

**EDMOND PLANNING COMMISSION MEETING****Tuesday, September 7, 2004****5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, September 7, 2004, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Allen Thomas and Suzy Thrash. Elizabeth Waner was not present. 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 17, 2004, Planning Commission Minutes.

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

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

**NAYS:** None

The next item on the agenda was **Case #PR040028 Public Hearing and Consideration of Preliminary Plat approval for Copella Addition east of Lexington Way, north of Edmond Road. (Jin Young Kim)**

Red Plains Engineering is representing Jin Young Kim in requesting that 4.5 acres be platted into 13 residential building sites east of the Winding Creek Addition on the north side of West Edmond Road. The property to the east is owned separately by a resident of the Trails Addition whose home backs up to that property. The subject property is zoned "A" Single Family Dwelling. The plat had been amended prior to the Planning Commission meeting to address some of the staff's comments pertaining to the creek protection and lot arrangement. Leroy Cartwright asked who would maintain the common area. It was indicated that the property owners would be required to maintain the area.

Les Wilkins, 216 Lexington Way, objected to the plat approval based on variances required for lot arrangement and the concern about FEMA floodplains and detail study need of the creek area. Dick Mann also objected to the plat based on the off-set street arrangement with Countryside Drive and the drainage and elevation problems on the property. Sean Brownlee objected to the addition based on the large number of homes and the impact to creek area, especially during heavy rain events. Edie Hartwick from The Trails owns the property to the east and he described how the creek continues to change based on erosion and more development in the area. He felt homes this close to the creek would worsen the existing problem. Craig Cole indicated in owned Lot 13A in The Trails Addition and that lot had been entirely eroded from the creek channel through the area. Mr. Farris, representing Red Plains, indicated the project had been amended to meet city code. The homes would be approximately 1800 square feet, some would be two story and a cross section study of the creek had been submitted and submitted to the Engineering Department and they felt it was feasible to provide for

the standard buffer along the creek, meet the detention area and not change the character of the creek as it currently exists. Mr. Cartwright indicated he was concerned about the impact of future homeowners to maintain this particular creek. Ms. Thrash indicated she was concerned about the creek and the number of lots and improvements created adjacent to the creek.

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

**AYES:**

**NAYS:** Members: Cartwright, Thrash, Thomas and Chairperson Woods

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 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 residents of Belmont Farms spoke at the last meeting and were concerned about maintenance of the common areas which include the detention ponds. There was concern that the owner was not required to pay into the association and that there may be too much area to maintain by just the homeowners.

Engineer Ernie Isch spoke on this project representing the owner, Dorothy Sadeghy and indicated the developer had met twice with the residents since the last Planning Commission meeting. He noted that homeowners association documents had been submitted indicating the maintenance of the creek.

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

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

**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)**

Attorney Randel Shadid requested a continuance of this item until the October 5<sup>th</sup>, 2004 Planning Commission meeting.

Motion by Thomas, seconded by Cartwright, to continue this request to October 5<sup>th</sup>.

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

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

**NAYS:** None

The next item on the agenda was **Case #Z040025 Public Hearing and Consideration of rezoning from “C-2” Medium Density Residential District to “C-3” High Density Residential and Commercial Services District north of Main Street, east of Smythe, west of Hortense in the Highland Park Addition. (Barry T. Rice)**

Barry Rice is requesting rezoning of Lots 13 through 24 of the Highland Park Addition from “C-2” Medium Density Residential District to “C-3” High Density Residential and Commercial Services District. This property is located immediately north of Main Street and the Wal-Mart Neighborhood Market between Smythe and Hortense. The property contains 42,000 square feet, twelve 25 foot wide by 140 foot deep lots, (300 feet x 140 feet). This property has been developed in the past as part of the Bronco Village Mobile Home Park which is now mostly redeveloped as the Wal-Mart Neighborhood Market. Edmond Plan III has suggested “C-3” on the subject property. Utilities are available to serve multi-family. Sixteen units would be possible on the 42,000 square feet available.

Julie Davis, property owner to the north, was concerned about two story construction impacting the privacy for her property to the north. She also was concerned about parking near UCO where on-street parking is allowed. Mr. Rice indicated there were 10 trailers on the property currently and the property had been approved for 12. He indicated the maximum number of multi-family units was 15. Ty Beagles also spoke in opposition as a property owner to the north.

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

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

**NAYS:** None

The next item on the agenda was **Case #SP040034 Public Hearing and Consideration of Commercial Site Plan approval for Stonebridge Medical Building located on the west side of Boulevard, south of 33<sup>rd</sup> Street. (Turner and Company)**

Josh Moore was in attendance for Derek Turner indicating this was the sixth building approved in the Stonebridge development and that the building met all the requirements. He illustrated a graphic of the roof line and brick exterior of the building.

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

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

**NAYS:** None

The next item on the agenda was **Case #PR040023 Consideration of Final Plat of Bluffs at Pine Creek located on the northwest corner of Sorghum Mill Road and Sooner Road. (Caleb McCaleb)**

Caleb McCaleb is requesting Final Plat approval of Bluffs at Pine Creek. This addition was approved as a Preliminary Plat July 6, 2004. The Planning Commission required a street be connected to the west into the Northwood Addition. The submitted Final Plat indicates that connection. The Bluffs at Pine Creek contains 59 lots on 80.4 acres. The lots are planned to be one acre in size and there are 2 common area lots which when added to the total lot count creates an average lot size of 60,000 square feet. All lots will be served with water wells and septic tanks; there are no city utilities in this general area. The Northwood Addition to the west contains 34 lots.

Not discussed at the July 6 meeting was the history of the first Preliminary Plat submitted by Mr. Jerry McClain on the same 80 acre parcel in 1984. Mr. McClain never built the addition and preliminary and final plats are only good for 2 years so previous Planning Commission approval is null and void. That project was proposed for 45 lots on 80.4 acres and was not required to connect with the Northwood Addition. Mr. McClain's addition was named Northwood Hills and even though a final plat was approved on March 27, 1984, by the Planning Commission, the addition was never constructed. I have enclosed the minutes from the previous actions. None of the existing Planning Commission members or City Council members were serving when the Northwood Hills Addition was reviewed.

The residents of Northwood Addition still do not want the streets to connect and will be requesting that the City Council not require the connection. Northwood Addition has 34 lots and the Bluffs at Pine Creek has 59, a difference of 25 lots. Residents feel there is too great a difference in the density between the two areas to justify a connection. Northwood Addition was originally approved on September 18, 1972 by the Oklahoma County Commissioners and is fully built.

Janet Kem spoke in objection of the connecting to Northwood Drive. She indicated that the streets were narrow, please walked in the streets especially since they knew it was a single entry addition and that the whole pedestrian safety issue will be impacted by connecting the streets. She indicated there were trees near the intersections with the sharp turns would block sight distance in this established neighborhood; she indicated she lived in the area for 30 years. An attorney who lives in the addition also spoke in opposition indicating that the fire response would not be any faster by the connection. It was common for EMSA to follow the fire truck into the site and that the area already had

a Neighborhood Watch program. He felt the difference in the density of the housing, 59 lots vs. 34 lots was justification to not connect.

Chairperson Woods spoke indicating that the street connection will help both additions in the event of a major storm, such as a tornado where utility lines are down and the single access blocked for some reason. Also, the connection will also improve the public service such as sanitation, utility maintenance, mail service and/or school bus accessibility. Mr. Cartwright indicated the street was stubbed out to the east with an expectation that it would continue. He felt like the new addition would not cut through Northwood since they had two access points to Coltrane. Mr. Thomas indicated he did not agree the extension of Northwood was necessary in this case. Ms. Thrash agreed that it was not a major consideration at this location.

Motion by Thomas, seconded by Cartwright, to approve this request . **Motion denied** by a vote of 2-2 as follows:

**AYES:** Members: Cartwright and Chairperson Woods

**NAYS:** Thrash and Thomas

The next item on the agenda was **Case #PR040019 Consideration of an amended Preliminary Plat of the Kingsbury Ridge Addition located one-quarter mile west of Western on the south side of Covell Road. (MGR, Inc.)**

Caleb McCaleb is planning to purchase the Kingsbury Ridge Addition from the original developers, Mike Milligan, Bob Montgomery and Peter Kierl. This single family addition is zoned "A" Single Family and would lie west of St. Monica Catholic Church and northwest of the Danforth Farms Addition located to the south in Oklahoma City. Mr. McCaleb would like to amend the plat to add 55 lots with the lot sizes being 9800 to 10,500 square feet rather than the original lot sizes of 17,000 square feet or more. The minimum lot size in "A" Single Family is 6,000 square feet, so there is no change in the zoning requirements in "A" Single Family. Streets would be publicly dedicated. There is no gate planned for this project. The lot arrangement and street arrangement would be the same as the original plat. There is no impact to the basic drainage, water line and sewer line plan shown on the Preliminary Plat. The common area also stays the same which serves as detention and open space for the enjoyment of the residents. A street is stubbed out to the west for future extension. No streets are planned to the east because of the very wide floodplain and extraordinary bridge that would be required. The addition will now contain 155 lots on 83 acres rather than 100 lots. Mr. McCaleb is aware of the agreements required with Oklahoma City that will be made to extend the water and connect to the sanitary sewer. The utilities within the addition will be maintained by Edmond, but the overall system of water and sewer is currently operated by Oklahoma City.

No one appeared in objection.

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

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

**NAYS:** None

The next item on the agenda was **Case #PR040032 Consideration of Final Plat of Hidden Prairie at Kelley Pointe, located west of Kelly, north of 33<sup>rd</sup> Street. (Kay Bee Investment Co.)**

Clay Farha, representing Kay-Bee Investment, Co., is requesting Final Plat approval for Hidden Prairie at Kelley Pointe Addition. This plat is located one quarter mile west of Kelly north of 33<sup>rd</sup> Street, the addition will be immediately east of Bristol Park Addition and Whispering Creek Addition. The 14 acre addition, zoned "A" Single Family Dwelling District, will contain 37 lots. The lots range in size from 8,100 to 10,000 square feet. Access will be provided from 33<sup>rd</sup> Street by Hidden Prairie Way. This street will form the east boundary of the neighborhood with a drainage area located immediately to the east of the proposed street. The property to the east of the site east of the creek area/drainage way is zoned "F-1" Light Industrial District. The entry street on 33<sup>rd</sup> Street will be a boulevard type entry and will be publicly dedicated. The islands are shown as Common Lots 1 and 2. The right-of-way provided along 33<sup>rd</sup> Street is 50 feet from center line. It is be a requirement that Hidden Prairie Way align with a cross-over planned for 33<sup>rd</sup> Street. Traffic Engineer Tom Minnick is aware of this project and is coordinating the plans of the two, the 33<sup>rd</sup> Street project and this Final Plat. The addition will be served with City water and sewer; any off-site easements will need to be provided by the developer. This phase of the project does not immediately abut Bristol Park Addition on the west. Another phase of this project will extend Switchgrass Road and Coneflower Road further west. There is no connection to Kelly with this first phase of 37 lots so the access management standard is being met.

Terry McGuire requested approval. John Luton of ENA if the street could extend through a commercially zoned area, the indication was that the street could be designed in that fashion.

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

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

**NAYS:** None

The next item on the agenda was **Consideration of an Amendment to a Planned Unit Development Design Statement and the approved 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, Developer of the Danforth Plaza, wishes to change from 75 Austrian Pines committed to in the PUD Design Statement for this project, to 75 Loblolly Pines. Mr. Jackson purchased this property from Frank Battle who developed the Design Statement. The staff has taken pictures of the Austrian Pines built on the north side of the brick wall at the south edge of the Crest Grocery Store. These trees have been in place for approximately seven years. The Austrian Pines are a fuller tree. Photographs of Loblolly Pines that are also approximately seven years old have been included. The city planted these pine trees in the median on South Boulevard, south of 33<sup>rd</sup> Street.

The PUD Design Statement references the Austrian Pines, so that requirement needs to be amended. The discussion of the pine trees occurred when the zoning was increased from "D-O" to "D-1" PUD. The decision on this matter is essentially a policy decision. The trees are located west of the wall that screens the back of the shopping center and the fire lane. The dumpsters are located in the front of the building to keep them away from the homes. Mr. Jackson's comments to the staff indicate the inability to find the 12 foot tall Austrian Pines originally set out in the PUD and agreed to in the site plan.

Mrs. Beverly was considered about the growth of the trees affecting the wall. Mr. Jackson indicated the footing for the wall which was 8 foot in height was substantial enough to not be impacted by the root growth. Mr. Thomas asked if the lights were 26 foot in height as required and shielded properly. Mr. Chuck Twibill with Smith Roberts indicated the lights were 25 foot in height but they had been put on at least 3 foot tall base structures creating a 28 foot tall light. It was suggested the lights be measured before the City Council meeting and corrected as needed to meet the requirements of the site plan and City Council motions.

Motion by Thomas, seconded by Thrash, to approve this request for 75 loblolly pines to be planted on the east side of the property. **Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Approval of 2005 Calendar of Meeting dates, Edmond Planning Commission.**

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 Chairperson Woods

**NAYS:** Cartwright

The next item on the agenda was **Consideration of Deed Certification for the northeast corner of Blackwelder and East Second Street, bank site. (Sooner Investments)**

The applicant was not in attendance or represented at the meeting.

Motion by Thrash, seconded by Thomas, to continue this request to September 21.

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

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

**NAYS:** None

There was no **New Business**.

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

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

**NAYS:** None

**Meeting adjourned at 7:50 p.m.**

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission