

EDMOND PLANNING COMMISSION MEETING

Tuesday, January 4, 2005

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, January 4, 2005, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Elizabeth Waner, Allen Thomas and Suzy Thrash. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the December 21, 2004, Planning Commission Minutes.

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

AYES: Members: Waner, Thomas, Cartwright and Thrash

NAYS: Chairperson Woods through an abstention

Commissioner Cartwright left the room for consideration of the next two items.

The next item on the agenda was **Public Hearing and Consideration of amendment to Edmond Plan III from multiple zoning to "CBD" Edmond Downtown Redevelopment District generally south of East Second Street, West of Boulevard, north of the 600 Block South Boulevard, and east of the alley east of Broadway.**

The Central Edmond Urban Development Board has initiated a zoning request for an area generally located south of East Second Street, west of Boulevard, north of the 600 Block South Boulevard and east of the alley east of Broadway. The rezoning request involves changing multiple zoning districts; "A" Single Family Dwelling District, "C-2" Medium Density Multi-Family Residential District, "D-O" Suburban Office District, "D-1" Restricted Commercial District, "D-2" Neighborhood Commercial District, "E-1" General Commercial District, and "E-1" PUD General Commercial Planned Unit Development to "CBD" Edmond Downtown Redevelopment District, also known as the Central Business District. Since the rezoning request is not in compliance with Edmond Plan III, a plan amendment is being requested.

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

1. Infrastructure - City water, sewer, and electric are available to the properties in this area.
2. Traffic - The traffic count at Second Street and Boulevard is approximately 33,000 east and west and approximately 24,000 north and south. The traffic count on Littler is 2243.
3. Existing zoning pattern - The properties to the north are currently zoned "CBD". The properties west, which are along the east side of Broadway, are zoned "E-1" General Commercial District and "E-2" Open Display Commercial District. The properties south are zoned "D-2" Neighborhood Commercial and "A" Single Family. The properties east in the Capital View Addition are zoned "A" Single Family Dwelling District.
4. Land Uses - Edmond Plan III projects all the properties in this area, except for the property on the northeast corner of Littler and Sixth, for commercial land uses such as suburban office, restricted commercial, neighborhood commercial, office commercial, and

general commercial. The property on the northeast corner of Littler and Sixth is projected for residential.

5. Density –The “CBD” Edmond Downtown Redevelopment District for residential purposes allows “C-2” Medium Density Residential uses which provides for 12 units per acre.

6. Land ownership pattern- There are 30 different property owners who own the 51 different parcels in the proposed area.

7. Physical features – There are no outstanding physical features of these properties, with the land being flat with a small drainage area running from north to south through Stephenson Park.

8. Special conditions - None

9. Location of Schools and School Land – There are no public schools or public school lands in the proposed area. Clegern Elementary School lies to the east of the area, in the Capital View Addition. The University of Central Oklahoma owns several tracts of land in the proposed area.

10. Compatibility to Edmond Plan III – The request is consistent with the recommendations of the Downtown Master Plan Study of 1998 and is recommended by the Central Edmond Urban Development Board which developed and submitted the Downtown Guidelines that were recently adopted.

11. Site Plan Review - When property is developed in this area, the application shall appear before the Central Edmond Urban Development Board for their recommendation before it goes on to City Council. The recently adopted Downtown Guidelines focusing on pedestrian friendly design would apply to all development in this new area.

Councilman Charles Lamb presented a Power Point presentation describing justification for a Plan Amendment and Rezoning following the Downtown Master Plan Study and the Design Criteria standards adopted by the Urban Board and the City Council.

A lady representing the EARC at Littler and Third asked if there would be any change in the on street parking currently used in the area. Staff indicated there would be no change and eventually the streetscape plans may modify the design of the parking but on street parking was intended by the zoning change. Harold Smith with Color Tile and Carpet asked if existing signs and the parking standard would change. It was noted that the parking standard is 1 for every 400 square feet of building not 1 space for every 200 square feet which is the current standard and the sign standards are the same. David Woods emphasized that existing businesses were grand fathered using existing standards and any change would require evaluation of the new standards. Mr. Smith asked also about outdoor display which is currently prohibited. Rita Westbrook asked if traffic would be directed towards Littler. It was noted that this plan will not encourage traffic to extend down South Littler and that cross streets such as 5th Street would be intended to carry the commercial traffic.

Commissioner Waner indicated this was a good thing to do and it was the appropriate time to implement the zoning. She indicated the area appears to need assistance in re-development. Commissioner Thrash asked why the zoning stopped at the alley instead of extending to Broadway. Charles Lamb indicated there was very high traffic on Broadway and it was not pedestrian oriented as the area near the Jazz Lab is designed. The consultants developing the Downtown Master Plan recognized the difference between the automobile oriented Broadway traffic and the slower traffic and pedestrian potential around Stephenson Park

connecting from Littler.

Urban Board members David Forrest, Janet Yowell and Jan Foust were in attendance.

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

AYES: Members: Waner, Thrash, Thomas and Chairperson Woods

NAYS: None

The next item on the agenda was **Public Hearing and Consideration of rezoning from multiple zoning districts to “CBD” Edmond Downtown Redevelopment District generally south of Second Street, west of Boulevard, north of the 600 Block South Boulevard, and east of the alley east of Broadway.**

The Edmond City Council initiated consideration of a recommended zoning proposal from the Central Edmond Urban Development Board at their meeting May 10, 2004 to add approximately a six-block area adjacent to and south of the existing “CBD” Edmond Downtown Redevelopment District to that district. The Edmond Plan III provides that amendments to the plan can be made where it is determined that the goals and objectives are met and a change is reasonable. In 1998, the Downtown Master Plan Study recommended that this area become a mixed-use area, which the “CBD” district promotes by allowing multi-family and commercial uses. This is the only district allowing these multiple uses.

The current zoning of most of the properties south of Second Street west of Boulevard are already commercial, of one type or another. The most recent development in the area on Fifth Street, the UCO Jazz Lab and Hideaway Pizza, used the Downtown Design Criteria in their construction plans. Developing the continuity of that criteria is one of the reasons for initiating this rezoning. The property owner on the northeast corner of Sixth and Littler, Janna Mooney Buck, has requested her property, south of the Jazz Lab, be included in this request. A Community Connections meeting was held on July 15, 2004. The minutes of that meeting are attached indicating public comment.

Notices have been given to property owners within the area considered for “CBD”, within 300’ of the boundaries of the area, and the current business owners. Four signs have been posted 30 days in advance of the public hearings. The Edmond Plan III has projected properties in this area for commercial uses. That projection dates back to 1994, prior to the 1998 Downtown Master Plan Study and the development of the design standards, adopted by the Central Edmond Urban Development Board and the Edmond City Council. It is now appropriate with the standards in place to implement the zoning to extend the “CBD” district.

Urban Board members David Forrest, Janet Yowell and Jan Foust were in attendance.

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

AYES: Members: Thrash, Waner, Thomas and Chairperson Woods
NAYS: None

The next item on the agenda was **Case #PR040040 Public Hearing and Consideration of Preliminary Plat for Quo Vadis II Addition north of Coffee Creek Road west of Westminster Road. (Westminster Development, LLC)**

J. W. Armstrong with Westminster Development LLC is proposing a new 136.24 acre single family development east of I-35. The addition will have a total of 13 lots ranging from 8.26 to 10.48 acres in size and is zoned "G-A" General Agricultural District. The addition will have private water wells and septic tanks or aerobic systems. An 8.16 acre common area with detention facilities will be located at the northeast corner of the addition. The streets will be private with a gated access from Westminster Road. "Limits of no access" is established along all exterior section line roads. A Homeowner's Association will be required for the addition to insure maintenance of the streets, gates and entry islands. Under state law, it would not be a mandatory requirement to plat this "G-A" zoned 8 acre or larger development but Mr. Armstrong is submitting a plat. The first phase of Quo Vadis, to the north, contains 37 lots on 159.67 acres.

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

AYES: Members: Cartwright, Waner, Thomas, Thrash and Chairperson Woods
NAYS: None

There was no New Business.

Motion by Waner, seconded by Thrash, to adjourn. Motion carried by a vote of 5-0 as follows:

AYES: Members: Waner, Thrash, Thomas, Cartwright and Chairperson Woods
NAYS: None

Meeting adjourned at 6:08 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission