

EDMOND PLANNING COMMISSION MEETING

Tuesday, August 17, 2004

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Vice Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, August 17, 2004, in the City Council Chambers at 20 South Littler. Other members present were Elizabeth Waner, Allen Thomas and Suzy Thrash. Chairperson David Woods 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 August 3, 2004, Planning Commission Minutes.

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

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

NAYS: None

The next item on the agenda was **Case #SP040028 Public Hearing and Consideration of Commercial Site Plan approval for three story office building located east of Boulevard, approximately one-fourth mile south of 33rd Street. (Derek Turner)**

Derek Turner described his three story office building planned on South Boulevard, east of the Village of Stonebridge and west of the new community park being considered for development. He indicated the building would have a fire sprinkler system and that he would loop the water line on Fisher Hill Road to Boulevard as requested by staff in addition to the connection on Boulevard from the main drive. Suzy Thrash asked if the roof was flat since the plans indicated a mansard which appeared to go all the way around the building. Derek Turner indicated that there is a flat portion of the roof for the mechanical equipment, but the roof will appear to be pitched from the park and Boulevard view..

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 Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case # PR040024 Consideration of Final Plat of Fisher Hall North located east of Boulevard, one-fourth mile south of 33rd Street. (Turner and Company)**

Earnest Isch is representing Derek Turner in requesting Final Plat approval of "E-1" General Commercial zoned property north of Fisher Drive, east of Boulevard. Mr. Turner is developing the Stonebridge PUD on the west side of Boulevard across from this property and that project contains offices, multi-family and single family homes. The pond on the City park land will lie immediately east of this plat. There is another office complex to the north of the subject property.

The plat covers 8.17 acres and will contain 5 building sites shown as individual block numbers on the plat. Boulevard is already four laned and there is a median adjacent to this property which will prevent left turns from the property except from Fisher Drive where there is a median crossover. There are cross access easements between the lots on the interior of the plat. Some of the driveways and access and utility easements shown on the plat will also serve as locations for water lines and fire hydrant placement. Sewer is available and will be extended for service to each lot.

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

AYES: Members: Thrash, Waner, Thomas and Vice Chairperson Cartwright
NAYS: None

The next item on the agenda was **Case #SP040030 Public Hearing and Consideration of Commercial Site Plan approval for a new building located north of Covell Road, east of Kelly, Building B. (Derek Turner)**

Derek Turner described a new commercial building planned at Coffee Creek located between the existing center at Coffee Creek and the proposed Edmond Bank and Trust. The building contains approximately 14,000 square feet and is situated just under 2 acres of land. The building will have green roof material and the same brick exterior as other buildings in the Coffee Creek project. Access is shared by a series of driveways and the right-of-way along Covell is 70 feet from the center line for the Parkway standard street. Betty Snelsor asked how tall the buildings are and Derek Turner indicated they are 34 feet in height.

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 Vice Chairperson Cartwright
NAYS: None

The next item on the agenda was **Case #SP040029 Public Hearing and Consideration of Commercial Site Plan approval for a new building located north of Covell Road, east of Kelly, Edmond Bank and Trust. (Derek Turner)**

Derek Turner requested approval of this new bank located west of the Coffee Creek Post Office. The bank is two story with offices above the bank business first floor and there are drive-in lanes on the west side of the building. The building contains 10,900 square feet on a 47,000 square foot lot. The landscaping complies with the 10 percent standard and detention has been completed on area wide basis for Coffee Creek. All of the driveways are interconnected.

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

AYES: Members: Waner, Thomas, Thrash and Vice Chairperson Cartwright
NAYS: None

The next item on the agenda was **Case #SP040031 Public Hearing and Consideration of Commercial Site Plan approval for a new building located north of Covell Road, east of Kelly, Building P. (Derek Turner)**

Derek Turner requested approval of Building P which is located north of the Edmond Bank and Trust and north of Building B on Village Parkway Drive. This building contains 13,400 square feet on approximately 48,000 square feet. The building has entrances on all sides so there is a front of the building architectural identity, not just from Village Parkway but from Covell, even though the building is set back from Covell Road. All requirements of the site plan have been met.

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

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

NAYS: None

The next item on the agenda was **Case #PR040027 Consideration of Final Plat of Village Center III @ Coffee Creek, northeast corner of Covell and Kelly. (Derek Turner)**

Derek Turner is submitting the Final Plat of Village Center at Coffee Creek located 621 feet east of Kelly on the north side of Covell Road. The addition contains four lots on 8.70 acres, and the property is zoned "D-1" Restricted Commercial Planned Unit Development. Mr. Turner plans a 10,900 sf bank building, 13,400 sf office building and 13,600 sf building on the property. Seventy foot of right-of-way is being dedicated along Covell Road as required for the parkway improvement. A 30 foot building line is shown along Covell, which maintains the 100 foot setback from centerline required even with the additional right-of-way. This lot will be served with City water and sanitary sewer.

Drainage for the Coffee Creek project has been done with a master plan and installed for the entire development in earlier phases.

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 Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #PR040011 Consideration of Final Plat approval for Blakes' Bluffs Addition Section 1 located north of Thunderhead Hills Addition on the east side of Coltrane north and east of Faith Bible Church. (SKM,LLC)**

David Jones with The Orion Group is representing the SKM, LLC, in requesting Final Plat approval of Blakes' Bluffs Addition. This single family zoned property located east of Coltrane, west of Woody Creek and north of Thunderhead Hills will be developed with 37 single family lots. The project will use private streets with a gated access. One stub-out street has been planned to the west for a possible extension of this addition. There is no connection to Thunderhead Hills to the south. The lots in this addition will back up to the lots in Woody Creek. The addition will be served with city water and sanitary sewer and detention has been designed for the project. The lots are generally 115' by 140' (16,100 square feet) to over 20,000 square feet. All streets will be built to city standard

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

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

NAYS: None

The next item on the agenda was **Consideration of an extension of the Planned Unit Development for Belmont Farms located north of Coffee Creek Road and east of Kelly. (Dorothy Sadeghy)**

Keith Beatty representing the developer is requesting an extension of the Belmont Farms PUD originally approved 6 years ago on February 23, 1998. This "A" Single Family PUD was approved on the northeast corner of Coffee Creek and Kelly and there was an exclusion of property on the

northeast corner of the intersection from the PUD. The original Preliminary Plat provided for 454 lots on 154.90 acres. Three phases of the development have been constructed; Belmont Estates First, 15 lots on 11 acres; Belmont Landing (formerly Gardens First) 30 lots on 15 acres; and Belmont Villages First 39 lots on 20 acres for a total of 84 lots. The PUD includes public dedicated streets. Setbacks have been approved at 20 foot on most of the lots for the front yard (rather than 25 foot) and side yard setbacks on corner lots have been approved at 10 feet (rather than 15 feet). There is a large detention area along Kelly that is part of the open space and a neighborhood pool has been constructed north of Coffee Creek Road on Secretariat.

The applicant is requesting a 5 year extension of the PUD to continue developing the property as "A" Single Family. If the project was not extended as a PUD, the City of Edmond would need to initiate rezoning to a standard single family district. Existing phases of the project would remain "A" PUD since there are existing homes or the commitment for the homes on the undeveloped lots. Kelly Avenue is identified as a parkway and will require 70 foot of right-of-way from the center line. Coffee Creek Road is a secondary arterial requiring 50 foot of right-of-way from the center line. The addition is required to connect to City utilities due to the location of water and sanitary sewer and the lot size proposed. The addition is planned to connect to the north into the Willow Bend Addition. There is no connection planned to the east which is adjacent to Turner Brothers pipe yard zoned as "F-1" Light Industrial.

Jim Linville, Frank Galardia, Bill Roberts had concerns about the large amount of open space that will be required to be maintained by the homeowners association and the commitments from the purchase regarding trails in the over all management of the homeowners association obligations. They indicated dues have been paid by the current homeowners, but the developer does not pay anything into the maintenance account. Some of the money has been used for the swimming pool and most of the dues remain in the account, but the organization of the homeowners association and transition agreement from the developer to the homeowners needs to be worked out before additional lots are added and additional maintenance requirements are added. Earnie Isch indicated that the developer still owned the common areas and was maintaining the land. He felt the extension of the PUD, as requested to be changed by the staff with 404 lots maximum for the entire project, including the existing homes and the Gary Spencer portion of the project, was an adequate qualification to extending the PUD. There was confusion about the overall PUD Design Statement since there had been amendments during the years and amendments to the original in 1998. Mr. Isch indicated he would write a new Design Statement for the entire project prior to the City Council meeting.

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 Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Consideration of an amendment to the Planned Unit Development Design Statement for Belmont Farms located north of Coffee Creek Road and east of Kelly. (Dorothy Sadeghy)**

Keith Beatty representing Dorothy Sadeghy is requesting a second amendment to the original PUD approved in 1998 for this property north of Coffee Creek and east of Kelly. The second amendment

provides for a maximum of 404 single family lots. The PUD Design Statement provides for the following phrase: "Individual Residential Communities may have higher densities with that density off-set by the more than 21.7 acres of Greenbelt and Common Areas to be included in the project. The 21.7 acres of Greenbelts and Common Areas represents over 14% of the total area of the project."

This phrasing may be overly broad as to the number of units or the type of units anticipated. Is the developer planning patio homes, zero lot line homes with an increase in density? Will any of the lot require substantially different setbacks to accommodate a particular design? Belmont Farms is a traditional single family addition similar to the additions to the south, Coffee Creek, compatible with but smaller lots than Oak Tree Park to the west and compatible with and larger lots than the developing Willow Bend to the north. The PUD should not change "concept" in mid project from single family detached homes to much smaller lots with more setback variances required for different residential types. I recommend the wording as follows for this PUD amendment: "No more than 404 lots will be developed in this PUD and the density will not exceed 2.6 units per gross acre. Design efficiencies may produce a minor modification in lot sizes between various phases of the plats but the single family character with detached single family units developed in accordance with the preliminary plat approved May 4, 2004 will represent the design for this development.

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

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

NAYS: None

The next item on the agenda was **Case #PR040010 Consideration of Final Plat of Belmont Villages II 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

servicing 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 Willow Bend 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. Willow Bend 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

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stubbed out to the east from either Willow Bend or this phase of Belmont Farms. As far as connectivity, Belmont Farms will connect to Willow Bend in the eastern portion of the quarter section

and Belmont Ridge will connect to Willow Bend 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.

The residents felt that 174 additional lots should not be approved until the transition from the developer to the homeowners is made for the homeowners association agreement. There were two or more detention areas proposed in the new phase, and without dues being paid by the developer per the current documentation recorded at the County, the maintenance of the detention and surrounding open space is not being met as required by Title 23 on the plat that is being submitted. The residents indicated they cannot maintain the detention with the funds available.

Motion by Thrash, seconded by Waner, to continue this request to September 7, 2004.

Motion carried by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z040023 Public Hearing and Consideration of Rezoning from "G-A" General Agricultural to "A" Single Family Dwelling District on property located east of Air Depot and north of Covell Road. (Markland and Bridal Trust)**

Attorney Barry Rice is representing Arthur Bridal Trust and Loy Markland Trust in requesting rezoning from "G-A" General Agricultural to "A" Single Family on 72.2 acres east of Air Depot and north of Covell Road. The land to the west is zoned "F-O" Limited Light Industrial; the land to the southwest is zoned "F-1" PUD being developed as the Cross Timbers Municipal Complex and the land to the south is zoned "G-A" General Agricultural. There is a floodplain in the northeastern portion of this property. City water and sewer are being extended either across this parcel or at the intersection of Air Depot and Covell. The Edmond Plan III has suggested single family residential densities on this parcel.

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

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

NAYS: None

The next item on the agenda was **Case #Z040020 Public Hearing and Consideration of Amendment to Edmond Plan III from Single Family to Restricted Commercial Usage on property located on the northeast corner of Air Depot and Covell Road. (Markland and Bridal Trust)**

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

Staff Report:

1. Infrastructure: City sanitary sewer lines are being completed through the residential portion of the Markland Bridal Trust property. This line will be able to serve the commercial area. Water Planning Commission
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lines are being extended to the corner of Danforth and Air Depot and can be extended further east to serve the commercial and the residential property.

2. Traffic: There are no current traffic counts on Air Depot and Covell. Covell is planned as a parkway arterial needing 70 foot of right-of-way. Air Depot south of Covell is also a primary arterial requiring 50 foot of right-of-way from the center line but proposed for the full curb and gutter and four lane section. Air Depot north of Covell is a secondary arterial.
3. Existing zoning pattern:
 North – currently :G-A” proposed for “A” Single Family
 South – “G-A”
 East - “G-A”
 West – “F-O” proposed for “A” PUD
4. Land Use:
 North – vacant
 South – sparsely developed agricultural home sites
 East – sparsely developed agricultural home sites
 West – undeveloped with one home site one-quarter mile from subject property
5. Density: N/A
6. Land ownership pattern:
 North – one property owner, large tract ownership
 South – one family ownership, several parcels
 East – large ownership
 West – large ownership, Gary Spencer
7. Physical features: there is a floodplain in a portion of the residential area planned but there is no floodplain affecting the 7.8 commercial proposal.
8. Special conditions: None other than the Covell parkway.
9. Location of Schools and School Land: N/A Closest school is Northern Hills.
10. Compatibility to Edmond Plan III: would represent an amendment but conditions have changed on the southwest corner since the plan was adopted.
11. Site Plan Review: separate consideration.

Motion by Thrash, seconded by Thomas, to approve this request **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Thrash, Thomas and Vice Chairperson Cartwright

NAYS: Waner

The next item on the agenda was **Case#Z040021 Public Hearing and Consideration of Rezoning from “G-A” General Agricultural to “D-1” Restricted Commercial District on property located on the northeast corner of Air Depot and Covell Road. (Markland and Bridal Trust)**

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Attorney Barry Rice is representing Arthur Bridal Trust and Loy Markland Trust in requesting rezoning from “G-A” General Agricultural to “A” Single Family on 72.2 acres east of Air Depot and north of Covell Road. The land to the west is zoned “F-O” Limited

Light Industrial; the land to the southwest is zoned "F-1" PUD being developed as the Cross Timbers Municipal Complex and the land to the south is zoned "G-A" General Agricultural. There is a floodplain in the northeastern portion of this property. City water and sewer are being extended either across this parcel or at the intersection of Air Depot and Covell. The Edmond Plan III has suggested single family residential densities on this parcel.

Elizabeth Waner indicated she felt the zoning on the northwest corner that was currently pending for the Spencer property was important as to what the zoning should be on the northeast corner and without that information she would not support this request at this time.

Motion by Thomas, seconded by Thrash, to approve this request **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Thomas, Thrash and Vice Chairperson Cartwright

NAYS: Waner

The next item on the agenda was **Consideration of an Amendment to a Planned Unit Development Design Statement and Commercial Site Plan to allow Loblolly Pines rather than Austrian Pines at Danforth Plaza, east of the Wal-Mart Supercenter, west of the Park Lane Addition, south of Danforth. (Edmond Plaza Assoc. LLC)**

Ken Jackson, the developer, was not in attendance at the meeting.

Motion by Thrash, seconded by Waner, to continue this request to September 7, 2004. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Consideration of Deed Certification south of Coffee Creek Road, north of Steeplechase Addition, one-half mile west of Coltrane. (Bryan Coon)**

Since the last Planning Commission meeting, Bryan Coon representing this application has agreed to the following conditions of this deed approval.

1. For the western most lot, the owner will agree not to install the septic system or aerobic system in the 100 year floodplain. The lot is big enough to meet the lot size for well and septic including the floodplain and there is enough room to build a house and install the private systems without extending into the floodplain.
2. A 17 foot easement for roadway and utilities will be provided along Coffee Creek Road along the north sides of these lots. This is equal to what Caleb McCaleb did for the lots to the east adjacent to Steeple Chase.
3. An easement will be provided for future extension of sanitary sewer that would be needed for the city to connect to part of the overall system in this area.

Barry Lodge represented the owner Mr. VanSant and indicated he would comply with the three conditions. Mr. Tony Quinn, president of the homeowners association for Steeplechase, indicated

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Mr. McCaleb had granted a trails easement on this property and that was still being used by the Steeplechase residents and the division of three lots would interfere with this previous easement.

Vice Chairperson Cartwright requested the applicant continue this matter to resolve this preexisting easement condition.

Motion by Thomas, seconded by Thrash, to continue this request to September 7, 2004. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z040024 Public Hearing and Consideration of Rezoning from "R-2" Urban Estate Dwelling to "G-A" General Agricultural District on property located at 3220 N. Bryant. (Rhodes)**

This request was withdrawn by the applicant.

There was no **New Business**.

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

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

NAYS: None

Meeting adjourned at 8:00 p.m.

Leroy Cartwright, Vice Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission