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EDMOND PLANNING COMMISSION MEETING

Tuesday, October 6, 2009

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, October 6, 2009, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Mark Hoose and Lydia Lee. Commissioner Barry K. Moore was 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 September 22, 2009 Planning Commission minutes.**

Motion by Cartwright, seconded by Hoose, to approve the minutes as written. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #Z090026 Public Hearing and Consideration of Plan Amendment from Single Family PUD, Medium Density Multi-Family PUD and High Density Multi-Family PUD to Planned Unit Development allowing 345 apartment units known as Coffee Creek Commons located on the north side of Covell Road, east of Shortgrass. (Covell Road Properties, L.L.C.)**

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

1. Infrastructure: The 23 acres on the northeast corner of Shortgrass and Covell Road is adjacent to a water line which helps serve the entire Coffee Creek addition since it connects to the main on Covell. Sanitary sewer lines have been extended through the property. A 10 inch sewer main was extended through the subject property and serves the Thomas Trails addition. Some new utilities will be extended to serve the individual apartment buildings.
2. Traffic: Covell Road is planned to be improved as a divided arterial with a median, limiting access to left turn movements at Shortgrass and Thomas Trail. The Covell underpass is scheduled to be completed by the end of the year and improvements will continue to Thomas Drive with another phase of Covell Road providing for improvements adjacent to the subject property and extending further west to Mitch Park.
3. Existing zoning pattern:

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North – “A” Single Family PUD

South – “A” Single Family

East – “C-3” High Density Multi-Family

West – “C-2” Medium Density Multi-Family

4. Land Use:

North – Single family detached homes

South – Undeveloped (southwest) and Thomas Trails is located directly south

East – Single family detached homes as a part of Stonebrook III

West – Touchmark Assisted Living

5. Density: 16 units per acre, a maximum of 345 units as per the PUD Design Statement

6. Land ownership pattern:

North – Single family homes

South – Large tract ownership and single family homes in the Thomas Trails addition

East – Single family homes

West – Assisted living, one ownership

7. Physical features: The land is a gently rolling field; there is a tree line along the creek extending through the property.

8. Special conditions: None

9. Location of Schools and School Land: The nearest school is Cheyenne Middle School. John Ross Elementary School is on Thomas Drive, southeast of the site as well as the Edmond North High School.

10. Compatibility to Edmond Plan: The original PUD was approved in 1996 and in 1998 there was an amendment on the northwest corner of Boulevard and Covell from “D-1” PUD to “C-2” PUD. None of the multi-family zoning has changed along Covell except for the “D-1” parcel. Instead of multi-family apartments, Stonebrook I, II and III were approved beginning in 1998 through 2003. Stonebrook I contained the smaller lots but most met the minimum single family lot size. Stonebrook II and III contained smaller single family lots. The last Edmond Plan update, including the whole city, identified most of the Stonebrook area as single family usage. Stonebrook III was left as high density multi-family. The sensitive border definition provides that if the land is platted or developed with single family homes, the standard applies. This will affect the Stonebrook III addition and the land to the north of Shortgrass.

11. Site Plan Review: Site plan review required, sensitive border on the north and east adjacent to single family.

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Derek Turner represented the applicant. He felt the project was developed under the old zoning code because of the improvements adjacent to the property which comply with the original PUD. He agreed with the movement of Shortgrass to the west for sight distance issues considered by the City for planning the improvement on Covell and the re-alignment that may have been needed for a tank battery on the south side of Covell that couldn't be moved. The new PUD that was filed and the design statement describe the maximum use of the property. There may be adjustments possible within the PUD statement. One example is the 25 foot, 50 foot and 75 foot setback described for the sensitive borders establishing the height of future apartment buildings. He noted that 345 units was the maximum number of dwelling units.

Matthew Winton attorney for Villages at Coffee Creek Homeowners Association represented several hundred homes and approximately a thousand residents objecting to the PUD because the multi-family was a substantial change in density from the actual use of single family. The "C-2" zoning does not fit the Stonebrook usage. The new PUD is not appropriate. The original PUD provided for 25% landscaping, there is less than 10% for the current project. The 70 foot minimum shown for the sensitive border buffer is far less than the separation between similar density projects in Edmond. Mr. Winton asked that a Community Connections meeting be considered to talk about the details which were just now being presented for this project. He noted there is not a good connection between the PUD Design Statement and the exhibits that were presented which meant that many of the standards for the project were uncertain. Commissioner Cartwright noted there had already been a Community Connections meeting. Gary Gould asked that the application not be acted on until the reversion issue is addressed in November. Ed Moore with the Edmond Neighborhood Alliance indicated that the change was substantial because the June 1996 approval discussed only condos and townhouses. Richard Hasse of 301 Carriage Park indicated this was an abrupt change in use, there was no transition between the single family and the two and three story apartments. He also noted that since 1996 there has been substantial multi-family development in the area, placing considerably more units in the neighborhoods than anticipated in the 1996 PUD. Paula Howell of 3116 Shortgrass indicated this project created a full urban density residential rather than the suburban character that is already in place in Coffee Creek. Mike Penning asked that the item not be considered until the extension is considered. Coffee Creek is a different development because of Stonebrook than was planned with the original PUD thirteen years ago. Waseem Fazal of 3032 Ash Grove asked that the developer consider a traffic impact analysis to address the headway rather than the average daily traffic based on the impact of this project. City Engineer Steve Manek indicated that the transportation study could require a traffic impact analysis but those are done with the site plan and that is what was described in the PUD Design Statement.

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Commissioner Lee said she was confused about the different materials provided. The PUD Design Statement did not include information described on the conceptual plan. She asked the developer if the conceptual plan was part of the PUD. Derek Turner commented that the PUD Design Statement was the official description of the project and that much of the information on the conceptual plan would be readdressed with the site plan. The new PUD was more detailed than the original PUD but there is not enough information to commit to every feature of the conceptual plan at this time. Commissioner Lee indicated that the PUD needs to have enough details to give notice to the adjacent owners as to what to expect the development to be like. She felt the ordinance required this information and it was usually provided on the PUDs she has seen in the past. She was concerned that the narrative description and the conceptual plan were not consistent. She asked if the owner felt he would be bound by the conceptual plan and he indicated he couldn't answer yes or no to that question. He felt he was bound by the PUD document and that the next step would be the site plan where more details could be formally decided. Commissioner Lee said she had concerns because of the substantial difference in the neighborhood and she felt it could be more clear as to what the rezoning is from, whether it is from the original 3 different PUD underlying districts ("A", "C-2" and "C-3" or just single family to PUD). She felt this project was not suitable or compatible to the existing uses. Commissioner Hoose commented that he felt the project was actually developed from his research and would have voted for an extension if he had the opportunity again and was concerned that an extension may not be necessary. He felt there would be an opportunity with the site plan for the homeowners to work with the developer. Chairperson Moyer indicated his concerns were the extension issues and the transition between single family and multi-family. He felt the project needed more work.

Motion by Lee to continue this request until after the November 9, 2009 City Council meeting considering the extension. No one seconded the motion. **Motion failed** for lack of a second.

Motion by Cartwright, seconded by Hoose, to approve this request. **Motion failed** by a vote of 2-2 as follows:

AYES: Members: Hoose and Cartwright

NAYS: Members: Lee and Chairperson Moyer

The next item on the agenda was **Case #Z090027 Public Hearing and Consideration of Rezoning from " Single Family PUD, " Medium Density Multi-Family PUD - and " High Density Multi-Family PUD to Planned Unit Development allowing 345 apartment units known as Coffee Creek Commons located on the north side of Covell Road, east of Shortgrass. (Covell Road Properties, L.L.C.)** "

Covell Road Properties, L.L.C. is requesting a PUD allowing a maximum of 345 units on a gross area of 23.61 acres and a net area of 21.58 acres establishing a density of 16

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units per acre. The plan provides for two and three story apartment buildings. Access to the property is primarily from Covell Road with emergency access only drives are provided along Shortgrass. Gates approved by the Edmond Fire Department will have to be used to limit the access to emergency access only. Three different legal descriptions are used to create one new Planned Unit Development. No new streets are planned within the 21 acre development. Driveways will have to meet all fire access requirements for maneuverability and fire hydrant placement. The Edmond code requires that all apartments have a fire sprinkler system. The PUD describes "The multi-family construction in this project may be one, two or three stories in height. All buildings will be constructed with a minimum of 60% brick, masonry, or stone exterior veneer. Roofs shall be a minimum of 4/12 pitch with 30 year asphalt "weathered wood" composition type shingles." The Touchmark project to the west has included some underground parking which may define a fourth floor but the construction appears to be three stories with a pitch roof design. The Enclave at Covell project, west of Kelly, south of Covell is four stories although not completed at this time. The PUD Design Statement also provides for "A 6 foot simulated wrought iron with architecturally matching masonry columns security fence shall be provided except along the east property line which shall be a 6 foot sight proof fence. Vehicular access shall be gated." A trails easement will be needed, connecting the existing Thomas Trail project south of Covell to trails or sidewalks north of Covell in the Coffee Creek development.

Motion by Cartwright, seconded by Hoose, to approve this request. **Motion failed** by a vote of 2-2 as follows:

AYES: Members: Hoose and Cartwright

NAYS: Members: Lee and Chairperson Moyer

The next item on the agenda was **Case #SP090018 Public Hearing and Consideration of Site Plan approval for the Stone Creek office building and dance studio located west of Bryant, north of Locust Lane. (Turner and Company) The applicant has requested a continuance and upon vote of the Planning Commission this item will be continued to the October 20, 2009 Planning Commission meeting.**

Motion by Lee, seconded by Cartwright, to continue this request until the October 20, 2009 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #SP070020 Public Hearing and Consideration of Commercial Site Plan Extension for Bridges of Spring Creek Shopping Center located south of Hafer Park, north of Fifteenth Street and east of Bryant. (Sooner Land Company, L.L.C.) The applicant has requested a continuance and upon vote of the Planning Commission this item will be**

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continued to the October 20, 2009 Planning Commission meeting.

Motion by Cartwright, seconded by Hoose, to continue this request until the October 20, 2009 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #U090002 Public Hearing and Consideration of Specific Use Permit for churches at 301 and 305 Wimbledon Drive located on the south side of West Edmond Road, one eighth mile west of Fretz. (Pete Reeser)**

Two churches operate at 301 and 305 Wimbledon Drive. 301 Wimbledon is the United Charismatic Healing Ministry and 305 is the Bethesda Baptist Church. Services are held at both of these addresses and each contains 2,250 square feet. The office/warehouse building was completed several years ago and there is no addition or exterior improvement required for these churches. The building is brick veneer on all four sides. Landscaping has been completed and there is parking adjacent to all of the buildings. Services are held on Sundays and Wednesdays so parking in front of the other tenant spaces is possible. The churches could seat approximately 60 people. The building also contains the church offices. The primary improvements that need to be completed are the Fire Department requirements for panic locks and fire extinguishers. A door is being removed at the 305 address. Mr. Reeser also owns the building across the street and is allowing parking at that building also, although that has not been needed at this point.

Pete Reeser represented the applicant; he indicated one of the early tenants in the building was a Pentecostal Church. He indicated he wouldn't mind a staff review on a yearly basis but would hope not to go through the entire special use permit requirements with a sign on the property and the full public hearings. He indicated all of the Fire Department's requirements had been completed and inspected.

Motion by Lee, seconded by Cartwright, to approve this request subject to a one year staff review without filing fees for 301 and 305 Wimbledon Drive. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Lee, Cartwright, Hoose 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 Hoose, to continue this request until the November 3, 2009 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Public Hearing and Consideration of Request to close a 7 foot wide portion of a utility easement on Lot 24, Block 2, Oak Tree Park 1st Addition, at 4113 Copper Rock Drive. (Ben and Amy Aldridge)**

Mr. and Mrs. Aldridge would like to build a swimming pool in their backyard in the Oak Tree Park 1st Addition, generally located north of Coffee Creek Road, west of Kelly Avenue. Mr. Aldridge has already contacted Oklahoma Natural Gas, who operates a gas line in the easement, and reports that they can maintain their gas line in a 13 foot wide utility easement if 7 feet of the 20 feet is closed. At this location, other utilities, such as water lines, sanitary sewer lines, electric lines, cable and telephone are located in the front of the lot. Located to the west of Lot 24, Block 2 is a detention and drainage easement, and this area will be permanent open space. The attached map identifies the location of existing public utilities. Notices have been provided to all property owners within 300 feet of the location and to utility companies. A notice has also been published in the newspaper.

Mr. Aldridge was in attendance and agreed to meet all of Oklahoma Natural Gas' conditions.

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

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

NAYS: Members: None

The next item on the agenda was **Case #DD090015 Consideration of Deed Certification at 1101 W. Danforth for a 2 ½ acre tract located on the north side of Danforth, west of the Edmond School's administration building. (Stanley Catlett)**

Marc Weinmeister is representing Stanley Catlett in dividing property on Danforth. The proposal is to establish a 2.62 acre tract along Danforth, east of the Cheyenne Springs commercial center and west of the service drive by the school administration building. The school district is purchasing approximately 7 ½ acres of the Catlett property, north of the 2.62 acre parcel. Since they own the land to the east and there is also a drive along the east side of the property they already have access to the 7 ½ acres being purchased by the school district. A private drive easement is being reserved along the west side of the Catlett parcel, which will provide another access to the school parcel. This driveway location is the historical drive that has existed on the site and in the past provided access to the property to the west, now owned by Kap Kang. Currently it is not possible to use this driveway to access the Cheyenne Springs shopping center, which has an access further west. Sanitary sewer is located to the east in the service drive on the school

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property. City water is available along Danforth. The property contains 333.91 feet of frontage along Danforth and is 342.03 feet in depth. The land is currently zoned single family, but projected for commercial on the Edmond Plan.

Marc Weinmeister represented the Catlett family. He noted that 7 ½ acres had been sold to the school district north of the 2 acre parcel. Commissioner Lee asked if there would be any drive connections with the shopping center to the west. Staff indicated the owners were not in favor of that and since the drives met the separation requirements, there would be no inter-connections between the two properties.

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

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

NAYS: Members: None

The next item on the agenda was **Case #DD090008, DD090009, DD090010 and DD090011 Consideration of Deed Certification for four residential building sites on the northeast corner of Post Road and Danforth. (Martin Teuscher) This item has been continued.**

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

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

NAYS: Members: None

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 6:30 p.m.

Bill Moyer, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission