

EDMOND PLANNING COMMISSION MEETING

Tuesday, June 22, 2010

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, June 22, 2010, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Barry K. Moore, and Mark Hoose. Lydia Lee 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 May 18, 2010 and June 8, 2010 Planning Commission minutes.**

Motion by Cartwright, seconded by Hoose, to approve the May 18, 2010 minutes as written. **Motion carried** by a vote of 4-0 as follows:

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

ABSTAIN/NAYS: Members:

Motion by Cartwright, seconded by Hoose, to approve the June 8, 2010 minutes as written. **Motion carried** by a vote of 4-0 as follows:

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

ABSTAIN/NAYS: Members:

The next item on the agenda was **Case #ES100005 Public Hearing and Consideration of a partial utility easement closing, generally located north of Coffee Creek Road, west of Bryant, in the Golden Gate at Twin Bridges Addition at 4408 Frisco Bridge Boulevard. (David and Tina Willis)**

David and Tina Willis would like to build a swimming pool in their backyard. There is a 60 foot wide high pressure gas line in the backyard and a separate 20 foot wide utility easement. The only utility improvements in the 20 foot public utility easement in the backyard are an AT&T cable in the east four feet and a sewer manhole, located in the southern portion of the easement. The sewer line does not extend across the lot, based on the elevation change. Mr. Steve Fowler, the contractor for the Willis', has already contacted AT&T and they have identified that they are able to work around the pool. The agreement Mr. Fowler has with Denise Black at AT&T is that a 61 foot long by 16 foot wide parcel (976 square feet) can be closed to allow for the pool. This will mean that only a small amount of the AT&T cable may have to be re-located to allow for the pool excavation, but the majority of the cable will remain in place. Only 976 square feet of the easement is being closed where the pool is to be constructed. The north and south ends of the easement will remain at the full 20 foot width. A 16 foot wide by 61 foot long portion of the easement will be the only portion closed. This is possible because there are no utilities existing and no utilities planned for the portion of the easement to be closed. The document that was requested by the Planning Commission from AT&T was provided.

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

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

NAYS: Members: None

The next item on the agenda was **Case #Z100006 Public Hearing and Consideration of Edmond Plan Amendment from Single Family to Two Family on the southeast corner of Blanch and Broadway. (David Meier)**

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

1. Infrastructure: City water and sewer are adjacent to this site but some of the lines are undersize and older for higher land uses, including multi-family and offices.
2. Traffic: Broadway, along the west side of this parcel was made a four lane road years ago as a part of the Urban Renewal Plan. Blanch is a local street with the standard right-of-way and is platted as a part of the Rossmore Addition.
3. Existing zoning pattern:
North – “D-1” Restricted Commercial PUD
South – “A” Single Family
East – “A” Single Family
West – “A” Single Family
4. Land Use:
North – Hopefully Yours thrift store
South – Single family dwelling
East – Single family dwelling
West – Single family dwelling
5. Density: 8 units per acre, 7,000 square foot of land per duplex dwelling. The property consists of 21,000 square feet, allowing 3 duplexes.
6. Land ownership pattern:
North – One owner commercial parcel
South – Single family ownership
East - Single family ownership
West – Single family ownership
7. Physical features: The property contains one dwelling that will be removed and the northern part of the land is vacant/undeveloped.
8. Special conditions: None

9. Location of Schools and School Land: It does not affect the subject property; the Edmond North High School is approximately ½ mile northwest. There are other school facilities in the downtown, south of the subject site.
10. Compatibility to Edmond Plan: The Edmond Plan has retained the single family land use projection, although the downtown studies have suggested office uses along Broadway.
11. Site Plan Review: Not a requirement for duplexes after rezoning.

Mr. Meier has been a builder in Edmond for 30 years. He plans to build one story units with parking in the back. The units would face Broadway. The standard setback is 25 feet from the front property line with a 20 foot rear yard. The setback increases to 8 feet for two story structures and that is why single story buildings are planned with 5 feet side yards. There will be no curb cuts on Broadway. Sidewalks are in place on Broadway but will be brought up to standard as necessary.

Dave Meier was in attendance. No one appeared in objection.

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

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

NAYS: Members: None

The next item on the agenda was **Case #Z100007 Public Hearing and Consideration of Rezoning from "A" Single Family Dwelling to "B" Two Family Dwelling on the southeast corner of Blanch and Broadway. (David Meier)**

David Meier owns 21,000 square feet of land on the southeast corner of Blanch and Broadway. Most of the land is undeveloped and there is a house on the southern part of the property that will be removed. Mr. Meier plans to build three duplexes at this location. The dwellings will face west toward Broadway with access on the east side of the land. Utilities are generally available, suitable for the duplex structures. Higher intensity land uses may require additional capacity of water and/or sewer lines. No curb cuts are planned on Broadway and at this time and the units are planned to be one story. This is a modest increase from the Edmond Plan. The land to the north has been approved for commercial use.

The Central Edmond Urban Board met on June 15, 2010 and recommended approval. Two residents were in attendance from the neighborhood, supporting the rezoning.

Dave Meier was in attendance. No one appeared in objection.

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

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

NAYS: Members: None

The next item on the agenda was **Case #PR050020 Consideration of Extension of the Final Plat for Reserve at Autumn Ridge Addition located north of Covell Road, west of the Asheforde Oaks Addition. (Matt Wilson)**

The standard in Title 21 Subdivisions is that Final Plat approval is valid for two years, unless a work order is approved for the Subdivision improvements. The Reserve at Autumn Ridge was approved June 6, 2006. An extension was approved June 3, 2008 when Matt Wilson bought the property. No work order has been approved and no work has started. Mr. Wilson is requesting an extension with no changes or modifications from recent approvals.

This single family addition contains 51 lots on a 14.28 acre parcel. There is no change to the original plat. The lot sizes are 6,000 square feet or larger which falls within the "A" Single Family zoning standards. The original developer Gordon Amini was approved, with the approval of the plat, for 20 foot front building lines rather than the standard 25 feet. The side yard setbacks would be standard 5 feet for one story, 8 feet for two story as well as the 20 foot rear yards. None of the lots would qualify for less than the 20 feet for the rear yard based on the depth of the lots. Two of the lots have narrow frontage sometimes referred to as "flag lots", but that was also approved with the original plat.

The subject property is not zoned as a Planned Unit Development.

Matt Wilson was in attendance. No one appeared in objection.

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

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

NAYS: Members: None

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 5:40 p.m.

Bill Moyer, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission