

**EDMOND PLANNING COMMISSION MEETING**

**Tuesday, December 20, 2011**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Vice Chairperson Mark Hoose at 5:30 p.m., Tuesday, December, 2011, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer and Lydia Lee. Chairperson 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 December 6, 2011 Planning Commission minutes.**

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

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

NAYS: Members: None

The next item on the agenda was **Case #PR11-00014 Consideration of Final Plat of the RCB Bank Addition, located on the northwest corner of West Edmond Road and Kelly Avenue. (RCB Bank)**

Attorney Randel Shadid is representing RCB Bank in requesting approval of a 1.46 acre tract at the intersection of Edmond Road and Kelly. The access drives will be located on the far north and west sides of the location so they can be shared with the property owners to the north and west when that land develops. There is an approximately 8 acre tract, zoned "D-2" Commercial, adjacent to this bank site. City water and sewer lines are adjacent to the property. Detention will be completed partially on-site in the northwest corner of the project but mostly off-site to the west of the plat. A 50 foot building line is shown on the plat and 80 feet of right-of-way has been identified on West Edmond Road and Kelly.

Randel Shadid was in attendance requesting approval. No one appeared in objection.

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

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

NAYS: Members: None

The next item on the agenda was **Case #SP11-00025 Public Hearing and Consideration of Site Plan approval for the Okie Express Car Wash, located on the west side of Santa Fe, south of the Bank of the West. (Mike North)**

Randel Shadid was in attendance representing the applicant. Commissioner Lee asked if site plans were available for the project. Staff indicated the applicant turned in plans, but they did not get distributed.

Motion by Lee, seconded by Cartwright, to continue this request until the January 3, 2012 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

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

The next item on the agenda was **Case #Z11-00026 Public Hearing and Consideration of Plan Amendment from Single Family Dwelling District to Two Family Dwelling District located on the southeast corner of Colcord and Broadway. (James Richardson)**

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 the property. In some cases, the sewer lines are relatively shallow, that is why the house one block south was built at the far east side of the lot near where they could access the sewer. In that case, building near the front building line would not have allowed for a sewer connection.
2. Traffic: Broadway is a collector-type street even though it is four lanes. The improvement was made when Urban Renewal funding applied. Access to the property is planned from Colcord so there will be no impact to Broadway. There is an alley to the south that can also be used.
3. Existing zoning pattern:  
North – Special use permit for a church  
South – “D-1” PUD for Hopefully Yours  
East – Single family  
West – Single family
4. Land Use:  
North – Church  
South – Thrift store  
East – House  
West – House
5. Density: The property contains 10,631 square feet and will have one duplex, two living units. The lot size for a duplex is 7,000 square feet.
6. Land ownership pattern:  
North – Church ownership on a large parcel  
South – Commercial ownership on 3 ½ lots  
East – Homes on 6,000 square foot lots  
West – Homes on less than 10,000 square feet lots
7. Physical features: There is an existing house on the property that will be demolished, otherwise the property was previously developed.

8. Special conditions: None
9. Location of Schools and School Land: Not applicable to this location. Boulevard Academy is located approximately 4 blocks to the southeast.
10. Compatibility to Edmond Plan: All of this area along Broadway is projected for single family in the Edmond Plan. Offices have been discussed as possibilities for this location. More recently, higher density multi-family has been discouraged although there is some multi-family zoning in this area. It is difficult to assemble enough land for a significant multi-family project in this area.
11. Site Plan Review: Not required.

James Richardson was in attendance. No one appeared in objection.

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

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

The next item on the agenda was **Case #Z11-00027 Public Hearing and Consideration of Rezoning from “A” Single Family Dwelling District to “B” Two Family Dwelling District located on the southeast corner of Colcord and Broadway. (James Richardson)**

James Richardson with Distinctive Builders is requesting rezoning of 10, 631.72 square feet of land on North Broadway, north of the Hopefully Yours Thrift Store and south of the Church of the Good Shepherd. The legal description includes Lots 25 & 26 and part of Lot 24 in the Rossmore Addition. Mr. Richardson hopes to build a duplex on the property. The duplex would face north with driveways on Colcord. There is an alley on the south side of the property. The existing house will be demolished. The duplex only requires 7,000 square feet of land so the lot is larger than the minimum needed.

The Hopefully Yours store is zoned “D-1” PUD. The City encouraged the building to be placed at the front property line, similar to the downtown dimensional standards. The church to the north was also encouraged to build near the front property line on Broadway. Churches are approved through the Special Use Permit process and that is how the site plan was approved with such a setback. Staff recommends that the side yard setback for the duplex be allowed to be near the property line on Broadway so there is a consistency of the alignment of the buildings. The duplex will have substantially less coverage or bulk than Hopefully Yours and will have a lot less impervious surfacing than the church to the north. There is no reason for a less intense residential structure to be set back further, such as 10 or 15 feet from the property line, particularly since there is no access from the Broadway side of the property. The duplex will be setback at least the distance of the roof overhang, 2 feet or more from the property line on Broadway. There is no site plan review for duplexes. This type setback is suggested for the

downtown area when there are already lesser setbacks approved on adjacent lots.

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

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

NAYS: Members: None

The next item on the agenda was **Case #PR11-00017 Public Hearing and Consideration of Final Plat for Birnam Woods Addition located south of Covell Road, west of Bryant. (San Ysidro, LLC)**

Developer Kyle Copeland is represented by Mark Farris with Red Plain Professionals in requesting Final Plat approval for 22 acres and 62 single family lots. This addition is adjacent to the Brookhaven Addition. The lots are 6,000 square feet or larger. A 2,200 square foot clubhouse is planned in the first phase. The first phase connects to Brookhaven on Nay Avenue and the water line will be looped from Danforth to Nay Avenue to eliminate any dead-end water lines and provide the appropriate water pressure. The land along Bryant is not included in the plat, although it is part of Mr. Copeland's ownership. Right-of-way has been provided along Covell in accordance with the Master Transportation Plan. Drainage detention has been designed outside of the floodplain area. There is an extensive floodplain and creek along the south side of the addition.

Mr. Copeland has agreed to provide a public trail easement that can be in the floodplain. He is willing to extend the easement to Bryant. The City of Edmond would be responsible for improving the trail, which will connect to Brookhaven Park to the southwest of this addition. The City needs to decide where in the floodplain area along Bryant the additional multi-use trail is best situated. An easement will be provided separately from the plat. The homeowner's association will maintain the common areas in the addition.

Mark Farris was in attendance representing the applicant. He indicated Kyle Copeland will dedicate a separate trails easement when the City determines the location in the floodplain.

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

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

NAYS: Members: None

New Business:

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

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

NAYS: Members: None

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Meeting adjourned at 5:42 p.m.

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Barry K. Moore, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission