

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, May 8, 2001**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, May 8, 2001, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, and Elizabeth Waner. Commissioner Dyke Hoppe was not present. Present for the City were Robert L. Schiermeyer, City Planner; Marcy Hunt, Assistant City Planner; Steve Manek, Director of Engineering; Kristi Anthony, Planning Technician; Jan Fees, Community Connections Coordinator; Sherri Irving, Water Resources Director; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the April 17, 2001, Planning Commission Minutes.

Motion by Waner, seconded by Moyer, to approve the minutes as written. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Amending Edmond Plan III from Single Family Dwelling and Suburban Office to Restricted Commercial Planned Unit Development Usage on the northeast corner of 33<sup>rd</sup> and Bryant, 19 acres. (Winchester Development LLC)**

This item was continued to June 19, 2001, at the applicant's request.

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "A" Single Family Dwelling and "D-O" Suburban Office to "D-1" Restricted Commercial Planned Unit Development Usage on the northeast corner of 33<sup>rd</sup> and Bryant, 19 acres. (Winchester Development LLC)**

This item was continued to June 19, 2001, at the applicant's request.

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "A" Single Family Dwelling District to "D-O" Suburban Office District at 809 S.E. 33, 905 S.E. 33, 907 S. E. 33, 1109 S.E. 33 and 1217 S.E. 33. (Donald J. Boyce, Mr. and Mrs. Everett Wright, Jerry Grant, Jim Hill and Noel W. Carey)**

This item was continued to May 22, 2001, at the applicant's request.

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance to close a portion of a utility easement at 2709 Spyglass Hill Road, Fairfax Estates. (Gary Van and Janet E. Rabb)**

This item was continued to June 5, 2001, at the applicant's request.

Planning Commission agenda was a **Public Hearing and Consideration of an Ordinance to** 75  
 May 8, 2001 **close a portion of a utility easement west of Second Street and Bryant, Universil**  
**Sooner Investments)**

John Combs, representing Sooner Development, is requesting that a ten-foot utility easement, originally provided for electrical improvements, be closed. This easement was provided in the

past to make the proper electrical loops in this service area, although ChappelWood is served from Bryant. The ChappelWood Financial building is scheduled to be demolished for the Lowe's Home Improvement Center. The easement is no longer needed and new easements will be provided with the University Plaza East Addition.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of a partial easement at 6516 Oak Heritage Trail Lot 18, Block 113, The Reserve at Oak Tree. (Matt Gee)**

Mr. Matthew Gee has purchased a home in The Reserve at Oak Tree east of Kelly and south of Waterloo Road. There is a side yard encroachment on the south side of the lot into a 10 foot wide utility easement. A portion of the two story brick home, roof overhang and the concrete pad for the air conditioner extend into the easement. The greatest encroachment into the easement is 5.79 feet and that includes the air conditioner compressor pad. The building permit was issued on January 6, 1999, and the site plan illustrated an 8 foot setback on the south property line. A 10 foot setback should have been required due to the utility easement. There is a 20 foot easement east and west along the south of this property but 10 feet of the easement is on Lot 19 and 10 feet on Lot 18. The building was approved for occupancy on August 22, 2000, to Acuity Homes. There is an existing sanitary sewer line in the north 10 feet of the easement across the subject property. There is a manhole in the right-of-way on Oak Heritage Trail and another manhole on the far east side of the lot. Sherry Irving, Director of Water Services, has recommended denial of the closing because of the location of the sanitary sewer line and the minimum space needed to maintain the line in the future. Twenty foot is the minimum space needed for the equipment necessary to excavate the easement should that be necessary; but that is compounded by the fact that the sanitary sewer line is in the north 10 feet and there is a water line in the south 10 feet. There is a minimum separation requirement between water lines and sewer lines or increased design improvements to meet Health Department standards. The Utility Line Maintenance Department must have adequate space to meet safety requirements in the event the utility easement needs to be excavated.

Bob Schiermeyer identified the following as advantages: 1) Clear title of building encroachment of 5.79 feet for Matthew Gee ownership; 2) Easement description includes only the encroachments including the brick wall, overhang of the eave and the concrete air conditioner pad along the 35 foot distance of the actual encroachment, not the entire north 5.79 feet of the easement.

Bob Schiermeyer identified the following as disadvantages to closing the easement: 1) Reduces a 20 foot easement width to 14.21 feet along a portion of the easement; 2) Location of existing sewer line in the north part of the easement compromises the space available to work on the sewer; 3) There is a water line in the south portion of the easement which would require encasement of the water line due to the horizontal proximity of sewer and water lines in the same location. 76  
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line to the south part of the easement is a problem because of this fact.

Steve Murdock, City Attorney, explained that a portion of the house overhangs and extends into the easement. He stated that an agreement had been negotiated whereby Matt Gee would sign an agreement to hold the City harmless for any damages incurred while access the easement. The City would then close the specified portion of the easement which will enable Matt Gee to have clear title.

Matt Gee stated that he cannot move the house, nor can the City be expected to move the line. He explained that the language of the agreement is a compromise. He clarified that he will hold the city harmless for damages resulting if and when the line must be accessed.

Motion by Moyer, seconded by Cartwright, to approve this request. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance to close a portion of a public utility easement at 1709 Boomer Trail. (Ron and Kristen Squires)**

Kristen Squires is requesting approval to close 3 foot of a 15 foot wide utility easement at 1709 Boomer Trail in the Olde Towne III Addition. The 3 foot closing is to allow for the in-ground pool to be constructed in the northern part of the easement. A deck area does extend further into the easement including an extension over the under ground drainage pipe adjacent to Olde Waterfront. The Squires were hoping that the concrete for the deck could extend into the easement as a surface structure without requiring closing of a majority of the easement or affecting the drainage collected as a part of the storm sewer system and being directed below a portion of their lot.

This lot backs up to a creek area and a portion of the homeowners' common area, Lot D, in the Olde Towne Addition. The retaining wall in the rear yard of the property will be modified to allow for the pool and deck area. The yard will be leveled for the pool construction where it currently slopes off towards the creek. There is a sanitary sewer line in the easement and all of the 15 foot easement is on the Squires property. The yard is fenced with a wrought iron type fence.

There is also a 12 foot drainage easement parallel to Olde Waterfront collecting water from the intersection of Boomer and Olde Waterfront and directing it in a storm water pipe to the creek. The Squires were hoping that the deck area adjacent to the pool would be a structure that would be acceptable on the surface of the lot so they have not planned to close any portion of the drainage or utility easement on the west side of the property. The best practice is that none of the deck, patio around the pool or pool equipment extends into any utility easement.

Bob Schiermeyer identified the following as an advantage to closing the easement: 1) For the property owner, this allows for the pool and deck area to be constructed in the back yard. Bob Schiermeyer identified the following as disadvantages to closing the easement: 1) Limitation of space to maintain the sanitary sewer line along the south side of the lot next to the creek; 2) Extension of pool and deck area substantially into the utility easement at the back of the lot and over the drainage pipe at the side of the lot. This would adversely affect maintenance and Planning Commission efforts. Damage to homeowner improvements would occur in maintaining  
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Sherri Irving, Water Resources Director, stated that the Utility Line Maintenance Supervisor has identified the sewer line four feet inside the fence. She added that the fence appears to be over the water line. She explained that the sewer line is approximately nine feet deep and is completely within the easement.

Mrs. Squires stated that she understood the sewer line to be outside of the fence line. She added that 19 feet of greenbelt lies behind the fence and could be used as a staging area if the

sewer line must be accessed in the future. She said she did not feel closing a portion of the easement would set a bad precedent.

Commissioner Woods expressed concern about any liability that would come the City. He acknowledged that Mrs. Squires would sign an agreement holding the City harmless for damage to the decking. However, he questioned why the pool itself was not included in the agreement. He explained the technique involved in trenching and further stated that the proposed proximity of the pool to the sewer line creates need to hold the City harmless for any damage potential damage to the pool.

Mrs. Squires stated she would sign an agreement holding the City harmless for damages to the decking and/or pool should the City need to access/maintain the utilities in the easement.

Commissioner Waner confirmed that a signed agreement had been submitted whereby the Homeowner Association agreed to dedicate the necessary additional easement in the greenbelt behind Mrs. Squires property. Commissioner Waner expressed concern about closing a portion of the easement. She stated that the easement closing requested by Matt Gee was the result of an accident. She questioned why the Commission would put the City in the position of having a problem. She spoke of the responsibility to plan well. Bob Schiermeyer added that it is uncommon to allow permanent improvements in an easement.

Commissioner Cartwright spoke of the open area behind Mrs. Squires property. He stated that the City would receive additional easement to compensate for the loss created by closing a portion of the existing easement.

Motion by Cartwright, seconded by Moyer, to approve this request contingent on: 1) the Homeowner Association dedicating adequate additional easement in the greenbelt, and 2) Mr. And Mrs. Squires signing an agreement to hold the City harmless for any damages to the pool and/or decking that may occur as a result of maintaining utilities in the easement. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Consideration of deed certification for a half acre parcel located on the west side of Santa Fe north of Charles Vision Center, south of Williamsburg Boulevard. (John Alexander)**

John Alexander is requesting deed approval on a 21,250 square foot lot south of his office | Planning Commission south of West Edmond Road and north of Charles Vision Center. 78  
i May 8, 2001 his small office area east of the Colony at Williamsburg. The lot has 00  
feet of frontage on S. Santa Fe and will not qualify for a drive approach, due to the narrowness of  
the lot. There is a cross access easement connecting Charles Vision Center and the  
Williamsburg office building with this lot. City water and sanitary sewer are adjacent to this parcel  
and it is not located within a floodplain. The land to the north and south is zoned "D-O" Suburban  
Office; the land to the west is zoned "C-2" Multi-Family PUD. A service drive and fire lane is also  
established at the west side of the lot connecting all three lots with Williamsburg Boulevard and  
Santa Fe.

Andy Anderson, resident of the Colony at Williamsburg and a Board Member of the Homeowner Association, expressed opposition to the approval of the deed certification. Mr. Anderson spoke of the unresolved drainage concerns resulting from the Charles Vision Center and other

commercial property owned by Mr. Alexander. He encouraged the Commissioner to not take action that would accommodate additional construction until the drainage issues are resolved to the satisfaction of all parties. Mr. Anderson described his interaction with city staff regarding drainage. He stated that the Engineering Department has committed to studying the drainage. However, final calculations have not been completed at this time. Mr. Anderson requested that the Commission reserve action until Engineering can complete its study.

Ronnie Williams of the Edmond Neighborhood Alliance referenced a letter written by the Planning Department dated March 23<sup>rd</sup>, 2001 regarding attempts to resolve the drainage concerns of the Colony at Williamsburg. Mr. Williams added that Mr. Alexander made commitments to the Planning Commission and City Council that the commercial would pay its fair share of cost associated with detention that is currently provided as part of the Colony at Williamsburg Second Addition plat. Mr. Williams requested that the Commission hold Mr. Alexander responsible for fulfilling the commitment made to the Planning Commission and City Council.

Ronnie Williams stated that the proposed agreement submitted to the Colony by John Alexander was unacceptable. He stated that in the proposed agreement, the term maintenance is defined to exclude one of the largest expenses, which is the removal of silt. Mr. Williams maintained that an acceptable agreement should be reached before approving additional items.

John Alexander stated that when the Charles Vision Center was presented to the Planning Commission, he did agree to share in the cost of maintenance of the detention pond. He explained that he had prepared an agreement, however, the HOA was dissatisfied. He further added that the HOA has not clearly iterated exactly what is dissatisfying about the proposed agreement. He stated that he did not believe the drainage concerns were related to his request for deed certification.

Bob Schiermeyer stated that the subject tract of land is the last building site. Following deed certification approval, the next step would be site plan approval.

Lax Godhania, representing the applicant, stated that the commercial does not drain toward the ponds. Rather, the commercial drains directly to Santa Fe and then into the creek. Mr. Godhania stated that the ponds were designed to "over detain" water in order to compensate for no detention on the commercial sites.

Planning Commission May 8, 2001 it there is a small area of Deerfield that drains to the North. He exp<sup>79</sup> anneled in the fire lane, which has helped to alleviate drainage concerns

Commissioner Woods expressed concern about an agreement not having been reached between the Colony and Mr. Alexander. Commissioners Waner, Moyer, and Cartwright requested a staff review of drainage before making a decision to divide land.

Mr. Alexander requested a two week continuance in order to allow staff adequate time to review the drainage. He requested that the City complete the study by next week.

Motion by Cartwright, seconded by Waner, to continue this item to May 22, 2001. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Consideration of request for Deed Certification for three parcels on Habben Way located east of Metro Church on the south side of Second Street. (Reeves)**

Brian Coon is representing the Reeves family in requesting deed certification for three parcels on the south side of Second Street east of Metro Church. This land is zoned "L-1" Lake Residential with a minimum lot size of 2.5 acres. Habben Way is a private street extending south from Second and there are two addresses already established, one at 301 Habben Way and 320 Habben Way. There are two houses on the land and another family member is planning to build a third house on the far south side of the property. The main house would be located on the 4.448 acre tract and the second house is already on Tract A, 2.25 acres. A new building site, Tract C, would be located along East Second Street and there are no plans for that 2.5 acre tract at this time. All of these properties will continue to develop with septic tanks and water wells. There is adequate room to build homes out of the floodplain. Arcadia Lake is immediately south of this property. There is a floodplain adjacent to the eastern portion of this property. Two additional homes will represent the completion of the maximum density allowed on this original Habben property based on the Arcadia Lake sub-area plan.

The public expressed no comments or concerns.

Motion by Waner, seconded by Cartwright, to approve this request. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Consideration of a request for deed certification located on the south side of 9<sup>th</sup> Street between the Bryant Nursing Center on the west side and LeCour Office Park on the east side. (Edward Lee)**

The applicant withdrew this item.

The next item on the agenda was a **Consideration of Preliminary Plat of Stonebrook II of Coffee Creek located west of Boulevard, one-quarter mile north of Coffee Creek Road. (Bob Turner)**

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May 8, 2001 Preliminary Plat approval of Stonebrook II consisting of 43 lots on 12<sup>80</sup> acres. The lots are generally 63 feet by 110 feet or 6,930 square feet. This is part of a PUD and the setbacks will be modified to 20 foot front yards. These lots will be a little larger than the lots to the south in Stonebrook I. The Villas portion of Coffee Creek is immediately north and Shortgrass Road is to the west which now connects to Coffee Creek Road. No access is planned to Boulevard to the east. A new water line has been contracted by the City of Edmond to connect Thomas Drive with Shortgrass and the new water wells in Mitch Park will add additional supply for this general area. All streets in this project are public. This development does not include a gate.

The public expressed no comments or concerns.

Motion by Moyer, seconded by Cartwright, to approve this request. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval to convert a dwelling to a business at 1725 E. 15<sup>th</sup> Street. (ChappelWood Investment Corporation)**

Recently, the Planning Commission and City Council approved a new office building to be constructed at 1725 E. 15<sup>th</sup> Street northwest of the Turtle Creek offices. There was a single family house on the property that was discussed being remodeled, but there were no plans on how that would be done to accompany the new office building. Since that time, Don Hildebrand has prepared an elevation plan and floor plan on converting the house into offices and meeting rooms. The existing house is approximately 1800 square feet. The original site plan does not change for this remodel. The location of the house was always shown on the plans and was taken into account in meeting fire codes, building separation, circulation and drainage/detention or impervious surfacing requirements. The following summary identifies the status by subject (most of the information applicable to the house is the same as the original site plan):

The property is zoned "D-O" Suburban Office. The proposed uses are a training area and offices totaling 1800 square feet. There are no sensitive borders. Turtlecreek Commons is located to the east and one additional home on a large lot (subject to being changed to office). The house to the west is also projected for office zoning. Office zoning is in place to the south across 15<sup>th</sup> Street. The subject building is setback 500 foot from the center line of 15<sup>th</sup> Street, 50 foot from the west property line, 20 foot from the east property line and 500 feet to the north property line. There are no existing easements. The owner proposes to maintain a septic tank. An additional phase of the project may justify a sanitary sewer extension. A new water and fire hydrant is being extended onto the site and a utility easement will be needed. Electric service will require a new utility easement and a 17 foot right-of-way along 15<sup>th</sup> will be needed if not previously granted.

The roof on the house will be re-done and new windows will be installed that are more commercial in character. A wainscot of stone matching the main office building will be added on all four sides and E.F.I.S. will be used on the remainder of the exterior wall to the eaves and around the windows. The square footage of the previous house will not change. A new kitchen will be added and the fireplace will be retained. All of the interior wiring and fire code

Planning Commission ADA standards, will be met.

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with pitched roof, the mechanical equipment will be located on the ground. Pole lights will not be used, only building lighting. No sight-proof fencing is required and none is planned at this time. 26 spaces have been provided, only 20 are required. The property is 163 feet in width. The one ground sign allowed is 6 feet tall, up to 54 square feet and will need to be located near the center of the property. Mr. and Mrs. Woods have identified which trees will remain and marked them in green on the site. The lot area is 38,000 square feet. The ten percent required landscape area equals 3,800 square feet, 75% is in the front. A minimum of 304 plant units are required, of which 122 plant units are required to be evergreen. Seventeen existing trees in the front will be removed for the building and/or driveway and 13 of the large pine trees and/or oak trees are marked to remain. The existing trees are specimen trees and they are intended to count for all the required plant units. The Commission may wish to visit the site. It appears that all the trees to be saved are at least a 10 inch caliper. The detention area in the southeast corner of the property is not intended to cause any of the tree removal. There will have to be care taking with the construction and grading of the detention area.

There are 2 driveways serving the house at this time. The eastern most drive will be closed. Only one drive along the west side of the property will be improved to a commercial standard to access the building. The Fire Department has reviewed the plans and based on building

setbacks, the addition of a fire hydrant to access the back or north portion of the building. Construction of an 8 inch water line on the west side of the property and the sealed surface paving on the north for fire lane accessibility, the new office building complies. A dumpster pad has been located in the northeast corner of the property. If an enclosure is used, the turn around area needs to comply with Sanitation Department requirements. Drainage/detention will be located in the front of the property in the southeast portion of the front yard.

Commissioner Cartwright commented on the quality of the conversion and commended the applicant for asking for no variances.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Consideration of the Final Plat for Senior Residences of Edmond located on the north side of Ayers, west of Redbud Square, 350 feet west of Bryant and east of the Highland Park Baptist Church and south of Kingston.**

Earnest Isch is representing the owners in requesting Final Plat approval of the Senior Residences PUD project. This property is platted as the Highland Park Block 1 Addition, but would be replatted with this new project. Redbud Square and childcare center are located to the east, Kingston is located to the north, Highland Park Baptist Church is located to the west. Hortense Avenue has been closed along the west side of this property and North Street along the north has never been opened. The property contains 4.353 acres. The 42 units planned would establish a density of 9.6 units per acre, below the "C-3" PUD density. Access to the project will be from one private drive approach on Ayers. All of the internal access will be fire lane but will be maintained privately. A public sanitary sewer line will extend through the development and there's actually an existing easement for sanitary sewer purposes. The water line will follow the fire lane alignment in a 15-foot wide utility easement. Drainage will also be completed to meet Title 22 but will be maintained privately. The plat contains one lot and one block. All the units ... Planning Commission representing the developer, stated that the final plat is the same as the May 8, 2001

Motion by Cartwright, seconded by Waner, to approve this request. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of the Multi-Family Residential Site Plan for Senior Residences of Edmond located on the north side of Ayers, west of Redbud Square.**

The property is zoned "C-3" Multi-Family Planned Unit Development. The proposed use is Multi-Family, limited by the PUD to 42 units. The sensitive borders standards apply according to Code to commercial projects adjacent to residential. There is a 31-foot setback from the property line on Ayers, 21 feet from the west property line next to Highland Park Baptist Church, 21 feet from the east property line next to Redbud Square and 31 feet from the north property line next to the 30 foot right-of-way for the unopened portion of North Street which is just south of Kingston.

The exterior of the duplex and four-plex dwellings are a combination of brick and siding. The building is approximately 50% brick and 50% siding. The roof is an 8/12 pitch, composition shingle. The buildings are one story approximately 18 feet to the peak of the roof. All air



conditioners will be placed on the ground because of the pitch roof construction. The light poles are a maximum of 20 feet in height. No fencing is planned. Only one ground sign is allowed at a maximum of 54 square feet. Eight feet in height is allowed for residential entry sign. A variance was approved to allow 1.25 cars per unit rather than 2 per unit because of the senior customers living in the units. Financing for the project restricts it to senior residence.

The lot area is 190,393 square feet. The ten percent required landscape area equals 19,039 square feet. A minimum of 1,523 plant units are required, of which 609 plant units are required to be evergreen. The applicant is proposing to provide 113,099 square feet of landscape and lawn area. The applicant is proposing to provide 1,854 plant units of landscaping, of which 1,291 plant units are evergreen. The applicant will provide landscaping around the base of the sign. The applicant will also provide tree wrap for all deciduous trees.

One drive on Ayers is the only public access to this property. There is a loop driveway, which will serve as a fire lane accessing the fire hydrants within the minimum separation to all living units. The Fire Department has approved the plans subject to the fire hydrants and fire lane. Refuse enclosures have been moved in accordance with Sam McNeiland's recommendations. One was moved off the sewer line. The proposed project meets Title 23 Drainage Standards. Ernie Isch, representing the developer, stated that the applicant has agreed to all the Fire Marshal's requests. He further stated that 24 trees, inclusive of oaks and cedars ranging from 6 to 24-inch caliper, will be saved.

Keith Swanson of the Kingston Homeowner Association stated that the HOA has no major objections to the project. He stated that the applicant was agreeable to clearing the underbrush in the North Street ROW. However, Mr. Swanson requested that brush not be cleared at this time. He asked that the applicant contact the HOA before performing any work in the North Street ROW. Specifically, Mr. Swanson wanted the HOA and the applicant to agree upon the degree of underbrush will occur.  
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Motion by Cartwright, seconded by Waner, to approve this request. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Amending Edmond Plan III from Single Family Dwelling Usage Planned Unit Development to Suburban Office Usage located on the northwest corner of Locust Lane and Bryant Avenue. (Keas Plaza)**

The "D-O" Suburban Office Zoning allows the following:

- Any use permitted in the "A" Single Family Dwelling District
- Office buildings in which no activity is carried on catering to retail trade with the general public and no stock of goods is maintained for sale to customers, except for a pharmacy or optician which are located within a clinic and have no visibility from adjacent street. These uses shall include but shall not be limited to: doctors, dentists, lawyers, architects, engineers, accountants, and photographers, provided; however, that this shall in no way be construed as permitting undertaking establishments and funeral homes.
- Buildings and structures and uses customarily incidental and accessory to the above uses.

- Savings and loans, Banks and other similar financial institutions including self-serve, automated facilities.
- Veterinarian's office, provided that there are no outside pens, kennels or other materials stored outside the confines of the building and provided that no activities are conducted outside the confines of the building.

City water is available along Bryant and will need to be extended to the west property line when this property develops. City sewer is located to the north and will need to be extended for any development of the property. 17,200 vehicles per day travel on Bryant. Locust Lane is a rural residential street and would need to be upgraded to curb and gutter for office development. The existing zoning pattern is: North - "A" Single Family; South - "D-O" Suburban Office District; East - "A" PUD; Northeast - "A" Single Family; West - "A" Single Family.

The existing land use pattern is: North - Single Family detached home, Cedar Ridge; South - Single Family home, Fisher Hills; East - Platted as Thornbrooke Village, homes under construction; West - Single Family home, acreage lot, Fisher Hills. The subject property has one owner, James Keas. The parcel size is 86,568 square feet or 1.96 acres (305 feet by 208 feet). The lot has remained vacant since original development; existing trees are scattered through the site, the area of the lot has been fenced and has been used as a private picnic area.

The nearest school is Cimarron Middle School, south of 33<sup>rd</sup>, west of Bryant. Substantial traffic is generated by the school. The addition of office on this 1.96 acre tract north of Locust Lane, west of Bryant, is an appropriate extension of the office zoning in place to the south. There would be a reasonable compatibility to extend office for this tract. The fact that the lot sides on Locust Lane Planning Commission al deterrent to additional office since the lot to the south, which is already  
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erty on Paddock Lane.

The request is for "D-O" Office Zoning and at this location, the roof line, height of building, landscaping, setbacks next to residential on the north and west, the exterior materials on the building and site improvements should be carefully addressed on the site plan. All EFIS exteriors would not be characteristic to the area, neither would a flat roof on the building. Appropriate setbacks and landscaping in the yard setback areas would establish the most compatible character. The drainage detention area should be an emphasis for landscaping materials and the parking lot should be flexible as to location for the purpose of preserving the most mature trees.

Terry Kerr, representing stated that no site plan had been developed at that time. He further stated that no specific business is anticipated other than an office use. Nancy Nelson, resident to the North of the subject property, expressed reservations about the request for rezoning without having plans submitted. She stated that there is not natural separation between the proposed use and the surrounding residential. Nila Roak, President of the Forrest Oaks Homeowner Association, confirmed that no multi-family uses are permitted in "D-0" Suburban Office. Bob Schiermeyer explained that while "A" Single Family is a permitted use in "D-0", multi-family is not. Beverly Terry with the Fisher Hills Homeowner Association spoke of development requirements that are currently required of this site in the PUD Design Statement. She stated that rezoning to "D-0" would relieve the applicant of having to meet the requirements outlined in the design statement.

Commissioner Cartwright questioned why this proposal was not submitted as a PUD when the existing zoning is a PUD. Will Johnston, representing the developer, explained that it took 2 ½

years to obtain the existing A-PUD zoning. In that amount of time, Mr. Johnston stated that the market had changed. He said he has received heightened requests for office development and reduced demand for "luxury townhomes".

Bob Schiermeyer explained that the subject lot fronts Bryant and gives rise to an office use. He stated that housing is typically discouraged from fronting arterial roads. He offered that a church might be another acceptable use. Specifically, Mr. Schiermeyer stated the use should complement the residential character of the area.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion failed** as follows:

**AYES:** Members: Chairperson Woods

**NAYS:** Cartwright, Moyer, and Waner

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "A" Single Family Dwelling Planned Unit Development to "D-O" Suburban Office District located on the northwest corner of Locust Lane and Bryant Avenue. (Keas Plaza)**

On January 24, 2000, the City Council approved Ordinance #2539 providing for a Single Family PUD designation on the northwest corner of Locust Lane and Bryant. Terry Kerr, representing James L. Keas, would like to change to "D-O" Suburban Office on the 1.96 acre tract at this location. This would mean that the Keas Plaza 9 unit residential PUD would not develop. The Planning Commission participated in a public hearing on May 8, 2001 at the intersection of Locust Lane and Bryant. One project that has developed is the Eagle Offices on the west side of Bryant just west of Thornbrooke Boulevard. The primary reason this land use pattern was suggested, and most property owners have zoned in accordance with the Plan, is the fact that large lot ownerships had frontage on a four lane arterial street. The Fisher Hills Addition does include the interior streets of Locust Lane, Fisher Road, Paddock Lane and Hidden Valley, but at least 5 lots had their only access from Bryant. The east side of Bryant, other than the northeast corner of Bryant and 33<sup>rd</sup>, was not anticipated to change from residential, but the houses were planned to back up to Bryant.

In projecting land use for five years (1999 to 2004) and considering zoning that was already in place, a reasonable, consistent pattern suggests office on all the property in Fisher Hills along Bryant. The "D-O" provides a limited land use backing or siding adjacent to existing homes in the Fisher Hills area. The hours of the office operation, the coverage and height of office buildings along Bryant in comparison to nearby homes is the most reasonable land use. In the 1970s, offices (Canyon Park) were started east of Bryant across from the Cedar Ridge Addition, so a similar pattern of office to residential has been established in this same mile. Even though the office usage appears to establish a (strip) pattern of land use, the offices represented the highest use of the property and there was no intention of encouraging retail at this location due to the substantially different characteristics of retail compared to residential. At the intersection of 15<sup>th</sup> and Bryant, retail is limited to the northeast and northwest corners developed as Planned Unit Developments with special design criteria, use restrictions and limited space available for total retail square footage. The development of Thornbrooke Village east of Bryant, east of the subject property is very consistent with office development on the west side of Bryant. The most important contributing factors to this land use projection in Edmond Plan III were the land ownership pattern (frontage or abutting property on an arterial improved as a four lane), existing zoning pattern along this mile (first zoning approved in 1973 for Canyon Park), traffic capacity and other support facilities in place. The addition of the property at Locust lane and Bryant for a maximum of Suburban Office should be an appropriate continuation of office along Bryant.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion failed** as follows:

**AYES:** Members: Chairperson Woods

**NAYS:** None: Cartwright, Waner and Moyer

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for David Stanley Supercenter at 3801 S. Broadway.**

Engineer Earnest Isch, representing David Stanley, is requesting site plan approval for an automobile sales business at 3801 S. Broadway. The Golden Corral Restaurant is located to the south and the Automax and Hyundai car sales is located to the north. This property has previously been used for mobile home sales approximately 12 years ago. The property is zoned "E-2" Open Display Commercial District. The proposed use is a car dealership. The lot area contains 2.6 acres and the building contains 5,925 square feet. There are not sensitive borders.

All setbacks exceed code. The building is set back 225 feet from the front property line, 55 feet from the south property line, 55 feet from the north property line and 200 feet from the west property line next to the railroad tracks. A twenty foot wide drainage easement is proposed from the east end of the detention facility to the southeast corner of the site. The proposed building will be a single story is 5.925 square feet. The front and side elevations will have an exterior veneer Planning Commission in color. These elevations will also have an E.I.F.S. accent band at 86 May 8, 2001 I.F.S. accent band with a neon light at mid wall height. The rear elevation of the building will be metal. Three overhead garage doors will be located on the rear wall. The building to the north is the Automax Hyundai Dealer and the building to the west across the railroad tracks is the Portland Cement structures and there is a metal building immediately west of the railroad tracks connected to the cement silos for the Portland Cement business. This does establish a metal building on 2 sides, one on the north and one on the west, so the request for a metal wall on the west side of David Stanley does comply with the city code. Even though this building is all E.F.I.S., it would be in character with the neighboring area which is a mixture of metal, brick and E.F.I.S. materials in comparing to the surrounding buildings.

The building has a flat roof so the mechanical equipment will be located on the roof. The light poles are 22 feet tall for the pole itself and they'll be set on a 2 foot base for an overall height of 24 feet. Fencing will not be provided. One ground sign is permitted 75 square feet in size, 20 feet tall with a metal pole cover. Property only has 220 foot of frontage, so only one sign is permitted. One hundred ninety-seven parking spaces are proposed for the site. Two of the parking spaces will be handicap parking spaces. The applicant will provide a sidewalk with handicap ramps in the right of way adjacent to Broadway.

The lot area is 116,044 square feet. The ten percent required landscape area equals 11,604 square feet. A minimum of 928 plant units are required, of which 371 plant units are required to be evergreen. The applicant is proposing to provide 18,550 square feet of landscape and lawn area, 11,004 square feet of which will be in front of the building. The applicant is proposing to provide 932 plant units of landscaping, of which 386 plant units are evergreen. Additional shrubs will be provided around the base of the sign to meet Code requirements. A thirty foot wide drive will be located on the west side of Broadway near the center of the east side of the site. The entry drive will have to be rebuilt. The old drive has collapsed and not only does not meet standard, it is unsafe. The dumpster enclosure will be located at the southwest corner of the site near the railroad tracks. A detention facility will be located on the north side of the site near the center.

Commissioner Waner stated that the first submittal provided for more trees. She asked why the applicant reduced the landscaping. Ernie Isch, representing the developer, explained that a recount of the plant units revealed that he second submittal met code. He stated that planting beds are concentrated in the front with some trees in the back. He stated that the landscape design keeps the cars in view.

Motion by Moyer, seconded by Cartwright, to approve this request. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from “A” Single Family Dwelling District to “E-1” General Commercial District located at 127 W. First. (Pete Reeser Properties, Inc.)**

Pete Reeser is requesting “E-1” General Commercial on two lots on the north side of First Street, east of Santa Fe Street in the first block west of the railroad tracks. This property contains 7,000 square feet and Mr. Reeser plans a 3,800 square foot office warehouse building. The Edmond Plan projects this property for Light Industrial. Farmers Grain is located to the south and there are other commercial uses to the east of this location and Dolese Concrete is also located to the east. City utilities are available to this location. The Planning Commission met on May 8, 2001 to discuss the rezoning district and use than the maximum projected in Edmond Plan III.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Amending Edmond Plan III from Restricted Commercial to General Commercial Usage located at 215 W. Main (Pete Reeser)**

The “E-1” General Commercial Zoning allows the following: Any use permitted in a “D-2” Neighborhood Commercial District or any use permitted in a “D-3” Office Commercial District. “C-2” Medium Density Residential District and “C-3” High Density Residential and Commercial Services District shall only be permitted upon review and approval in accordance with provisions pertaining to special use permits and in accordance with provisions of the “C-2” and “C-3” Districts. City water and sewer are available to this property. Utilities are currently to City standard. Edmond Electric also serves the house on this property.

No traffic counts are available along Main Street. Fretz is a major collector street extending from Edmond North High School to 18<sup>th</sup> Street. This project is located within the Central Urban Planning District. Main Street has 100 foot of right-of-way, but the paving is like commercial collector street with approximately 30 feet of paving. The existing zoning pattern is: North - “A” Single Family; South - “A” Single Family; East - “A” Single Family; West - “A” Single Family. The block between Hurd and Main, Santa Fe and Fretz, is zoned and used as “A” Single Family. The southeast corner of Fretz and Main (4 lots) is zoned “E-1” and the property east of Santa Fe is “E-1” or higher for the Dolese Plant and Jerry Smith Automotive and the automotive business on the southeast corner of Santa Fe Street.

The existing land use pattern is: North - Single Family; South - Single Family; East - Single Family; West - Single Family. The subject parcel has a single owner. The parcel size is 17, 660

s.f. (100 feet by 106.60 feet). Most other owners in this block have 50 by 170 foot lots. The land has been developed as a house and accessory structures. The nearest school is Ida Freeman, 5 blocks to the west and Russell Dougherty, 4 blocks to the east. The original Town site extends west from downtown to Fretz Avenue and continues south to Hurd Street to Edmond Road. The blocks adjacent to the railroad tracks, immediately west, are developed as industrial and high type commercial. The commercial uses in the blocks east of Fretz do include automotive sales and automotive repair, but are less developed with commercial uses. The Edmond Plan suggests the "D-1" District for this property to complete a pattern of commercial that has been started, but to minimize the heavier uses allowed in "E-1". If this one parcel is rezoned, eventually the entire block would be subject to rezoning of a similar scale.

This location would be reviewed by the Urban Board. Even though there are metal buildings to the east, these are all clearly non-conforming, and if the area is suitable for commercial, the design should be improved and the metal building appearance minimized. For example, the 1 by 12 inch pitched roof will continue what has already been started in the blocks to the east. This type of roof line will not be recommended by the staff if this area is redeveloped with  
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Carl Caradu of 215 West Hurd spoke in opposition to the plan amendment and rezoning request. He stated that his family has owned property in the area since 1949. He presented a petition of opposition with 24 signatures. Mr. Caradu read from Chapter II of the Edmond Plan. He stated that the Edmond Plan identifies changes in the area as a reason to consider amending the plan. Mr. Caradu stated that no such changes have occurred in this area to warrant the requested plan amendment and rezoning. Mr. Caradu also spoke of how housing would be adversely affected by placing commercial in the center of block that is part of an established neighborhood. He stated that the Edmond City Council has publicly expressed support for a diversity of housing. He requested that the Commission deny this request in order to protect a neighborhood of affordable housing.

Mr. Caradu added that he understands the applicants desire to make money by placing an Office/Warehouse at this location. However, Mr. Caradu did not feel the use was appropriate in a neighborhood and explained that the proposed use would devalue the housing and quality of life in the neighborhood. July Hollis, resident in the 200 block of West Hurd, stated that this neighborhood is part of the original town site of Edmond. He spoke of the neighborhood's historic significance and encouraged the Commission to deny this request in the interest of protecting the neighborhood. She stated that if any housing from the original town site of Edmond is going to be preserved, requests such as the proposed must be denied.

Ms. Hollis stated she did not support the Edmond Plan's recommendation for "D-1" Restricted Commercial. She explained that any redevelopment on the subject site should only be a modest, single family home. Dana Butler spoke in opposition to this item. She described the housing stock as meeting the need of moderate income families. She asked that the Commission keep the neighborhood residential by allowing only residential uses. She stated a "hodge podge" of commercial already exists along Fretz, which she described to have a negative impact on the neighborhood.

Pete Reeser stated that the subject lot has an older house that is in need of repair. He stated that commercial is already in the area. He said he was interested in developing an Office/Warehouse that would have a full brick façade. He explained to the Commission that instead of Office/Warehouse he could develop four houses on this site. However, Mr. Reeser stated he has already had one man state that he would not want to see four houses at that location.

Commissioner Cartwright expressed concern about commercial being allowed in the middle of a residential block. He further spoke of the number of people who signed a petition of opposition. Commissioner Woods stated he drove the street and found it to be a pleasant neighborhood. Commissioner Waner stated she agreed with Commissioners Cartwright and Woods. She stated that commercial is inappropriate at this location.

Pete Reeser stated he wished to withdraw the request. He stated he will develop single family housing instead.

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "A" Single Family Dwelling District to "E-1" General Commercial District** Planning Commission (Pete Reeser Properties, Inc.) 89  
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at the request of the applicant.

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Amending Edmond Plan III from Single Family Dwelling to General Commercial Usage, located in the 300 block of W. First, on the south side of First, west of Fretz Avenue. (Pete Reeser)**

This item was continued to May 22, 2001 at the request of the applicant.

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "A" Single Family Dwelling to "E-1" General Commercial District located in the 300 block of W. First, on the south side of First, west of Fretz Avenue. (Pete Reeser)**

This item was continued to May 22, 2001 at the request of the applicant.

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance rezoning from "D-O" Suburban Office District to "D-1" Restricted Commercial District located at 825 S. Kelly. (Pete Reeser)**

Pete Reeser is requesting a zoning change from Office to Restricted Commercial on a 2.5 acre parcel located on the west side of Kelly Avenue immediately north of Kelly Park and east of the Copperfield Addition. The properties adjacent include the: 1. Rosewood Manor Apartments, 2. Kelly Self-Storage, 3. Single family homes to the west and south and 4. Residential on the north (however, the land is zoned "D-1").

The Edmond Plan suggests "D-1" Restricted Commercial Usage on this property. The reason "D-1" is identified on the Plan is the long term presence of commercial zoning along the Kelly frontage. Other than the Kelly Park Addition, Rosewood Manor, and the Sunset Heights Addition on the east side of Kelly, all of the remaining frontage from Second Street to 15<sup>th</sup> on Kelly is zoned "D-1", "D-2", "E-1" or Restricted Light Industrial. Zoning for some parcels has been in place for 32 years. Through the Site Plan Review Process, sensitive border, landscaping, additional setbacks and lighting standards, can be applied to help protect the residential adjacent to this parcel. A limitation of uses through a Planned Unit Development would represent a best practice to further achieve compatibility or other design elements, such as compatible roof line construction. Utilities are adjacent to this site. Kelly Avenue has been four laned; although 70 foot of right-of-way is needed for the parkway designation of Kelly.

Mark Waugh stated his residence is immediately adjacent the subject property. He expressed concern about what business might locate on the site with Restricted Commercial zoning. He stated D-1 could allow for a business that is open late. Carl Collins stated that privacy is being lost with the removal of trees that has recently occurred. He stated he was concerned about safety. He stated that a D-1 use coupled with the loss of privacy due to the tree removal would create safety concerns for the neighborhood.

Karen Quarter stated that an office use would be more appropriate than restricted commercial given the proximity of residential. She stated that she would not like to see a restaurant keeping site. Mark Haden stated he had the same concerns as other residents. He also expressed concern about properties have eroded as a result of water levels and volumes. He stated that any additional impervious surface is a concern. Wallace Mitchell asked that the Commission use caution in deciding what businesses may locate on the property. He stated opposition to a drive-thru restaurant.

Nicole Owens stated that a commercial land use would affect property values. She also expressed concern about the clearing of trees that occurred at this site. Melinda Collins stated that a large number of children live in the neighborhood. She stated she was concerned about the proposed use, its effect on property values and the loss of privacy. Pete Reeser stated that the property is currently zoned D-0 Suburban Office. He stated that he has not experienced a demand for office at this location. However, he stated that he has received a request to develop a family style restaurant. He stated that the character of Kelly has changed and will change even further with the planned construction of the Kelly flyover.

Commissioner Waner expressed discomfort in a commercial use given the proximity of residential. She stated that a restaurant would create odors.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion failed** as follows:

**AYES:** Members: Cartwright

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

The next item on the agenda was a **Consideration of the Preliminary Plat of Oaktree Park located west of Kelly and north of Coffee Creek Road. (MGR)**

Lax Godhania with MGR Engineering is representing Jim Meyer with Oaktree Park Development, LLC, in requesting plat approval on 70.76 acres south of Sorghum Mill Estates east of the Woodhill Addition and north of Oaktree Park 1<sup>st</sup> and 2<sup>nd</sup> Additions all lying west of Kelly Avenue. The Belmont Farms Addition is located to the east and north of Coffee Creek Road. This addition is zoned "A" Single Family. In 1984, 36.8 acres was zoned "A" PUD covering a portion of this property along Kelly. The owner does not wish to develop any of the land in this plat as a residential PUD, so all development will be standard single family lots. There are 122 lots; lots range in size from 13,000 square feet to 19,000 square feet. The addition would be served with city water, sanitary sewer, Edmond electric, police, fire and sanitation. Cross Timbers Elementary School is located to the northeast of this development, immediately east of Sorghum Mill Estates.

W. B. Meyer Parkway would be a main collector street connecting with Kelly. As discussed in the original plat, there would be no connection with Sorghum Mill Estates or Woodhill Addition. Quiet Glade would connect with Oaktree Park 2<sup>nd</sup> Addition south from W. B. Meyer Parkway. Two detention areas are planned and right angle parking is proposed along a portion of W. B. Meyer



Parkway next to the homeowners common area. All front setbacks are provided at 25 feet or larger.

Commissioners Moyer and Woods expressed support for the multiple points of ingress and egress. Commissioner Waner also expressed support for multiple points of ingress and egress. However, Commissioner Waner stated that she would prefer to see improved flow. She described the plat as an improvement, citing that the Commission still has work to do regarding

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Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Consideration of the Preliminary Plat of Steeplechase 8<sup>th</sup> Addition located west of Coltrane and south of Coffee Creek Road. (MGR)**

Lax Godhania, representing Caleb McCaleb, is requesting Preliminary Plat approval of Steeplechase 8<sup>th</sup> Addition located south of Coffee Creek Road, west of Coltrane. This property is zoned "A" Single Family Dwelling and contains 35.15 acres and 70 lots. The lots are generally 82 feet by 135 feet (11,070 square feet or larger). This addition will be served with full city utilities: water, sewer, electric, police, fire, sanitation. One entry will be provided from Coffee Creek Road and there will be one street connection into the existing Steeplechase on Canterfield Lane. The Commission may recall there have been a number of deed certifications along Coffee Creek and Coltrane for acreage lots fronting those two streets. There's also one home site being constructed on a 5+ acre tract of land east of Windmill Estates, south of Coffee Creek Road. The lots along a tributary of Coffee Creek are setback further from the bank of the creek than homes in the original Steeplechase. There are several common areas in this phase of Steeplechase. Lax Godhania identified areas on the plat where native vegetation will be preserved.

Commissioner Moyer stated that wash outs have occurred in this area. Caleb McCaleb explained that in earlier phases, lots were platted right up to the creek. He stated that is not the case with this submittal. He further explained that the wash outs occurred as a result of what was classified as a 500-year flood. He commended Nancy Kennedy, Storm Water Engineer, for her work.

Ronnie Williams of the ENA commended the developer for his work in preserving trees and water features. Commissioners Woods and Waner also commended the developer for the use of greenbelts and the provision of setbacks from the floodplain.

Motion by Waner, seconded by Moyer, to approve this request. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of a Request for a Variance for a side yard setback and minimum separation to allow two ground signs at 3701 S. Broadway. (Automax and Hyundai Dealer)**

Automax operates a used car sales at 3701 S. Broadway selling used cars and Hyundai. The business location has 341.90 foot of frontage along the Broadway Extension. The Hyundai

franchise does not permit the reference to used cars on their sign. The business owner could qualify for two signs, 300 feet apart, one advertising Hyundai Automax and other advertising Automax Used Cars. The City standard that would disallow the two signs is the 50 foot setback from the side yard required for ground sign locations. Automax would like to set the signs in 25 feet from the side property line and establish a separation of 291 feet between the signs, or 8.1 feet short of meeting the City Code for separation between signs. Two variances are requested:

1. A 25 foot setback variance rather than 50 for the side yard setback for one sign on the north side of the property and the second sign on the south side of the property.
2. A 291.9 foot separation between the signs, rather than 300 foot as required by Code.

The applicant is willing to move the signs to establish a 20 foot setback from each side yard. If the owner does move the signs in this manner there will be 301.90 feet between the two signs, eliminating the need for the second variance. Frank DePrato with Metro Signs may represent Automax in this request.

Commissioner Cartwright stated that Edmond historically has not been lenient on signs. He stated that the Commission should be cautious and consistent in how it handles requests for variances. He added that Chrysler did not receive a variance when they built at this site.

Commissioner Waner agreed with Commissioner Cartwright. She stated that a sign code exists for a reason and should be followed. Commissioner Woods stated he could not support the request for a variance.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion failed** as follows:

**AYES:** Members: None

**NAYS:** Cartwright, Waner, Moyer and Chairperson Woods (amended 5-22-01)

There was no **New Business**. **Meeting adjourned at 8:12 p.m.**

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David Woods, Chairman  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission