

September 22, 2009

EDMOND PLANNING COMMISSION MEETING

Tuesday, September 22, 2009

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, September 22, 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; 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 September 8, 2009 Planning Commission minutes**. Commissioner Cartwright indicated he voted to approve the Coffee Creek PUD Extension item from the September 8, 2009 meeting and wanted the minutes to reflect the correct vote of 3-1.

Motion by Cartwright, seconded by Hoose, to approve the minutes as written with an amendment to reflect the 3-1 vote of the Coffee Creek PUD Extension. **Motion carried** by a vote of 4-1 as follows:

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

ABSTAIN/NAYS: Members: Moore

The next item on the agenda was **Case #Z090025 Public Hearing and Consideration of Plan Amendment from Suburban Office Planned Unit Development to Planned Unit Development located north of Locust Lane, west of Bryant Avenue. (Turner and Company)**

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

1. Infrastructure: This project has developed as far as a final plat with drainage improvements, water and sewer improvements, a drive approach and even on-site parking but no building permits have been approved.
2. Traffic: With the original PUD known as Keas Plaza as well as the plats, a driveway was limited to Bryant Avenue. No driveways were approved on the rural paving section of Locust Lane. All lots were approved to back to Locust Lane with limits of no access along that street.
3. Existing zoning pattern:
North – “A” Single Family
South – “D-O” Suburban Office
East – “A” Single Family
West – “A” Single Family

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4. Land Use:

North – Single family detached homes

South – Single family dwellings, no commercial development has occurred immediately south

East – Single family homes

West – Single family homes

5. Density: Not applicable due to proposed commercial use

6. Land ownership pattern:

North – Urban sized single family lots

South – Acreage lots

East – Urban sized single family lots

West – Acreage residential lots

7. Physical features: The property has been graded and improved and is in a built environment condition.

8. Special conditions: None

9. Location of Schools and School Land: The nearest school is Cimarron Middle School, south of 33rd on Bryant.

10. Compatibility to Edmond Plan: The Edmond Plan projected the area for suburban office, as it is currently zoned. A PUD was requested since a dance studio is not listed in the Zoning Code. The “D-3” District allows a fitness center and since the only other uses planned are for offices, a new PUD listing these uses is proposed. The buildings would be larger than permitted in “D-O” but the only planned building would be one story.

Site Plan Review: The applicant has submitted a site plan with the rezoning request since it helped explain what exactly is proposed for the northern part of the property. Existing landscaping will remain and additional landscaping will be added adjacent to the building. A retaining wall will be constructed on the north side of the property. There is no access difference; the only driveway will be from Bryant Avenue. While the building on the north will be approximately 13,400 square feet, combining the three lots that were originally proposed. Under the “D-O” District, each of the original lots could have a 10,000 square foot building permitted. There is a 60 foot wide OG&E easement situated to the north on the Cedar Ridge Addition.

Clay Coldiron indicated that Turner and Company had recently bought this property. The use planned includes a dance studio approximately 8,900 square feet in size and offices, no retail is planned. The building proposed will be 13,400 square feet total on the north

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side of the parking lot. This site will be limited by the number of parking spaces. Since the original PUD is more than 5 years old (2003) a new PUD has been submitted to limit the usage and to describe the use of the building. The building will be one story and there will be no windows on the north and west sides of the building. A retaining wall will be constructed on the north using the decorative blocks and the fill will range from 12 feet on the northeast corner to 0 on the northwest corner. The PUD design statement describes the sensitive border standards since the increase in zoning will not allow for a 70 foot setback on the north. The plat has already been approved by the City but not filed of record. Nila Rouk with the Forest Oaks addition objected to the proposal because it was too large a building and a commercial "type" business rather than multiple office buildings. She asked for a continuance until after the Community Connections meeting. Roger Williams with the Thornbrook Village Homeowner's Association indicated he did not oppose the original plan but expected the development to follow through with the scale and conditions that fit the residential character of the area. He was concerned that the new design is like a shopping center and is expecting a discussion at the Community Connections meeting. Kenneth Sarkey property owner to the west felt like the Community Connections meeting should be held before the vote. He was concerned about the dumpster location and the differences in the project. Sherri Protus with the Cedar Ridge Homeowner's Association asked that the item be discussed at the Community Connections meeting prior to the vote. Richard VanHorn agreed that the change was not justified. Clay Coldiron said the design was not a retail strip center. He indicated the "D-O" design is not feasible at this time. He felt that one building was beneficial to the site considerations rather than maximizing the size of three separate buildings. He indicated that the overall development should be less than the original PUD. Commissioner Lee asked about the "E-LU" zoning. Commissioner Cartwright indicated the item needs to be continued until there is a Community Connections meeting. Commissioner Moore agreed. Clay Coldiron said he did not want to wait on the item to be rescheduled because they had a deadline with their client. Commissioner Moore indicated this was the second time that a Community Connections meeting was suggested and the applicant felt it was a burden to delay the item for this type of discussion. He felt this was a courtesy to the residents and that a Community Connection meeting is a good idea and two weeks should not make a big difference.

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

AYES: Members: Hoose

NAYS: Members: Cartwright, Moore, Lee and Chairperson Moyer

The next item on the agenda was **Case #Z090024 Public Hearing and Consideration of Rezoning from "D-O" Suburban Office Planned Unit Development to Planned Unit Development located north of Locust Lane, west of Bryant Avenue. (Turner and Company)**

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In March of 2003 the northwest corner of Locust Lane and Bryant was approved as a “D-O” Suburban Office PUD. The property developed with subdivision improvements for the Stone Creek Office Park including detention, utilities and a driveway approach on Bryant. The original developer also installed the interior parking lot since there was some paving associated with the subdivision improvements. The current developer would like to modify the uses to include a dance studio and offices. He would also like to build a 13,400 square foot building on the north side of the project. There were three lots divided on the northern side of the parking lot with the original plat but there is no prohibition against combining the lots.

The land use policy of the Edmond Plan has suggested office along Bryant and even along 33rd Street adjacent to the Fisher Hills area which was developed with ownerships facing the arterial street. Office uses were meant to be a compatible district to nearby residential, including Thornbrooke, Cedar Ridge, Forest Oaks, Rustic Creek and the Fisher Hills development located to the west of the subject property. While this PUD request is an increase from a standard “D-O” Suburban Office District, the level of usage, the only additional use would be for the dance studio. The PUD can be used to qualify the conditions of the project. The developer indicates there will be no recitals held at the facility. All of the other uses in the remaining buildings will be offices. The site plan provides for 73 parking spaces and that will limit the square footage permitted for the overall office park.

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

AYES: Members: Hoose

NAYS: Members: Cartwright, Moore, Lee and Chairperson Moyer

The next item on the agenda was **Case #SP090018 Public Hearing and Consideration of Site Plan approval for a dance studio/office building located north of Locust Lane, west of Bryant. (Turner and Company)**

Motion by Moore, seconded by Lee, to continue this request until the October 6, 2009 Planning Commission meeting after a Community Connections meeting can be held on this item. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #SP090011 Public Hearing and Consideration of Site Plan approval for a Switzer’s Locker storage facility located east of I-35, approximately three quarters of a mile north of Second Street at the end of North Saints Boulevard. (Switzer’s Locker)**

Motion by Lee, seconded by Moore, to continue this item to the October 6, 2009 Planning Commission meeting at the request of the applicant. **Motion carried** by a vote of 5-0 as follows:

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AYES: Members: Lee, Moore, Cartwright, Hoose 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 5-0 as follows:

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

NAYS: Members: None

Meeting adjourned at 6:15 p.m.

Bill Moyer, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission