

EDMOND PLANNING COMMISSION MEETING

Tuesday, May 1, 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, May 1, 2012, in the City Council Chambers at 20 South Littler. Other members present were Robert Rainey, Bill Moyer, Mark Hoose and Kenneth Wohl. 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 17, 2012 Planning Commission minutes.**

Motion by Moyer, seconded by Hoose, to approve the minutes as written. **Motion carried** by a vote of 4-1 as follows:

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

ABSTAIN/NAYS: Members: Rainey

Commissioner Moore thanked LeRoy Cartwright and Lydia Lee for their service to the Planning Commission.

The next item on the agenda was **Introduction of new Planning Commissioners: Kenneth Wohl, Ward 1 and Robert Rainey, Ward 4.**

The next item on the agenda was **Case #Z12-00008 Public Hearing and Consideration of Edmond Plan Amendment from Single Family usage to Suburban Office usage at 2101N. Santa Fe. (Darren Webb)**

This property is 1.29 acres on the west side of Santa Fe west of the Safi/Arledge dental office. The property contains a single family home that will be converted to an office building. The house was built in 1963, contains approximately 2,064 square feet and is one story. A new building could be constructed if desired.

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

1. Infrastructure: City water is available along Santa Fe. There is also a transmission water line that cannot be connected for individual service. There is a water main on the east side of Santa Fe that could be extended but may not be needed at this time since the house is being converted to an office and based on the small size can meet Fire Department requirements without a fire hydrant on the west side of Santa Fe. There are no sewer lines adjacent to the property but a septic tank/aerobic system is permitted for this lot size. There is already a water well and septic tank on the property.

2. Traffic: Santa Fe is planned to be an arterial street, it is not currently on an improvement schedule. The traffic counts would not justify improvements. There is a 70 feet of right-of-way on Santa Fe.
3. Existing zoning pattern:
North – Single Family
South – Cell tower, specific use permit
East – Office and Cedar Point entry and detention
West – Single Family
4. Land Use:
North – Undeveloped
South – Cell tower only
East – Developed with offices and detention and single family
West – Undeveloped
5. Density: Not applicable. The house has consistently been used as a dwelling.
6. Land ownership pattern:
North – 80+ acres
South – 2 acre tract
East – Office size lots
West – Same ownership as to the north, the owner has over 100 acres at this location.
7. Physical features: Built as a rural lot home or acreage site
8. Special conditions: None
9. Location of Schools and School Land: Not applicable to this site. Cheyenne Middle School is 1 1/3 quarter mile to the east.
10. Compatibility to Edmond Plan: Generally compatible with the Edmond Plan. Dr. Safi and Arledge have built a dental office southeast of this site. Another house has been zoned on the east side of Santa Fe, west of the Cedar Point addition as a “D-O” Office lot. There is additional “D-O” office on the west side of Santa Fe south of the subject property. The southwest corner of Covell and Santa Fe is zoned “D-O” Suburban Office.
11. Site Plan Review: Site Plan approval is required as a second step in addition to the rezoning.

Darren Webb spoke representing the application. He indicated he preferred to convert the home and would be working with Earnest Isch on the site plan after the rezoning is approved. Ed Moore with the Edmond Neighborhood Alliance was concerned about the precedent this would set, he felt it would lead to the “creep” of non-compatible uses.

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

AYES: Members: Hoose, Moyer, Wohl, Rainey and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z12-00009 Public Hearing and Consideration of Rezoning from "A" Single Family to "D-O" Suburban Office located at 2101 N. Santa Fe. (Darren Webb)**

Darren Webb is planning to buy this 1.29 acre tract on Santa Fe if he can be approved for "D-O" Office zoning. Amber Dixon is the current property owner. The existing house on the property was built in 1963 and Mr. Webb plans to convert the house to an office. Mr. Webb will submit for site plan approval for the conversion of the home adding parking, drainage (if necessary) and Building and Fire Code requirements including ADA improvements. A landscape plan will be submitted at the time of site plan approval. The existing zoning map reflects office zoning at various locations along this portion of Santa Fe. The Safi/Arledge dental office is located to the east. There is an existing house on the east side of Santa Fe that is zoned "D-O", approximately 1/8 mile north of the dental office. The Cedar Point addition is located between these two office locations on the east side of Santa Fe. On the west side of Santa Fe, the southwest corner of Covell and Santa Fe is zoned "D-O" and there is an office tract north of the Homestead single family addition. The Homestead office was zoned as a PUD for mostly office but allowing limited retail on the front of the property. There is a cell tower immediately south of the subject lot. This 1.29 acre tract has been owned in this configuration since 2008.

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

AYES: Members: Moyer, Hoose, Wohl, Rainey and Chairperson Moore

NAYS: Members: None

There was no New Business.

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

AYES: Members: Rainey, Moyer, Hoose, Wohl and Chairperson Moore

NAYS: Members: None

Meeting adjourned at 5:37 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission