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EDMOND PLANNING COMMISSION MEETING

Tuesday, August 4, 2009

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Vice Chairperson Barry K. Moore at 5:30 p.m., Tuesday, August 4, 2009, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright and Mark Hoose. Commissioner Lydia Lee and Chairperson Bill Moyer were absent. 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 July 7, 2009 and July 21, 2009 Planning Commission minutes.**

Motion by Hoose, seconded by Cartwright, to delay the approval of the minutes of the July 7, 2009 and July 21, 2009 meeting until the August 18, 2009 meeting. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Hoose, Cartwright and Vice Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z090013 Public Hearing and Consideration of Plan Amendment from Single Family Dwelling to Planned Unit Development to allow a computer repair, maintenance, programming and sales business including offices on a 5 acre tract located on the west side of Kelly, south of Shore Drive. (Tom and Elizabeth Menasco)**

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

1. Infrastructure: The subject property is unplatted and is part of an ownership division that has occurred along Shore Drive. The subject property is also adjacent to Kelly Avenue. There is City water along Kelly in front of the property and sanitary sewer is in the general area to the southwest but is not adjacent. As long as the lot is 2 acres in size for the office, a septic tank will be permitted.
2. Traffic: Kelly is programmed to have street improvements in approximately one year, plans are nearly completed for that project. Kelly will be improved from Danforth to Covell as a primary arterial.
3. Existing zoning pattern:
North – Single family
South – Single family
East – Single family

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West – Single family

4. Land Use:

North – Oil well

South – Home

East – Westborough addition

West – Home

5. Density: On the east 2 ½ acres, no residential is proposed. On the west 2 ½ acres the single family home will be retained as the use of the property.

6. Land ownership pattern:

North – 2 ½ acre lot

South – 5 acre lot

East – Urban type lots in Westborough

West – Acreage lots

7. Physical features: The rolling terrain includes existing trees in the western part of the property, some trees in the eastern part. Shore Drive is not planned to be the access to the property to be developed commercially but it will be the access to the home.

8. Special conditions: None

9. Location of Schools and School Land: No school land is in the general area except for the school district administrative offices one quarter mile to the south, north of Danforth.

10. Compatibility to Edmond Plan: “D-3” Office zoning has been extended to the half section line between Danforth and Covell. This zoning is part of the Covell Village project. The land to the east is part of the Westborough addition; Hawk’s Landing is to the northeast of the subject property. The Edge Church is approximately one eighth mile to the south on the west side of Kelly. The application has been submitted as a PUD to qualify the use for a computer repair, maintenance and sales business; other offices could be developed with access to Kelly. The building at ground level would not exceed 5,000 square feet and the overall size of the building would not exceed 10,000 square feet considering the basement.

Site Plan Review: This use would require a new plat and a commercial site plan since a building would be constructed. No access will be permitted from Shore Drive.

Randel Shadid spoke representing the applicant describing that the project was essentially a “D-O” District. He indicated that any new construction would access the property from Kelly and there would be no access from Shore Drive to the future

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commercial building. He described the building appearance to be similar to smaller offices along Fifteenth Street east of Kelly. He indicated that the covenants restricting business were not the consideration of the Planning Commission since they were private agreements between the land purchasers. He stated that all of the Site Plan criteria would be met or exceeded with the Site Plan process. David Mauldin a 25 year resident in the area objected to this commercial use because there would be too much traffic. The Menasco's already have customers trying to find their house on the west 2 ½ acres and use Shore Drive. If the traffic increased for a commercial building there would be U turns on Kelly and increase in traffic. Mrs. Beverly Hayden indicated she has lived in the area for 27 years. She was not in favor of any business in the area. She felt the property values would go down if the rezoning was approved. She indicated that all four property owners along Shore Drive opposed the rezoning. Commissioner Cartwright indicated the Edmond Plan identifies residential and he felt this request would be a spot zoning for business and could not support it. Commissioner Moore agreed and indicated it was out of place.

Motion by Hoose, seconded by Cartwright, to approve this request. **Motion denied** by a vote of 3-0 as follows:

AYES: Members: None

NAYS: Members: Hoose, Cartwright and Vice Chairperson Moore

The next item on the agenda was **Case #Z090012 Public Hearing and Consideration of Rezoning from "A" Single Family Dwelling District to Planned Unit Development to allow a computer repair, maintenance, programming and sales business including offices on a 5 acre tract located on the west side of Kelly, south of Shore Drive. (Tom and Elizabeth Menasco)**

Attorney Randel Shadid representing the owner is requesting that a 5 acre tract south of Shore Drive be zoned as a Planned Unit Development. Of the 5 acre parcel, the west 2 ½ acres will remain residential. The east 2 ½ acres adjacent to Kelly would contain a 5,000 square foot office and computer repair business that does include sales. A 5,000 square foot basement has been discussed along with the 5,000 square foot computer business building. Mr. Shadid has filed standards to be used with the PUD, adding that no access will be allowed from Shore Drive for the east 2 ½ acres and that the owner will construct a sight proof fence along the south and to the north along Shore Drive as a part of the site plan. A tree buffer may be used instead if agreed to.

In the neighboring area, the "D-3" zoning beginning at the half-section line north of the Shore Drive acreage lots is intended as a transition use adjacent to single family homes in the Covell Village Addition and the traffic anticipated along Kelly. A Planned Unit Development designation has been suggested in the Edmond Plan on the east side of Kelly, north of Hawk's Landing anticipating the need for a similar transition land use.

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The Edmond Plan projects that Covell and Kelly would be a major commercial corner with the higher zoning categories, larger tracts of land projected for commercial and traffic improvements designed for heavier traffic movements. The intersection at Danforth and Kelly is not anticipated at the same scale as Covell and Kelly but the zoning pattern is well defined at the Danforth and Kelly intersection and expansion is not anticipated. Danforth and Kelly already have substantial traffic issues and have qualified for improvements in the past based on these conditions. The northern extent of the commercial adjacent to Westborough is a "D-3" parcel planned for a Spirit Bank building. The Edge Church, located on the west side of Kelly is across from the Spirit Bank parcel and would be the southern edge to the Shore Drive neighborhood. Additional commercial zoning at Shore Drive and Kelly would expand an existing reasonable commercial land use pattern west of the Westborough and Hawk's Landing Neighborhood as well as adjacent to the Shore Drive neighborhood.

Motion by Cartwright, seconded by Hoose, to approve this request. **Motion denied** by a vote of 3-0 as follows:

AYES: Members: None

NAYS: Members: Cartwright, Hoose and Vice Chairperson Moore

The next item on the agenda was **Case #ES090003 Public Hearing and Consideration of Easement Closing for China Express and Communication Federal Credit Union located on the northwest corner of Fretz Drive and Fifteenth Street. (China Express)**

Attorney Randel Shadid is representing the two property owners requesting to close the blanket-type easement covering the entire area of the China Express Restaurant and the site for the Communication Federal Credit Union. The owners of the China Express restaurant have already provided a new utility easement needed to serve their building and Communication Federal Credit Union will be served from the right-of-way along Fretz Drive. Other utilities are already located in easements. The original easement was a property 250 feet by 280 feet or 70,000 square feet. The easement was granted in 2001 and later the Communication Federal Credit Union property was platted as part of the Chapelridge Commerce Center. The building permit for the China Express Restaurant was just issued over the easement, not realizing the easement covered the entire parcel. Closing this easement will clear the City utility easement records which are also identified on GIS maps; a new easement is being granted for the existing service to the restaurant.

Randel Shadid represented the applicant, indicating that this easement closing corrected an error.

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

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AYES: Members: Hoose, Cartwright and Vice Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z090015 Public Hearing and Consideration of Plan Amendment for Creek Bend Plaza on 8.32 acres from Single Family usage to Planned Unit Development to include office and retail uses located on the east side of Coltrane, just over one half mile south of East Second Street. (Funds for Learning, L.L.C.)**

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

11. Infrastructure: City water is adjacent to this property along Coltrane, sanitary sewer extends through the parcel along the creek.
12. Traffic: The bridge where Spring Creek crosses Coltrane is being improved and the road improvements along Coltrane will also be completed as a part of that project. Coltrane would be a minor arterial street requiring 70 feet of right away along the center line.
13. Existing zoning pattern:
 - North – “A” Single Family Planned Unit Development and “A” Single Family
 - South – “A” Single Family
 - East – “A” Single Family and includes a floodplain
 - West – “A” Single Family and Single Family Planned Unit Development
14. Land Use:
 - North – Acreage lot and home and the Stonepoint Townhouse PUD
 - South – Acreage lots and homes
 - East – Floodplain (not buildable)
 - West – Single family lots and homes in the Chimney Hill Addition
15. Density: Not applicable based on the office and retail use proposed.
16. Land ownership pattern:
 - North – One acreage lot and townhouse lots, Single Family Density
 - South – Single Family acreage lots
 - East – Floodplain (not buildable)
 - West – Urban lots in the Chimney Hill Addition
17. Physical features: The land has primarily two levels, one sloping directly to Spring Creek and the floodplain and a flatter area near Coltrane.

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18. Special conditions: Other than the floodplain, there are no unique conditions
19. Location of Schools and School Land: No schools in the vicinity
20. Compatibility to Edmond Plan: The Edmond Plan has projected that the area will remain Single Family; no access across the large flood plain to the east of this property has been anticipated. Access from the Creek Bend Addition is to Fifteenth Street due to the difficulty of additional bridges crossing Spring Creek. The acreage development east of Coltrane has contained homes for a number of years and no changes to those two acre or larger lots were anticipated, even though the homes front an arterial street. The development of Borgata and Stonepoint were compatible in character as higher density residential divided at the half-section line between Second Street and Fifteenth Street on Coltrane.

Site Plan Review: Because of the PUD and the proposed Commercial uses, the Site Plan standards would apply to this project if approved.

Alvin Bates spoke representing the application indicating that Kathy Cruzan was representing Funds for Learning. He indicated that this land was purchased when he started the Creek Bend Addition to the east but it was cut off by the creek. He noted that five buildings were planned and they would follow the slope of the land so even the two story buildings would appear to be one story from Coltrane. Kathy Cruzan spoke indicating that Funds for Learning worked with schools to get funding and provided consulting services for educational purposes. There is nothing sold from the property and that primarily only employees come to the site. Most of the work is performed electronically or employees leave the office for appointments. Kay Sommer indicated she did not want this type of use this close to residential. She felt the traffic would increase along Coltrane. Mike Dolson, ten year resident of Chimney Hill opposed the project because of the single family area. Susan Spence of the Stonepoint II Addition was concerned about the retail usage and the destruction of the habitat for wildlife. Ben Floyd spoke in support of the project indicating this was a good location for the quality of development planned. Blake Graham on Woodbury indicated his house backed up to this property and he felt traffic would be extensive all day, especially with the retail uses. Carol Ensey on Brixton Road said that this was the same issue as the computer store on Kelly and would set a precedent. Georgie McPherson agreed with the offices but not with the retail uses. Mike Hancock favored the project and thought the natural terrain was perfect for the buildings planned. Ken McPherson indicated that the trees that were being removed were trash trees and that the bigger trees were being retained. He supported the project. Bonnie Thornton from Chimney Hill opposed the project as being out of place in an established area. Vicki Hulett was against the retail, particularly the restaurant potential but was not against the office. Commissioner Hoose indicated he was the most recent Planning Commission appointee and it was suggested that he not offend people but he felt that to leave the area open for wildlife and green space for no

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development was not acceptable and it was likely that some use would be built on the property in the future. He did feel the current request was a spot zoning change and was not appropriate. Vice Chairperson Moore agreed that some use would need to be considered on the property in the future but the retail was not appropriate with the presentation submitted.

Motion by Cartwright, seconded by Hoose, to approve this request. **Motion denied** by a vote of 3-0 as follows:

AYES: Members: None

NAYS: Members: Cartwright, Hoose and Vice Chairperson Moore

Alvin Bates commented he could amend the request but Vice Chairperson Moore indicated a motion had already been made so they had to vote on the item.

The next item on the agenda was **Case #Z090014 Public Hearing and Consideration of Rezoning from "A" Single Family Dwelling District to Planned Unit Development to include office and retail known as Creek Bend Plaza, located on the east side of Coltrane, just over one half mile south of East Second Street. (Funds for Learning, L.L.C.)**

Alvin Bates and Bud Bartley are representing Funds for Learning, L.L.C. requesting that 8.32 acres be rezoned for a Planned Unit Development allowing offices and retail uses on the east side of Coltrane, east of the Chimney Hill Addition and south of the Stonepoint Addition. This property has access on Coltrane and is undeveloped, there are no structures on this property. There is a significant floodplain to the east, along Spring Creek and utilities are available along Coltrane and adjacent to the creek. The Edmond Plan projected this area to remain Single Family based on the ownership pattern of the acreage parcels on the east side of Coltrane, and the predominance of Single Family homes at this location along Coltrane. The original developer of the Chimney Hill Addition requested commercial for that project but that land has been rezoned to Single Family consistent with the actual usage of the property. In the past Commercial was proposed at Fifteenth and Coltrane and denied.

The Stonepoint Addition, developed as a residential PUD does contain townhouse style lots with individual units. The Borgata PUD is developed with individually owned units, developed with modified setbacks. These two developments have also served as a transition to the less dense Chimney Hill Addition, south of the half-section line between Second Street and Fifteenth Street on Coltrane. The southern portion of the intersection at Second Street and Coltrane has contained commercial development for a considerable period of time. Some businesses have operated for 40 years or more in the area north of Stonepoint and/or Borgata which is another example of how these developments serve as a transition land use.

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The most significant planning consideration brought about by this request is the extension of commercial uses, particularly involving retail not adjacent to any existing commercial and in an area that is single family. In this particular location, the acreage parcels would be subject to higher zoning than single family if this PUD were approved. This request represents a substantial change in the land use projection of the Edmond Plan.

Motion by Cartwright, seconded by Hoose, to approve this request. **Motion denied** by a vote of 3-0 as follows:

AYES: Members: None

NAYS: Members: Cartwright, Hoose and Vice Chairperson Moore

The next item on the agenda was **Case #SP090014 Public Hearing and Consideration of Site Plan approval for a 25,200 square foot commercial building located generally on the southwest corner of West Edmond Road and State Street. (Locke Supply)**

Planning Department:

1. Existing zoning – “E-2” Open Display
2. Setbacks – Front setback on West Edmond Road is 57.28 feet from the property line, the side yard setback on State Street is 48.90 feet, the setback to the south is 50 feet and the setback to the west is 5.17 feet.
3. Height of buildings – 26 feet
4. Parking – 44 spaces are provided, the building is 25,200 square feet and will be used for a combination of retail and warehouse. No extra parking spaces are being provided.
5. Lot size – 61,600 square feet.
6. Lighting Plan – The lighting on the building will be wall packs.
7. Signage – Wall signage will be incorporated on the building. A 157 square foot wall sign will be allowed facing Edmond Road and 149 square foot wall sign will be allowed on State Street.
8. General architectural appearance – The building provides for a brick veneer on all four sides. The roof is a 1/12 pitch with a metal fascia extending around all sides of the building. The east elevation on State Street contains 3 doors and windows. The north elevation is a solid brick wall facing West Edmond Road. Even though the building will

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have a fire sprinkler system due to the size of the building (25,200 square feet), and the west wall does contain brick veneer and it will also have to be a fire rated wall due to the close proximity to the property line and the adjoining building to the west.

9. Sensitive borders – There is no sensitive border at this location. All of the surrounding land is zoned commercial.
10. Mechanical equipment – Mechanical equipment will be located on the roof, the fascia added to the brick wall is intended to screen the mechanical, this has been reviewed with the builder, Mr. Koonce and he understands that the mechanical equipment has to be lower than the height of the of the fascia.
11. Fencing/screening – No fencing applies to this property except for the dumpster enclosure.
12. Driveways– Three driveways are proposed that were approved with the plat. Two drives are located on State Street, one drive on West Edmond Road.
13. Title 21 water and sanitary sewer plans – Water and sewer are adjacent to the site and will be connected for service. A new manhole may need to be constructed on the west side of the lot to maintain the sewer line that is being abandoned east of the existing manhole. The gas company will need to relocate a gas line or make arrangements with the owner for their existing improvement in the utility easement.
14. Street paving and access management – West Edmond Road and State Street are improved to City standards.
15. Fire Prevention and Building Department – Since the building is 25,200 square feet a fire sprinkler system will be used. With the sprinkler system, the Fire Department’s requirements can be met.

BUILDING FIRE SPRINKLERS

The building is shown as fully fire sprinkled.

FIRE FLOW

Since the building is Fire Sprinkled the fire flow is reduced by 50% to 1625 gallons per minute. A fire flow will be needed to assure the area can support this flow.

16. Landscape Plan:

Landscaping - Lot area = 61,600 sf
 10% of lot = 6,160 sf
 50% in the front = 3,080
 Plant units required = 500 PU

Landscape provided on plans submitted
 6,249 sf landscaping/lawn area
 3,080 sf landscaping/lawn area in front
 500 plant units

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Evergreen required = 200 PU	200 plant units
Requirements in front = 248 PU	248 plant units

17. Refuse facilities – The following comment is from Wesley Dedmon, Sanitation Director: “The location of the solid waste enclosure will be okay as long as the enclosure meets Edmond Enclosure Specifications.”

18. Electric – Mr. Koonce has met with Robert Austin and existing utilities to the west are being preserved. Mr. Austin is planning to serve Edmond Electric from State Street.

Condition of approval:

In order to build the structure proposed, an existing utility easement needs to be closed. **While the sewer line in that easement can be abandoned since it does not serve any property east of State Street and the owners are planning to relocate the gas line with an agreement with ONG it is still necessary for the City to retain a vehicular access as we would have with any utility easement to maintain services immediately west of this building site. This is the access that would have been possible without the easement closing. A new public utility easement needs to be provided 20 feet in width that would provide access from State Street west. Without this easement it would be extremely difficult for vehicles to access existing utilities.**

Mark Farris spoke in favor of the application saying that he would provide the 20 foot wide easement requested by the City to replace the one being closed.

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

AYES: Members: Hoose, Cartwright and Vice Chairperson Moore
 NAYS: Members: None

The next item on the agenda was **Case # ES090002 Public Hearing and Consideration of request to close a 20 foot wide utility easement generally located 226 feet south of West Edmond Road, west of State Street. (Locke Supply)**

In order for Locke Supply to build the 25,200 square foot building proposed, a portion of an existing utility easement platted with the Edmond Business Park will need to be closed. Locke Supply is proposing to develop their building on lots 12 through 18 which face north to West Edmond Road and on Lots 19 through 22 which are west of State Street. An easement will be retained along the north 10 feet of Lot 19 for the west 50 feet of that lot. Currently there is a sanitary sewer line in the portion of the easement to be closed but there is no service connected from State Street so this portion of the sewer line can be abandoned where Locke wants to build the building. There is also an existing ONG gas line in the easement. The owners have reached an agreement with ONG to relocate the gas line where the proposed building is planned and have contacted ONG

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about the agreement terms. The owners will have to pay for the relocation of the gas line. **A new 20 foot wide public utility easement will need to be provided from State Street west to the north/south easement that extends along the west side of Lots 19 through 22. This new easement will insure access to the utility services the City has in operation west of the proposed Locke Supply and ONG is able to use this utility easement unless they have another re-routing location for the replacement gas line.**

A public utility easement will be retained for the north 10 feet of the west 50 feet of Lot 19, Block 1 as well as the north/south easement extended along the west side of Lot 19 through 22 to operate existing utilities. Subject to the successful agreement with ONG to relocate their existing gas line and providing the City a new 20 foot easement west of State Street, connecting to the existing easement layout in this addition. The 20 foot wide easement can be closed across Lots 12 to 18 and the north 10 feet of the east 175 feet of Lot 19. ONG is welcome to use the City's 20 foot utility easement. The City needs the 20 foot easement to reasonably access existing utilities, otherwise the access route on Lots 10 and 11 is extraordinarily complicated.

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

AYES: Members: Cartwright, Hoose and Vice Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #PR090013 Consideration of Final Plat of Covell Village Office Park, located on the west side of Kelly Avenue, south of Covell Village Drive. (Derek Turner)**

Engineer Keith Beatty is requesting Final Plat approval for the "D-3" Office Commercial zoned property that is part of the Covell Village Planned Unit Development. The addition contains 6.3 acres and 9 office lots. The Lowe's Home Improvement Center is located approximately one eighth mile north of this parcel. Newbrook at Covell Village is located to the west and is also part of the Covell Village PUD. The land on the east side of Kelly is sparsely developed with just one home on 160 acres, but it is projected for higher usage in the future. This addition will be served with full City utilities and detention has been handled on an area-wide basis. Access to the lots is from a central common driveway shown as private access and public utility easement.

Ernest Isch requested approval of the request.

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

AYES: Members: Cartwright, Hoose and Vice Chairperson Moore

NAYS: Members: None

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The next item on the agenda was **Case #Z040005 Public Hearing and Consideration of request for extension for the Lexington Heights Planned Unit Development for 31 residential units on 6.55 acres of "C-1" Low Density Multi-Family PUD located on the south side of Coffee Creek Road, west of Boulevard. (M.L. Young Development, L.L.C.)**

Engineer Ernest Isch is representing M.L. Young in requesting extension of this PUD which is a separate project from the Coffee Creek PUD located immediately south. In November 2008 the owner submitted a preliminary plat for consideration and that item was continued for a lengthy period to discuss right-of-way requirements for Coffee Creek Road adjacent to the project. On April 13, 2009 the Edmond City Council took action to grant a variance for the amount of right-of-way needed along the Lexington Heights frontage and this allowed the project to progress. This item appeared on the July 7, 2009 agenda but was continued for additional notices as directed by the applicant. While Ordinance #2840 was approved on April 6, 2004 and would have expired April 6, 2009, the applicant has been attempting to receive the necessary approvals prior to the anniversary date of the City Code requirements. An extension of the five year PUD is requested.

A Preliminary Plat was approved on April 6, 2004 at the Planning Commission meeting and on April 26, 2004 before the City Council since the streets were private. Preliminary Plats are valid for two years. The Planning Commission approved a Final Plat on September 21, 2004 and the City Council approved the Final Plat on October 11, 2004. A Site Plan for the project was approved by the City Council on November 8, 2004. Even though all of the steps of the PUD process were approved under the 1972 Zoning Ordinance standards, no work order was issued for the Final Plat and no development of the property has occurred since that time. The PUD Design Statement is included in the packet, providing for the standards listing 32 units, however, only 31 units are possible on the revised Preliminary Plat.

This site is small and uniquely shaped located north of the existing golf course and south of Coffee Creek Road. The Preliminary Plat identifies a number of standards that recognize the size limitations of this parcel. Some of those standards include a mandatory fire sprinkler system for all 31 dwelling units, no gate even though the streets are private, since there is not sufficient room to store cars in front of the gate and no parking on the streets since they are all marked as fire lanes and visitor parking spaces have been designated as a requirement.

Ernest Isch noted this project was approved in 2004, the owner decided to wait to move forward. He indicated each dwelling would be sold individually but most were attached and that he has added a lot of detailed standards to compensate for the small lot size. Norman Bautsch who lived on Tamarac Court spoke in opposition. He said when he

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bought his house there was a different plan that did not include this number of units. Betty Cook, also on Tamarac was opposed to the project, she indicated there was no buffer between it and the golf course. She felt multi-family was not appropriate in the area.

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

AYES: Members: Hoose, Cartwright and Vice Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #PR080039 Public Hearing and Consideration of Preliminary Plat for the Lexington Heights Addition, located south of Coffee Creek Road, west of Boulevard. (M.L. Young Development, L.L.C.)**

Engineer Ernest Isch is representing M.L. Young in requesting approval of the Preliminary Plat. A Preliminary Plat was approved April 6, 2004 but has expired since the plats are valid for two years. This project is south of the Turner Brothers pipe yard. The City of Edmond owns the northeast corner of Coffee Creek and Boulevard to be used for a future water tower and an existing water storage facility. Landcor Nurseries is located to the east, south of Coffee Creek, and east of Boulevard. This addition is a PUD and contains 31 lots on 4.66 acres. Due to the small size of lots, all the units will be fire sprinkled. There will be minimal setback on each of the lots and based on that condition the private streets will be marked as fire lanes with no on-street parking. Each unit will have 2 parking spaces as required. 2.26 acres is set aside as common area. The Fire Department has expressed a concern regarding the 20 foot wide driveways accessing most of the lots but with the fire sprinkler system and the prohibition of on-street parking, the project is acceptable. Some off street parking spaces have also been provided in addition to the two spaces per unit to provide for guest parking. All of Coffee Creek Road will need to be widened from the center line of the road adjacent to this project. Boulevard is not proposed for widening since it will be closed at Covell Road once the railroad underpass is complete. The Coffee Creek Golf Course is located to the south of this development. Sanitary sewer is already adjacent for service and water is located along Coffee Creek Road. There is not sufficient setback for a controlled access gate. The streets are private; traffic will back up on Coffee Creek Road if gates are allowed. Drainage plans have been reviewed by the Engineering Department.

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

AYES: Members: Hoose, Cartwright and Vice Chairperson Moore

NAYS: Members: None

There was no New Business.

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

AYES: Members: Hoose, Cartwright and Vice Chairperson Moore

NAYS: Members: None

Meeting adjourned at 6:45 p.m.

Barry K. Moore, Vice Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission