

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, November 20, 2001**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, November 20, 2001, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, Dyke Hoppe, and Elizabeth Waner. Present for the City were Robert L. Schiermeyer, City Planner; Kristi Anthony, Planning Intern; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the November 6, 2001, Planning Commission Minutes.

Motion by Hoppe, seconded by Cartwright, to approve the minutes as written. **Motion carried** as follows:

**AYES:** Members: Hoppe, Cartwright, Waner, Moyer and Chairperson Woods

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of amendment to Edmond Plan III from Suburban Office Planned Unit Development to Restricted Commercial Planned Unit Development Usage south of Danforth, west of Park Lane Addition, east of Wal-Mart Supercenter. (Expressway Development Associates, Inc.)**

Through the owner's PUD Design Statement, the following uses would be disallowed:

- a. Retail liquor store
- b. Auto car wash
- c. Convenience store
- d. Grocery Store/Supermarket
- e. Service station
- f. Indoor theater
- g. Self service laundry
- h. Thrift store selling used garments

Randel Shadid spoke representing Mr. Frank Battle. He indicated it was not uncommon to have the 36 uses proposed adjacent to Single Family and the zoning is in place for that to occur on all 3 of the other corners at this intersection. A Community Connection meeting was held and only 2 people appeared regarding this new request and they had previously signed the agreement in support of the zoning. The building will be the quick brick to match the area appearance. There is too much office zoning in Edmond, there is no need for additional offices and this commercial will not adversely affect the neighborhood. In addition to receiving concurrence with the majority of the neighborhood, many additional design features have been added to this PUD to make it compatible with the residential. Some of those features include the fence, 75 additional trees on the east, hours of operation, exclusions for certain restaurants and limitation of the hours of delivery.

Commissioner Moyer asked if fast foods restaurants were restricted in the Design Statement. He indicated the language appeared to be confusing on that issue. It was noted that the pizza was the Planning Commission anticipated to be carry-out. Commissioner Waner indicated that while 182 November 20, 2001 the commitment made to the homeowners at the time the Wal-Mart was approved; she felt some consideration needed to be given to consistency from Council to Council and Commission to Commission. Commissioner Cartwright indicated that changes are expected, he indicated there was no protest and that he did not have a problem with this increase to "D-1" PUD.

Ronnie Williams with ENA spoke in opposition indicating the Commission should not equate lack of attendance with people not caring about the "D-1" increase, he indicated that people are counting on the City Council to protect the original commitment when "E-1" zoning was approved. Commissioner Woods commented that he felt there was a commitment when the large scale Wal-Mart was approved "D-O" is the most appropriate zoning and that market conditions alone are not appropriate to determine the adjacent zoning. A substantial buffer use of "D-O" is needed next to the Single Family.

Motion by Cartwright, seconded by Hoppe, to approve this request. **Motion denied** by a vote of 1-4 as follows:

**AYES:** Members: Cartwright

**NAYS:** Hoppe, Waner, Moyer and Chairperson Woods

The next item on the agenda was a **Public Hearing and Consideration of rezoning from "D-O" Suburban Office Planned Unit Development to "D-1" Restricted Commercial Planned Unit Development District south of Danforth, west of Park Lane Addition, east of Wal-Mart Supercenter. (Expressway Development Associates, Inc.)**

Mr. Shadid had no additional comments regarding the rezoning application.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion denied** by a vote of 1-4 as follows:

**AYES:** Members: Cartwright

**NAYS:** Waner, Hoppe, Moyer and Chairperson Woods

The next item on the agenda was a **Public Hearing and Consideration of an extension to Site Plan approval of the University Village Site Plan on the north side of East Second Street, east of Blackwelder and west of Wal-Mart Neighborhood Market. (Sooner Investments)**

This item was continued until January 8 at the applicant's request.

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

**AYES:** Members: Cartwright, Hoppe, Waner, Moyer and Chairperson Woods

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance to close the east eight feet of the west 10 foot utility easement on the west side of Lot 1, Block 4 of Creek Bend First Addition, 901 Caines Hill Road. (Timothy and Amy Eldridge)**

This item was continued at the applicant's request.

Planning Commission ded by Moyer, to continue this request to December 4. **Motion carried**  
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**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of an extension to Site Plan approval on the west side of Broadway, south of Waterloo Road. (Bob Brentlinger)**

Three years ago, IB's Market at Waterloo and Broadway burned. One year ago, Bob Brentlinger submitted plans for rebuilding the center very similar to the original building. That site plan was approved in December 2000. The Brentlingers have received a building permit last month to rebuild

the center but it will not be “established” by December of 2001 which is the standard for completion of the site plan within one year. Staff recommends approval of an extension of the site plan.

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

**AYES:** Members: Moyer, Hoppe, Waner, Cartwright and Chairperson Woods

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance to close the south five feet of unplatted property north of Lot 14, Block 3, Belmont Estates 1<sup>st</sup> Addition, 4200 Ruffin Court. (RGD Building Company)**

Attorney Ed Lee representing Randal Duncan is requesting that a five foot utility easement be closed at 4200 Ruffin Court in the Belmont Farms Addition north of Coffee Creek Road approximately one-half mile east of Kelly. Mr. Duncan who is a builder purchased additional unplatted land north of Lot 14, Block 3 in the Belmont Estates 1<sup>st</sup> Addition. The unplatted parcel was adjacent to a creek so this additional land purchase allowed for a new custom home and a creek view lot. In February, 2001 the 10 foot easement on the north side of Lot 14 by the Edmond City Council. A five foot easement across the south of the unplatted site was inadvertently omitted from the legal description at that time. Mr. Lee is wanting to clear the title and close this additional five foot easement. There are no utilities located in the easement and the house is already constructed over the old ten foot easement that was closed on Lot 14 and the subject five foot easement. The Oklahoma Natural Gas Company was the only utility that was originally involved and they have already moved their gas line to the north ten foot of the unplatted parcel as shown on the attached drawing. The staff has no objection to this closing which will clear title.

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

**AYES:** Members: Waner, Moyer, Cartwright, Hoppe and Chairperson Woods

**NAYS:** None

The next item on the agenda was a **Consideration of request for deed certification northeast corner of Coltrane and Sorghum Mill Road for three residential acreage lots. (Argus T. and Josephine I. Hill)**

Argus and Josephine Hill own the property on the north side of Sorghum Mill Road and to the east side of Coltrane. They would like to divide the area into three lots, keeping one for them and selling the other two lots to their daughters, Gayle H Jones and Denise A Hill. The two lots that are to be sold are 61,420 square feet, which meets the requirements of Title 21 by being measured from the centerline of Coltrane. Both lots are Planning Commission ; and waters wells, which will be necessary, as this area is not currently servi 184 November 20, 2001 Also have 185 feet of access along a public street, in this case Coltrane. A hc... e third lot, which is 94,960 square feet in size and is occupied by the parents. The zoning is currently R-2, urban estate dwelling district. Belle Pointe Addition is located to the west of the property, on the west side of the Coltrane. Walnut Ridge Addition to the southwest and the land south is currently unplatted. The land to the east and north is divided into acreage; most are 5 acres in size. The lots are not located in a flood plain. The homes in this area are also not located in the fire departments 5-minute response time area.

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

**AYES:** Members: Hoppe, Cartwright, Moyer, Waner and Chairperson Woods

**NAYS:** None

The next item on the agenda was a **Consideration of the Preliminary Plat of Hunter's Creek III located south of Coffee Creek Road, 1/8 mile west of Kelly Avenue.** (Hunter's Creek L.P.)

This item was continued to December 4 by applicant.

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

**AYES:** Members: Waner, Moyer, Hoppe, Cartwright and Chairperson Woods

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of a Request for Commercial Site Plan Approval for an addition to Cheers and More at 507 S. Coltrane (Ron Carte)**

**Zoning** – "E-1" General Commercial

**Use** - Addition for Cheers and More Gym/Cheerleading to include storage garage

**Building Design/Exterior Walls** – Exterior metal walls are proposed on the north, south, west and partially on the east elevation. Matt Wilson's office was formally Wayne Harrison Plumbing and that building has metal walls on the sides. The original buildings for Ron Carte's project include metal walls. The office warehouse project to the south does provide for split face block walls. There are metal walls on two elevations which qualify current project for metal walls.

**Signs** – No additional signage is permitted. The existing ground sign is non-conforming. This is an addition to the business; there is no need for more signage.

**Parking** – The parking will need to be modified to meet the requirement of the fire marshal to provide for the turn-around. This will also help the circulation for the class drop-off and pick-up. The 6 parking spaces required to be eliminated by the Fire Department will need to be added near the west side of the property so the turn-around can be left clear for a fire lane. Forty-five parking spaces are shown, all are needed.

**Landscaping** – Landscaping is existing in front of the property adjacent to the detention pond. Trees are also being retained in the west 143 feet. For future additions, there will be a consideration for landscaping, but at this time, over 40 percent of the property is landscaped and existing trees exceed all plant unit requirements.

**Fire Department** – Fire Department's recommendations required additional paving.

**SPRT Recommendation** - Recommendation for approval subject to the Fire Department's recommendation.

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

**AYES:** Members: Moyer, Hoppe, Cartwright, Waner and Chairperson Woods  
**NAYS:** None

The next item on the agenda was a **General Discussion and Consideration of Ordinance changes to establish standards for pruning and trimming trees planted as a part of the landscaping requirements in Multi-Family, Commercial, Office, Industrial and Special Use Permits categories.**

Staff indicated at the December 4 Planning Commission meeting, an ordinance would be presented adding continued maintenance standards to the existing landscaping code. There would be a focus on trimming trees identifying a maximum trimming using sound practices of the industry. Commissioner Woods indicated that storm damage or utility concerns should be considered in the changes. Commissioner Cartwright suggested this apply to City projects as well as multi-family, commercial and industrial. Jan Fees indicated that the Electric Department uses these practices. Commissioner Cartwright suggested that a qualified person issue the permit, if a permit is a part of the ordinance. The Planning Commission suggested that the Urban Forestry Commission review a draft of the ordinance after the Planning Commission meeting.

Mike Scharrer indicated he had a forestry background and suggested that the 10% to 20% limitation might not be appropriate for all trees. He encouraged that distinctions be made in the standards.

Under **New Business**, Commissioner Waner asked if there were actions that could be encouraged to move projects along, such as the University Village project where grading has taken place but there is no activity. It was indicated that if they don't establish the projects within the first year, they are basically at a start-over position and have to come back to the Planning Commission anyway. The only other code that applies is Title 23 when the site is graded, erosion control measures would have to be constructed.

Motion by Cartwright, seconded by Moyer, to adjourn. **Motion carried** as follows:

**AYES:** Members: Cartwright, Moyer, Waner, Hoppe and Chairperson Woods  
**NAYS:** None

**Meeting adjourned at 6:35 p.m.**

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David Woods, Chairman  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission