

EDMOND PLANNING COMMISSION MEETING

Tuesday, October 2, 2012

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Vice Chairperson Mark Hoose at 5:30 p.m., Tuesday, October 2, 2012, in the City Council Chambers at 20 South Littler. Other members present were Robert Rainey, Bill Moyer and Kenneth Wohl. 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 September 18, 2012 Planning Commission minutes.**

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

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

NAYS: Members: None

The next item on the agenda was **Case #ES12-00006 Public Hearing and Consideration of request to close the unopened portion of 6th Street, west of State Street extending west to the Kelly Centre Shopping Center and that portion of Howard Street, south of 6th Street east and west of Blocks 10 & 11, Ingleside I Addition. (Mike Maiahy)**

Attorney Randel Shadid is representing the property owner in requesting that the unopened portion of 6th Street be closed. This also includes half a block of Howard Street, south of 6th Street. This street was never improved but the plat was recorded at the Oklahoma County Courthouse in 1909 or earlier. There are no improvements in the right-of-way, such as water lines, sewer lines, gas lines or electric lines. There is a creek that extends through the area that does create a substantial drainage way that would require improvements under the current code requirements that were never anticipated with the original plat of Ingleside I. Mr. Maiahy owns the land north of 6th Street, west of State Street, east and west of Howard Street. Another owner who has the shopping center on Kelly, south of Big Lots, known as Kelly Centre owns Block 9 of the Ingleside I Addition and would have access to that block through the shopping center. Most of Block 10 will need to be set aside because of the drainage way through the area and would be a likely location for a detention area. Mr. Maiahy is purchasing the land north of 6th, west of State from Mr. Cox. The abstract has not been brought up to date so the County records still show Mr. Cox as the owner but a land transfer is imminent. Mr. Maiahy wants to build an office warehouse type building west of State, north of 6th Street. Under the zoning codes he is required to pave one half of the adjoining street which would be 6th Street. He would prefer not to make that kind of improvement. **The plat will also need to be vacated in addition to 6th Street and the half street of Howard Street being closed.**

The warehouse lot north of 6th Street is zoned "E-2" Open Display. Blocks 10 & 11 are zoned "A" Single Family. Howard Street has already been closed north of 6th Street. A site plan will be required for the office/warehouse. That site plan will require a drainage study. The developer can try to submit any option of a drainage plan that meets Title 23 of the City code but the most likely scenario because of the floodplain/drainage location in Block 10. The eastern 2/3 of Block 10 could be redeveloped for detention. Residents on 7th Street have called and indicated they prefer that Howard Street not be connected through north of 7th Street.

Randel Shadid was in attendance representing the applicant. Mr. Shadid indicated they were bringing the abstract up to date and that is why Mr. Cox was listed as the owner but the land is being purchased by Mr. Maiahy. He had no objection that the purchase of the land be a condition of the closing. No one appeared in objection.

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

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

NAYS: Members: None

The next item on the agenda was **Case #Z12-00022 Public Hearing and Consideration of Edmond Plan Amendment from Light Industrial to Planned Unit Development to allow eight apartments and an office building on the north side of Hurd, one-eighth mile west of the BNSF railroad tracks. (Steve Frakes)**

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. The units will need to have fire sprinkler systems and the water capacity is suitable for that requirement.
2. Traffic: Hurd is a low traffic local street but does connect with the downtown area and there is a railroad crossing on Hurd. Even though Hurd is not a wide street, it serves much like a collector street, allowing traffic to connect from Fretz to downtown and because of the crossing allows for downtown movement west.
3. Existing zoning pattern:
North – "F-1" Light Industrial/City property
South – "D-2" and Single Family
East – "F-1" Light Industrial
West – "A" Single Family
4. Land Use:
North – Public property/detention area
South – Homes and Dolese
East – Parking lot
West – Single Family

5. Density: 16 units per acre
6. Land ownership pattern:
North – City of Edmond
South – Homes and Dolese
East – City of Edmond
West – Smaller single family lots

All the ownerships in the area, unless commercial, are small scale. If the area was to be redeveloped, there will need to be some assembling of land for larger commercial buildings or different density residential. The lots are platted in the 25 foot wide by 140 foot deep pattern for the most part and based on the multiple owners, redevelopment is limited and therefore change will be slower to come about.

7. Physical features: The land is undeveloped and slopes to the north toward the City detention area. The site will require extensive grading for development and can meet the landscaping requirement but existing trees may not be able to be saved for detention.
8. Special conditions: None
9. Location of Schools and School Land: Not a factor, the nearest school is Ida Freeman, west of Fretz. Adjacent to Ida Freeman is also the school bus barn.
10. Compatibility to Edmond Plan: “F-1” zoning was retained in the Edmond Plan but the half acre site would be limited for industrial uses and allows outdoor storage.

Site Plan Review: Will be required if the rezoning is approved.

Steve Frakes represented the request. He indicated the office building would be about 900 square feet and would be appropriate for up to a four person office. He indicated the site plan was being completed. No one appeared in objection.

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

AYES: Members: Rainey, Wohl, Moyer and Vice Chairperson Hoose
NAYS: Members: None

The next item on the agenda was **Case #Z12-00021 Public Hearing and Consideration of Rezoning from “F-1” Light Industrial to PUD on the north side of Hurd, one-eighth mile west of the BNSF railroad tracks. (Steve Frakes)**

Mr. Frakes has recently bought a half acre tract zoned “F-1” Light Industrial. The land to the north and east is owned by the City and is the downtown regional detention area. There is a parking lot for the detention area/park and trails located immediately east. The land to the west is “A” Single Family. The land to the southeast is zoned “D-2” Neighborhood Commercial. The area contains a mixture of uses and zoning. This

location is not within the downtown urban district. Mr. Frakes developed the Old Town Lofts project on the west side of Fretz, south of Edmond Road. He would like to build a similar but smaller project on the subject parcel. He would plan 8 units built in the same loft design without the parking garage. He would also like to build one office building on the front of the property and that proposal involves some diagonal on-street parking. This would be a small mixed use project. There would be no retail uses allowed. There is just enough parking (16 spaces) for the 8 units. The 8 units are the equivalent of "C-3" Density, including the entire parcel. There is space for two parking spaces per unit. This project would not be student or high-occupancy housing where the units are rented by the bedroom. Neal McGee has completed a structure on the northeast corner of Hurd and Fretz, which was originally intended for one living unit and offices but is all offices now. That project was approved with some diagonal on-street parking.

This project will still need to complete detention on-site and meet the 10% landscaping requirement. The site plan is not being considered at this time, just the PUD zoning. There is not a lot of vacant land in this particular area. Some of the land may be slowly redeveloped over time. There is already a mixture of commercial and residential zoning with commercial being the predominantly projected zoning on the Edmond Plan. The land east of the City property (parking lot) is zoned "F-1" Light Industrial.

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

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

NAYS: Members: None

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 5:45 p.m.

Mark Hoose, Vice Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission