

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, September 4, 2012**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Barry K. Moore at 5:30 p.m., Tuesday, September 4, 2012, in the City Council Chambers at 20 South Littler. Other members present were Robert Rainey, Mark Hoose and Kenneth Wohl. Member Bill Moyer 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 August 21, 2012 Planning Commission minutes.**

Motion by Hoose, seconded by Rainey, to approve the minutes as written. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Hoose, Rainey and Wohl

ABSTAIN/NAYS: Members: Chairperson Moore

The next item on the agenda was **Case #U12-00002 and Case #SP12-00011 Public Hearing and Consideration of Specific Use Permit to include a Site Plan for a Reasor's grocery store on "D-1" Restricted Commercial PUD, located just over 1,000 feet east of Bryant Avenue and just over 750 feet north of 15<sup>th</sup> Street. (Sooner Land Company, LLC) This item has been continued until the October 16, 2012 Planning Commission meeting at the request of the applicant.**

Motion by Wohl, seconded by Hoose, to continue this request until the October 16, 2012 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Wohl, Hoose, Rainey and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #PR12-00015 Public Hearing and Consideration of Preliminary Plat of Inspirada, located on the north side of Covell Road, west of Asheforde Oaks and east of Autumn Ridge. (M& R Land Development, LLC)**

After the July 17<sup>th</sup> Planning Commission meeting, the Autumn Ridge residents contacted the City and indicated they had not received notice of the Preliminary Plat. Staff notified Blaine Sheffield, Engineer for the developer and he provided an updated ownership list and new notices were mailed on August 13<sup>th</sup> notifying of a September 4<sup>th</sup> Planning Commission meeting. Other than the fact that the Planning Commission has discussed this addition previously and there were recommendations connected to that approval, there is no change to the original submittal.

M & R Land Development, LLC is proposing a new Preliminary Plat for 62 single family homes on 15 acres. The lots are generally 60x101.87 feet or larger. The smallest lot is 6,000.21 square feet and some lots extend to 10,268 square feet. The streets are public.

90 feet of right-of-way has been aside on Covell as required for a parkway standard road and the developer plans to pay a fee in lieu of widening which has been the practice on Covell Road. The front setbacks are shown at 25 feet. The side yard setbacks will be 5 feet for one story homes, 8 feet for two story homes and a 20 foot rear yard will be required. A common area detention pond has been set aside on the north. A sanitary sewer line will be extended off site to the east and north to the Asheforde Oaks Addition to connect to the sanitary sewer. This sewer line will extend in to the backyard of the residents of Asheforde Oaks. The extension will be in a utility easement. An 8 inch water line has been extended throughout the addition.

When the Planning Commission discussed this matter, Martin Teuscher spoke indicating he would provide a brick wall along Covell Road. This wall would be setback further from the center line than the adjoining Asheforde Oaks wall. He also agreed to a brick column and sight proof fence along the boundary of the addition. The addition to the east is Asheforde Oaks, the addition to the west is Autumn Ridge. The land to the north is undeveloped and was discussed as another phase of Autumn Ridge involving zero lot line type homes. The Planning Commission also recommended that a 20 foot rear building line as required by the "A" Single Family zoning district be placed on the plat to give property owners prior notice of where accessory buildings can be placed in accordance with the code.

Motion by Rainey, seconded by Wohl, to continue this request until the September 18, 2012 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Rainey, Wohl, Hoose and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z12-00019 Public Hearing and Consideration of Plan Amendment from Suburban Office to Planned Unit Development, allowing flower shop, retail uses and a single family home located north of Danforth, west of the Homestead Shopping Center at 2625 West Danforth Road. (Kris and Tammy Kloxin)**

The Kloxin's own 2½ acres on Danforth, west of Santa Fe. The property was zoned "D-O" Office several years ago but has not been used for commercial. The owners plan to build a new home on the west side of the property which is not permitted in "D-O" Suburban Office but could be with the PUD zoning. The existing home would be converted to a florist, Designs by Tammy. There are some accessory buildings on the property. The Kloxin's have talked with the Homestead residents who asked that restaurants not be allowed with the PUD zoning. The PUD Design Statement allows other "D-1" uses and even leaves the possibility of specific uses in "D-1" if approved separately. A site plan would be required if the Plan Amendment and Rezoning are approved.

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

1. Infrastructure: City water is available along Danforth and is being extended in to the site for service by the home and will be required by the business. A fire hydrant is needed on the 8 inch line extended in to the property. The property is shown as being divided in to three lots with the smallest lot being 25,440 square feet. There are drainage detention areas on common areas on either side of this property, one for the Homestead Shopping Center and one for the Homestead addition. Sewer may have to be extended from across the street to the south.
2. Traffic: Danforth is already four lanes in front of this property. Based on the Master Transportation Plan, additional right-of-way will be needed for future traffic improvements. The property will have to be platted but the owners should consider the right-of-way with the PUD. A total of 70 feet of right-of-way from the center line of Danforth is required.
3. Existing zoning pattern:  
North – “A” Single Family  
South – “A” Single Family  
East – “D-1” Restricted Commercial  
West – “A” Single Family
4. Land Use:  
North – Developed Homestead addition  
South – Developed Pines addition  
East – Developed Homestead Shopping Center, including detention area  
West – Homestead common area detention area
5. Density: 1 home per half acre parcel
6. Land ownership pattern:  
North – Single family homes on approximately 9,600 square foot lots  
South – Single family homes on approximately 8,000 square foot lots  
East – Open space detention  
West – Open space detention
7. Physical features: Built environment, large commercial parcel
8. Special conditions: None
9. Location of Schools and School Land: Not applicable
10. Compatibility to Edmond Plan: While this parcel is adjacent to developed single family on two sides, the land to the east is zoned commercial. With an acceptable PUD Master Plan and Site Plan, additional retail is not a substantial change.
11. Site Plan Review: Will be required if the rezoning is approved.

Mark Farris and Kris Kloxin were in attendance representing the application. Kris Kloxin identified that the existing house was 2,500 square feet and he would be adding 800 square feet on to the house. He indicated the existing barn and storage buildings would be used as accessory buildings to the dwelling. He talked to the neighbors and the only use they did not want was a restaurant. Commissioner Rainey asked about what other uses would be a problem in this district. Staff mentioned that Specific Use Permits-convenience store, service station, car wash, liquor store, grocery store were too intense compared to the scale being discussed by Mr. Kloxin. Chairperson Moore was also concerned about a pet store with boarding, music store, auto supply store, specialty food store or bakery. The uses mentioned should be excluded, allowing for the home office uses, a florist and light retail in "D-1". Mr. Kloxin agreed to exclude those uses. Commissioner Wohl asked if the driveway would be shared with the home and business. Mr. Kloxin said the drive would be shared. Commissioner Hoose asked about the need for the second driveway. City Engineer Steve Manek indicated there was very light traffic based on the proposed business and there was no need for a second driveway violating the 325 foot separation standard. Ed Moore with the Edmond Neighborhood Alliance said this would be starting something new. He asked what would happen if the business closes in the future, what uses could be expected should this revert to "D-O". Beth Lamey of 1216 Pine Forest in the Pines addition to the south indicated there had been no meeting with their neighborhood and she was concerned about what else could occur other than a flower shop. Mr. Kloxin indicated this was a unique situation where his family wants to live near the business so the home will blend with the remodeled house on the property. He has no room to expand at his current location. The second drive was needed for better circulation but he understood would have to get a City Council variance. He indicated he may ask the City Council but is willing to work without the second drive at this time. He indicated his family worked with him in the business and the intent is not to make the location in to a strip shopping center and Designs by Tammy had been operated for 15 years and it is time to upgrade the business. He indicated living in close proximity would be convenient and would work to provide an attractive appearance for the business. He indicated development on the easternmost lot is not known at this time and that is why he is willing to accept the Planning Commission recommendations, fitting a very limited use. Commissioner Wohl asked if the pool would be used. Mr. Kloxin indicated the pool would be removed. Commissioner Hoose asked if the 3<sup>rd</sup> lot could be kept as "D-O" Office. Mr. Kloxin agreed.

Motion by Rainey, seconded by Hoose, to approve this request subject to the following conditions: the following uses are prohibited-convenience store, service station, car wash, liquor store, grocery store pet store with boarding, music store, auto supply store, specialty food store or bakery; No second driveway but recognizing the applicant may request a variance in the future and a limit of "D-O" level office for Lot 3. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Rainey, Hoose, Wohl and Chairperson Moore  
NAYS: Members: None

The next item on the agenda was **Case #Z12-00020 Public Hearing and Consideration of Rezoning from "D-O" Suburban Office to Planned Unit Development, located north of Danforth, west of the Homestead Shopping Center**

**at 2625 West Danforth Road. (Kris and Tammy Kloxin)**

Mr. & Mrs. Kloxin own 2½ acres on Danforth south of the Homestead addition and west of the Homestead Shopping Center. The net area for development is 2.1 acres. The PUD uses include one new single family home, converting an existing house to a florist, Designs by Tammy and adding on to the house and installing new parking. The eastern lot could be an addition to the business at a later date. The house would be located on 25,440 square feet and the business would be located on 66,735 square feet. Water will be extended to the site and will be needed for fire protection and domestic service. Sanitary sewer needs to be extended.

Other uses in the “D-1” District are stated as uses permitted. This could include auto supply, convenience goods, ice cream store, appliance sales and other retail uses not consistent with the scale of converting an existing house to a florist. Specific uses are listed as possible uses also although they require additional approval. Staff suggests that some uses in addition to restaurants be prohibited. Adding what is proposed in the PUD is not a significant increase to the retail that is in the area.

The PUD identifies two driveways on Danforth, which would require a variance from the driveway separation standard; that decision would be made by the City Council. It is recommended that the PUD Design Statement be changed to exclude the two driveways. It should also be understood that no outdoor display or storage is permitted with this use, which would include the addition of greenhouses, nurseries, etc. That type of use would be much greater than “D-1” level zoning.

Motion by Hoose, seconded by Rainey, to approve this request subject to the following conditions: the following uses are prohibited-convenience store, service station, car wash, liquor store, grocery store pet store with boarding, music store, auto supply store, specialty food store or bakery; No second driveway but recognizing the applicant may request a variance in the future and a limit of “D-O” level office for Lot 3. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Hoose, Rainey, Wohl and Chairperson Moore

NAYS:Members: None

**The next item on the agenda was Case #ES12-00005 Public Hearing and Consideration of a partial easement closing at 1608 Durham Court in the Thornbrooke Village Addition. (Steve and Jennifer Cole)**

Mr. and Mrs. Cole would like to build a swimming pool in their backyard in the Thornbrooke Village Addition east of Bryant Avenue, approximately one-half mile north of 33<sup>rd</sup> Street. Before applying for a building permit, they have measured the dimensions of the pool for the backyard area and determined that if six feet of additional space could be set aside, the pool they planned will fit. There is a sanitary sewer line in some of the easement. Mr. Cole met with City of Edmond utility line maintenance to locate the exact alignment and judge whether some of the easement could be closed. The utility line maintenance personnel have stated that they have no objection to six feet of the 15 foot wide easement being closed. This house backs up to Thornbrooke Boulevard and that

right-of-way area, along with the remaining nine feet of utility easement will allow for maintenance and operations of the sanitary sewer line on the north side of Thornbrooke Boulevard. Private utility companies have been notified and an agreement with AT&T will be needed. Property owners within 300 feet have also been notified, even though their properties are not directly affected by this request.

Mr. Cole was in attendance. He submitted a letter from AT&T indicating they were withdrawing any objection.

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

AYES: Members: Hoose, Rainey, Wohl and Chairperson Moore  
NAYS: Members: None

The next item on the agenda was **Case #PR12-00019 Consideration of Final Plat for Carsmetics Auto, located at 3701 South Broadway. (Fred Krapff)**

Fred Krapff is requesting Final Plat approval. This location on South Broadway consists of 0.93 acres and one commercial lot. The final plat provides for the utility easements needed for Edmond Electric. There will be no drive opening on this 130 feet of frontage. There is a shared access easement immediately south of the property. A site plan has already been approved and the building is nearing completion. Detention is handled off-site to the southwest on the Commonwealth Investments property, who was the original seller. The plat is in order for approval.

The applicant was in attendance. No one appeared in objection.

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

AYES: Members: Wohl, Hoose, Rainey and Chairperson Moore  
NAYS: Members: None

There was no New Business.

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

AYES: Members: Hoose, Rainey, Wohl and Chairperson Moore  
NAYS: Members: None

Meeting adjourned at 6:10 p.m.

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Barry K. Moore, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission