

EDMOND PLANNING COMMISSION MEETING

Tuesday, May 2, 2006

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, May 2, 2006, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Barry K. Moore and Elizabeth Waner. Suzy Thrash was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Jan Ramseyer-Fees, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the April 18, 2006, Planning Commission minutes.

Motion by Moore, seconded by Moyer, to approve the minutes that identified a previous correction. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Moore, Moyer and Chairperson Cartwright
NAYS/Abstain: Waner

The next item on the agenda was **Case #Z060022 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling to Restricted Commercial Usage located north of Danforth at 1413, 1431, 1531 W. Danforth and 1311 Sherry Lane. (Catherine Ethridge, French Properties, LLC, Phillip and Melba Castillo and R.W. and Sue Lute – Plaza's of Ketch Acres)**

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

1. Infrastructure: A water line is located to the south of this property on the south side of Danforth. For commercial construction and possibly conversion of any home to commercial, a new water main could be needed on the north side of Danforth providing the adequate supply for fire protection. The traditional water tap for the domestic service may not be sufficient depending on which "D-1" use is constructed, for example, restaurants. Sanitary sewer is not readily available. It appears the sewer lines on the south side of Danforth near the fire station are not deep enough to serve all of the properties involved. The best solution would indicate that there is a sewer line would extend along the Ponyland property to connect to an outfall sewer line. The staff has also checked the line depth in Pebble Creek which is not an improvement over a sewer line extension from the south side of Danforth. Septic tanks are permitted on acreage lots. The land use will have to accommodate the space available with building, paved parking and lateral fields. Low intensity retail or offices will be the best use.
2. Traffic: Approximately 20,000 cars both directions along Danforth per day. The road has been four laned and there is a traffic light at the entry to the Service Blake soccer complex.
3. Existing zoning pattern:
North – "R-2" Urban Estate
South – "A" Single Family
East – "A" Single Family

West – “A” Single Family

4. Land Use:
North – Ketch Acres Addition single family acreage lots
South – Service Blake soccer complex, City of Edmond
East – Ponyland, large 10 acre tract
West – Pebble Creek and electric substation
5. Density: n/a commercial use
6. Land ownership pattern:
North – acreage lots 40,000 square feet
South – large ownership, soccer fields, 60 acres
East – large ownership 10 acres
West – urban lots Pebble Creek
7. Physical features: these lots are in a built environment condition, each have an existing home, water well and septic tank
8. Special conditions: lighted soccer fields to the south
9. Location of Schools and School Land: North high school 3/4s mile to the east, John Ross Elementary a mile northeast
10. Compatibility to Edmond Plan III: the Plan suggests residential.
11. Site Plan Review: required for new commercial construction or house conversion

Randel Shadid representing the application indicated there had been a number of changes since any recent Plan update involving street widening to Danforth and increase to “E-1” zoning on the southwest corner of Kelly and Danforth. The soccer fields also provide for lighted evening activities which affects all of the houses particularly along Danforth. He indicated the houses could not stay single family residential with existing conditions. Commissioner Moyer asked when the property would be subject to actual development. Mr. Shadid indicated that the property west of Carol Drive would be developed first. He indicated these were owned by his client, Von Nix. The other owners have joined in the rezoning application but have no specific plans.

Bill West, 1700 Sherry Lane, opposed the rezoning and read a letter identifying his objections. He indicated there are 52 homes in this addition and there was no crime. Terry Hedges also spoke in opposition indicating the oversized accessory buildings built on the French property ownership would probably be converted to business uses. He asked if all structures on the property would have to follow the standards listed in the PUD such as no access on Sherry Lane or Carol Drive and brick veneer on all structures. The staff indicated the PUD Design Statement had no qualifying limitation so if some of the requirements were not going to apply to all of the buildings, that needed to be decided at this time. Ronnie Williams with the ENA presented a copy of the covenants which prohibited any business based on his conclusion. Chairperson Cartwright indicated that the Planning Commission had no standing to enforce covenants and the City is not a party to the covenants. Mr. Williams indicated that the landowners should have informed the residents of the covenant when he met with the homeowners. Mr. Shadid indicated that the status of the covenants is between the owners in Ketch Acres and the property owners he represents. Commissioner Waner was concerned about the traffic along Danforth and that the uses were too high for the location, that retail would create more congestion with the soccer fields and traffic light and this use would not be compatible

with adjacent uses. Commissioner Moyer stated that traffic was perceived as a problem all over the city and he felt that it was time for a land use change. Commissioner Moore indicated he was also concerned about traffic and he did not get his questions answered regarding the PUD qualifications and he could not support the request.

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

AYES: Moyer

NAYS: Members: Moore, Waner and Chairperson Cartwright

The next item on the agenda was **Case #Z060023 Public Hearing and Consideration of rezoning from "R-2" Urban Estate Dwelling to "D-1" Restricted Commercial Planned Unit Development located north of Danforth at 1413, 1431, 1531 W. Danforth and 1311 Sherry Lane. (Catherine Ethridge, French Properties, LLC, Phillip and Melba Castillo and R.W. and Sue Lute – Plaza's of Ketch Acres)**

Attorney Randel Shadid representing Von Nix with JVC Development is requesting "D-1" PUD zoning on approximately 6 acres north of the Service Blake soccer fields along the frontage of Danforth west of Carol Drive and adjacent to Sherry Lane. Four property owners have gone together in this application requesting that the lots that front Danforth, except the one on the far east side of the addition, be changed from Urban Estate to Commercial. Following reasonable planning practice, if the 4 lots are zoned at this time, the 5th lot would be reasonable to be zoned when an application is made to complete a consistent pattern of zoning along Danforth. The land to the east of Ketch Acres, at least along the frontage of Danforth, would also be suitable for "D-1" Restricted Commercial. A Community Connections meeting was held on April 12 and the minutes of that meeting are attached. The original application was for "D-1" Restricted Commercial but was amended to a PUD after the Community Connections meeting. The lots are acreage type residential developed with water wells and septic tanks before city services were available to the area. The houses on the properties could be converted to businesses or removed for new construction. The PUD Design Statement excludes liquor store, variety store, convenience store, grocery store and service station. The Design Statement describes that buildings would consist of brick, stone or masonry on all four sides. It also provides there will be no access on Carol Drive or Sherry Lane so that all access will be from Danforth. No business would be open past midnight. All lighting on the back of the buildings will be wall packs shielded downward. Light poles will not exceed 14 feet in height on the front portion of the lot. There are houses on all the properties. The lot on the northeast corner of Sherry Lane and Danforth contains two large metal accessory buildings.

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

AYES: Moyer

NAYS: Members: Moore, Waner and Chairperson Cartwright

The next item on the agenda was **Public Hearing and Consideration of amendment to Edmond Plan III reducing the amount of Suburban Office to a lesser acreage**

**amount on the east side of Sooner Road, one-fourth mile south of Danforth.
(Charles Bishop)**

The applicant was not in attendance at the meeting. The item was continued to May 16th Planning Commission.

Motion by Moore, seconded by Moyer, to continue this request to May 16, 2006. **Motion carried** by a vote of 4-0 as follows:

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

The next item on the agenda was **Case #Z060006 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "D-O" Suburban Office Planned Unit Development as amended located on the east side of Sooner Road, one-fourth mile south of Danforth. (Charles Bishop)**

The applicant was not in attendance at the meeting. The item was continued to May 16th Planning Commission.

Motion by Moore, seconded by Moyer, to continue this request to May 16, 2006. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moore, Moyer, Waner 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 Planned Light Industrial to General Commercial Planned Unit Development Usage located one-fourth mile south of Danforth, on the east side of Sooner Road. (Charles Bishop)**

The applicant was not in attendance at the meeting. The item was continued to May 16th Planning Commission.

Motion by Moore, seconded by Moyer, to continue this request to May 16, 2006. **Motion carried** by a vote of 4-0 as follows:

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

The next item on the agenda was **Case #Z060006 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "E-1" General Commercial Planned Unit Development as amended located one-fourth mile south of Danforth, on the east side of Sooner Road. (Charles Bishop)**

The applicant was not in attendance at the meeting. The item was continued to May 16th Planning Commission.

Motion by Moore, seconded by Moyer, to continue this request to May 16, 2006. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #PR050030 Public Hearing and Consideration of Preliminary Plat of the Bridgewater Office Park located east of Santa Fe, south of Christian Brothers Automotive. (ERC Properties)**

Corey Timmons has modified the Bridgewater Office Park project located east of Santa Fe, south of Christian Brother's. The new layout breaks up the 9 buildings originally planned in the center of the project into two blocks, one with 5 buildings and one with 4 buildings. The drive lane has been moved west to accomplish this division. There are still 3 buildings on the north side of the property adjacent to Christian Brothers. Now there are 4 buildings located on the east side of the property backing up to the single family homes in the Bridgewater First Addition. The total square footage of all the buildings is 39,148 square feet. The larger open space area on the northwest corner of the property is still left for landscaping. The owners are planning a water well in the area. Regarding the office buildings planned to the south of Bridgeview Boulevard, it is unknown if building could actually occur in that area until after a drainage study is completed. It is still proposed that each building could be owned separately with individual water and sewer taps. Since the project changed, a new preliminary plat was submitted. All of the setbacks are in compliance and there is adequate room for landscaping.

Commissioner Waner thanked the applicant for revising his site plan to distribute the buildings rather than cluster them in one block. Ronnie Williams also complimented the new design.

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

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

NAYS: None

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

Dee Greninger is requesting Final Plat approval of The Ranch Section III consisting of 43.03 acres and 84 lots. This phase will be south of Ranchhouse Drive, a new street connecting to Coltrane. This project will extend north of where the new Centennial Elementary School which is developing on the east side of Coltrane. There will be over 900 foot of separation for the new entry to The Ranch Addition and the driveway planned for the Centennial Elementary School and a future middle school. There has been some discussion that a traffic signal may be needed at the Centennial School especially when combined with access to a middle school. No decision has been reached on such a traffic light. This addition is served with city water and sewer. All streets are private.

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

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

NAYS: None

The next item on the agenda was **General discussion of proposed ordinance change to allow an electronic message sign as part of a ground sign. (Chris Calhoun)**

The applicant requested a continuance.

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

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

NAYS: None

The next item on the agenda was **Case #PR060005 Consideration of Final Plat of Belmont Ridge II Addition located one-half mile north of Coffee Creek Road on the east side of Kelly. (Gary Spencer)**

Ernest Isch, engineer representing the developer, requested a continuance of the final plat until the June 6, 2006 Planning Commission meeting.

Motion by Waner, seconded by Moore, to continue this request to a date certain of June 6, 2006. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #PR060006 Public Hearing and Consideration of Preliminary Plat of the Boa Vista Addition located on the west side of Westminster 731 feet south of Covell Road. (Roger Fite)**

The applicant requested a continuance.

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

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

NAYS: None

The next item on the agenda was **Case #PR060006 Public Hearing and Consideration of Final Plat of the Boa Vista Addition located on the west side of Westminster 731 feet south of Covell Road. (Roger Fite)**

The applicant requested a continuance.

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

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

NAYS: None

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 6:20 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission