department. Vince Orza, present of Eateries, Inc. was concerned about this use adjacent to an office building that had been recently remodeled. He indicated his building is estimated \$1.5 million and felt a car wash Special Use Permit was not the best use of the property.

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

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

NAYS: Thrash

The next item on the agenda was **Consideration of request by John G. Robin III for deed certification on the north side of East Second Street 1686 feet east of Douglas Boulevard.**

John G. Robin III is proposing to buy 3.24 acres from his father approximately 500 feet north of East Second Street. This property is zoned "L-2" Lake Residential which allows a minimum lot of 2.06 acres or 90,000 square feet. There is no City water or sewer available to serve this lot and the lot exceeds the minimum lot size for well and septic. The water line on the south side of Second Street is a distribution line and cannot be used for individual service. The remainder of the land will continue to be owned by the father which will include land on both sides of the center tract. A 30 foot access easement has been provided along the west side of the property to assure permanent access to this parcel. That easement will be filed of record prior to building permit and the address will be established off of East Second. The total parcel contains 10.25 acres. This division of land into two tracts complies with City zoning, utility and access standards. The driveway access location will be shared between the property owners.

Commissioner Waner asked what would happen to the parcel at the north end of the 10 acre tract. Mr. Robin indicated that parcel would still be owned by his father. He indicated he did have a younger brother but that no action had been taken to divide that parcel as a separate building site.

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

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

NAYS: None

The next item on the agenda was **Public Hearing and Consideration of Ordinance amending Title 23 Stormwater Drainage and Standard Drainage Policy STD-400. (City of Edmond)**

City Steve Manek presented a summary of the changes to Title 23. Councilman Charles Lamb indicated the ordinance addressed a permit for clearing and grading vegetation to be approved by the Engineering Department. Some of this material was discussed with

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Title 22 but was more appropriate in Title 23. He indicated that engineers had participated in the discussion as well as the Stormwater Advisory Board in the multiple drafts of this ordinance.

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

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

NAYS: None

There was no **New Business**.

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

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

NAYS: None

Meeting adjourned at 6:25 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission