

EDMOND PLANNING COMMISSION MEETING

Tuesday, March 21, 2006

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, March 21, 2006, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Suzy Thrash and Barry K. Moore. Elizabeth Waner was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Jan Ramseyer-Fees, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the March 7, 2006, Planning Commission minutes.

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

AYES: Members: Thrash, Moyer, Moore and Chairperson Cartwright

NAYS: None

Chairperson Cartwright asked if anyone objected to moving the last item on the agenda, an easement closing, to the beginning of the meeting. No one opposed this.

The next item on the agenda was **Case #ES060003 Public Hearing and Consideration of request by Leonard L. Stevenson 404 Little Chisholm Circle to close the west 15 foot of a 20 foot utility easement on Lot 3 Block 3 Trails South 2nd Addition.**

Leonard Stevenson is planning an accessory building in his back yard that would set partially in a utility easement. The building would be 252 square feet, 14' by 18'. The building will have a concrete floor. The homeowner's common area is located adjacent to the easement so there is considerable open space behind the home. In this particular case, there are no sewer lines, electric lines or other city improvements in the easement. Oklahoma Natural Gas company has a line in the easement. Five foot of the easement will be retained across Mr. Stevenson's lot. There are no other cable or telephone lines in this easement. Mr. Stevenson has discussed this project with the Trails South HOA. Mr. Stevenson indicated he would have to work with ONG regarding their gas line and how much of the easement they would need to operate their system. No correspondence had been received from ONG prior to the meeting.

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

AYES: Members: Moore, Thrash, Moyer and Chairperson Cartwright

NAYS: None

Chairperson Cartwright also noted that items #19 and 20, the Charles Bishop request, would be continued until the April 4, 2006 meeting.

Motion by Moore, seconded by Thrash, to continue these two requests to a date certain of April 4, 2006. **Motion carried** by a vote of 4-0 as follows:

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AYES: Members: Moore, Thrash, Moyer and Chairperson Cartwright

NAYS:None

The next item on the agenda was **Case #Z060018 Public Hearing and Consideration of rezoning from “A” Single Family Dwelling to “D-3” Office Commercial at 2791 South I-35 Frontage Road on the west side of I-35 south of the Equine Medical Associates. (Oxford Development Corp.)**

Randel Shadid, representing the property owner Oxford Development, has submitted a rezoning request from “A” Single Family Dwelling District to “D-3” Office Commercial District for a 7.689 acre tract of land on the west side of I-35 and south of the Equine Medical Clinic. The property is currently projected for office commercial land usage on Edmond Plan III. The property north of the proposed tract is zoned “A” Single Family Dwelling District with a Special Use Permit for the Equine Medical Clinic. The property south and west is zoned “R-2” Urban Estate Dwelling District and contains the Henderson Estates North Addition. A 24” water main is located along the I-35 Frontage Road but there is no sewer for this property. No one appeared in objection.

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

AYES: Members: Moyer, Thrash, Moore and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #Z060014 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to Office Commercial Planned Unit Development Usage at 525 N. Jackson. (Mariana Inc. and Esperanza Real Estate Investments, LLC)**

Mariana Lloyd and Susan Binkowski are requesting that property south of Wayne west of Jackson be rezoned from Single Family to “D-O” and “C-3” PUD. The PUD is submitted because of the restriction to keep the existing Kivlehen house that was constructed in 1905 and remodel it as an office but preserving the historical appearance of the Victorian or Territorial style residence. The new construction will involve 9 apartment units. Architecturally, they will be compatible with the appearance of the “Kivelhen House” although they will be of a different scale. The property contain 33,600 square feet. The east west alley to the south has not been opened. The north south alley on the west is open and in use. The focus of this request is the retention of the “Kivelhen House”.

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

1. Infrastructure: The water and sewer lines in this are older and have not been recently replaced. Water lines will likely need to be upgraded for the fire sprinkler system

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required and/or the multi-family units. Some of the lines are undersized from the current city standards.

2. Traffic: There are no traffic counts on these local streets. This area platted as the normal Heights Addition contains the grid pattern of streets common to early plats and the traditional neighborhood arrangement of streets and lots.
3. Existing zoning pattern:
 North – “A” Single Family and “B” Two Family
 South – “A” Single Family and further south DRD
 East – “A” Single Family, “C-2” Multi-family and “B” Two Family
 West – “A” Single Family
4. Land Use:
 North – single family
 South – single family
 East – single family
 West – single family
5. Density: This is a small mixed use project. The multi-family will require 24,300 square foot of the land to be devoted to the apartments in order to stay within the “C-3” density. The house would be located on approximately 9300 square feet of land.
6. Land ownership pattern:
 North – 4 different owners
 South – a single ownership for the south half of the block
 East – two different owners
 West – two different owners
7. Physical features: 1905 home, trees have been planted in conjunction with the house. The lot is developed and graded as a residential building site.
8. Special conditions: The area is located within the Fraternity/Sorority District. The specific proposal is to convert the historical home into an office.
9. Location of Schools and School Land: The nearest elementary is Russell Dougherty, a select school.
10. Compatibility to Edmond Plan III: this property was not anticipated for a unique project as proposed. The area does have a mixture of zoning and uses.
11. Site Plan Review: A detailed site plan review will be required through the PUD.

Architect James Loftis presented this request and illustrated the brick veneer, two story apartment units, built like townhouses, that the applicants feel would compliment the remodeling of the house to its historical character. He indicated that the owner was trying to get national registry classification for the house but the PUD committed to the improvements. The house will not be removed and new office buildings built. The PUD limits the project to conversion of the house to no more than two offices, one being the real estate office.

Mrs. Snyder who lives on Lincoln opposed this rezoning. She did not feel the multi-family was appropriate. She said it would set a precedent for additional multi-family. She felt like the area

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was stable for single family and should have no new additional changes. Elizabeth Hall indicated she did not mind the house being converted to office but did not want multi-family and was concerned about additional multi-family north as far as Lincoln. Chairperson Cartwright asked about the utilities and City Engineer Steve Manek indicated the sewer line along the west was adequate to serve but new water lines would be needed. Kenneth Doyle also spoke in opposition indicating there would not be enough parking.

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

AYES: Members: Moore, Thrash and Chairperson Cartwright

NAYS: Moyer

The next item on the agenda was **Case #Z060015 Public Hearing and Consideration of rezoning from “A” Single Family to “D-3” Office Commercial Planned Unit Development District at 525 N. Jackson. (Mariana Inc. and Esperanza Real Estate Investments, LLC)**

Mariana Lloyd is proposing to convert the Kivlehen House built in 1905 on the southwest corner of Wayne and Jackson to a real estate office. Ms. Lloyd has talked with the Building Department and Fire Department at length based on the building code fire code requirements and ADA requirements to convert the house and yet retain the historical character. Ms. Lloyd is also trying to qualify for Historical designation through the State and/or Federal programs. This application does not include the option to remove the house and build a new office building. This is a Plan Amendment. Edmond Plan III could not have anticipated such a unique proposal; a PUD application has been submitted to qualify the conditions of the “D-3” zoning and the companion “C-3” zoning for this project. A similar approach was taken with the Twelve Oaks Restaurant located east of I-35 on Midwest Boulevard north of Sorghum Mill Road. That property is zoned “D-1” PUD and that case will probably be the only commercial zoning in that area of Edmond. While the immediate surrounding uses and zoning are for single family homes, the neighborhood or more general area is mixed to include places of worship, sorority houses, several duplex and garage apartments, retirement housing just over a block north. This location is in the Fraternity Sorority District which requires no zoning change for such a use. The subject house could be converted to a fraternity or sorority house without a change in zoning. Utilities in the area will need to be upgraded for these uses. There is a similar house on the south side of the block. If the above project is approved, it would be consistent to consider a similar proposal; however, it would not be recommended unless it was also a PUD matching the quality planned for the subject property.

Commissioner Moyer indicated he could not support the commercial use mixing into this area.

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

AYES: Members: Moore, Thrash and Chairperson Cartwright

NAYS: Moyer

The next item on the agenda was **Case #Z060016 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to High Density Residential and Commercial Services Planned Unit Development Usage at 525 N. Jackson. (Mariana, Inc. and Esperanza Real Estate Investments, LLC)**

Mariana Lloyd and Susan Binkowski are requesting that property south of Wayne west of Jackson be rezoned from Single Family to “D-O” and “C-3” PUD. The PUD is submitted because of the restriction to keep the existing Kivelhen house that was constructed in 1905 and remodel it as an office but preserving the historical appearance of the Victorian or Territorial style residence. The new construction will involve 9 apartment units. Architecturally, they will be compatible with the appearance of the “Kivelhen House” although they will be of a different scale. The property contain 33,600 square feet. The east west alley to the south has not been opened. The north south alley on the west is open and in use. The focus of this request is the retention of the “Kivelhen House”.

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

1. Infrastructure: The water and sewer lines in this are older and have not been recently replaced. Water lines will likely need to be upgraded for the fire sprinkler system required and/or the multi-family units. Some of the lines are undersized from the current city standards.
2. Traffic: There are no traffic counts on these local streets. This area platted as the normal Heights Addition contains the grid pattern of streets common to early plats and the traditional neighborhood arrangement of streets and lots.
3. Existing zoning pattern:
 - North – “A” Single Family and “B” Two Family
 - South – “A” Single Family and further south DRD
 - East – “A” Single Family, “C-2” Multi-family and “B” Two Family
 - West – “A” Single Family
4. Land Use:
 - North – single family
 - South – single family
 - East – single family
 - West – single family
5. Density: This is a small mixed use project. The multi-family will require 24,300 square foot of the land to be devoted to the apartments in order to stay within the “C-3” density. The house would be located on approximately 9300 square feet of land.

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6. Land ownership pattern:
 - North – 4 different owners
 - South – a single ownership for the south half of the block
 - East – two different owners
 - West – two different owners
7. Physical features: 1905 home, trees have been planted in conjunction with the house. The lot is developed and graded as a residential building site.
8. Special conditions: The area is located within the Fraternity/Sorority District. The specific proposal is to convert the historical home into an office.
9. Location of Schools and School Land: The nearest elementary is Russell Dougherty, a select school.
10. Compatibility to Edmond Plan III: this property was not anticipated for a unique project as proposed. The area does have a mixture of zoning and uses.
11. Site Plan Review: A detailed site plan review will be required through the PUD.

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

AYES: Members: Moore, Moyer, Thrash and Chairperson Cartwright
NAYS: None

The next item on the agenda was **Case #Z060017 Public Hearing and Consideration of rezoning from “A” Single Family to “C-3” High Density Residential and Commercial Services Planned Unit Development District at 525 N. Jackson. (Mariana Inc. and Esperanza Real Estate Investments, LLC)**

Susan Binkowski with Esperanza Real Estate Investments, LLC, is requesting 9 apartment units for the remainder of the portion of the block south of Wayne, west of Jackson. The east west alley through the block is not open and does not need to be opened as a public alley. Ms. Binkowski is planning units that would architecturally be compatible with the house. The 9 units are the maximum allowed based on the amount of land available (24,300 square feet) not including the office lot. The access to the dwelling units and the office building is from an interior driveway which will provide access for fire protection. Parking for the office building is located adjacent to the apartments on Jackson Street. Each apartment will also have a garage. The apartments are divided into two buildings, one 5 units and one 4 units. They would be two story construction with pitch roofs resembling the Kivlehen House. The north south alley will not be a vehicle access to the apartments, the east west alley is not planned to be opened

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

AYES: Members: Moore, Moyer, Thrash and Chairperson Cartwright

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NAYS: None

The next six items on the agenda were **Case #Z060019 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to General Commercial PUD Usage (10.47 acres) on the southeast corner of Sorghum Mill and Douglas. (Caliber Development Company, LLC)**

and

Case #Z060020 Public Hearing and Consideration of rezoning from “R-2” Urban Estate Dwelling District to “E-1” General Commercial PUD Usage (10.47 acres) on the southeast corner of Sorghum Mill and Douglas. (Caliber Development Company, LLC)

and

Case #Z060019 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to General Commercial PUD Usage (12.20 acres) on the northeast corner of Coffee Creek and Douglas. (Caliber Development Company, LLC)

and

Case #Z060020 Public Hearing and Consideration of rezoning from “R-2” Urban Estate Dwelling District to “E-1” General Commercial (12.20 acres) on the northeast corner of Coffee Creek and Douglas. (Caliber Development Company, LLC)

and

Case #Z060019 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to General Commercial PUD Usage (19.39 acres) on the southeast corner of Coffee Creek and Douglas. (Caliber Development Company, LLC)

and

Case #Z060020 Public Hearing and Consideration of rezoning from “R-2” Urban Estate Dwelling District to “E-1” General Commercial PUD (19.39 acres) on the southeast corner of Coffee Creek and Douglas. (Caliber Development Company, LLC)

Brian Coon representing Caliber asked that items #8, 9, 10, 11, 12 and 13 covering the commercial request at Sorghum Mill & Douglas, Coffee Creek and Douglas be continued indefinitely. The Planning Commission noted that this continuance would be noted in the minutes for these three Plan Amendments and three Rezoning.

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

AYES: Members: Moyer, Moore, Thrash and Chairperson Cartwright

NAYS: None

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The next item on the agenda was **Case #Z060019 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to General Commercial Planned Unit Development Usage (17.27 acres) on the northeast corner of Covell and Douglas. (Caliber Development Company, LLC)**

As a part of the overall 1240 acre project, Caliber Development Company is requesting four corners for commercial uses. This would establish the commercial zoning at the earliest point of development. There are no utilities available as is the case with the residential. Due to the Fire Department requirements, commercial construction will demand that at least water lines with adequate pressure be available. Commercial buildings have been constructed in Edmond not available to water. The Fire Department has recently required water storage tanks, pumps, water wells and sprinkler systems in such locations such as at Fairview Baptist Church and the Catfish restaurant at Waterloo and Broadway.

The amendment to the Edmond Plan III includes the following parcels:

- 10.47 acres southeast corner of Sorghum Mill and Douglas
- 12.20 acres northeast corner of Douglas and Coffee Creek
- 19.39 acres southeast corner of Coffee Creek and Douglas
- 17.27 acres northeast corner of Covell and Douglas

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

1. Infrastructure: There is no water and sewer lines available to serve these commercial parcels. Any water line extended could not be a dead end line. A looped water system from distribution lines near Air Depot and Covell to new water lines extended from the lake would be a minimum requirement. This general location may need to be the site for a water tower in the future to maintain adequate pressure. Title 21 Subdivisions does not discuss water assessment districts, private water systems or other non-public water distribution and supply systems as an option for development. The use of the aerobic systems on lots smaller than 40,000 square feet have been approved as variances or exceptions on a limited basis to determine their success. Septic tanks could be used for commercial uses on 60,000 square foot lots are larger subject to the Health Department approval which would be limited to uses not producing large amounts of waste water. Approval of commercial uses under the current Title 21 implies that development will occur at a considerable time in the future as utilities are generally extended by this developer or other development near this property. If variances are being requested to allow private water systems, that is an exception to the code and needs to be discussed as a specific item.
2. Traffic: No traffic counts are available for this area. The new transportation plan suggests that Post Road because of its potential connection into Oklahoma City or the metro area is the most appropriate major arterial street north and south, east of I-35.
3. Existing zoning pattern:

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North – “G-A” General Agricultural and “R-2” Urban Estates

South – “G-A” and “R-2”

East – “R-2”

West – “G-A”, “R-2” and “R-3”

4. Land Use:

North – rural residential

South – rural lots and agricultural

East – undeveloped

West – rural lots and agricultural

Approximately 18 years ago, Woodleaf Aero Estates was approved north of Sorghum Mill Road between Post and Douglas. A Special Use Permit was approved for a private air strip adjacent to the lots for each of the homes to house their own airplane. The city staff is not aware of any continued use of this private air strip.

5. Density: not a factor for the commercial usage (development adjacent to the commercial planned at 2871 homes).

6. Land ownership pattern:

North – large tracts and Woodleaf Aero Estates lots at 10

South – 5 and 10 acre tracts

East – large tract ownership

West – rural lots, Coffee Creek Estates 23 lots, Redbud Canyon 101 lots

7. Physical features: rolling terrain, native creeks and trees

8. Special conditions: none

9. Location of Schools and School Land: no public schools east of I-35, nearest school is Oklahoma Christian at Life Church

10. Compatibility to Edmond Plan III: requires an amendment, no commercial planned in this area

11. Site Plan Review: site plan required for all commercial sites.

Brian Coon commented that the project, other than the commercial parcels which the developer felt were needed after performing a land use study, was in compliance with the Edmond Plan. The density projected is only 2.3 units per acre when many additions have more density which is allowed by the zoning. Fifteen acres of open space has been set aside as a part of the project as well as detention. The developer understands the extension of utilities required for water and sanitary sewer lines. Easements were being sought for extension to the sewer. Discussions with Engineering and Public Works have taken place regarding connection to the Second Street water lines. Mr. Coon did indicate he had discussed several possible systems for sewer treatment with the city staff but the plans were to connect to the existing sewer system. Some of the additions may develop with septic tanks or larger lots since they are not part of the drainage system of the Coffee Creek Treatment Plant. Lift stations have been used in the past in such situations and that may be the solution.

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Commissioner Moyer indicated he was concerned about the commercial uses. Mrs. Myrtle Thomas spoke regarding protection of the Gower cemetery which is shown on the National Register of historical places. Terry Sparks spoke in opposition to this request due to the increasing density of the surrounding area and protection of the water supply. Mark Latham spoke in opposition about the 2800 homes proposed and the increase in traffic. Corey Gaines spoke in opposition this rezoning concerned about the size of the homes and access to Post Road. Vernon Graff spoke in opposition indicating that people had moved to East Edmond to be away from the urban uses and problems west of I-35. He indicated there would not be enough people to support any commercial uses. Mary Lolfborough lived on Sorghum Mill Road and her family has owned the property for 99 years and she was opposed to this because of the rural character and impact to wildlife. Herb Jones spoke in opposition indicating that additional homes or commercial is not needed. Karen Becker, Stonegate Addition, asked if Douglas and Post would be widened with this project. Russell Wantland, Redbud Canyon, spoke in opposition to the commercial zoning and the elimination of the Cross Timbers forested area. Henry Grishom asked if there was any study about the well density that is already in place. Ron Henry from Stonegate spoke in opposition noting a major impact on existing rural area. Marv Ashbaker indicated that the commercial should not be approved this close to existing residential. Chuck Dean indicated his wife opposed the project but he was for it in order to get city water in the area for fire protection and rating. He indicated the fire rates had tripled. Ronnie Williams with the ENA indicated it was desirable to plan large areas and that there had often been encouragement to identify commercial locations early in the planning but the commercial was not appropriate at the "E-1" level and that there needed to be more public input about general planning for the area. Bryan Coon indicated that the lots would be generally 12,000 square feet. Some lots would be smaller, but the overall density would be 2.3 units per acre. He indicated that he would amend the "E-1" PUD to allow only a grocery store, service station, convenience store as "E-1" uses and the remainder of the uses would be "E-1" at Covell and Douglas. He was also willing to limit the hours of operation. All of the other commercial was withdrawn to wait for the discussion of the Edmond Plan.

Commissioner Moore indicated he was concerned about the overall impact of this large scale project and could not support it at this time, there were too many outstanding questions. Commissioner Moyer indicated he thought the commercial at Covell was needed. Commissioner Thrash indicated she appreciated the overall design but was not in favor of the whole project due to the questions created by the large size of the project. Chairperson Cartwright agreed with Commissioners Moore and Thrash, indicating he could not support the project at this time.

Motion by Moyer, seconded by Thrash, to approve this request. Motion **denied** by a vote of 2-2 as follows:

AYES: Members: Moyer and Chairperson Cartwright
NAYS: Moore and Thrash

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The next item on the agenda was **Case #Z060020 Public Hearing and Consideration of rezoning from “R-2” Urban Estate Dwelling District to “E-1” General Commercial Planned Unit Development (17.27 acres) on the northeast corner of Covell and Douglas. (Caliber Development Company, LLC)**

Brian Coon representing Caliber Development is requesting four parcels for future commercial along Douglas. No multi-family or office is planned separately. Single Family uses would be adjacent. The developer plans a variety of lot sizes. Some may include single family density patio homes not unlike the variety of lot sizes and square footages in Coffee Creek. In some cases, there are open spaces adjacent to the commercial tracts. In three of the locations, the commercial is located along the entry road or collector street into the addition and access to the commercial could occur without using the arterial street except for the 19.39 acre tract at Coffee Creek and Douglas. Development of the commercial parcels will extend some time into the future since there are no utilities to serve the locations proposed.

Motion by Moyer, seconded by Thrash, to approve this request. Motion **denied** by a vote of 2-2 as follows:

AYES: Members: Moyer and Chairperson Cartwright

NAYS: Moore and Thrash

The next item on the agenda was **Case #Z060021 Public Hearing and Consideration of rezoning from “R-2” Urban Estate Dwelling District to “A” Single Family PUD (1063 acres) located south of Sorghum Mill Road extending south to Coffee Creek Road and continuing south of Coffee Creek Road to Covell Road. (Caliber Development Company, LLC)**

Brian Coon of Coon Engineering is representing Caliber Development Company in requesting a change from the Urban Estate size lots (60,000 sf) to Urban size lots for a large area of land extending south of Sorghum Mill Road to Covell Road. Bill Frankfurt originally rezoned the property to “R-2” Urban Estate anticipating the continuation of acreage lots from his original Coffee Creek Estates addition located on the southwest corner of Coffee Creek and Douglas. The overall gross density for the 2,499 homes planned on 1,063 acres results in 2.3 units per acre. The PUD includes a series of green belts, detention ponds and open space areas so the net density is approximately 3.6 units per acre. The PUD Design Statement agrees not to exceed 6 units per acre.

With this type of density, utilities will be required. The utility statement on page 3 #11 in the PUD indicates that water will be provided by the City of Edmond water mains. The nearest water line to this project is at Second Street and Post Road and that is a transmission line from the water plant to the water towers along I-35. A new distribution

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line may be required from the plant which is over half a mile south of Second Street. For a project this size, a looped water line will be required connecting water lines with existing distribution lines at Air Depot and Covell. There are no capital improvement projects, funding projects, strategic plans or programs available to install water lines necessary to serve this size project. The city does not extend utilities for service to individual additions. Utility extensions by the city are made to improve the distribution and transmission lines or other infrastructure required to operate the overall water system. It could be some time before water is more accessible to this location.

Regarding sanitary sewer, the developer proposes connection to public sewer mains with some of the larger lots using aerobic systems or a lift station would be required for the portions of the addition not within a gravity flow area. At this time, the City of Edmond has approved as a variance the use of aerobic systems on less than acreage lots for the Redmont Trace Addition and the Chitwood Farms Addition. Both of these additions have city water available so fire protection was standard with the higher density lots and the lots were approved at 22,000 sf or greater for the aerobic systems. There is one addition, Leavitt's North Park, with smaller lots (12,000 sf) platted prior to current subdivision codes with aerobic systems. There are other aerobic systems in Edmond but they are on the standard 40,000–60,000 sf acreage lot.

The Edmond Plan projected this area for single family. In both the 1999-2004 Edmond Plan III and Guide Text and in previous Plans as far back as 1984, the city was aware that the area of this request could be sewered by the Coffee Creek Wastewater Treatment Plant or at least a majority of the area. There was no water in the vicinity and the area continued to build in acreage developments. None of the previous plans have discussed limiting growth to certain drainage basins or requiring areas that could be served with water and sewer to plan for public utilities even if that meant delaying new additions for years until it became economically feasible to extend the utilities. Lift stations are discouraged in the Edmond Plan Guide Text but not absolutely prohibited. Sewage lagoons are prohibited. The current plan distinguishes between urban and rural with the rural lots not requiring public water and the urban densities requiring city services which the subdivision code directs will be done by the developer. Individual water or sewer studies may be required by developers to solve the level of service needs for the size of their project and this is where lift stations or looped water lines would be indicated as the appropriate design based on the impact of the project to the existing utility system.

Motion by Thrash, seconded by Moore, to approve this request. **Motion denied** by a vote of 0-4 as follows:

AYES: None

NAYS: Members: Thrash, Moore, Moyer and Chairperson Cartwright

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The next item on the agenda was **Case #Z060021 Public Hearing and Consideration of rezoning from “R-2” Urban Estate Dwelling District to “A” Single Family PUD (117.5 acres) located north of Covell Road west of Douglas. (Caliber Development Company, LLC)**

Brian Coon is representing Caliber Development requesting 117.5 acres north of Covell west of Douglas be rezoning to “A” Single Family. He proposes 383 lots developed with urban services of water and sewer to allow for smaller lots. The gross density for this project is 3.2 units per acre. The PUD Design Statement indicates that no more than 6 units per acre would be permitted which is approximately the maximum in “A” Single Family with 6,000 square foot lots. Both water and sewer will need to be extended off-site for this project. The owner is working on obtaining easements to access the sanitary sewer lines which follow the topography across the private property.

Other development in the area includes the Redbud Canyon Addition to the south containing 101 lots, the Creekview Addition to the southwest containing 20 lots, Tanglevine Addition to the west consisting of 20 lots and the Coffee Creek Estates Addition to the northeast containing 23 lots. The Edmond Plan has projected this area for single family.

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

AYES: None

NAYS: Members: Moore, Moyer, Thrash and Chairperson Cartwright

There was no New Business.

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

AYES: Members: Moore, Thrash, Moyer and Chairperson Cartwright

NAYS: None

Meeting adjourned at 8:21 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission