

EDMOND PLANNING COMMISSION MEETING

Tuesday, September 4, 2007

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, September 4, 2007, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Leroy Cartwright, Barry K. Moore and Ingrid Young. Present for the City were Kristi McCone, City Planner; Jan Ramseyer-Fees, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. City Planner Robert L. Schiermeyer was absent.

The first item on the agenda was the approval of the August 21, 2007, Planning Commission minutes. One change was made the minutes, on the BRS project the vote needed to reflect that Commissioner Cartwright left the room for that item.

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

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

NAYS: None

The next item on the agenda was **Case #Z070024 Public Hearing and Consideration of amendment to Planned Unit Development Design Statement for Kingston Office Park south of Danforth west of Bryant. (Tanner Consulting/WHJ, LLC)**

David Barth, with Tanner Consulting, representing the property owner WHJ, LLC, has submitted a letter requesting to amend the Planned Unit Development Design Statement for the Kingston Office Park, located south of Danforth and west of Bryant. This property was rezoned from "D-O" to "D-O" PUD on December 12, 2005 as the Kingston Office Park. The Final Plat for Kingston Office Park was approved August 28, 2006 to start the infrastructure improvements. The next step for development of this site would be Site Plan Approval and Mr. Barth has submitted a letter requesting clarification and some changes to the design statement for the PUD approved in 2005. The proposed amendments are as follows:

1. Page 1 Introduction, 1st paragraph, line 8, says "Dumpster enclosures will be screened with plant material as to not take away from the overall appearance of the development. Open space improvements will include a retention pond with a fountain; decorative plaza area; a sidewalk system; and sitting areas throughout as amenities to the park." The proposed change deletes the sentence about the dumpster, deletes the wording "decorative plaza area", and adds a new sentence of "A Property Owner's Association will be organized and restrictive covenants will be filed outlining the association's rights and responsibilities."
2. Page 2, Maximum Building Coverage to be changed from 35% of site to 35% of PUD Land Area
3. Page 2 Landscaping: Wording to be changed from "Landscaping throughout the office park shall be averaged and distributed evenly to all lots in order to meet applicable zoning code for each lot." to "All required landscaping shall be maintained by the Property Owner's Association. The 10% landscaping requirement referred to in Section 22.6.1(D)(3)i of the city Code and the Plant Unit requirements referred to in Section

September 4, 2007

22.6.1(D)(3)(b) shall be applied to the entire PUD and therefore relieve individual lots within the PUD of any landscaping requirement. To satisfy Section 22.6.1 (D)(3) iii and Section 22.6.1(D)(3)(b) of the City Code, 50% of the required landscaping area and Plant Units will be contained within the area denoted on Exhibit 1. Landscaping within easement but installed at least 10 feet from buried utilities shall be applied to the Plant Unit requirements for the PUD.”

4. Page 2 Maximum Building Height *** to be changed from “All buildings will be limited to one story in height.” To **Windows on the upper level of any building shall only be on the sides of the building abutting a parking lot within the PUD.”
5. Page 3, First Paragraph, Item (8) is to have the sentence of “Access into the office area will be designed and reviewed by the City during the platting process when more defined users are determined.” is requested to be deleted.
6. Page 5, First Paragraph, Item (12), second sentence says “Features include a pond with a fountain, a decorative plaza area; a sidewalk system; and sitting area throughout.” is requested to have the words “a decorative plaza area” deleted. Additionally, the applicant is submitting revised exhibits for B, C and D. Exhibit I is also attached which defines the areas being utilized to meet 22.6.1 (D)(3)(a)iii of the City Code.

David Barth explained that they had met with City staff and discovered that the PUD design statement was not very clear. Their whole intent in amending the design statement is to clarify it and the only change would be to allow for a two-story building rather than a one-story. He said that the two-story part would only be to allow for a storage room, there was no intent to have windows that faced the neighbors on the second floor. Commissioner Moyer asked if they had met with the neighbors and Mr. Barth responded that they had not. Commissioner Moyer felt that the one-story building was what the neighbors agreed to last time and was disappointed to see that change. Commissioner Cartwright agreed and said that he could not support changing it unless Mr. Barth met with the neighbors. Kingston residents Gary Bartley, David Moore, Randy Henson, Matt Ramirez, Debbie McCoy, Dave Cooper and ENA members Lydia Lee and Betty Jean Blue all spoke against the project. Their concerns were that they were not upholding the original agreement that had been made at the first approval, landscaping and buffer concerns, as well as drainage and elevation problems. They were also worried about the two-story building and greatly opposed to allowing that in the PUD design statement. Mr. Barth responded that they wanted to clarify that the landscaping would be for the entire project, not individual lots. There will still be the 20’ buffers as agreed to, the decorative plaza area and they could take the two-story out as it was not something they had to have, but would like to add to it. He also responded that the drainage issues that the site has had are currently being worked out.

Commissioner Moyer stated again that he was disappointed that they did not meet with neighbors especially because they had worked so well together in the beginning. Commissioner Cartwright stated that he understood the need to clarify the PUD design

September 4, 2007

statement but would also have liked to see them have a neighborhood meeting. Commissioner Thrash felt it was very confusing and agreed with the neighbors.

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

AYES: None

NAYS: Members: Cartwright, Moore, Moyer, Young and Chairperson Thrash

The next item on the agenda was **Case #Z070027 Public Hearing and Consideration of amendment to Edmond Plan III from Residential Usage to Restricted Commercial Planned Unit Development Usage on property located south of Coffee Creek Road between Douglas and Post (57 acres). (Woodland Park PUD/Caliber Development)**

This application was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007). This request has now been amended to 57 acres of "D-1" Restricted Commercial PUD. The request complies with Edmond Plan IV. The application was submitted under Edmond Plan III and therefore is an amendment.

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

1. Infrastructure: There are no water lines or sewer lines currently available to serve this project. The lines need to be extended off site. The water line would have to extend to the water towers at I-35 near Second Street and the water line sizes would be larger than the minimum main standard. The sewer line is also to be extended off site. The owner is responsible for obtaining the utility easements and paying the costs for the water line and sewer line at 100% of his responsibility. All easements must be obtained by the developer at his cost and initiation.
2. Traffic: There are no current traffic counts in this area. The owner would be obligated to provide the right-of-way for the Covell Parkway and the other arterial streets adjacent to the site. Half street widening with curb and gutter is required for the density proposed. Based on the Edmond Transportation Plan, Douglas is a primary arterial and Post is a primary arterial south of Covell. Covell is a primary arterial and Sorghum Mill, Post north of Covell and Coffee Creek are secondary arterials. The right-of-ways need to be provided in accordance with the Transportation Plan when the area is platted.
3. Existing zoning pattern:
 North – "G-A" and "R-1"
 South – "G-A"
 East – "G-A" and "R-2"
 West – "R-3" and "R-2" and "G-A"
4. Land Use:
 North – undeveloped and partially developed Woodleaf Aero Estates

September 4, 2007

South – partially developed with larger acreage lots

East – Stonegate Addition, partial undeveloped area and large lot unplatted

West – Coffee Creek Estates and undeveloped parcels

5. Density: Residential density is not applicable if the property is developed as commercial.
6. Land ownership pattern:
 - North – large tract ownership
 - South – 5 and 10 acre or larger ownership
 - East – 5 acre and larger ownerships
 - West – 2 acre ownerships or larger
7. Physical features: this tract involves rolling terrain and there is remnant forest in some of the area.
8. Special conditions: None.
9. Location of Schools and School Land: not a factor, the nearest school would be the new school development at Coffee Creek and Coltrane.
10. Compatibility to Edmond Plan II: the Edmond Plan III has shown the area for single family, the area is not adjacent to utilities, is zoned for 60,000 square foot lots, somewhere between 765 and 831 units could be built on this property as currently zoned, the private extension of utilities was not anticipated with Edmond Plan III.
11. Site Plan Review: a site plan is required due to the commercial use of the property. Residential character would be important for this location. Additional height beyond the 35 feet allowed in residential should be discouraged. Access management standards would apply for driveways.

All of the Woodland Park items were discussed at one time. Jay Knowles with the developer spoke first and said that he felt that they had a better, more detailed plan this time and brought in Turner and Company developers to help them achieve that. Derek Turner with Turner and Company stated that he was really excited to be here and felt that this was a quality development. He said that they were trying to compliment the area and be a good fit. Their concept was to make a community within a community. Mr. Turner then gave a presentation. In the presentation he talked about the density and stated that it was far lower than a lot of developments in town. The project has six access points with a collector street. The commercial uses planned for the area are not to be large scale uses; they will be targeted to serve the area from two to five miles in range. They will also create walking and biking trails, parks and open space as well as saving remnant forest. Mr. Turner said there will be no 0' lot lines; 60' lots will be the smallest. They are working on multi-phase projects which allow for people to grow and still stay in the same community. Commissioner Cartwright asked if water and sewer would be put in before anything else. Mr. Turner responded that it would be. Commissioner Moore asked how it would be developed after water and sewer lines were put in. Mr. Turner stated that they will have the master collector plan and the streets would be put in and the housing and commercial would be phased in. He also said that

September 4, 2007

they were hoping to possibly get an elementary school and a fire station in the development. As east Edmond grows, these things will become needed and they are trying to be proactive to achieve them. Todd McKinnis with the applicants also spoke about the PUD design statement and said that the "R-2" wording will be changed to read "A" with "R-2" density. He will also remove the language about the 0' lot lines and garden style homes.

Terri Sparks, a resident in the area spoke against this project. She felt that it was too high of density for the area and the commercial was premature and may never develop. She felt it sets a bad precedent for the area. Sharon Newman also spoke against the project. She said that she liked the Turner plan a little bit better but was still concerned about density and she didn't like that Tract D had been added back in. Robert Praskac from Redbud Canyon felt that this was a more acceptable plan and thanked the developers for working with them. He still felt that it was too high of density and that the water line being extended would allow for less quality development in the area. Tim West felt that this plan was not any better and that it would be a mistake to approve it. Commissioner Moyer stated that east Edmond will develop at some point and feels that this is a well thought out development that will enhance the area. Commissioner Cartwright felt that this was a good, straight forward plan for the area. He liked what they had done with it. Commissioner Young also liked the plan and liked that they had moved the commercial from the corners. Commissioner Moore also felt that this was a better project. He liked the fire station idea and the water line extension. He also commented that the ENA had not supported the project in the past and they had no objections to it this time. Commissioner Thrash also liked the project and felt that it was greatly improved from the past. She liked that the 0' lot line homes had been removed, the saving of the trees and the access plan.

The motion was made to approve with the changes to the design statement that Mr. McKinnis spoke about. Motion by Moyer, seconded by Moore, to approve this request.

Motion carried by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z070028 Public Hearing and Consideration of rezoning from "R-2" Urban Estate Dwelling District to "D-1" Restricted Commercial Planned Unit Development on property located south of Coffee Creek Road between Douglas and Post (57 acres). (Woodland Park PUD/Caliber Development)**

The developer has changed his previous request of 62 acres to 57 acres of "D-1" Restricted Commercial PUD on a tract of land south of Coffee Creek Road approximately ¼ mile east of Douglas and ¼ mile west of Post Road. This is an interior

September 4, 2007

commercial parcel surrounded by the proposed Woodland Park Addition. Coffee Creek Road would have to be improved for this land to develop as a part of any commercial site plan with a minimum of 70 foot of right-of-way either side of the center line of Coffee Creek Road. Commercial corners are not recommended east of I-35. This location was projected for commercial in Edmond Plan IV because utilities were possible for fire protection purposes as well as sanitary sewer requirements, the location would not be immediately adjacent to an existing development (Coffee Creek Estates, Quo Vadis, etc.) and the commercial could serve the urban type development projected on the plan as well as the neighboring less dense acreage lots. With the PUD for this project, the following standards would apply.

1. 70 foot of right-of-way along Coffee Creek Road and widen Coffee Creek Road when the commercial project develops
2. connection to public water and sewer lines, no septic tanks or wells
3. meet current site plan standards, buildings should be residential character as to exterior finish, height, should meet access management standards
4. meet the drainage detention standards
5. meet the landscaping requirements and/or tree preservation if applicable for this parcel once the preservation assessment has been completed.
6. provide for pedestrian access through trails and/or sidewalks

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

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

NAYS: None

The next item on the agenda was **Case #Z070027 Public Hearing and Consideration of amendment to Edmond Plan III from Residential to Suburban Office Planned Unit Development Usage north of Coffee Creek Road ½ mile east of Douglas (31 acres). (Woodland Park/Caliber Development)**

This is a new request, not previously part of the application. The owners would like to have a "D-O" level office area located north of their "D-1" parcel in the center of their development. The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: There are no water lines or sewer lines currently available to serve this project. The lines that would be needed would need to be extended off site. The water line would have to extend to the water towers at I-35 near Second Street and the water line sizes would be larger than the minimum main standard. The sewer line is also to be extended off site. The owner is responsible for obtaining the utility easements and paying the costs for the water line and sewer line at 100% of his responsibility.

September 4, 2007

2. Traffic: There are no current traffic counts in this area. The owner would be obligated to provide the right-of-way for the Covell Parkway and the other arterial streets adjacent to the site. Half street widening with curb and gutter is required for the density proposed. Based on the Edmond Transportation Plan, Douglas is a primary arterial and Post is a primary arterial south of Covell. Covell is a primary arterial and Sorghum Mill, Post north of Covell and Coffee Creek are secondary arterials.
3. Existing zoning pattern:
 North – “G-A” and “R-1”
 South – “G-A”
 East – “G-A” and “R-2”
 West – “R-3” and “R-2” and “G-A”
4. Land Use:
 North – undeveloped and partially developed Woodleaf Aero Estates
 South – partially developed with larger acreage lots
 East – Stonegate Addition, partial undeveloped area and large lot unplatted
 West – Coffee Creek Estates and undeveloped parcels
5. Density: Not applicable. The developer has indicated in some cases that the area would be developed as single family if it is not developed as commercial.
6. Land ownership pattern:
 North – large tract ownership
 South – 5 and 10 acre or larger ownership
 East – 5 acre and larger ownerships
 West – 2 acre ownerships or larger
7. Physical features: this tract involves partially treed rolling terrain topography
8. Special conditions: None.
9. Location of Schools and School Land: not a factor, the nearest school would be the new school development at Coffee Creek and Coltrane.
10. Compatibility to Edmond Plan II: the Edmond Plan III has shown the area for single family, the area is not adjacent to utilities, is zoned for 60,000 square foot lots, somewhere between 765 and 831 units could be built on this property as currently zoned, the private extension of utilities was not anticipated with Edmond Plan III.
11. Site Plan Review: a site plan is required due to the commercial use of the property. Residential character would be important for this location. Additional height beyond the 35 feet allowed in residential should be discouraged. Access management standards would apply for driveways.

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

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

NAYS: None

September 4, 2007

The next item on the agenda was **Case #Z070028 Public Hearing and Consideration of rezoning from “R-2” Urban Estate Dwelling District to “D-O” Suburban Office Planned Unit Development north of Coffee Creek Road ½ mile east of Douglas (31 acres). (Woodland Park/Caliber Development)**

Caliber Development has added a new 31 acre parcel north of the proposed “D-1” Restricted Commercial PUD as a proposed office area. No commercial was projected on the north side of Coffee Creek Road in Edmond Plan III or IV. The office piece 31 acres combined with the 57 acre retail, 88 total acres, would be part of a centrally accessed neighborhood level services or shopping opportunity for Woodland Park as well as the surrounding less dense development. City utilities would be extended to serve this project by the developer so there would be fire protection and adequate water supply as well as sanitary sewer service. The street design would collect traffic from within the Woodland Park Addition connecting to this commercial portion of the project. Neither of the commercial sites are adjacent to existing neighborhoods. The proposed Woodland Park development would surround this property on all sides. The same conditions applicable to the commercial tract for the proposed PUD would apply to this commercial parcel.

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

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

NAYS: None

The next item on the agenda was **Case #Z070028 Public Hearing and Consideration of rezoning from “R-2” Urban Estate Dwelling Planned Unit Development and “R-2” Urban Estate Dwelling District to “A” Single Family Planned Unit Development District extending from Sorghum Mill Road south to Covell between Post and Douglas including a tract of land west of Douglas, north of Covell Road (1152 acres). (Woodland Park/Caliber Development)**

As the request has been amended effective August 10, 2007, 1152 acres would be devoted to residential and open space uses as a part of this project. The development would not exceed 1950 units which establishes a gross density of 1.69 units per acre including all the open space. The developer proposes residential lots east of the ridge line that may be similar to Chitwood Farms with approximately 40,000 square foot lots with city water and septic tanks or aerobic systems. The remainder of the residential west of the ridge line would be developed with single family lots. The developer indicates the density is 1.7 units per acre. The master plan identifies a collector street extending from Sorghum Mill Road to Coffee Creek Road and extending further south of Covell to Douglas generally on the ridge line between the two different density residential areas planned south of Coffee Creek to Covell. Commercial would be in the center of the

September 4, 2007

project adjacent to the collector street. This project complies with the land use projection in Edmond Plan IV.

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

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

NAYS: None

The next item on the agenda was **Case #Z070023 Public Hearing and Consideration of rezoning from "G-A" General Agricultural to "A" Single Family Dwelling District north of Coffee Creek Road, west of Coltrane. (Dee Greninger/The Ranch Property Company, LLC)**

Dee Greninger with The Ranch Property Company is requesting that a 0.834 acre tract north of Coffee Creek west of Coltrane be rezoned from "G-A" to "A" Single Family on the far east side of Iron Horse Ranch III Addition. This tract of land is 39.93 feet wide and 910 feet in depth. The original developer, John Preston, chose to rezone only parcels of land from "G-A" General Agricultural to "A" Single Family one tract at a time as he was preparing to develop subdivision plats. When the tract of land to the west was rezoned (Iron Horse Ranch III), this parcel was inadvertently left out of the legal description and therefore was left zoned "G-A" General Agricultural. This request has never involved the "D-O" parcel to the east. The description of that "D-O" parcel has not changed at any time. This rezoning will clarify the zoning on lots for Iron Horse Ranch III so that they are all zoned Single Family and the back 39 feet of the lot will not be left "G-A" General Agricultural. Staff recommends approval. This is not a Plan Amendment. The area has always been projected for Single Family Residential.

Damon Durham was representing the applicant. No citizens spoke about this project.

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

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

NAYS: None

The next item on the agenda was **Case #SP070040 Public Hearing and Consideration of site plan approval for new office buildings located east of Kelly, north of 18th Street and west of State Street. (Max McCollom/Courtyards of Edmond)**

Max McCollom representing the property owner Max Brown LLC is submitting for site plan approval for two courtyard buildings on Lots 2 and 3 Block 2 Signal Ridge West. Building #1 will be 6624 square feet and Building #2 will be 6288 square feet for a total of 12,912 square feet of buildings on a 58,222 square foot site. Each building will actually

September 4, 2007

consist of 3 individual one-story office buildings under one roof, surrounding a courtyard.

Planning Department:

1. Existing zoning – “E-3” Restricted Light Industrial District and a small part at the north end of the tract zoned “E-2” Open Display Commercial District.
2. Setbacks – The required front setback off Signal Ridge Drive is 20’ per the plat and plans show the northern building to be 21’ and the southern building to be 24’. The required side setback off 18th is 50’ per the plat and the building is setback over 50’. The required rear setback is zero and the northern building sets 12’ from the west property line.
3. Height of buildings – The buildings are 24’ tall which are under the 45’ tall height limit.
4. Parking – With the parking standard for office use of 1 space per 250, 52 spaces would be required. The plans show 54 parking spaces, 2 spaces over the maximum. As a result of the extra parking requested, 11% landscaping will be required.
5. Lot size – 58,222 square foot lot.
6. Lighting Plan – There will be no pole lights with this project.
7. Signage – An 8’ X 5’10” sign with stone columns and a cast stone lettered area constructed with materials to match the project is proposed.
8. General architectural appearance – The buildings will be all brick with a soldier course and built-up trim and crown below the soffit. The buildings have stone surrounds on the windows, and stone corners and entries and there will be wood beams and composition shingle roofing between the 3 buildings surrounding a courtyard with a water feature.
9. Sensitive borders – There are no sensitive borders as all surrounding property is zoned “E-3” or “E-2”.
10. Mechanical equipment – The mechanical equipment will be located on the ground due to the pitch roof construction.
11. Fencing/screening – No fencing is required or shown.

Engineering Department:

12. Driveways/Parking – There are two drives proposed with this project, one off Signal Ridge Drive and one drive off 18th Street. The layout of the site provides three distinct parking areas, with connectivity issues.
13. Title 21 water and sanitary sewer plans –The developer will connect to existing water and sanitary sewer utilities.
14. Drainage Report and related grading report plans – Regional detention is provided in Signal Ridge so no detention is required on-site.
15. Street paving and access management – The drive off 18th Street does not meet our driveway policy for minimum separations. However, it does directly align with an existing drive on the south side of 18th Street. If a drive is given off of 18th Street, the drive proposed is at the best location.

September 4, 2007

16. Fire Prevention and Building Department – The owner has stated the buildings will be fire sprinkled. Fifteen hundred gallons of firefighting water is required per minute.

17. Community Image:

Landscaping - <u>Lot area = 58,222 sf</u>	<u>Landscape provided on plans submitted</u>
11 percent of lot = 6,404 sf	17,771 sf landscaping/lawn area
Plant units required = 512 PU	532 plant units
Evergreen required = 205 PU	292 plant units
Requirements in front = 256 PU	420 plant units
= 3,203 sf	13,565 sf

Applicant is asking for a variance on the 10' buffer requirement along 18th Street.

17. Refuse facilities – A dumpster enclosure and dumpster is shown on the west property line, with access from a 16' one-way drive off SW 18th Street.

18. Electric – Will be served by Edmond Electric.

Ernie Isch represented the applicant. Commissioners Moyer and Moore were a little concerned about the project setting a precedent but felt that they trusted Mr. Isch to build a quality project.

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

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

The next item on the agenda was **Case #U070013 Public Hearing and Consideration of Specific Use Permit to include Ministries for Jesus medical office site plan generally located east of I-35 and ¼ mile north of 15th. (Henderson Hills Baptist Church)**

The applicant requested a continuance to the September 18 Planning Commission.

Motion by Cartwright, seconded by Moyer, to continue this request to September 18, 2007. **Motion carried** by a vote of as follows:

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

The next item on the agenda was **Case #Z070007 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Usage to General Commercial Planned Unit Development Usage as amended on property generally located on the southeast corner of Covell and Sooner. (Covell 35 Development, LLC)**

The applicant requested a continuance to the September 18 Planning Commission.

September 4, 2007

Motion by Cartwright, seconded by Moyer, to continue this request to September 18, 2007. **Motion carried** by a vote of as follows:

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

The next item on the agenda was **Case #PR070032 Public Hearing and Consideration of Preliminary Plat approval for 2 lots located on the northwest corner of Bryant and 33rd Street. (Tinker Federal Credit Union)**

The applicant requested a continuance to the September 18 Planning Commission.

Motion by Cartwright, seconded by Moyer, to continue this request to September 18, 2007. **Motion carried** by a vote of as follows:

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

The next item on the agenda was **Case #Z070017 Public Hearing and Consideration of rezoning from "A" Single Family to Planned Unit Development for a residential development allowing mixed use on the north side of Covell, ½ mile west of Coltrane. (Martin Teuscher with M & R Land Development LLC)**

The applicant requested a continuance to the September 18 Planning Commission.

Motion by Cartwright, seconded by Moyer, to continue this request to September 18, 2007. **Motion carried** by a vote of as follows:

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

The next item on the agenda was **Case #PR070025 Public Hearing and Consideration of Preliminary Plat approval for Inspirada residential development allowing mixed use on the north side of Covell, ½ mile west of Coltrane. (Martin Teuscher with M & R Land Development LLC)**

The applicant requested a continuance to the September 18 Planning Commission.

Motion by Cartwright, seconded by Moyer, to continue this request to September 18, 2007. **Motion carried** by a vote of as follows:

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

September 4, 2007

Under New Business, Jan Fees announced that the next meeting will be in the Downtown Community Center, Room 107, 5:30 p.m.

September 4, 2007

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

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

NAYS: None

Meeting adjourned at 7:45 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission