

EDMOND PLANNING COMMISSION MEETING

Tuesday, April 17, 2012

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Barry K. Moore at 5:30 p.m., Tuesday, April 17, 2012, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, 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 April 3, 2012 Planning Commission minutes.**

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

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

NAYS: Members: None

The next item on the agenda was **Case #PR12-00005 Public Hearing and Consideration of Preliminary Plat of Thornbrooke Manor Section III located north of 33rd Street, west of Thornbrooke Boulevard, east of Bryant. (Winchester Development)**

Attorney Randel Shadid is representing the owners in requesting plat approval for 85 lots on 39.16 acres as the final phase of Thornbrooke. The northeast corner of Bryant & 33rd is zoned "D-O" Office and is not included in this request and another parcel south of Thornbrooke Boulevard, east of Bryant is also excluded. This property is zoned "A" Single Family. This is the first preliminary plat covering this area of the original Thornbrooke ownership. All of the previous development is contained in the north half of this quarter section. The lots range in size from 10,800 square feet to over 14,000 square feet. Only one lot is smaller, near common area "A" where the detention pond is located. The two detention area ponds are identified as common area "A" and common area "B". There is access to each common area by either Thornbrooke Boulevard or the cul-de-sac for "Common area B". Setbacks are shown at a 20 foot front building line. Seventy feet of right-of-way is provided along 33rd Street as approved by the City Council on April 9th. The 20 foot utility easement adjacent to 33rd was considered to be part of the minimum future needs for utilities if 33rd is widened to the median section shown on the Transportation Plan.

Attorney Randel Shadid was in attendance representing the application. Michele Davey of 2009 Worthington Lane spoke indicating he was concerned about leaving a portion of the property along Bryant off the plat and indicated stop signs may be needed along Thornbrooke Boulevard to slow the traffic when this project is developed. He was also concerned about the smaller lot sizes at the area of Thornbrooke and Bryant where the area is being left off the plat. Mr. Shadid indicated he could not decide about the stop signs, that was a traffic control decision of the City. He indicated the lot sizes were smaller than the original sections of Thornbrooke but the square footage requirements fel

within the requirements of the covenants. Commissioner Lee asked what the procedure would be in the future for the portion of the property located south of Thornbrooke Boulevard that is not included on the plat. Staff indicated that when the final plats are submitted, that would be the last time there would be an opportunity for connection to the residential part of the property. There is office zoning on the west side of the street and to the west of the property. It is unknown which section of the property will be started first. It seems unlikely that the Thornbrooke location on Bryant would be the first phase since the drainage and utilities are located to the south and will have to be included as first phase improvements to meet drainage codes and accessibility to utilities.

Motion by Moyer, seconded by Hoose, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

Chairperson Moore left the chambers for the discussion of item #Z12-00006 and Vice Chairperson Hoose presided the meeting for that item.

The next item on the agenda was **Case #Z12-00006 Public Hearing and Consideration of Rezoning from "E-1" General Commercial PUD to Commercial PUD for a cell tower located approximately one-quarter mile south of East Second Street at 2616 Coltrane Place. (Branch Towers LLC)**

David Wells was in attendance representing the application. He requested a continuance so he could have a chance to meet with the Borgata residents and try to address their concerns via a Community Connections meeting. Sheila Brooks of 705 Capri Place in Borgata spoke indicating the homeowners would be willing to meet with the applicant.

Motion by Cartwright, seconded by Moyer, to continue this request until the May 15, 2012 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Cartwright, Moyer, Lee and Hoose

NAYS: Members:

The next item on the agenda was **Case #PR12-00009 Consideration of Final Plat of Legend V apartments located on the north side of East Second Street, one-half mile east of Bryant Avenue. (Cornerstone-Legend LLC)**

Cornerstone-Legend Edmond LLC is requesting final plat approval of the 200 unit apartment complex under construction north of E. 2nd Street and Vista Lane. The property contains 15.98 acres and is zoned "C-3" High Density Multi-Family. Property to the north includes the Barrington Hills apartment complex; Legacy Woods apartments are located to the west. Undeveloped commercial property is located to the east and Freddy's Frozen Custard is located to the south at the southwest corner of the parcel. This addition connects with City water and sanitary sewer lines and already contains those improvements to serve the individual buildings. Eighty-five feet of right-of-way is being granted along 2nd Street. Traffic light improvements to establish a four way intersection design at 2nd Street and Vista Lane have already been completed. Any

Pete Reeser is requesting division of a 5 acre tract into two parcels, Tract A containing 2.74 acres and Tract B containing 2.30 acres. There is a house on Tract B at 2716 Bobwhite Trail. The property is zoned "A" Single Family. Each lot would be developed with an individual water well and septic tank. Other two acre tracts have previously been approved in this area. The private road has at least 60 feet of right-of-way. The majority of this private street, unrecorded plat addition (Deer Creek I). The new building site would be 2.74 acres or 119,376 square feet. There is no floodplain across this property and the lot is large enough for well and septic. Both lots are being approved for lot split since this is the first division of ownership on this 5 acre tract.

Pete Reeser was in attendance representing the application. No one appeared in objection.

Motion by Moyer, seconded by Hoose, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #DD12-00003 Consideration of request for Deed Certification for 8 lots located north of 33rd Street, west of Westminister Road. (Rusty Palmer)**

Rusty Palmer has previously received "R-1" Rural Estate Dwelling zoning on approximately 17.783 acres of land west of Westminister, north of 33rd; he refers to this property as Lake of the Woods. He would like to now divide the property in to 8 parcels for single family homes. There is no water or sewer close to this property and he is permitted to have private streets with 2 acre lots. His land division is as follows:

- Tract 1: 2.054
- Tract 2: 2.042
- Tract 3: 2.041
- Tract 4: 2.229
- Tract 5: 2.586
- Tract 6: 2.240
- Tract 7: 2.072
- Tract 8: 2.519
- Total: 17.783 acres

Mr. Palmer has completed the roads for this addition, arranged for utilities and received a street name. The lots are not located within a floodplain and meet the requirements for private street land division.

Rusty Palmer was in attendance representing the application. No one appeared in objection.

Motion by Cartwright, seconded by Lee, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #Z12-00007 Public Hearing and Consideration of Rezoning from "G-A" General Agricultural to "R-1" Rural Estate located south of East Second Street, one-half mile east of Hiwassee Road. (Andy Carpenter)**

Andy Carpenter owns 21 acres of land south of Deep Fork Creek, one-half mile south of State Highway 66 and one-half mile east of the Lake Hiwassee community. Mr. Carpenter would like to divide his property in to nine, 2+ acre tracts for individual homesites. He would qualify for private streets at this location on 2 acre lots. There is no City water or sewer near this property even though the site is near Deep Fork Creek, east of Arcadia Lake, the land is not located within a FEMA floodplain. The lot sizes would be as follows:

- Tract A: 2.356 acres
- Tract B: 2.771 acres
- Tract C: 2.376 acres
- Tract D: 2.420 acres
- Tract E: 2.071 acres
- Tract F: 2.071 acres
- Tract G: 2.070 acres
- Tract H: 2.238 acres
- Tract I: 2.485 acres

Each of these lots will be served with an individual water well and septic tank. There is already a home on one of the lots. He refers to this area as Arcadia Ridge. Mr. Carpenter would provide for a street name, approved for 911 usage. Mr. Carpenter is reserving some of the tracts as 5 acre parcels; he owns 58 acres. If the parcel is zoned, Mr. Carpenter will ask for lot split approval.

Andy Carpenter was in attendance representing the application. No one appeared in objection.

Motion by Moyer, seconded by Hoose, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

There was no New Business.

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

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

Meeting adjourned at 5:58 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission