

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, March 5, 2002**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, March 5, 2002, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, Dyke Hoppe, and Elizabeth Waner. Present for the City were Robert L. Schiermeyer, City Planner; Kristi Anthony, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. Ronnie Williams of ENA and Engineer Ernest Isch were the only ones in attendance. The first item on the agenda was the approval of the February 19, 2002, Planning Commission Minutes.

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

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of ordinance to close a portion of a utility easement 2709 Spyglass Hill Road, Fairfax Estates. (Wilkerson)**

The applicant requested a continuance of this item to March 19<sup>th</sup>.

Motion by Cartwright, seconded by Moyer, to approve continue this request to the March 19<sup>th</sup> meeting. **Motion carried** by a vote of 5-0 as follows:

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

**NAYS:** None

The next item on the agenda was a **General Discussion of Street Connectivity and Standards related to Connectivity**

To continue the discussion of Connectivity and improved traffic circulation, the staff will present a Power Point presentation of individual square miles of the City and describe existing conditions. This will focus on the historical circumstances that have occurred which includes street closings and other physical feature issues relating to street connectivity or the lack thereof as the City has developed over the past 20 years. The written policy goals and standards will be evaluated in this presentation to determine if conditions could have been improved with these policies in place. Private streets will be a focus of the discussion and the number of lots in these projects must be a factor of the over-all city standards. Otherwise the private street additions become an automatic exception to the rule rather than a part of the desired new standard.

1. In review, the following guidelines would be the standards used for evaluating the public requirements for new subdivisions. Sight distances at arterial intersections shall be determined by the Engineering Department as being safe and appropriate.
2. Two access points to an arterial street or leading to an arterial street shall be provided for each addition. Where the net densities exceed four units per acre, additional connections beyond two points to the arterial(s) may be needed.
3. A collector street pattern shall be evaluated for each addition. Where there is no option or choice for internal connection with an adjoining area due to the existing land use or street conditions, shorter block lengths are encouraged to maximize circulation within the addition.

4. For commercial, industrial, office and multi-family developments, the 1996 Driveway Policy Guidelines shall apply. The connectivity standards for new streets also apply to industrial and commercial development.
5. As a guide, street plans shall provide for no more than 90 to 120 lots accessed by a single connection to the arterial street only when two access points are not possible due to existing conditions. This shall apply to all gated private street additions. Where the lot count exceeds 120, the developer must plan for two access points to the arterial within the boundaries of the plat unless street intersections are determined to be in too close proximity or not recommended by the Edmond Engineering Department for other safety concerns.

Ernest Isch asked if City parks of the appropriate size should be added to this standard. There was discussion that the Park Board should evaluate these issues. There was general discussion regarding a number of sections and the plan for circulation through each section of land. No conclusion was reached at this time. Staff indicated this item would continue to be discussed to a conclusion.

Motion by Cartwright, seconded by Hoppe, to adjourn. **Motion carried** as follows:

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

**NAYS:** None

**Meeting adjourned at 7:10 p.m.**

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David Woods, Chairman  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission