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EDMOND PLANNING COMMISSION MEETING

Tuesday, June 17, 2008

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Vice Chairperson, Bill Moyer at 5:30 p.m., Tuesday, June 17, 2008, in the City Council Chambers at 20 South Littler. Suzy Thrash was absent. Other members present were Leroy Cartwright, Barry K. Moore and Ingrid Young. 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. The first item on the agenda was the approval of the June 3, 2008 Planning Commission minutes.

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

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

NAYS: None

The next item on the agenda was **Case #Z080032 Public Hearing and Consideration of Amendment to Edmond Plan from Restricted Commercial District to General Commercial District, located on the southwest corner of Broadway and Covell. (Assemi Development)**

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

1. Infrastructure: Utilities are generally available on the east side of Boulevard, near the subject property. Sewer and water lines will need to be extended to serve any commercial project.
2. Traffic: Covell is planned as an underpass similar to the underpass at 2nd Street and the railroad. Covell is planned as a parkway arterial, extending across the city. Broadway is also a primary arterial and has recently been upgraded, anticipating the new intersection at Covell and Broadway.
3. Existing zoning pattern:
North – “D-1” and “A” Single Family
South – “A” Single Family
East – “A” Single Family
West – “E-3” and D-0”
4. Land Use:
North – Undeveloped

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South – Undeveloped
East – Undeveloped
West – Railroad and undeveloped

5. Density: N/A
6. Land ownership pattern:
North – Larger tracts at this time, since the land is undeveloped.
South – Larger tracts at this time, since the land is undeveloped.
East - Larger tracts at this time, since the land is undeveloped.
West – Larger tracts at this time, since the land is undeveloped.
7. Physical features: The land is flat.
8. Special conditions: None
9. Location of Schools and School Land: The nearest school is John Ross to the west, on Thomas (public) and St. Mary's Episcopal to the northeast (private).
10. Compatibility to Edmond Plan: Since the east side of Broadway, as it's been newly aligned, was originally projected to remain residential. The "D-1" Restricted Commercial on the west side of Broadway was not proposed to change. At the City Council hearing on the plan update, the suggestion was made to increase the projected use on the east side of the new Broadway alignment to "D-0" Suburban Office. The applicant is proposing to increase the "D-1" zoning that had been previously approved to "E-1" because that property is now on the southwest corner of Broadway and Covell.
11. Site Plan Review: Will be required if zoned commercial.

Randel Shadid representing the applicant stated that they felt it was a reasonable zoning request due to location of the land and the new road and railroad overpass. Charles Roach, who lives on Cobblestone Circle spoke against the rezoning stating that he felt the rezoning was premature and that they should wait until the overpass is completed and all expansions of Covell Road. He also suggested that a PUD may be a better zoning than strictly E-1. Ed Moore, representing the ENA, was also concerned about the rezoning and felt that the area had not changed to warrant the higher commercial zoning.

Motion by Cartwright, seconded by Young, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Cartwright, Young and Vice Chairperson Moyer

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NAYS: Moore

The next item on the agenda was **Case #Z080033 Public Hearing and Consideration of Rezoning from “D-1” Restricted Commercial District to “E-1” General Commercial District, located on the southwest corner of Broadway and Covell. (Assemi Development)**

Attorney Randel Shadid, representing Assemi Development, is requesting a 5.276 acre tract for General Commercial. No particular use is identified for the property. The land on the east side of the new alignment of Broadway has been projected for office on the Edmond Plan. That property is currently zoned “A” Single Family. Utilities are generally available. There is considerable more work being planned for this area to accomplish the underpass and temporary relocation of the railroad. These improvements are on Covell.

With an increase to “E-1” General Commercial from the “D-1” Restricted Commercial currently zoned, office would represent the highest level of zoning east of Broadway serving as a transition from the underpass area and west side of Broadway to the east side which is residential in character.

Motion by Moore, seconded by Cartwright, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Cartwright, Young, and Vice Chairperson Moyer

NAYS: Moore

The next item on the agenda was **Case #Z080027 Public Hearing and Consideration of Edmond Plan Amendment from Single Family Residential to Planned Unit Development for 23 duplex lots, located on the west side of Sooner Road, north of Tuscan Park Addition, south of Danforth. (Jim Harlin with Bordeaux Villas)**

Motion by Cartwright, seconded by Moore, to continue this item to July 8, 2008. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z080028 Public Hearing and Consideration of Rezoning from “A” Single Family Residential to Planned Unit Development for 23 duplex lots, located on the west side of Sooner Road, north of Tuscan Park Addition, south of Danforth. (Jim Harlin with Bordeaux Villas)**

Motion by Young, seconded by Moore, to continue this item to July 8, 2008. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #SP080017 Public Hearing and Consideration of Commercial Site Plan approval for a house converted to an office, including an addition to the house, located east of Boulevard, south of 15th Street, 1712 South Boulevard. (Boulevard Properties)**

Mr. Jim Harlin, with Boulevard Properties, wants to convert a house south of Joe White Insurance Office. The driveway to this existing house will be closed and the driveways to the adjoining properties, both used commercially, will be interconnected. The applicant is requesting a variance to park in the right-of-way on Boulevard, which has been done with the Edmond Wine Shop and several businesses along Boulevard. The staff supports this request.

1. Existing zoning – “D-0” Suburban Office
2. Setbacks – There is no change in the existing building, except there is an addition to the house. The front setback is 36 feet from the property line; the side setback from the south is 8 feet; the side setback from the north is 8 feet; the rear setback is 90 feet.
3. Height of buildings - The same as the existing house, 18 feet in height.
4. Parking – 12 parking spaces are provided. The building size is 4,064 square feet with the addition.
5. Lot size – 13,735 square feet
6. Lighting Plan – No light poles are being planned for this house conversion. Wall units will be used on the house for security.
7. Signage – One ground sign will be used; six feet tall, 42 square feet.
8. General architectural appearance – The house will remain residential in character. The owner is adding some brick veneer on the front of the structure, and there will be wall signs. There is no change to the roof line or materials.
9. Sensitive borders – The property is zoned “D-0” Suburban Office. The building does happen to meet the additional setback, as if it were retail. The garbage collection will maintain the residential pickup, just like the homes along Boulevard, so those structures are in the front of the property. There is no space for a dumpster. There are no lights at the back at the property. There is a floodplain in the back of the lot.

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No fences are recommended in that area, due to the obstruction of water.

- 10. Mechanical equipment – Mechanical equipment is located on the ground, following the residential method of HVAC equipment.
- 11. Fencing/screening – No fencing is proposed.
- 12. Driveways– A driveway will be eliminated and shared driveways will be used.
- 13. Title 21 water and sanitary sewer plans – Water and sewer are available for service.
- 14. Street paving and access management – Boulevard is already four laned in front of this property. No additional paving is needed.
- 15. Fire Prevention and Building Department – The Fire Department has approved the plans. A fire hydrant will need to be added to one of the front drives.

Community Image:

16. Landscape Plan:

Landscape - <u>Lot area = 6,075.00 sf</u>	<u>Landscape provided on plans submitted</u>
11% of lot = 668.25 sf	1,350.00 sf landscaping/lawn area
Plant units required = 53 PU	72 plant units
Evergreen required = 21 PU	28 plant units
Requirements in front = 27 PU	72 plant units
= 334.13 sf	350.00 sf

- 17. Refuse facilities – Refuse collection will be by residential container, due to the limited access.
- 18. Electric – Electric service is already available to the property and will be upgraded.'

Mark Farris was in attendance for the applicant. No one appeared in opposition to this request.

Motion by Moore, seconded by Young, to approve this request. **Motion carried** by a vote of 4-0 follows:

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

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The next item on the agenda was **Case #PR080017 Public Hearing and Consideration of Preliminary Plat of La Cime, located on the south side of Ninth Street, 1,088 feet west of Bryant Avenue. (Ed Lee)**

Keith Beatty, representing Ed Lee, is requesting preliminary plat approval for a 1.72 acre (75,120 square feet) plat for property zoned "D-0" Suburban Office. The dimensions are 228 feet of frontage along Ninth and 329 feet of lot depth. The Bryant Nursing Center is located to the west and LeCour Office Park is located to the east; one of the earlier office park projects by Mr. Lee. The project will consist of only one lot. Fifty feet of right-of-way is proposed for Ninth Street, which has recently been improved in front of this property. All of the land surrounding the property is zoned Office or higher than Single Family, considering Special Use Permits. City water and sewer are available to this property. A detention plan would be part of the site plan and final plat.

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

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

NAYS: None

The next item on the agenda was **Case #PR080018 Consideration of Final Plat for La Cime, located on the south side of Ninth Street, 1,088 feet west of Bryant Avenue. (Ed Lee)**

Keith Beatty, with Isch Engineering, is requesting final plat approval of one lot for two office buildings to complete an office development started by Mr. Lee. This new lot is east of the Bryant Nursing Center and would add one new drive approach on Ninth Street. The development will connect to city water and sanitary sewer. Two detention areas will be created to serve this particular lot. All of the setbacks are exceeded from the minimum requirements of the "D-0" District. Fifty feet of right-of-way is provided for Ninth Street.

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

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

NAYS: None

The next item on the agenda was **Case #SP080011 Public Hearing and Consideration of commercial site plan of La Cime, located east of Edmond Specialty Hospital, on the south side of Ninth Street. (La Cime Office Park, LLC)**

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Mr. Ed Lee, an attorney, has developed three previous phases of office buildings east of the subject location, beginning with Lee's Crossing, Le Coure, and Le Chene. La Cime will represent a final building site on the south side of Ninth Street.

Planning Department:

1. Existing zoning – “D-0” Suburban Office
2. Setbacks – The building nearest to Ninth Street is 28 feet from the property line. The setback on the south end of the property, which is undeveloped, is 75 feet. The setback on the east is 23 feet, and the setback on the west is 18 feet.
3. Height of buildings - 35.5 feet
4. Parking – 47 spaces are required; 48 spaces are shown. The landscaping plan provides for 11%, due to the extra parking. The buildings total 11,800 square feet.
5. Lot size – 1.72 acres; 63,729.00 sf
6. Lighting Plan – Wall pack lights will be used.
7. Signage – One ground sign will be used; six feet tall, 42 square feet.
8. General architectural appearance – The building exterior consists of brick and stone veneer on all sides of the building. The building is pitch roof construction. The roof materials are composition shingles. The architecture will be similar to the other projects to the east, constructed by Mr. Lee.
9. Sensitive borders – No sensitive border has been identified for this project. There is a significant nursing home structure to the west, and the land to the south is undeveloped.
10. Mechanical equipment – Air conditioning units will be located on the ground, due to the pitch roof construction.
11. Fencing/screening – No fencing or screening is planned. The dumpster enclosure is on the south side of the property and will actually be shared with the adjoining La Chene project.
12. Driveways– One drive approach is planned on Ninth Street and there are interconnecting drives with the building to the east.

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- 13. Title 21 water and sanitary sewer plans – Water and sewer are available for service.
- 14. Street paving and access management – Ninth Street has recently been improved in front of this property. 50 feet of right-of-way is being provided.
- 15. Fire Prevention and Building Department – The buildings have been reviewed by the fire department and meet the standards necessary.
- 16. Community Image: The applicant has agreed to preserve trees, where feasible, along the western boundary.

Landscape Plan:

<p>Landscaping - <u>Lot area = 63,729.00 sf</u> 11% of lot = 7,010.19 sf Plant units required = 561 PU Evergreen required = 224 PU Requirements in front = 281 PU = 3,505.10 sf</p>	<p><u>Landscape provided on plans submitted</u> 8,312.00 sf landscaping/lawn area 604 plant units 404 plant units 292 plant units 8,312.00 sf</p>
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- 17. Refuse facilities – A dumpster enclosure is not planned for this building, since there will be shared service to the east.
- 18. Electric – Electric is available for service.

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

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

The next item on the agenda was **Case #PR060017 Consideration of Final Plat approval for Fairfax Estates VII, located north of Covell, one-fourth mile between Coltrane and Sooner. (J.W. Armstrong)**

Clyde Wilkins with Coon Engineering is representing J. W. Armstrong in requesting final plat approval for Fairfax Estates VII. This 3.78 acre plat contains 8 Single Family lots that are generally 90 feet by 140 feet at 12,600 square feet. All of the lots will be served with full city utilities.

The Fairfax Golf Course is located to the west. This addition contains a gated access and all the streets are private. The new cul-de-sac for these lots will be named York Drive. Some of the street is already in place.

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

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

The next item on the agenda was **Case #PR080013 Public Hearing and Consideration of Preliminary Plat for Reeser's 2nd Addition, located on the south side of West Edmond Road, east of Wimbledon Road. (Pete Reeser)**

Pete Reeser has submitted a Preliminary Plat for a commercial project on Wimbledon Road. The lot contains 0.9558 acres and is zoned "E-2" Open Display. There is a flood plain that has been studied on the south side of the lot through the "Ogden Drainage Study" that has been taken into account and the detention plans have been modified to maintain the adequate open space near the flood plain. The lot is adjacent to City water and sewer and will have access to Wimbledon Road.

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

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

The next item on the agenda was **Case #PR080014 Consideration of Final Plat of Reeser's 2nd Addition, located on the south side of West Edmond Road, east of Wimbledon Road. (Pete Reeser)**

Lax Godhania, representing Pete Reeser, is requesting Final Plat approval for Reeser's Second Addition. This property is located on the east side of Wimbledon Road, south of West Edmond Road, West of Fretz. The property is zoned "E-2" Open Display Commercial and contains 0.9558 acres.

Mr. Reeser plans one commercial building on the property and he has redesigned the original proposal due to the "Ogden Drainage Study" affecting a portion of the south lot. Originally he planned two lots and two buildings.

A 25 foot front building line needs to be added to the plat along Wimbledon. The use to the north is a rental business. There is some vacant multi-family land to the south, east of the Wimbledon Apartments. There is multi-family to the east and commercial to the east known as the Fountains. Mr. Reeser owns land to the west which is a similar office warehouse project.

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

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

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NAYS: None

The next item on the agenda was **Case #SP080010 Public Hearing and Consideration of site plan for Reeser's office warehouse, located on the south side of West Edmond Road, east of Wimbledon Road. (Pete Reeser)**

Planning Department:

1. Existing zoning – “E-2” Open Display
2. Setbacks – Setback from the north property line is 5 feet. Property to the north is zoned commercial. The setback to the south property line is 85 feet. Property to the south is zoned multi-family. The setback to the east is 15 feet. Property to the east is zoned commercial. Setback to Wimbledon is 52 feet, required setback is 25 feet.
3. Height of buildings - 20 feet
4. Parking – 15 parking spaces
5. Lot size – 41,640 square feet
6. Lighting Plan – No pole lights will be provided, only wall packs.
7. Signage – Any ground sign used will be 6 foot tall and 42 square feet.
8. General architectural appearance – The buildings are metal framed with a fire wall between one 7,125 square foot and the adjoining 7,125 square foot of the building. The exterior finish will be brick veneer on all four sides. This location does not qualify for the partial brick veneer. This building will resemble the office warehouse on the west side of Wimbledon.
9. Sensitive borders – No sensitive border has been identified at this location.
10. Mechanical equipment – Located inside the building or some of the air conditioners will be mounted through the wall, flush with the wall.
11. Fencing/screening – No new fencing is provided for except for the dumpster enclosures.
12. Driveways– Two driveways are planned, meeting the driveway separation.

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- 13. Title 21 water and sanitary sewer plans – The building will connect to city water and sanitary sewer.
- 14. Street paving and access management –Wimbledon Road meets all requirements. No additional pavement is needed.
- 15. Fire Prevention and Building Department – With the fire wall, the building meets the fire code requirements.

Community Image:

- 16. Landscape Plan:

Landscaping - <u>Lot area = 41,640 sf</u>	<u>Landscape provided on plans submitted</u>
10% of lot = 4,164 sf	12,024 sf landscaping/lawn area
Plant units required = 333PU	337 plant units
Evergreen required = 133 PU	217 plant units
Requirements in front = 167 PU	337 plant units
- 17. Refuse facilities – Two container locations have been provided.
- 18. Electric – Electric Service is available for service.

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

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

The next item on the agenda was **Case #PR080011 Consideration of Final Plat approval for Tuscany Villa Section IV, located east of Vista Lane, south of 2nd Street. (A & V Development, Inc)**

Lax Godhania is representing Tom Vorderlandwehr in requesting final plat approval of Tuscany Villa IV. This is the last phase of this addition, which is accessed from Vista Lane. The addition is zoned “A” Single Family and contains 8.805 acres; there are 37 lots in the addition. The lots are generally 65 feet by 120 feet or 7,800 square feet or larger. The addition will be served with full city utilities. Tuscany Villa I Addition contains 37 lots, originally approved in 2002. Tuscany Villa II Addition contains 33 lots, approved in 2005 and Tuscany Villa III contains 41 lots, approved in 2006.

One of the issues that has been discussed, possibly with the original preliminary plat, as a desirable improvement that will be difficult to accomplish is a stub out street, allowing for the future connection to Wade Martin Drive, extending south of Second Street. The

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most Mr. Vorderlandwehr could do to try to accomplish this would be to stub out a street to the north or northeast and give up one of the lots for the possibility of a future connection if conditions follow to change the status of Wade Martin to a public street. Wade Martin is an unimproved private street extending approximately ¼ mile south of Second Street. Mr. Brian Stinson has bought land adjacent to Wade Martin and received zoning on the parcels he has purchased to add to The Falls project. The Falls project, because of the multi-family character and the unimproved private street status, has no access to Wade Martin. Mr. Stinson has not submitted plats, but he has a site plan, which does not anticipate a street connecting to Wade Martin. The site plan/special use permit for The Falls is being approved on a year to year basis, with extensions. It is unknown if there would be another alignment to the east of Tuscany Villa to create a connection with Wade Martin. Wade Martin would also need to be initiated as a public street and improved from its current dirt condition to make a connection from Tuscany Villa complete. Since most of the land along Wade Martin is commercial, it may become a public street in the future. This outlines the conditions that would have to continue to happen if a stub out from Tuscany Villas is needed at this time for a future connection.

Lax Godhania, representing the applicant, requested that the Commission approve this plat as it is based on the preliminary plat. Ed Moore, representing the ENA, stated that the ENA had concerns about the connection to Wade Martin.

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

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

NAYS: None

The next item on the agenda was **Case #U080002 Public Hearing and Consideration for a Specific Use Permit and site plan for a fire sprinkled addition to Faith Bible Church, located north of the Thunderhead Hills Addition at 600 North Coltrane. (Faith Bible Church)**

This item is to be continued.

Motion by Cartwright, seconded by Young, to continue this item. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #PR080022 Public Hearing and Consideration of Preliminary Plat approval for Baker First, located on the south side of West Edmond Road, just over 1/8 mile west of Santa Fe, west of the Braum's Restaurant. (Derringer Properties, LLC)**

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Baker First Commercial Real Estate is requesting approval of a preliminary plat, which consists of one lot and one block. The floodplain follows the boundary of the lot. The property to the south, west and east is not suitable for building because it is in the floodplain. The property contains 43,520.67 square feet or 0.991 acres. Utilities are available for service.

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

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

NAYS: None

The next item on the agenda was **Case #PR080023 Consideration of Final Plat approval for Baker First, located on the south side of West Edmond Road, just over 1/8 mile west of Santa Fe, west of the Braum's Restaurant. (Derringer Properties, LLC)**

Mark Farris is requesting final plat approval of Baker First. The project includes one lot, one block, consisting 0.991 acres or 43,520.67 square feet. This project is zoned "D-1" Restricted Commercial, and is planned for a Little Caesar's Restaurant and several retail shops. The right-of-way provided on Edmond Road is 50 feet. An extensive floodplain study has been done to set out the buildable portion of the lot out of the floodplain. A setback line needs to be shown on the plat of 50 feet from the center line. Water and sewer lines are available for service.

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

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

NAYS: None

The next item on the agenda was **Case #Z080029 Public Hearing and Consideration of Rezoning from "C-1" Low Density Multi-Family Planned Unit Development to Planned Unit Development for 44 units with modified setbacks on property generally located on the west side of Santa Fe Avenue, south of the Deerfield Addition, approximately 1/2 mile south of West Edmond Road. (BJM Properties, LLC)**

Attorney, Audrey Blank, is representing BJM Properties, LLC in requesting a current PUD for the expired PUD at the Deerfield Development, west of Santa Fe, south of Second Street. Part of Deerfield was developed, but the southern property has gone past the five year time period for PUDs and the current ordinance provides that an updated Design Statement is required, and this effectively requires the rezoning of the property,

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even though the density is substantially less than originally planned when Deerfield was originally proposed. The description in the PUD follows the zoning code descriptions, discussing zero lot lines, town house units and attached single family dwellings, but all the new units (44) are planned to be detached and have set out the following setbacks to document that, 15 foot front yard setback, 10 foot rear setback, five foot side yard setback, even for two-story structures. The project has been updated to recognize the "Ogden Flood Plain Study", leaving a large common area on the south side of the property. The streets in the Deerfield Addition are public. In the original development, they were planned to be private and a gate house was constructed, but they were actually dedicated to the city and the gate house has remained. The access to this addition will be through the entrance street on Santa Fe (Bighorn). The Sweetwater connection is just to the alley behind the units backing up to Santa Fe and is not another outlet to Santa Fe.

Dennis Box spoke on behalf of the applicant. He stated that this was a difficult piece of land to develop and that they felt that detached units were a good fit for the land. They are working with the homeowners to the north and City staff to make a good project and find a second access. John McNerney spoke about the project. He said that he had no objections to the project but would like to see a second access as he was concerned about the increase in cars in the addition, traffic on Santa Fe and emergency situations. Commissioner Cartwright asked why there wasn't a second access. Mr. Manek explained that because the streets off of Santa Fe do not align, turning movements would not coordinate and they cannot meet City code with separation requirements. He recommends the existing drive is used.

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

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

NAYS: None

The next item on the agenda was **Case #PR080026 Public Hearing and Consideration of Preliminary Plat for Deerfield 2nd Addition, located on the west side of Santa Fe Avenue, south of the Deerfield Addition, approximately ½ mile south of West Edmond Road. (BJM Properties, LLC)**

Chris Anderson, with SMC Consulting Engineers, is requesting preliminary plat approval for another phase of Deerfield, consisting of 16.37 acres and 44 lots. The lots are 40 feet by 108 feet or 4,320 feet or larger. The property is zoned "C-1" PUD. Common Area "A" to the south of the development, near the flood plain, is large enough to account for the lot size requirements not met on the individual lots. The detention pond is located outside of the flood plain. Each lot would have one single home; there are no town houses or attached units. Full city utilities are available. The developer has used the

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“Ogden Study” to comply with the drainage requirements and flood plain standards along the south side of the property. Common area “A” will remain open space, as it has always been planned, with the Trails South Addition and the Deerfield Additions.

The access to this development will be from the one drive approach on Santa Fe that serves the Deerfield 1st Addition. There will be no other outlets to Santa Fe. The Deerfield 1st Addition has 121 lots. The open space is 9.67 acres.

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

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

The next item on the agenda was **Case #Z080010 Public Hearing and Consideration of Amendment to Edmond Plan from Single Family Dwelling District to Suburban Office District on property generally located on the south side of Thornbrooke Boulevard, east of Bryant Avenue. (Cheryl Fincher and Sherry Hamilton)**

This item is to be continued indefinitely at the request of the applicant.

Motion by Young seconded by Moore, to continue this request. **Motion carried** by a vote of as 4-0 follows:

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

The next item on the agenda was **Case #Z080011 Public Hearing and Consideration of Rezoning from “A” Single Family Dwelling District to “D-0” Suburban Office District on property generally located on the south side of Thornbrooke Boulevard, east of Bryant Avenue. (Cheryl Fincher and Sherry Hamilton)**

This item is to be continued indefinitely at the request of the applicant.

Motion by Cartwright, seconded by Young, to continue this item. **Motion carried** by a vote of 4-0 as follows:

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

New Business: Barry K. Moore wished Jan a Happy Birthday.

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

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

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NAYS: None

Meeting adjourned at 6:30 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission