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EDMOND PLANNING COMMISSION MEETING

Tuesday, May 6, 2008

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, May 6, 2008, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer and Ingrid Young. Absent were Leroy Cartwright and Barry K. Moore. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the April 22, 2008 Planning Commission minutes.

Motion by Moyer, seconded by Young, to approve the minutes as written. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Moyer, Young and Chairperson Thrash

NAYS: None

The next item on the agenda was Consideration of a request by Dr. Laura Ballinger for deed certification for a 0.36 acre tract, located on the east side of South Kelly, south of 1900 S. Kelly. (Dr. Laura Ballinger)

Dr. Ballinger is planning to sell a tract of land to the adjoining property owner to the east, Ken Siekman. Mr. Siekman has one medical office building on a parcel south of 18th Street, east of Kelly. The property to be sold is 78 feet wide by approximately 200 feet in depth. The tentative purpose for the parcel is to allow for additional parking and access someday for future buildings to be constructed on the larger Siekman parcel.

Anticipating City standards and requirements for the actual development of the land, Mr. Siekman has already had plans prepared by MGR Engineering for a drainage study to accommodate detention for the parcel, should it be paved in the future. He has also anticipated no drive approach on Kelly, with only 78 feet of frontage. He has made arrangements with Dr. Ballinger to share her driveway, immediately north of the parcel, where she operates a dental clinic. The survey has identified the access easement needed for this inter-connecting driveway. **Mr. Siekman does not plan to build a parking lot until he has plans for an additional building on the land immediately east.** The subject 16,049.55 square foot parcel is not large enough for a separate commercial business, to include all of the parking, landscaping, detention, access for the building relating to the fire code and building code, and Mr. Siekman intends to add this property to his current 1.73 acre parcel. A sign will be possible on Kelly with this additional ownership; six feet in height, 42 square feet in area. This tract is adjacent to water lines and sewer lines and is not located within a floodplain. There is a utility easement on the south side of the parcel. Mr. Siekman has completed more study of this property, in advance of any construction planned, because he didn't want to

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purchase it if it could not be used in some way with his adjoining property.

Mr. Siekman was in attendance, representing the application.

Motion by Young, seconded by Moyer, to approve this request. **Motion carried** by a vote 3-0 of as follows:

AYES: Members: Young, Moyer and Chairperson Thrash

NAYS: None

The next item on the agenda was Case #Z080018 Public Hearing and Consideration of Edmond Plan Amendment from General Agricultural to Restricted Lake Commercial on property located east of I-35, south of Lil Lane, which lies south of 33rd Street. (Jade Properties of Edmond, LLC)

Shawn Thomas, with Jade Properties, was approved for “L-5” Restricted Lake Commercial zoning on a 1.7 acre tract immediately north of the subject parcel on November 27, 2006. On June 25, 2007, the City Council approved a site plan for a 19,477.5 square foot commercial building just south of Lil Lane, east of I-35. Mr. Thomas is now planning a water line extension under I-35 to serve the commercial building, rather than the water well and pumps originally planned. He would like to add four acres of additional “L-5” zoning on a parcel immediately south of the original tract.

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

1. Infrastructure: Presently, there is no city water or sanitary sewer available to the subject four acres or to property south of 33rd, east of I-35. The developer has already proposed, with a Commercial plat, to extend a 12 inch water main under I-35 to serve his original commercial project and this additional Commercial property being requested for zoning along the I-35 frontage road. Sanitary sewer will not be available under any current proposal. Lots of 60,000 square feet or larger can develop with aerobic systems or septic tanks with City County Health Department approval based on the use and lateral field design.
2. Traffic: There is an interstate service road in front of the subject property. I-35 carries approximately 35,000 cars per day.
3. Existing zoning pattern:
North – “L-5” Restricted Lake Commercial
South – “G-A” General Agricultural
East – “G-A” General Agricultural
West – I-35 right-of-way
4. Land Use:

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North – Commercial site under construction

South – Agricultural

East – Agricultural, with large lot home sites

West – I-35

5. Density: N/A Proposed commercial uses; residential not allowed in “L-5”
6. Land ownership pattern:
 North – 1+ acre tracts
 South – 5 acre tracts
 East – 2.5-5 acre tracts
 West – I-35
7. Physical features: The land does have tree cover, but is also being partially cleared, anticipating development.
8. Special conditions: Is in the Arcadia Lake drainage basin and along the I-35 corridor. The “L” Commercial District requires 30% landscaping in addition to the I-35 corridor standards.
9. Location of Schools and School Land: Not a factor for this request.
10. Compatibility to Edmond Plan: Limited Commercial was projected on the Edmond Plan, due to the lack of utilities. Water line will provide fire protection, as well as a water supply not dependent on water wells. The uses will need to be limited to the capacity of properly maintained septic system.
11. Site Plan Review: Site Plan Review will be required with Commercial.

Attorney, Barry Rice, was in attendance, representing the applicant. No one appeared in objection.

Motion by Moyer, seconded by Young, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Moyer, Young and Chairperson Thrash

NAYS: None

The next item on the agenda was Case #Z080019 Public Hearing and Consideration of Rezoning from “G-A” General Agricultural to “L-5” Restricted Lake Commercial on property located east of I-35, south of Lil Lane, which lies south of 33rd Street. (Jade Properties of Edmond, LLC)

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Attorney, Barry Rice, is representing Shawn Thomas in requesting that 4+ acres be rezoned on I-35, south of the 1.7 acre tract at Lil Lane and I-35. The "L-5" Restricted Lake Commercial District is a special commercial district, providing for services that relate to Arcadia Lake visits. A restaurant is a use permitted, as well as the retail sales and service uses listed on Page 4-67 of the zoning code. The only other uses allowed include indoor/outdoor recreation uses; some of which would be inappropriate, such as a skeet or trap shooting range and/or drag strip or race track. Based on the plat submitted, additional commercial would be available for city water and fire protection, but there are no plans for any sanitary sewer. Access to the property would be from the I-35 frontage road. The minimum lot size in the "L-5" district, once water is connected, would be 60,000 square feet. Since the Edmond Plan was amended in November 2006, some additional Lake Commercial zoning may be appropriate. The memo attached explains the site plan previously approved by the City Council on the 1.7 acre tract north of this request.

Attorney, Barry Rice, was in attendance, representing the applicant. No one appeared in objection.

Motion by Young, seconded by Moyer, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Young, Moyer and Chairperson Thrash

NAYS: None

The next item on the agenda was Case #PR080020 Public Hearing and Consideration of Preliminary Plat for Timberland Crossing, located east of I-35, south of Lil Lane, which lies south of 33rd Street. (Jade Properties of Edmond, LLC)

Shawn Thomas, with Jade Properties, is requesting Preliminary Plat approval of a 1.78 acre tract south of Lil Lane, east of I-35. Lil Lane is a private drive, extending east from the frontage road, serving an un-platted area between Leesa Lane and I-35. This property is zoned "L-5" Lake Commercial. Mr. Thomas is required to plat all commercial property, but he has also changed the original proposal for the site plan previously approved on this parcel to provide City water. That is the only change, but it is a major change since the water line is on the west side of I-35 and will require a bore under the interstate, with ODOT approval, and City of Edmond approval for the 12 inch water main to be extended. A water main will also be extended along the frontage of I-35 for future service for the new parcel requested for commercial zoning, immediately south of the subject plat. The property will still be served with a septic tank or aerobic system. Additional easements may be needed for the electric lines and a front setback line needs to be shown on the plat.

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Mark Farris was in attendance, representing the applicant, and Shawn Thomas was also in attendance. No one appeared in objection.

Motion by Young, seconded by Moyer, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Young, Moyer and Chairperson Thrash

NAYS: None

The next item on the agenda was Case #PR080015 Consideration of Final Plat for Timberland Crossing, located east of I-35, south of Lil Lane, which lies south of 33rd Street. (Jade Properties of Edmond, LLC)

Shawn Thomas is requesting Final Plat approval for a 1.78 acre tract (77,891 square feet), south of Lil Lane, east of I-35. This property is required to be platted, but since the time of the site plan, June 27, 2007, the owner has planned for the extension of water, rather than considering water wells. The water is being extended under I-35 at 100% of the owner's cost and along the frontage of I-35 for the subject lot, which is the distance of 276 feet. The property will still develop with a septic tank or aerobic system and the lot size qualifies for that improvement, as long as the City County Health Department approves of the system design. Detention improvements do not change and the building has not changed from the original proposal.

Mark Farris and Shawn Thomas were in attendance for this request. No one appeared in objection.

Motion by Moyer, seconded by Young, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Moyer, Young and Chairperson Thrash

NAYS: None

There was no New Business.

Motion by Moyer, seconded by Young, to adjourn. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Moyer, Young and Chairperson Thrash

NAYS: None

Meeting adjourned at 5:40 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission

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