

July 21, 2009

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, July 21, 2009**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, July 21, 2009, in the City Council Chambers at 20 South Littler. Other members present were Barry K. Moore, Mark Hoose and Lydia Lee. Commissioner Leroy Cartwright was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the July 7, 2009 Planning Commission minutes.**

Motion by Moore, seconded by Lee, to withdraw the minutes from consideration until the next meeting. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #Z090018 Public Hearing and Consideration of Plan Amendment from Restricted Commercial to General Commercial-Limited Use to include a gun/archery range indoor recreation use at 1472 N. Kelly in the Shoppes at the Piazza shopping center. (Shawn Forth)**

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments. Mike Forth, D.D.S. is the owner of this property and the Plan Amendment requests that the "D-1" uses be permitted but that an indoor recreation use be allowed for a gun/archery range and sporting goods supply store. There will be no products displayed outdoors. The gun range will use approximately 8,500 square feet with 1,500 square feet left for other "D-1" uses.

1. **Infrastructure:** This property is developed as the Shoppes at the Piazza shopping center. With that project a new detention area was constructed, new water lines and sanitary sewer lines were completed for the self-storage facility and retail. These improvements are current and this new use would have no effect or change on the utility infrastructure.
2. **Traffic:** With the Shoppes at the Piazza, right of way was provided for along Kelly for the future improvement connecting Kelly from Danforth to Covell as an arterial street with the proper lanes. The City has nearly completed plans for this project and the construction is approximately one year away through the normal transportation funding program.

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3. Existing zoning pattern:

North – “D-3” Office Commercial

South – “E-1” General Commercial and “E-2” Open Display

East – “E-1” General Commercial

West – “D-1” Restricted Commercial

Northwest – “A” Single Family (Edge Church)

4. Land Use:

North – Vacant, undeveloped

South – Shopping center and self-storage office

East – Self-storage

West – Undeveloped pad site east of school district property

5. Density: N/A

6. Land ownership pattern:

North – 2 acre lot

South – Part of the Piazza shopping center lots, self-storage

East – Part of the Piazza shopping center lots, self-storage

West – Half acre lot and detention for school district property

7. Physical features: The property is in a built environment condition, contains the existing Shoppes at the Piazza shopping center totaling 10,033 square feet.

8. Special conditions: None

9. Location of Schools and School Land: Administrative buildings for the school district are located one-eighth mile to the west, formerly the Collonade Shopping Center.

10. Compatibility to Edmond Plan: The “E-LU” category is a qualifying special use to be used with existing “D-1” Restricted Commercial. This is not a substantial variation from the Plan in the staff’s opinion since the existing building is being utilized with interior changes. No retail has been established in the structure.

Site Plan Review: There will be no changes to the existing Site Plan. All of the landscaping, parking, driveways, inter-connecting driveways, service access, building appearance, building height and ground signage will remain the same. The interior of the building will be remodeled to meet the building code, fire code and operational needs of the gun range.

Attorney Randel Shadid spoke representing the applicant. He indicated this would be a climate controlled facility, one of the few in Oklahoma County. He indicated the archery and gun range would be in the same portion of the building but would be separated.

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Commissioner Lee asked about the sound anticipated. Mr. Shadid indicated the sound would not be heard from the outside of the building. He indicated he had a statement from Spirit Bank, who plans to build north of this location and they had no objections. Mr. Shadid indicated all the sound proofing and safety improvements would be a minimum requirement of this gun range. Mike Forth spoke in favor, indicating he owned a majority of the land surrounding this application. Ronnie Williams with the Edmond Neighborhood Alliance indicated that in working with the zoning ordinance committee, the "E-LU" District was created for districts such as this. He felt this was the best way to zone for businesses at this location.

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

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

NAYS: Members: None

The next item on the agenda was **Case #Z090019 Public Hearing and Consideration of Rezoning from "Restricted Commercial District to "General Commercial-Limited Use to include a gun/archery range indoor recreation use at 1472 N. Kelly in the Shoppes at the Piazza shopping center. (Shawn Forth)**

Shawn Forth, representing the owner would like to request rezoning approval of the Shoppes at the Piazza building for an " use to include a gun/archery range with a sporting goods store. Some of the building will be retained for retail sales within the " Restricted Commercial district. Since the building has been completed, there have been no uses established in the 10,033 square feet structure. The land to the east is used as a self-storage facility. The land to the north is partially drainage detention and an undeveloped " Office Commercial parcel next to homes in the Westborough Addition. The land on the west side of Kelly includes the Edge Church (Special Use Permit) and the school district administration offices with some pad sites, one developed as Tinker Federal Credit Union and another pad site that is vacant. The school district property is zoned " Restricted Commercial. The North Oaks shopping center, a short distance to the south, does contain some " Open Display Uses for the Westlake Ace hardware store.

The proposed use is not a substantial change from the Edmond Plan since the "D-1" District will remain as the level of uses should the indoor recreation facility cease operation in the future. This location complies with the most current drainage detention standards, fire code standards and fire accessibility as a new building. The building appearance is not changing to allow this use for interior modifications. Traffic characteristics for the proposed use are equivalent to the range of retail uses already allowed. The owner has provided right of way, meeting the Edmond Transportation Plan. There is no sensitive border adjacent to the subject property and there are higher land uses in the general area.

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

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

NAYS: Members: None

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 5:39 p.m.

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Bill Moyer, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission