

June 16, 2009

EDMOND PLANNING COMMISSION MEETING

Tuesday, June 16, 2009

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, June 16, 2009, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Barry K. Moore, Mark Hoose and Lydia Lee. Present for the City were Robert L. Schiermeyer, 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 2, 2009 Planning Commission minutes**. Commissioner Hoose wanted minutes amended to reflect that he abstained from voting on the approval of the May 19, 2009 Planning Commission meeting minutes.

Motion by Moore, seconded by Hoose, to approve the minutes as amended to show that Commissioner Hoose abstained from the vote approving the minutes of the May 19, 2009 Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moore, Hoose, Cartwright, Lee and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case #Z090011 Public Hearing and Consideration of rezoning from "G-A" General Agricultural to "R-1" Rural Estate Dwelling District located generally on the southeast corner of Midwest Lane and Midwest Boulevard at 7120 Midwest Lane. (Rex L. Smith)**

Mr. Smith is requesting a change in zoning of his 5 acre tract to allow for two 2 ½ acre parcels. This area is not served by Edmond utilities. This general development is sometimes referred to as Forrest Hills but contains private streets of Midwest Lane and Sandy Lane. A number of the lots have already been rezoned to the 2 ½ acre parcel category along either Sandy Lane or Midwest Lane; this request is consistent with past practice. The Edmond Plan suggests at least 2 acre lots in the areas east of I-35, not served with full City utilities. This request is recommended for approval.

Mr. Smith was in attendance indicating that one of his sons may move in on part of the land to help him maintain the property.

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

AYES: Members: Hoose, Moore, Cartwright, Lee and Chairperson Moyer

NAYS: Members: None

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The next item on the agenda was **Case #PR090009 Consideration of Final Plat of Summit North, Phase I, located south of Danforth, east of I-35, at the north end of The Summit Addition. (Garland Bell)**

Engineer Dwight Butler is representing the owner in requesting approval of this Final Plat. On June 23, 2008 the City Council denied a plat at this location and felt there needed to be more access to Danforth. Since that time the applicant has submitted a traffic study indicating that with the traffic light on Second, access for all the proposed uses in the Summit can be accommodated from the one access point at South Saints Way and Second Street. The adjoining property owner, Mr. Seradge owns a parcel to the east at the end of South Saints Way. This plat provides for a future connection to the Seradge property but it is unknown as to whether Mr. Seradge has an interest in developing his property. His parcel is still zoned agricultural. Any access through the Summit North, Phase I connecting to Danforth places an intersection too close to the off ramp at I-35 and Danforth. A driveway into Oklahoma Christian School does extend across from the light but that is a private driveway, it is not intended for general traffic circulation through the Christian School or Life Church property. The Arbor Place at the Summit addition is planned for 140 single family homes. Other uses in the Summit Business Park include additional multi-family and general commercial including a self-storage facility.

The one change that does need to be made on the plat is to make the right of way larger at the end of South Saints Way to allow for the proper street right of way to connect to the Seradge property and to possibly provide access to a future phase II. It is not clear as to why the phase II portion has not been included in the plat.

Steve Manek indicated that a traffic study established a level "C" service based on the traffic signal placed at South Saints Way and Second Street. All of the uses were considered as fully built in compliance with the zoning, since this is a mixed-use development and even a 3% growth factor was calculated. Commissioner Hoose asked if adjacent properties had been taken into account. Mr. Manek indicated that unless they were under the Summit ownership, they were not. Commissioner Cartwright wondered if the previous driveway to the property on Danforth could be used as an emergency exit or entrance. Mr. Manek indicated the drive was so close to the off-ramp of I-35 that it was not a safe location, this also considered sight distance issues. There was a concern that the access could be left open rather than just used in an emergency situation. Attorney Todd McKinnis, representing Garland Bell, the applicant indicated there had been a lot of discussion regarding access and that is why the traffic study was done. Owners to the west have discussed extending the road from Ditch Witch to South Saints Way but his client had no interest in that. He felt the traffic study documented why until Mr. Seradge provides an access easement to Danforth, the single access is satisfactory. Commissioner Lee indicated she recalled the City Council meeting when the plat was denied. She remembered Councilman Page and Councilwoman Waner discussing

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better circulation for this project, needing access to Danforth. She felt the problems were more serious than the results of the traffic study indicated and did not address the Summit project and the future use of South Saints Way. Commissioner Cartwright indicated he would base his decision presented to the Planning Commission, not what we think the Council wants. Commissioner Lee indicated she could not vote to approve this request given the Council's previous decision.

Motion by Hoose, seconded by Moore, to approve this request. **Motion carried** by a vote of 4-1 as follows:

AYES: Members: Hoose, Moore, Cartwright and Chairperson Moyer

NAYS: Members: Lee

The next item on the agenda was **Case #SP090009 Public Hearing and Consideration of Site Plan amendment for Edmond North Self Storage, located at 2300 Thomas Drive, to allow storage units for recreational vehicles, boats and trailers. (John Birdsell)**

On February 12, 2007, the Edmond North Self Storage was approved by the Edmond City Council for a self-storage facility on Thomas Drive. Mr. Birdsell has constructed the first phase of his project, consisting of 4 self-storage buildings. Mr. Birdsell has submitted a letter requesting an amendment to his previously approved commercial site plan, to change from building additional self-storage units to erecting structures to store RV's, boats and trailer. These would be open-sided, car-port type structures and will be approximately 4' taller than the existing self-storage units. The north building will have a solid north wall, similar to the existing self-storage buildings and the south building will have a solid south wall. Mr. Birdsell indicates that although the units being stored will not be completely enclosed, they will not be visible from Thomas Drive. The commercial site plan requirements were anticipated with the first phase of this self-storage project and no additional detention drives, or landscaping is needed with the second phase of this development.

John Birdsell was in attendance representing the application. Commissioner Lee asked about the brick and masonry that was originally discussed. The buildings are stucco exterior material. Staff identified that the project was originally denied by the Council and finally approved when additional landscaping was added on the undeveloped five acres owned by Mr. Birdsell south of the subject property. Commissioner Hoose asked if the east side of the property was open as to the sides of the building. Mr. Birdsell indicated that the north, south and east would be enclosed; the parking spaces are at an angle for the four feet tall covered recreational vehicle parking.

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

AYES: Members: Moore, Hoose, Cartwright, Lee and Chairperson Moyer

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NAYS: Members: None

The next item on the agenda was **Case #PR090011 Consideration of Final Plat of Cross Timbers Northeast, Phase I generally located north of Covell Road west of Air Depot. (Covell 35 Development, L.L.C.)**

Engineer David Jones with the Orion Group is representing the owner in requesting Final Plat approval for a 57.21 acre commercial development north of the Cross Timbers Municipal Complex and Fire Station #5. City water is available on Covell Road and has been extended north on Progressive Drive. Existing sanitary sewer lines are located in the northern portion of the subject plat. Both of these utilities will be extended along the streets or at the appropriate location for sewer lines to serve each lot. There are 5 lots and several common areas ("A" and "B"). Progressive Drive aligns with Old Timbers Drive to the south accessing the municipal complex. A new street Century Oaks Way will extend to the east, eventually connecting to Air Depot in a future phase of this development. A new access is also planned to the solid waste transfer center from Air Depot. There is a flood plain on the northeast corner of the property. Drainage detention is accomplished in the common areas with several detention ponds.

Clay Coldiron was in attendance representing the applicant. Commissioner Moyer asked about access to the transfer station from Air Depot. Staff indicated that was the intent of the road on the north end of the property but since Progressive Drive is a public street, the City Council would need to discuss changes in access issues.

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

AYES: Members: Cartwright, Moore, Hoose, Lee and Chairperson Moyer

NAYS: Members: None

There was no New Business.

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

AYES: Members: Moore, Cartwright, Hoose, Lee and Chairperson Moyer

NAYS: Members: None

Meeting adjourned at 6:05 p.m.

Bill Moyer, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission