

EDMOND PLANNING COMMISSION MEETING

Tuesday, September 3, 2002

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, September 3, 2002, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Dyke Hoppe, and Elizabeth Waner. Bill Moyer was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi Anthony, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the August 20, 2002, Planning Commission Minutes.

Motion by Cartwright, seconded by Hoppe, to approve the minutes as written. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Cartwright, Hoppe and Chairperson Woods

NAYS: None

ABSTAIN: Waner

The next item on the agenda was **Case #PR020016 Consideration of the Final Plat of Villas II-B at Coffee Creek located west of North Boulevard, approximately one-fourth mile north of Covell Road. (Bob Turner)**

Earnest Isch, representing Bob Turner, is requesting Final Plat approval of the Villas II-B at Coffee Creek. This plat contains 3.719 acres and a total of 10 residential lots plus three homeowner's lots (AJ, AK and AL). The public street will have 50 feet of right-of-way and it's in a cul-de-sac, Viewmont Drive. The lots back up to Boulevard. Boulevard will most likely not be a through street at some time in the future once the underpass is completed due to the close proximity of the intersection of Boulevard and the railroad where the underpass will be constructed.

There is a Koch pipeline along the east side of the addition. The Stonebrook II addition is located to the south. Lot sizes for Villas II-B range from 7,630 to 9,083. The developer is using a 15 foot front setback. There are only 30 lots on Viewmont Drive directly connected to Shortgrass Road. The collector street extends from Covell to Coffee Creek; this provides for excellent circulation in two possible directions for the limited number of lots needing to be served in this phase. There is also a connection from Kelly to Shortgrass along Prairie Village Drive and Parkway providing even further traffic options connecting to Kelly. Coffee Creek represents the best street plan for any new addition in the City of Edmond. This phase will be served with full City utilities.

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

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

NAYS: None

Planning Commission
September 3, 2002

la was **Case #PR020004 Consideration of the Final Plat of** 99
orth of Covell Road, north of Steeplechase, just over one-
fourth mile west of Coltrane. (John Preston)

John Preston requested Final Plat approval of The Ranch. This addition is located north of Coffee Creek Road, 1323 feet west of Coltrane. The addition is zoned "A" Single Family and contains 23 lots on 10.85 acres. The lots range in size from 11, 300 square feet to 14,000

square feet. The addition will be served with full city utilities, water, sanitary sewer, electric, police fire and garbage. The addition will have a gated entry with private streets. The Preliminary Plat was approved for 75 lots and the first phase is only 23; at this time, that is adequate access for a single entry to the arterial street.

Steeplechase Addition is located to the south. The Windmill Estates Addition is located approximately one-eighth mile to the west and the Walnut Ridge Addition is located over a quarter of a mile to the north. City water has been extended along Coffee Creek Road serving a series of 60,000 square foot lots fronting on Coffee Creek Road. The water line along Coffee Creek is not an off-site extension and is not subject to a payback account. The Ranch Road extends to the north property line and 61.16 feet wide at the north property line. This addition only provides for 107.54 feet of frontage along Coffee Creek Road. "Limits of No Access" have been placed along Coffee Creek Road, although the adjacent property to the north is not platted. The existing pipeline easement has been shown on the plans. It is understood that that easement will be closed sometime in the future.

Mr. Preston asked for a variance to not install sidewalks in front of each lot. The plat reflects a 20 foot tree belt and landscape easement along the back or side of all lots. It is not clear that the plans reflect a formal sidewalk or trail within that tree belt and landscape easement. The intent may be to require open space on the back of the lots and restrict tree cutting in the back rather than to have the rear yard with a high percentage of coverage with swimming pools, decks or other accessory improvements. Some of the front setback lines are requested at 15 feet and most are shown at 20 feet. There is also a 10 foot utility easement in front of most lots. The design provides for both water and sewer to be in the street area in front of the homes. Sidewalks may be a reasonable option, not due to the private streets but based on the additional criteria of locating the utilities in the front and providing a tree belt easement in the back of the lots.

Engineer Tim Johnson requested a variance to the sidewalk requirement since the utilities were designed in the front of the lot and the landscape easement is provided on the back of the lot. Chairperson David Woods asked if sidewalks would be constructed in the landscape easement at the back of the lot. He noted that it had not been formally stated if this was the case. Adam Kimberly, representing The Ranch, indicated that the covenants and restrictions and provided for the requirement of walkways in the landscape easement at the back of the lots. Chairperson Woods stated he would like to see a firm commitment to provide for the alternate sidewalk or walkway location since they were not being required in the front of the property. He noted that the sidewalks were for the addition's use so the limitation of public streets is not sufficient to completely eliminate the need for an internal walkway network. Mr. Johnson indicated the walkway improvements would be installed.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion carried** by a vote of

Planning Commission
September 3, 2002

Cartwright, Waner, Hoppe and Chairperson Woods

100

The next item on the agenda was **Case # U020005 Public Hearing and Consideration of a Special Use Permit for a cell tower on Edwards Street, West of Broadway, East of the Railroad. (Dennis Box)**

Cingular Wireless was requesting a special use permit for a cell tower located on Edwards Street to the east of the Railroad and west of Broadway, on city owned property. Cingular

Wireless has signed a ground lease agreement with the city. The original cell tower was a 100 foot in height but has been modified to a 80 foot pole with 10 additional setback to the west creating an 84 foot setback from the nearest home to the east. Residential is located to the north and east of the property, railroad to the west and a vacant lot to the south. In the first phase of the project, an accessory equipment shelter will be built. The shelter will not exceed 12 feet in height or 320 square foot in size. A 6-foot high chain link fence with 3-strand barbed wire will be used to cover the entire project area. Access will be from Edwards Street. Landscaping will be existing trees in the area with possibly additional crepe myrtles outside the fence.

The Urban Board met on Tuesday, August 27, 2002 and discussed the site plan for the cell tower. The applicants agreed to lower the height of the tower from 100 feet to 80 feet tall. The Urban Board approved the site plan with the existing driveway size and use of gravel.

One person appeared in objection to this request indicating he was concerned about potential affects to homes. He asked about the fall radius for the tower and potential electro-magnetic fields that might come from the tower. Dennis Box indicated that any impact from the tower was only within 3 feet of the antenna which was 80 feet in the air and would not cause any problem for residents in their homes. It was noted that all the monopoles by Cingular had withstood the May 8 tornado and that the tower had been engineered to withstand high winds and was moved back as an additional fall radius also.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion carried** by a vote of 3-0 with 1 abstention as follows:

AYES: Members: Cartwright, Waner and Chairperson Woods

NAYS: None

ABSTAIN: Hoppe

The next item on the agenda was **Discussion of major street section line road and sidewalk improvement plan related to Zone 1 and Zone 2 and consideration of recommendation on ordinance amendments for Edmond Plan III.**

Title 21 Subdivisions of the Edmond Municipal Code describe a Zone 1 area and Zone 2 area related to section line road improvements for all additions and sidewalk improvements. The current improvement policy is applied on an incremental spot development basis with different densities requiring different improvements, full widening and sidewalks for lots less than 60,000 square foot, and accel and decel lanes and no sidewalks for lots 60,000 square feet and larger lots. The locations of those Zones need to be established. At the last Planning Commission meeting, the Planning Commission suggested as a possible dividing line with Zone 1 requiring the 101 depot, and the more rural improvements, east of Air Depot as this type of designation.

Based on regional planning considerations, information to assist in determining these zones has already been developed by the City and is documented through the OCARTS Street Network Plan. At the Planning Commission meeting, the Engineering staff will discuss the recognized and the adopted street plan qualifying section line roads for four lane or five lane improvements. This plan has adopted by the Association of Central Oklahoma Governments, the Oklahoma Department of Transportation and the Federal Highway Administration. In addition, an area extending even north of Waterloo Road has been designated as an urbanized area recognizing the extent of development.

The only roads not designated on the 2025 OCARTS Plan for four lane or more improvements, include Sorghum Mill Road and Waterloo Road, for east, west alignment section lines and Sooner, Coltrane, Bryant, Broadway, Santa Fe, as north and south section lines. All of the section lines south of Coffee Creek Road and a portion of Kelly north of Coffee Creek Road fall within the OCARTS Plan as urban standard roads. East of I-35, Air Depot south of Covell is included and Covell extends to Douglas as a urban street. Post Road is also included east of Arcadia Lake. One option to the question before the Commission, would be to adopt the 2025 OCARTS Plan as Zone 1 with all other streets classified as Zone 2. This determination would require full street widening for all additions and sidewalks along section line roads in the urbanized area identified; even if lot sizes were 60,000 square feet or more. The goal of this designation is to provide a unified consistently planned street improvement network for the overall urbanizing area rather than continue with incremental improvements of two different standards.

Another approach to street designations could reflect urban street right-of-way requirements. In this instance, the need for larger waterline installation, intersection improvements, possible protected left turn medians, as well as grade changes needed to the arterial would suggest that right-of-ways would be set aside for those urban improvements. The current incremental approach ignores the need for these types of improvements.

Commissioner Waner asked about the limitations this policy may have on allowing the flexibility of lot sizes. The staff indicated that the roads cannot be improved until the funds are available and for the roads west of I-35, urban densities were more likely than rural densities. Chairperson Woods expressed concerns that there may have been some other options that have not been considered by proceeding at this time but he did understand that a standard should be provided for to address Title 21.

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

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

NAYS: None

There was no **New Business**.

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

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

Planning Commission
September 3, 2002

102

Meeting adjourned at 6:30 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission