

EDMOND PLANNING COMMISSION MEETING

Tuesday, July 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, July 17, 2012, in the City Council Chambers at 20 South Littler. Other members present were 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. Commissioner Robert Rainey arrived to the meeting late.

The first item on the agenda was **the approval of the July 17, 2012 Planning Commission minutes.**

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

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

NAYS: Members: None

The next item on the agenda was **Case #U12-00001 and Case #SP12-00003 Public Hearing and Consideration of Specific Use Permit to include a Site Plan for an expansion of the Mosque, located south of Wayne, west of University. (Islamic Society of Edmond) This item has been continued indefinitely at the request of the applicant.**

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

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

NAYS: Members: None

The next item on the agenda was **Case #Z060048 Public Hearing and Consideration of Planned Unit Development Amendment for Bridges at Spring Creek, located east of Bryant Avenue and north of 15th Street. (Sooner Land Company, LLC) This item has been continued to the August 7, 2012 Planning Commission meeting at the request of the applicant**

Motion by Wohl, seconded by Hoose, to continue this request until the August 7, 2012 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #U12-00002 and Case #SP12-00011 Public Hearing and Consideration of Specific Use Permit to include a Site Plan for a Reasor's grocery store on "D-1" Restricted Commercial PUD parcel, located just over 1,000 feet east of Bryant Avenue and just over 750 feet north of 15th Street. (Sooner Land Company, LLC) This item has been continued to the August 7, 2012 Planning Commission meeting at the request of the applicant.**

Motion by Wohl, seconded by Hoose, to continue this request until the August 7, 2012 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #PR12-00012 Public Hearing and Consideration of Preliminary Plat of Bridges at Spring Creek, located north of 15th Street, on the east side of Bryant Avenue, adjacent to Spring Creek Shopping Center, and south of Hafer Park. (Sooner Land Company, LLC)** This item has been continued to the August 7, 2012 Planning Commission meeting at the request of the applicant.

Motion by Wohl, seconded by Hoose, to continue this request until the August 7, 2012 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

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

NAYS:Members: None

The next item on the agenda was **Case #PR12-00010 Public Hearing and Consideration of Final Plat for Gardens V at Fairfax Addition, located one-half mile north of Covell Road and one-quarter mile west of Sooner Road. (Fairfax Joint Ventures, LLC)**

This portion of the subdivision is situated below a pond on the Fairfax Golf Course. There is a drainage structure required in the Gardens addition under one of the new streets to allow for the flow of water north in to Coffee Creek. There is a substantial floodplain along Coffee Creek and detention will be required for the Gardens. Engineers Earnest Isch and Keith Beatty as well as another Engineer with an expertise in dam construction have turned in a report to the Water Resources Board and the City of Edmond regarding the improvements they plan for the pond south of this addition. Final approval from the Water Resources Board is pending. This addition contains 31 lots on 11 acres. The lots are generally 60 x 110 feet.

Randel Shadid was in attendance representing the application. He indicated that the documentation has been provided to the Oklahoma Water Resources Board (OWRB). He indicated the OWRB had approved the standards for the improvements and noted their jurisdiction did not start until homes have been constructed below the dam. He indicated it was necessary to start the construction of the addition to fully implement the process involving the OWRB. No one appeared in objection.

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

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

NAYS: Members: None

The next item on the agenda was **Case #PR12-00011 Consideration of Final Plat for Fairfax Estates IX Addition, located one-eighth mile north of Covell Road and one-quarter mile west of Sooner Road. (Fairfax Joint Ventures, LLC)**

J.W. Armstrong is requesting Final Plat approval for Fairfax Estates IX located north of the business park and surrounded by the Fairfax Golf Course. This plat contains 13.47 acres and 25 single family lots. The lots are 100ftx165ft (16,500 square feet), some lots are smaller 100ftx130 ft (13,000). The project is served with private streets but will have City water and sewer. Edmond Electric will serve the addition. The front setbacks are shown at 20 feet on the plat. This addition complies with the PUD requirements and the preliminary plat. The minimum home size, although not regulated by the City, is indicated to be 2,800 square feet.

Randel Shadid was in attendance representing the applicant.

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

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

NAYS: Members: None

The next item on the agenda was **Case #SP12-00012 Public Hearing and Consideration of Site Plan approval for a home conversion to a real estate office at 2101N. Santa Fe. (Darren Webb) This item has been continued to the August 7, 2012 Planning Commission meeting at the request of the applicant.**

Motion by Wohl, seconded by Hoose, to continue this request until the August 7, 2012 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: Members: None

Commissioner Hoose left the room for the discussion of the next item.

The next item on the agenda was **Case #PR12-00015 Public Hearing and Consideration of Preliminary Plat of Inspirada, located on the north side of Covell Road, west of Asheforde Oaks and east of Autumn Ridge. (M& R Land Development, LLC)**

M & R Land Development, LLC is proposing a new Preliminary Plat for 62 single family homes on 15 acres. The lots are generally 60x101.87 feet or larger. The smallest lot is 6,000.21 square feet and some lots extend to 10,268 square feet. The streets are public. 90 feet of right-of-way has been aside on Covell as required for a parkway standard road and the developer plans to pay a fee in lieu of widening which has been the practice on Covell Road. The front setbacks are shown at 25 feet. The side yard setbacks will be 5 feet for one story homes, 8 feet for two story homes and a 20 foot rear yard will be required. A common area detention pond has been set aside on the north. A sanitary sewer line will be extended off site to the east and north to the Asheforde Oaks Addition to connect to the sanitary sewer. This sewer line will extend in to the backyard of the residents of Asheforde Oaks. The extension will be in a utility easement. An 8 inch water line has been extended throughout the addition. Notices were mailed to the property owners on June 26th, notifying them of this Preliminary Plat. Preliminary Plats are only

good for two years. A plat was discussed in 2008 but is no longer valid because of the two year approval; minutes of that discussion are attached.

The property to the west of this addition is owned by Autumn Ridge LLC. In the past, the residents of Autumn Ridge did not want a connection to this new area. The plat does not provide for a connection to the west and with Sandstone Ridge in the Autumn Ridge addition running directly north and south, it would be unclear how it might connect in the future. M & R Land Development, LLC prepared their plat without a connection and since the plat from 2008 has expired, a new plat must be considered.

Martin Teuscher was in attendance representing the application. Mr. Teuscher indicated the home size would be similar to Asheforde Oaks but the lot sizes would be smaller. He felt there would not be a substantial value difference as to the price of homes. Ray George of 3001 Asheton Court spoke in opposition of the plat. He indicated it was incompatible with the surrounding additions. He indicated the addition had no amenities, including a pool, he indicated the density of the new addition was higher than those surrounding it. He indicated the neighborhood was not compatible with Autumn Ridge. He suggested the addition be withdrawn or redesigned to be compatible with the neighboring additions. He asked if this was the quality development needed for Edmond.

Commissioner Rainey arrived at the meeting.

Larry Miller of 2709 Asheforde Oaks Boulevard opposed the plat. He asked for an explanation of the utility layout for the addition. City Engineer Steve Manek described how the sewer would be constructed in the backyards of some of the homes in Asheforde Oaks. He indicated that the layout for the subdivision provided for all of the public utilities in the front yard, including water, sewer and electric. The gas and telephone utilities may be at different locations. The sewer line in Asheforde Oaks will provide for two manhole locations but there will be a horizontal construction of some of the sewer line to avoid digging a trench in the backyard easement of some of the homeowners on the west side of Asheforde Oaks. Mr. Miller was also concerned there would be no buffer. Mr. Teuscher indicated there would be a brick fence along the front of the addition along Covell and he would construct brick columns with wood sight proof fencing along the sides of the property. He indicated he would also place a building line on the east side of the plat indicating the rear yard so even the less than 200 square foot accessory buildings not requiring building permits would be setback at least 20 feet from the east property line. Mr. Teuscher indicated the homes would be approximately 2,200 square feet and approximately \$120.00 per square feet.

Motion by Moyer, seconded by Wohl, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Moyer, Wohl and Rainey

NAYS: Members: Chairperson Moore

Commissioner Hoose returned to the room for the remainder of the meeting.

The next item on the agenda was **Case #VA12-00002 Public Hearing and Consideration of a variance to allow an electronic gasoline price sign at the E-Z Mart Shell Store, 301 West Edmond Road. (E-Z Mart)**

Jace Larson with General Lighting & Sign Services is requesting a variance to allow an existing gasoline price sign to be changed to an electronic price sign. This ground sign is located at Fretz and Edmond Road and is on a Corridor, as listed in the Sign Code, allowing taller signs and larger signs. This sign is 18 feet tall and consists of 72 square feet of sign area per side. The Shell logo is 6 foot by 6 foot and will not change. The 6 foot by 6 foot price sign will be the one part of the sign that is changed. There are two shrubs at the base of the sign. The sign is immediately adjacent to two parking spaces on the east side of the sign structure. This is an old business site dating back to the 1970's, originally operated as a U-Totem Convenience Store and also a Circle K. The building precedes the site plan approval requirements and landscaping requirements.

The City Council has granted three electronic gasoline price signs; one for OnCue on Broadway, one for Turbo Express on Second Street and one for Fountain Oaks Convenience Store on East Second Street. In this case, there is no variance to the size, height, location, or number of signs, the only variance is to allow the electronic gasoline pricing.

Jace Larsen with General Lighting and Sign Company was in attendance representing the applicant. He indicated the sign matched the electronic signs previously approved. Larry Miller, President of the Edmond Neighborhood Alliance suggested that the City continue with their discussion of the ordinance on this issue prior to approving any variances. He asked if any similar signs had been approved west of the railroad tracks. Staff indicated there had not been any similar signs approved west of the railroad tracks. Motion by Rainey, seconded by Hoose, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 6:05 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission