

EDMOND PLANNING COMMISSION MEETING

Tuesday, March 7, 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 7, 2006, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Suzy Thrash, Barry K. Moore and Elizabeth Waner. 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 October 4, 2006, Planning Commission minutes.

Motion by Moyer, seconded by Thrash, to approve the minutes as written. **Motion carried** by a vote of 5-0 as follows:

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

Chairperson Cartwright announced that items #8 & 9, Charles Bishop Plan Amendment and Rezoning were requested to be continued to the March 21 Planning Commission meeting. He also announced that items #12,13,14 &15 were requested to be continued until March 21st. These items were voted on to be continued to a date certain.

The next item on the agenda was **Case #ES060002 Public Hearing and Consideration of closing an alley located south of Fifth Street, west of Littler (Mark Neighbors)**

Attorney Randel Shadid is representing Mark Neighbors requesting that an alley easement be closed south of 5th Street west of Littler. The 20 foot wide alley extends east and west from Littler to the north south alley east of and parallel to Broadway. The alley has not been opened for use. The Utility Line Maintenance Department and Edmond Electric do need to reserve a 20 foot easement for utilities through this block. Without the easement, sewer service to the homes on 6th Street would not be practical. There is no need for a public alley access through this block and there hasn't been one established in the past. Chairperson Cartwright indicated that he had been contacted by the property owner to the west as to why the entire alley could not be closed at the same time. Attorney Randel Shadid had Mr. Metheny call him earlier, since there was the original continuance, the item may have been adjusted. He noted that each property owner can only direct that the easement adjacent to their property be closed and that his applicant does not own the property next to the alley being discussed, only Mr. Metheny could make that application.

Motion by Moyer, seconded by Thrash, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

The next item on the agenda was **Case #Z060012 Public Hearing and Consideration of rezoning from “A” Single Family to “E-1” General Commercial District on the east side of Vista Lane, approximately one-half mile south of Second Street. (Rice/Reid)**

Barry T. Rice, representing Edward A. Reid and Beatrice Reid is requesting zoning from “A” Single Family to “E-1” General Commercial on a 2 ½ acre tract on the east side of Vista Lane, approximately one-half mile south of Second Street. This property is projected for “E-1” General Commercial on the Edmond Plan so there is no Plan Amendment. The OMPA has recently received zoning for “E-1” to the north. The uses to the west include Oxford Oaks Apartments with 488 units. Oakridge Mobile Home Park licensed for 279 units. The property to the east is zoned “A” Single Family, but is projected for “E-1” on the Edmond Plan. The land to the south is being developed as the Tuscany Villas Addition. Tuscany Villas 1 has 37 lots, Tuscany Villas 2 has 33 lots for a total of 70 lots. The two phases are adjacent to Chimney Hills and Borgata. There is also an oil well on the subject property. City water is available on Vista Lane and sanitary sewer lines can be extended south across the OMPA parcel. A traffic light is planned at Vista Lane and Second Street. This location is not within a flood plain. The majority of uses adjacent to this site or planned near this site, make this compatible as a general commercial location.

Commissioner Waner indicated she had some concerns about “E-1” adjacent to the future phase of Tuscany Villas to the south which was single family. Staff noted that the zoning pattern had been established some years ago and that even Tuscany Villas had originally been projected for multi-family due to the mobile home park and apartments near by.

Motion by Moyer, seconded by Moore, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #U060001 Public Hearing and Consideration of Specific Use Permit for a 130 foot cell tower located east of Coltrane, one-half mile south of Covell Road. (US Cellular)**

Attorney Dennis Box after meeting with some of the residents has moved the cell tower approximately 100 feet northwest of the original site. The overall site is still 50' by 50'. The access would still be from the east west alignment of Covell Lane on the B. G. Wichum property. The tower site will be 362 feet east of Coltrane and 167 feet north of Covell Lane rather than the 25 feet north of Covell on the original location. The property owners within 300 feet have not changed. Covell Lane is a private road that connects Covell and Coltrane. Mr. Wickhum owns 8 acres. The cell tower would be 120 foot in height and would be a monopole construction. An equipment shelter, 12 foot by 20 foot, will be constructed on the site with the access from the east/ west portion of Covell Lane. The site will be fenced with an eight foot chain length fence with 3 strands of barb wire at the top. The site will be graveled. There are no yard

setbacks established for cell towers. There would be no structures within a 130 foot radius around the cell tower location even though the site is at the southeast edge of the Wickhum property. The land is zoned "R-2" Urban Estate Dwelling District. The Covell Lane area is unplatted, developed with 2 acre to 5 acre tracts. The Faircloud Hills Addition is located to the west of Coltrane, the Olde Edmond Addition is located to the south approximately one-eighth of a mile. The property owners have met and looked at the new site and feel it is an improvement from the original request. The height has been reduced to 120' from the original 130'.

Attorney Dennis Box indicated he had talked with Dr. Fielding and Ms. Jenni and they had requested the tower be moved to the northwest. That was satisfactory with the property owner and a new legal description was presented within the 300 foot property owner notice. Commissioner Waner thanked Dennis Box for working with the property owners. Commissioner Moore also thanked the applicant for being willing to change the height and location and working with the residents.

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

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

The next item on the agenda was **Case #PR050026 Consideration of Final Plat of The Ranch Section II north of Coffee Creek Road west of Coltrane. (Dee Greninger)**

Dee Greninger is requesting Final Plat approval for a new single family addition located north of Coffee Creek Road west of Coltrane. This addition has 66 lots on 33.6 acres with the lot size being generally 100 foot by 140 foot or 14,000 square feet. The first phase of The Ranch consisted of 23 lots on 10.85 acres and as of January 2006, 11 permits have been issued. This addition is served with City water, sewer and electricity, police, fire and sanitation service. This is a gated development with access from Coffee Creek Road. The single access with 89 lots would comply with the informal policy of the number of lots accessed by a single street (approximately 128 lots).. The developer is extending a water line north on Coltrane to serve the new Centennial Elementary School and eventually a middle school. That water line will be looped into this phase of The Ranch II. The school plan proposes a major access drive between the elementary school and the future middle school. The middle school would be located on the northeast corner of Coffee Creek and Coltrane. There has been general discussion of a traffic light at that location since parents will want to pick up and drop off their children from the two schools in addition to the buses that will be required as well as events that occur at the school. The staff does not recommend a second street be a requirement for The Ranch II until the alignment into the schools is decided. The Ranch developers will be proceeding with another phase of the development which will identify the best location for a new street connecting to Coltrane from The Ranch project.

Dee Greninger , representing the applicant, indicating that additional phases would be submitted shortly. Commissioner Waner asked about the blips in the private street right-

of-ways. Mr. Greniger indicated they were locations for oak trees to be saved during the paving.

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

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

The next item on the agenda was **Case #ES060001 Consideration of ordinance closing a utility easement at 2501 Perth Drive, Lot 1, Block 3, Lake Highlands 2, Section 1 Addition (Steppe Construction Co. and Mr. and Mrs. O'Brien)**

Richard Steppe and the O'Briens are requesting that a 20 foot utility easement on the west side of Lot 1 Block 3 Lake Highlands Addition be closed. The single family house on this lot at 2501 Perth Drive was inadvertently built into the utility easement. The house actually extends over the property line to the west and Mr. Steppe is the owner of that property. If the easement is closed, Mr. Steppe will deed an additional parcel of this land to the Lot 1 owner to correct that encroachment also. The current buyer of lot 1 is Richard O'Brien. The Lake Highlands Addition is served with private water wells and septic tanks. The lots are generally 65,000 square feet or greater. There are no utilities in the easement. Electric is served in the front of the house along Perth and Clipper Crossing. This addition is located approximately 250 feet east of I-35 between 15th and 33rd Streets. Extension of city water and sewer lines is not imminent for this location. Private utility companies have been notified of the request to close the easement.

Mr. Richard Steppe was in attendance requesting approval. Staff noted that there were no utilities in the easement. Mrs. O'Brien asked that the appropriate easements be provided with any new easements submitted.

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

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

The next item on the agenda was **Case #Z060007 Public Hearing and Consideration of amendment to Edmond Plan III from Suburban Office and Light Industrial to Restricted Light Industrial Usage located one-fourth mile south of Danforth, on the east side of Sooner Road. (Charles Bishop)**

and

Case #Z060006 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "E-3" Restricted Light Industrial District located one-fourth mile south of Danforth, on the east side of Sooner Road. (Charles Bishop)

A continuance for both items was requested by the applicant.

Motion by Thrash, seconded by Moyer, to continue this request to March 21, 2006. **Motion carried** by a vote of 5-0 as follows:

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

The next item on the agenda was **Case #PR060004 Consideration of Preliminary Plat approval for Belleau Wood west of Air Depot, south of Sorghum Mill Road. (Tanner Consulting)**

Tanner Consulting is requesting approval on behalf of the owner for an 80 acre Preliminary Plat west of Air Depot, south of Sorghum Mill Road. The addition contains 54 lots and has been recently zoned "R-2" Urban Estate Dwelling. The lot size, including to the center of the adjacent roads and/or common areas, total 60,000 square feet. The roads are identified as being public. There is a flood plain across the corner at Air Depot and Sorghum Mill Road and that is left as common area "A". There is another common area "B" added. backing up to the two smaller lots in the addition. "Limits of No Access" needs to be added along Air Depot and Sorghum Mill Road. There is a connection between Air Depot and Sorghum Mill Road providing more than one location of access in and out of this addition. The property to the south is developed as Canaan Creek Farms. The land to the North, East and West is un-platted. The land to the North is divided into five acre tracts with four property owners immediately adjacent on the North.

Commissioner Waner asked if the spelling for Chateau would be revised from the spelling on the plat which was Shateau. Ms. Waner commented she was familiar with the Belleau Woods name which was a famous battle in World War I and some of the names on the plat such as Pershing may reflect a historical reference to this event. She asked if they intended for the Chateau name to reflect the French spelling following the character of the other street names in the addition. The engineer indicated he would change the spelling of the name to Chateau.

Motion by Moore, seconded by Moyer, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

The next item on the agenda was **Case #Z060013 Public Hearing and Consideration of rezoning from "B" Two Family Dwelling to "D-O" Suburban Office District at 229 W. Hurd. (Chad Van Horn)**

Chad Van Horn is requesting rezoning from "B" Two Family to "D-O" Suburban Office on the northeast corner of Hurd and Fretz. The owner plans an office building with one residence to be constructed as a part of the commercial building possibly on the upper floor of the structure above the office. The Edmond Plan III has suggested office on this property, so there is no plan amendment. Utilities are available to serve the property. Access should be from Hurd Street for best traffic practice.

No one appeared in objection to this request.

Motion by Moyer, seconded by Thrash to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

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

and

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)

and

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)

and

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)

A continuance for the above 4 items was requested by the applicant.

Motion by Thrash, seconded by Waner, to continue this request to March 21, 2006.

Motion carried by a vote of 5-0 as follows:

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

The next item on the agenda was **Case #PR060003 Consideration of Re-Plat for Highlands @ Oaktree on the north side of Sorghum Mill Road, one-eighth mile east of Kelly as an extension of Aberdeen Road. (First Oklahoma Mortgage)**

Engineer David Todd representing the owner is requesting Re-Plat approval for Highlands @ Oaktree located north of Sorghum Mill Road, east of Kelly. The modification of this plat is limited to providing the cul-de-sac turn-around at the west end of Aberdeen. The street is stubbed out with no turn-around presently. Some of the existing lots of the Highlands of Oaktree are being modified to allow for the cul-de-sac right-of-way. Homes are still being built in this addition. The approval of the cul-de-sac will allow the construction to start and an appropriate turn-around to be completed at the west end of Aberdeen. The street is not being extended further west.

Mr. Tolbert was in attendance. Ronnie Williams of the ENA asked if there was notice given on such a re-plat and felt that this should be a requirement.

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

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

There was no New Business.

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

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

Meeting adjourned at 6:05 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission