

EDMOND PLANNING COMMISSION MEETING

Tuesday, February 20, 2007

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, February 20, 2007, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Suzy Thrash, Barry K. Moore and Elizabeth Waner. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Jan Ramseyer-Fees, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney.

Fifteen members of the Edmond Youth Council attended the meeting in preparation of the mock City Council meeting in April. The group met with the Planning Commission members at 4:00 in a workshop to discuss the role of the Planning Commission in addressing development issues.

The first item on the agenda was the approval of the February 6, 2007, Planning Commission minutes. The following corrections were made. Correction on page 14 in reference to the setbacks for The Falls Commercial, should read setback on the "east" property line instead of west. On page 18, should read Attorney Randel Shadid, not General. On page 20 correction to say Mark Nash, representing the Trails Homeowners Association, not Mark Nash attorney.

Motion by Moyer, seconded by Moore, to approve the minutes as amended. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moyer, Moore, Waner, Thrash and Chairperson Cartwright

NAYS: None

The following two items were withdrawn by the applicant:

Case #Z060096 Public Hearing and Consideration of amendment to Edmond Plan III from Low Density Multi-Family to Office Commercial on the west side of Santa Fe south of the Deerfield Addition. (Robert Spring)

and

Case #Z060097 Public Hearing and Consideration of rezoning from "C-1" Low Density Multi-family Planned Unit Development to "D-3" Office Commercial Planned Unit Development (as amended from the January 16, 2007 Planning Commission meeting) located on the west side of Santa Fe south of the Deerfield Addition. (Robert Spring)

The next item on the agenda was **Case #Z070003 Public Hearing and Consideration of amendment to Edmond Plan III from Restricted Commercial to General Commercial Planned Unit Development on property located north of Memorial Road, 180 feet west of Rhode Island. (Buddy Morgan)**

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

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1. Infrastructure: Water and sewer are available, some extension may be necessary to serve this particular 2 acre project. Water is located at Jordan and Memorial and sewer is also located in that vicinity. Edmond has already arranged with Oklahoma City for the continued use of these lines.
2. Traffic: Memorial is a busy four lane street. Traffic volumes are estimated at 22,000 vehicles per day. All of Memorial is in Oklahoma City at this location.
3. Existing zoning pattern:
North – “A” Single Family
South – Oklahoma City limits
East – “D-1” Restricted Commercial
West – “D-1” Restricted Commercial
4. Land Use:
North – single family homes
South – Oklahoma City
East – undeveloped
West – undeveloped
5. Density: not applicable.
6. Land ownership pattern:
North – acreage lot residential
South – Oklahoma City
East – commercial larger lot
West – commercial larger lot
7. Physical features: the land is at grade common to the Leavitt’s North Park Addition even though the tract is undeveloped. There have been homes on the property in the past facing Memorial Road.
8. Special conditions: other than easements, none.
9. Location of Schools and School Land: not a factor at this location. Russell Dougherty is the nearest elementary school.
10. Compatibility to Edmond Plan III: the zoning is zoned Restricted Commercial. A convenience store was once denied on a portion of this property as too intense a use. In Edmond, the self storage facilities have often been compatible with residential. The Security Self Storage on Santa Fe is adjacent to a single family addition.
11. Site Plan Review: a site plan will be required as well as a plat since the previous plat has been vacated. A resident to the north suggested a 6 to 8 foot fence, that signs be limited in size and that outside lights be limited.

Attorney Randel Shadid indicated this project would be a single story building, one use indoor, climate control self-storage. He noted that “D-0” was suggested on the current plan, the adjacent property to the north was shown as “D-0” Office as a buffer use. He indicated on the site plan the applicant will comply with the sign code, lighting plan, 10 percent landscaping and the sight proof fence on the north property line. John Haven, property owner to the north, requested that a 6 ½ foot or taller privacy fence be

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constructed on the north property line. He indicated he would also like to see the lighting be very limited to not spread into the residential area and that there would be no access onto Rhode Island. Michael Snyder, also property owner to the north, indicated he liked the Cedar trees and wished they could stay in place instead of a fence. He indicated he was concerned about the precedence of "E-1" zoning on the remaining undeveloped area. He was concerned future owners indicate they would need "E-1" zoning because this applicant had "E-1" zoning. Commissioner Moore read the list of Special Use Permits, including liquor store, grocery store, service station, possibly allowed in "D-1". He felt the PUD was a better approach for development along this portion of Memorial. John Havens he indicated he wanted Edmond Plan IV to reflect no office to the north of this site on property he owned. Ronnie Williams with the ENA, spoke indicating that he thought this was a win-win situation, particularly if the trees could be saved, but at least there would be a provision for a fence. Attorney Randel Shadid indicated they would look at the trees, although they were the type of trees Community Image Department did not prefer. Commissioner Waner asked that Kimberly Miller review the trees in terms of their potential conservation.

This was a unique and unusual location for a higher category of zoning which was limited by the Planned Unit Development to be as compatible with adjoining residential as practical. This location is not suitable for higher category of zoning without the proper protection of the established neighborhood of north and west. This was an amendment to the minutes from the March 6, 2007 meeting.

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

AYES: Members: Moore, Thrash, Waner, Moyer and Chairperson Cartwright
NAYS: None

The next item on the agenda was **Case #Z070004 Public Hearing and Consideration of rezoning from "D-1" Restricted Commercial to "E-1" General Commercial Planned Unit Development on property located north of Memorial Road, 180 feet west of Rhode Island. (Buddy Morgan)**

Attorney Randel Shadid represented Buddy Morgan requesting that a 2 acre tract on the north side of Memorial Road 180 feet west of Rhode Island be approved for a climate controlled self storage facility. The parcel contains 87,121.44 square feet and is vacant at this time other than a well house. Access to the property would have to be from Memorial Road. The property was originally platted as part of the Leavitt's North Park Addition but that plat has now been vacated pertaining to this property. The application is submitted as a PUD for a single use project. The land to the north is developed with single family homes on acre lots. The Leavitt's North Park Addition is unique. Some of the addition is served with sanitary sewer. The newest development is served with water and sewer originating

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from Oklahoma City. Some of the addition is served with water wells and city sewer lines voted by the residents as a sewer assessment district and some of the lots are served with water wells and septic tanks or aerobic systems who were not part of the assessment district area. The dimensions of the property are 306.58 foot of frontage along Memorial Road and 284.04 foot of lot depth.

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

AYES: Members: Moyer, Moore, Waner, Thrash and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #ES070001 Public Hearing and Consideration of closing a public utility easement located at 2117 Red Prairie Drive. (Scott and Kristy Britten)**

A continuance to March 6, 2007 was requested by the applicant.

Motion by Moore, seconded by Waner, to continue this request to March 6, 2007. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moore, Waner, Thrash, Moyer and Chairperson Cartwright

NAYS: None

Under New Business, Commissioner Moore indicated he felt that the Youth Council was a great program and he thanked the youth members for participating. Commissioner Cartwright thanked Debbie Garner for her work with this program.

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

AYES: Members: Moyer, Thrash, Moore, Waner and Chairperson Cartwright

NAYS: None

Meeting adjourned at 6:15 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission