

EDMOND PLANNING COMMISSION MEETING

Tuesday, January 18, 2011

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, January 18, 2011, 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; Steve Manek, City Engineer; and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the January 4, 2011 Planning Commission minutes.**

Motion by Moore, seconded by Cartwright, to approve the minutes as written. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #Z100020 Public Hearing and Consideration of request to extend the "C-3" PUD zoned property located north of Dooley Farms Lane, one quarter mile north of West Edmond Road. (Connie Farris and Creekside Village II, LP)**

Bryan Coon with Coon Engineering is requesting that property originally zoned as a Planned Unit Development in 1994 and modified and continued in 1999 be extended to allow for the Creekside Village II project. The current owner is Connie Farris and the proposal is to sell the land to Kent and Meg Conine. The Conines developed the Creekside I development to the east for senior housing. The only Site Plan and Preliminary Plat being developed indicates 72 more units consisting of one story, four-plex dwellings matching the first phase. The Conine's have requested and have been approved for funding through the Oklahoma Housing Finance Agency (OHFA) for this new project.

The original plan for the purchase of the property included all of the existing multi-family which is 7.82 acres and another .48 acres located to the southeast, bringing the project to a total of 8.30 acres. The Conines only plan 72 units which would be a density of 9 units per acre. The majority of the land (7.82) acres is already zoned "C-3" PUD. The companion requests include a plan amendment to change .48 acres of "D-O" PUD to "C-3" High Density Multi-Family and the rezoning of that parcel. That tract is west of the existing detention pond in Creekside Village I. Based on the current building code, the four-plex units will require fire sprinkler systems.

Randel Shadid was in attendance representing Robert Cassidy, Jr. requesting that the proposed road on the west side of the Creekside II project be extended to the Cassidy property as a paved street. Mr. Shadid was concerned that if financing did not follow through for the Creekside development or if there is a long delay in development of the

Cassidy property that changes will occur, causing the road not to connect. He indicated this is a critical access to the Cassidy property since there is only one other street, Dustin Drive for possible access. Bryan Coon submitted a draft plan for the property which he indicated would be submitted as the site plan and preliminary plat with the additional study of the Corps of Engineers creek area. He indicated he would provide a public road easement to the Cassidy property north of the subject tract. Two-thirds of the length of the road would be paved to City standards and the remainder would be left as a dedicated public easement to be completed by Mr. Cassidy or a future developer of his land when there is a project submitted. He indicated the original submittal seen by the Commission needed to be modified with these features. He encouraged the Planning Commission to approve the rezoning of the 20,000 square foot parcel as standard "C-3" because until the additional drainage study is completed and the access to the north is resolved, a re-do of the original 7.28 acre PUD is premature. The 20,000 square foot parcel is not part of where the changes would be needed in a PUD plan and there is not a clear necessity for that tract to be a PUD. Commissioner Moore asked staff if the developer had been working with the staff to solve the issued mentioned. Staff indicated they had. Commissioner Lee indicated she had a concern about the PUD Extension since there was not the single documentation prepared describing the changes from the original PUD. The only PUD Design Statement was prepared in 1999 and is the only written text that describes all of the existing "D-1", "D-O" and "C-3" uses planned. The individual portions of the PUD do not describe what is happening with the development of the property. Randel Shadid indicated he appreciated the access being provided to Mr. Cassidy but he thought the Creekside developer should pave the road to the south edge of the Cassidy parcel now. Commissioner Moore asked Randel Shadid to submit in writing what he wanted to say about the road improvements and easement. He indicated it would be helpful in further discussions of this matter. Commissioner Lee asked if there was any chance not paving 1/3 of the road area would leave the City open for having to pave the road. Staff indicated there is no purpose for the road except access to the Cassidy property which benefits the owner. Commissioner Cartwright indicated he felt this was a good solution from all the previous discussions and will give the Cassidy property public access if they complete the small amount of road needed in the public access easement granted at no cost by the Creekside developer. Commissioner Lee felt it was a good project but an extension of a portion of the PUD with a mix of the old and new records did not seem like a good procedure. The addition of the standard zoning for the subject tract might not work if the project doesn't proceed as described. There needed to be a historical perspective presented for the PUD to amend and update the original PUD. Randel Shadid indicated that the design statement reflect the road easement in case the exact project does not proceed. Staff noted that the next step for the developer is to prepare a Preliminary Plat, corrected to fit the description given by Bryan Coon for the new road and the Corps of Engineers creek standards. A multi-family site plan and final plat are required with the preliminary plat or at a later time. These documents will verify compliance with what has been described.

Motion by Moore, seconded by Cartwright, to extend the PUD, as presented by the developer. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Members: Lee

The next item on the agenda was **Case #Z100018 Public Hearing and Consideration of Amendment from Suburban Office usage to High Density Multi-Family usage located north of Dooley Farms Lane, one quarter mile north of West Edmond Road. (Connie Farris and Creekside Village II, LP)**

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

The applicant has requested that 0.48 acres be changed from “D-O” Office to “C-3”. There is no proposal to develop this single 20,908 square foot parcel as an individual tract. The Conine’s, who hope to develop phase II of Creekside Village will add this to their project. Some of the staff comments below relate to the Preliminary Plat and Site Plan that will be submitted in the near future.

1. Infrastructure: City water is available along Dooley Farms Lane. The 12 inch water line will be tapped and extended through the project as an 8 inch line then looped to Dooley Farms Lane so there is not just one tap on the main water line. There is an 8 inch sanitary sewer line on the south side of Dooley Farms Lane and that line will be connected and extended for service.
2. Traffic: Dooley Farms Lane is constructed as a collector street with 32 feet of paving. The entrance to Kimberly Crossing is gated and the streets in that development are gated. There is a property owner to the north, Mr. Robert Cassidy who owns an undeveloped 40 acre parcel. One option for access to that property is to extend Dustin Drive to the west from the Chateau Addition. New access points could include access to the south to Dooley Farms Lane which connects to a traffic light on West Edmond Road and allows for good distribution of traffic and good turning movements. The only other possible access to the Cassidy property is from a tract of land north of Chateau Kelly. Due to poor sight distance and the small size of the tract, that seems to be less likely as a connection to the Cassidy property. Mr. Cassidy has no plans for his parcel and the most appropriate use is single family based on adjacent uses. Through the Site Plan and Preliminary and Final Plat, this access issue should be addressed. The provision for a whole street right-of-way from Dooley Farms Lane north may not be necessary but a dedicated and improved access is suggested for the Creekside II development. The minimum paving width could range from 24-26 feet and the easement could be 30-35 feet, allowing for a walkway and a water line connection which will be needed for a looped water line. This would be similar to the “private drive” provided to connect Dooley Farms Lane to Creekview Drive near the first phase of Creekside Village. The location of this access needs to be away from the floodplain and designed to accommodate other creek areas requiring approval through the Corps of Engineers. There is a natural creek extending from the southeast to the northwest through the “C-3” PUD parcel. The creek area cannot be filled and used for building without the Corps of Engineers’ approval.
3. Existing zoning pattern:

North – “A” Single Family
South – “D-1” Restricted Commercial
East – “C-3” Multi-Family
West – “A” Single Family and Floodplain

4. Land Use:

North – Undeveloped
South – Undeveloped
East – Creekside Village I
West – Kimberly Crossing

5. Density: 9.4 units per acre

6. Land ownership pattern:

North – 40 acre parcel
South – 12 acre parcel
East – 7 acres + Creekside Village
West – Kimberly Crossing

7. Physical features: If the land is developed for any use, the floodplain, the Corps of Engineers creek area and the access issue on the west will have to be considered. The applicant is not ready for the Site Plan at this time and the Preliminary Plat is on hold in order to complete the study necessary for the drainage improvements. The Engineering Department has reported that the creek through this property, although not shown on a FEMA floodplain, will still be subject to Corps of Engineers.

8. Special conditions: The vegetation on the property is Red Cedar trees which will be removed for the development. The creek running through the property will need to be addressed as soon as possible.

9. Location of Schools and School Land: The nearest schools are Ida Freeman Elementary, Santa Fe High School and Cheyenne Middle School.

10. Compatibility to Edmond Plan: Changing a 20,908 square foot parcel of “D-O” Suburban Office between “D-1” retail and existing “C-3” is not a substantial change to the plan and is recommended. This development is consistent with phase I of a senior housing development adjacent to the subject parcel.

11. Site Plan Review: Site Plan and plats will be required.

Motion by Moore, seconded by Hoose, to approve the Plan Amendment. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moore, Hoose, Cartwright, Lee and Chairperson Moyer
NAYS: Members: None

The next item on the agenda was **Case #Z100019 Public Hearing and Consideration of Rezoning from “D-O” Suburban Office Planned Unit Development to “C-3” High**

Density Multi-Family Residential and Commercial Services, located north of Dooley Farms Lane, one quarter mile north of West Edmond Road. (Connie Farris and Creekside Village II, LP)

Bryan Coon is representing the applicants in requesting that 20,908 square feet of an existing "D-O" parcel be added to the Creekside Village II development. This is a senior housing development consisting of 72 units built as four-plex structures. The first phase to the east contains 84 units and the buildings will be similar one story units. Access will be from Dooley Farms Lane and there is a traffic light on West Edmond Road at that intersection. The development will be served with full City utilities. This particular project was not considered with the original Dooley Farms PUD when multi-family was approved for this area in 1999. Kimberly Crossing was planned for duplexes and patio homes, not single family detached homes as the project has actually developed. In 2009, the City of Edmond initiated the rezoning from "B" PUD to "A" Single Family.

Adding the small amount of "D-O" zoned property in the southeast corner of the proposed Creekside Village II Addition does not have any substantial impact on the Edmond Plan or adjacent zoning. This parcel is west of the detention area for Creekside Village I which is already zoned multi-family. The property to the south and west is zoned "D-1" Restricted Commercial PUD. The "D-1" parcel was zoned in 2005, however the subject "D-O" parcel was zoned in 1999.

Motion by Moore, seconded by Cartwright, to approve the Rezoning. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

There was no New Business.

Motion by Cartwright, seconded by Moore, to adjourn. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Cartwright, Moore, Hoose, Lee 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