

August 5, 2008

EDMOND PLANNING COMMISSION MEETING

Tuesday, August 5, 2008

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, August 5, 2008, 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 Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Jan Ramseyer-Fees, City Planner; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the July 22, 2008, Planning Commission minutes.

Motion by Moyer, seconded by Cartwright, to approve the minutes as written. **Motion carried** by a vote of 3-2 as follows:

AYES: Members: Moyer, Cartwright, and Young

ABSTAIN/NAYS: Chairperson Thrash and Moore

The next items on the agenda were **Case #Z080038 Public Hearing and Consideration of Edmond Plan Amendment from Light Industrial District to Open Display Commercial District, located south of 15th, east of State Street, 1700 S. State Street. (Donald C. Britton) Continued to August 19, 2008 at the request of the applicant and Case #Z080039 Public Hearing and Consideration of Rezoning from "F-1-A" Planned Light Industrial District to "E-2" Open Display Commercial, located south of 15th, east of State Street, 1700 S. State Street. (Donald C. Britton) Continued to August 19, 2008 at the request of the applicant.**

Motion by Cartwright, seconded by Moyer, to continue the Britton items until August 19, 2008. **Motion carried** by a vote 5-0 of as follows:

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

NAYS: None

The next item on the agenda was **Case # Z080037 Public Hearing and Consideration of Rezoning from "E-2" Open Display to PUD "E-1" (Retail General Commercial) to allow two hotels located east of Broadway, south of Bob Howard Used Cars. (Sri Ram Hotels, LLC)**

Attorney, James P. Kelley, is representing the owner, requesting that a five acre tract of land be zoned to "E-1" General Commercial. Two hotels are planned on the parcel. The "E-1" zoning allows for the height needed for the multi-story hotels. The buildings may exceed the 45 feet allowed in "E-2". The applicant has discussed this proposal with the adjoining owner to the east, Derek Turner, who is developing some single family homes to the east. The hotels have been arranged to have a narrow dimension of the building facing east and to substantially exceed the sensitive border standard and/or the

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additional setback, due to height, standard. The dumpster locations will be moved from what is shown on the conceptual plan and lighting will be limited on the east. The vacant Marie Callendar's restaurant is located to the west and Bolton's to the southwest. The only access to this property is from the Broadway Extension through a common driveway between Bolton's and Marie Callendar's. While the building may be taller, the PUD provides a method of documenting window locations and other improvements. The "E-2" district has the potential to allow uses that are undesirable next to homes. This "E-1" PUD is recommended for approval.

Mr. Kelley indicated the hotel was intended to be an extended stay. Bob Lewter, the hotel operator, indicated the Towne Place Hotel would be a Marriott franchise business. He indicated he would like to start construction in 5 months. Clay Coldiron, representing the property owner to the west, with the Stonebridge Development indicated he supported the project, particularly the way the 5 story hotels are oriented on the parcel. He indicated that the trash dumpsters would need to meet to the sensitive border setbacks.

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, Moyer and Chairperson Thrash
NAYS: None

The next item on the agenda was **Case #Z080036 Public Hearing and Consideration of Rezoning from "D-2" Neighborhood Commercial District to "E-1" General Commercial District on property generally located at 2015 East Second Street. (Masud Qurashy)**

Mr. Masud Qurashy is requesting that 2.78 acres on East 2nd Street be rezoned to general commercial for a self storage facility. The owner is planning a dry cleaner on the front of the property and the back of the property will be used as a self storage business. The Edmond Plan has recommended general commercial usage for this portion of 2nd Street because of the existing character of mixed commercial uses, higher intensity commercial and a long standing policy of strip commercial along 2nd Street from I-35 West. City water lines are adjacent to the property on 2nd Street, sanitary sewer lines will need to be extended off site. Mr. Qurashy will need to obtain easements from the adjacent properties when he is ready to build. With only 192 feet of frontage along 2nd Street, one driveway will be the maximum permitted. The owner understands this requirement. A commercial site plan will be required and a subdivision plat will be required.

No one spoke in objection.

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

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

NAYS: None

The next item on the agenda was Consideration of request for deed approval for two lots on the south side of Paddock Lane, 1/8 mile west of Bryant. (Ryan Pack)

Mr. Ryan Pack owns 1.96 acres north of the Christman Park office park on 33rd street. His original request anticipated three single family home lots. Mr. Pack lives in the middle tract consisting of 39,048.17 sq. ft. City water is available on Paddock Lane and sanitary sewer is available to the West. The sewer can serve the western tract consisting of 22,996.05 sq. ft. and sewer is already connected to the Ryan Pack home. The eastern tract, as originally planned, will be held until sanitary sewer is more available. Mr. Pack will continue to own that parcel with the original home site in the middle of the parcel. **The Eastern tract is not part of this deed request.** Since the western lot is only 22,996 sq. ft. it is required to connect to City water & sewer. The lot is not large enough for a septic tank. The existing house on the middle tract is already connected to water & sewer. The location is not within a flood plain and each lot will have access on Paddock Lane. The middle lot has already surveyed to retain accessory buildings and the swimming pool built for the original house.

Mr. Ryan Pack was in attendance and understood that the eastern lot was not being considered at the meeting but could be considered in the future if accessible to sewer service.

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 #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) **Continued to August 19 at the request of the applicant.**

Motion by Cartwright, seconded by Moyer, to approve continue this request to August 19. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 5:48 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission