



City of Edmond

NOTICE OF PUBLIC MEETING

The City of Edmond encourages participation from all its citizens. If participation at any Public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

AGENDA

EDMOND PLANNING COMMISSION

20 S. Littler, Edmond, Oklahoma
Tuesday, August 2, 2011
5:30 p.m.

CITY COUNCIL WORKSHOP

1. Call to Order:
2. Approval of Minutes: July 19, 2011
3. Case #PR110008 Public Hearing and Consideration of Preliminary Plat of the Hampden Hollow Addition with private streets, located east of Air Depot, just under one-half mile north of Covell Road. (J.W. Armstrong)
4. Case #Z060048 and Case #Z060050 Public Hearing and Consideration of Commercial Planned Unit Development Extension for Bridges of Spring Creek, located east of Bryant Avenue and north of 15th Street. (Sooner Land Company, LLC)
5. Case #SP090016 Public Hearing and Consideration of Site Plan Extension for Bridges of Spring Creek, located east of Bryant Avenue and north of 15th Street. (Sooner Land Company, LLC)
6. Case #Z060048 Public Hearing and Consideration of Amendment to the PUD Design Statement for Bridges of Spring Creek to allow a drive on Bryant, located on the east side of Bryant, south of the Briarwood Drive and Bryant intersection. (BancFirst)
7. Case #PR110009 Public Hearing and Consideration of Preliminary Plat for Hutton Place, an addition with private streets, located on the south side of Coffee Creek Road, west of Williams Drive and approximately one-quarter mile west of Bryant Avenue. (Bob Turner)
8. Case #Z110012 Public Hearing and Consideration of Rezoning from "G-A General Agricultural to "L-1" Lake Preservation on property generally located north of 33rd Street, on the east side of Air Depot Boulevard. (Jerad Lovett)
9. Case #PR110007 Consideration of Final Plat of Oakview Professional Pointe Phase II, located north of Memorial Road, approximately one-quarter mile west of I-35. (Roger Hicks)
10. Case #PR100016 Public Hearing and Consideration of Preliminary Plat for Creekside Village II located located north of Dooley Farms Lane, one quarter mile north of West Edmond Road. (Creekside Village II, LP)

11. Case #SP110015 Public Hearing and Consideration of Site Plan approval for Creekside Village II located north of Dooley Farms Lane, one quarter mile north of West Edmond Road. (Creekside Village II, LP)
12. New Business - (In accordance with the Open Meeting Act, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting of the agenda.)
13. Adjournment.

Planning Commission

2.

Meeting Date: 08/02/2011

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Approval of Minutes: July 19, 2011

Attachments

July 19, 2011

EDMOND PLANNING COMMISSION MEETING

Tuesday, July 19, 2011

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Barry K. Moore at 5:30 p.m., Tuesday, July 19, 2011, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, Mark Hoose and Lydia Lee. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the July 5, 2011 Planning Commission minutes.**

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

AYES: Members: Lee, Cartwright, Hoose, Moyer and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z110009 Public Hearing and Consideration of Edmond Plan Amendment from the proposed office usage to retail commercial developed as a Planned Unit Development on the southeast corner of 33rd and Bryant. (Neal McGee Homes Inc.) This item has been continued until the August 16, 2011 Planning Commission meeting.**

Motion by Cartwright, seconded by Hoose, to continue this request until the August 16, 2011 Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Cartwright, Hoose, Moyer, Lee and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z110008 Public Hearing and Consideration of Rezoning from "D-O" Suburban Office to Commercial Planned Unit Development on the southeast corner of 33rd and Bryant. (Neal McGee Homes Inc.) This item has been continued until the August 16, 2011 Planning Commission meeting.**

Motion by Cartwright, seconded by Hoose, to continue this request until the August 16, 2011 Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Cartwright, Hoose, Moyer, Lee and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z110010 Public Hearing and Consideration of Edmond Plan Amendment from General Commercial Planned Unit Development to High Density Multi-Family Residential located east of Vista Lane, south of Second Street. (Campus Crest Development, LLC)**

This request covers 22.36 acres north of Tuscany Villa, east of Vista Lane, west of Wade Martin and south of Second Street. At one time, the Falls residential was planned on some of this land. The property is no longer owned as a single ownership. The front commercial tract is separately owned and the back portion of the property is owned by Allegiance Credit Union. The "E-1" PUD zoning is no longer desired as a use for the subject property. The most recent Planned Unit Development was approved in October 2006. The original 28.9 acres is now owned by two separate owners. The current Edmond Plan projects this area for "E-1" General Commercial PUD. At the Community Connections meeting, Mr. Ronald Simons with Campus Crest indicated the residential project would contain 224 apartments and 600 beds planned for university students.

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

1. Infrastructure: City water is available on Second Street and on Vista Lane. When the site plan is submitted, the looping of the appropriate sized water lines through the project will be evaluated. The multi-story apartments will require a fire sprinkler system. The looping of water may connect to Tuscany Villas which extends the looping design even further for all locations connected. Sanitary sewer is available to serve this parcel for the planned use.
2. Traffic: There is a traffic light at Vista Lane and Second. Second Street is four lanes. A traffic study will be performed with the site plan to determine the total access needed for this project. Other uses in the area include Oxford Oaks Apartments containing 488 units, Oakridge Mobile Home Park containing 279 units, Davidson's Nursery on the southeast corner of Vista Lane and Second and other commercial including a convenience store are located at the southwest corner of Vista Lane and Second. Legend V Apartments containing 200 units, is planned on the north side of Second Street, just west of Vista Lane. This proposal will access both Second Street and Vista Lane.
3. Existing zoning pattern:
North – "E-1" General Commercial PUD
South – "A" Single Family Dwelling (sensitive border)
East – "A" Single Family Dwelling (sensitive border)
West – Mobile home park and multi-family
4. Land Use:
North – Undeveloped
South – Tuscany Villa residential, potentially 144 lots
East – Acreage lots
West – Oak Ridge Mobile Home Park 279 units and Oxford Oaks Apartments 488 units
5. Density: Based on the "C-3" zoning on the 22 acre parcel, there could be 352 apartments. At the Community Connections meeting, Mr. Simons indicated there

would be 224 units for a density of 10.18 units per acre. The project will include 600 beds with each bedroom rented individually.

6. Land ownership pattern:
North – Master Falls 252 LLC owned Oasis Capital Management in Las Vegas, NV
6 acres
South – Single family lots
East – Acreage lots
West – Oakridge Mobile Home Park owned by Yes Companies LLC in Denver, CO;
Oxford Oaks Apartments owned by Gary Brooks
7. Physical features: The property has been graded as part of the Falls project. Most of the trees have been removed. The property drains in to two directions, one area south toward Tuscany Villa and one area north toward Second Street.
8. Special conditions: None
9. Location of Schools and School Land: The nearest school is Will Rodgers to the southwest along 9th Street.
10. Compatibility to Edmond Plan: The Falls project was approved for 250-350, three story condominium units. The project was approved as a special use permit overlaid on the “E-1” General Commercial. The PUD has not expired (October 23, 2011). Multi-family is no longer allowed as a Specific Use Permit in “E-1”.
11. Site Plan Review: Site plan review will be required as well as plats.

Randel Shadid was in attendance representing the applicant. He indicated there were fewer units and number of residents than the Falls project. The Falls project could have contained 346 units and there could have easily been 1,000 residents. The condominium project would have had substantial rental units and there is not a way to prevent rental of property based on fair housing practices. He noted the tree preservation in the northwest portion of the property would be maintained. Chris Russ indicated that 2-3 percent of the residents would not be students. Mr. Shadid indicated a traffic study was under way and would be submitted with the site plan. He indicated that the Falls residential project was known about, planned and zoned before the homes in Tuscany Villa were constructed. Tom Barons of 709 Milan Court submitted a justification of why the Campus Crest project should not be approved. He indicated he was representing the Homeowner's Association of Tuscany Villa. Pete Holcomb of 2224 San Marco Lane spoke in opposition indicating the new project was not compatible with the adjacent single family. Matt York spoke in opposition to the project. Tom Vorderlandwehr home builder for Tuscany Villa indicated there would be too much traffic created by this project. He indicated there were some rental homes in Tuscany Villa purchased by a California company and that Code Enforcement is doing a good job of enforcing proper maintenance in Tuscany Villa. Kyle Kinney of 2301 San Marco indicated his biggest concern was the home values. Patrick McCreary of 2520 Naples Way spoke in opposition. Tyler Willey of 705 Martina Lane spoke in opposition.

indicating this company had requested a project in Stillwater and it was rejected. Randel Shadid indicated there are 14,000 residents in Campus Crest projects across the country. Commissioner Lee asked when there would be a traffic study. Staff indicated they are usually done with a site plan or could be done with the PUD. Chairperson Moore asked City Engineer Steve Manek how long it would take to do a traffic study. Mr. Manek indicated 2 months is a good estimate for a traffic study to be prepared and reviewed. Chairperson Moore asked the City Attorney if it was appropriate to continue the item for a traffic study and the City Attorney indicated it would be. Commissioner Cartwright indicated he had several issues with this project related to traffic and the change in the character of the project. He indicated there was no protest five years ago with the initial rezoning. Commissioner Moyer indicated he felt a traffic study was also needed. Commissioner Lee stated she felt a less intense use would be more appropriate for the area and that the current project was a heavier use than the original project. She noted that with the zoning requested there could be 352 units even though they have discussed 224 units and 600 beds. There is not enough information related to the nature of this new project. Mr. Shadid indicated he would continue the item to wait for a traffic study to be completed. Commissioner Cartwright indicated he was ready to consider the item at the meeting. Chairperson Moore indicated he appreciated the offer for the continuance but the Planning Commission wanted to proceed with the vote.

Motion by Moyer, seconded by Cartwright, to approve this request. **Motion failed** by a vote of 1-4 as follows:

AYES: Members: Hoose

NAYS: Members: Moyer, Cartwright, Lee and Chairperson Moore

The next item on the agenda was **Case #Z110011Public Hearing and Consideration of Rezoning from “E-1” General Commercial PUD to “C-3” High Density Multi-Family Residential and Commercial Services located east of Vista Lane, south of Second Street. (Campus Crest Development, LLC)**

Attorney Randel Shadid is representing Campus Crest Development, LLC in requesting that 22.36 acres be rezoned to multi-family to allow for a university housing development. This tract is larger than the previous Falls Condominium project that was proposed for this same general location although the Falls had more units approved. This parcel of land contains a 25 foot wide strip connecting Second Street to the property. This property extends as far east as Wade Martin Drive (private drive). The main access would be from Vista Lane, south of Davidson’s Nursery. Utilities are available to the site. The owners are planning a traffic study and are anticipating a drive on to Second Street as well as Vista Lane. The following additional steps will be required if the rezoning is approved: 1) A preliminary plat will be required and will be reviewed by the Planning Commission with notices to the surrounding property owners. 2) A site plan will be submitted indicating the details of the development and a Planning Commission hearing will be required with notice. **3) Ronald Simons and Chris Russ committed to have another Community Connections meeting for the site plan with notice. That Community Connections meeting will be held prior to the Planning Commission hearing and is an extra meeting in the normal review process.** 4) A final plat will be submitted to the Planning Commission and City Council.

Motion by Cartwright, seconded by Lee, to approve this request. **Motion failed** by a vote of 1-4 as follows:

AYES: Members: Hoose

NAYS: Members: Cartwright, Lee, Moyer and Chairperson Moore

The next item on the agenda was **Case #VA110009 Consideration of variance request to allow remodeling of a pre-existing sign at a non-conforming height and size at 3431 S. Boulevard for the Boulevard Square Shopping Center. (Wiggin Properties)**

Jim Gleason with Superior Neon Signs is representing Wiggin Properties in requesting that the existing ground sign for the Boulevard Square Shopping Center on South Boulevard, south of Thirty Third Street be remodeled as a non-conforming sign. The current sign at 3431 S. Boulevard will need to be removed for this remodeling. Superior Neon indicates it will be too difficult and would affect the structural integrity of the support structure to try to modify the interior bracing by performing the work on-site. Once the new sign is fabricated, the sign would be removed for a short period. The sign is currently 24 feet tall and consists of a sign area of 140 square feet. A new sign at this location could only be 6 feet tall, 42 square feet. The remodeled sign would retain the 140 square foot non-conforming size and height of 24 feet. The pole cover will be constructed of stone to match the trim on the building; the existing metal pole cover will be removed.

State Statutes allow non-conforming signs to remain on properties as long as the remodeling or re-facing of the sign does not create a more non-conforming sign. Since the sign is to be removed, the standard procedure is to require compliance with the current sign standard rather than allow a non-conforming height and square footage to be remodeled when the sign is completely removed. The sign is located in an island which could be improved with additional landscaping, not to the extent of the square footage of the sign and there is no sprinkler system for permanent maintenance in the island. Drought tolerant materials would need to be used. The most similar situation to this case is the shopping center on the west side of Bryant, south of Second Street, at the Alta Mesa Shopping Center.

Jim Gleason was in attendance representing the request. He indicated that the frame of the sign needed to have some welding completed to make it structurally sound. He indicated it would be better to remove it and re-install a more decorative sign.

Motion by Hoose, seconded by Moyer, to approve this request. **Motion carried** by a vote of 3-2 as follows:

AYES: Members: Hoose, Moyer and Cartwright

NAYS: Members: Lee and Chairperson Moore

The next item on the agenda was **Case #SP110013 Public Hearing and Consideration of Site Plan approval for a warehouse located on the west side of Fretz Avenue, one half mile south of Fifteenth Street. (Jeff VanHoose)**

Planning Department comments:

1. Existing zoning – “F-1” Light Industrial
2. Setbacks – The Setback from Fretz is 70 feet, the setback from the west property line is 40 feet, the setback from the south property line is 20 feet, the setback from the north lot line is 35 feet. The land surrounding this location is all “F-1”. Enterprise Business Park is located to the west and north. Centennial Industrial Addition is located to the south. The land to the east is undeveloped and is situated west of the BNSF Railroad tracks, also zoned light industrial.
3. Height of buildings – 22 feet
4. Parking – The building is warehouse 7 parking spaces are provided. Mr. VanHoose owns a 3 acre parcel and is developing half at this time and will develop the other half to the north at some time in the future. Larry Lambrecht has already built several buildings to the north.
5. Lot size – 34,560 square feet, the building is 10,000 square feet
6. Lighting Plan – There are no outdoor light poles planned, just wall-packs on the building.
7. Signage – No ground sign is planned at this time. The standard is 6 feet tall, 42 square feet.
8. General architectural appearance – The building is a metal building with a 1/12 standing seam metal pitch roof. There will be two overhead doors on the front elevation and walk through doors on the rear or west elevation. The front of the building contains a brick wainscot and EFIS veneer on the metal structure. The brick and EFIS is wrapped around the sides of the buildings for a distance of approximately 2 feet.
9. Sensitive borders – Not applicable to this location.
10. Mechanical equipment – Will be located on the ground or within the building.
11. Fencing/screening – A dumpster enclosure is shown on the undeveloped lot to the north. This location gives more than adequate access for the sanitation vehicle and allows for the two driveways planned to be used. Ultimately that location may need to be moved depending on what is constructed on the northern half of the lot.

Engineering Department comments:

12. Driveways, access management and paving– Two driveways are planned on Fretz, which is a local street, meeting the access management and driveway separation

standard. Fretz is already constructed as a commercial collector street with no additional paving improvements required.

13. Water and wastewater plans – Water and sewer lines are available and will serve this building. For Enterprise Business Park, detention is completed on each property.
14. Drainage detention and grading – Drainage standards are met on each lot individually for Enterprise Business Park. A detention area is being completed on the west side of the building.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – The 10,000 foot warehouse building is being fire sprinkled and a new fire hydrant is being added in addition to the one across the street.

Urban Forestry comments:

16. Landscape Plan:

Total Site Area: 34,560 sq. ft.
5% - Required landscaped area

	<u>Required</u>	<u>Provided on Plan</u>
Landscape Area	1,728 sq. ft.	16,450 sq. ft.
Total Plant Units	138 units	160 units
Frontage Plant Units	69 units	160 units
Evergreen Plant Units	55 units	60 units

Waste Management comments:

17. Refuse facilities – The dumpster enclosure approach, screening and doors fully comply.

Edmond Electric comments:

18. Electric – Edmond Electric needs an easement provided for the electric facilities, but that will be provided separately.

Mark Farris was in attendance representing the applicant.

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

AYES: Members: Lee, Cartwright, Hoose, Moyer and Chairperson Moore
NAYS: Members: None

There was no New Business.

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

AYES: Members: Lee, Cartwright, Moyer, Hoose and Chairperson Moore

NAYS: Members: None

Meeting adjourned at 6:50 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission

Planning Commission**3.****Meeting Date:** 08/02/2011**From:** Bob Schiermeyer**Department:** Planning/Zoning

Information**RE:**

Case #PR110008 Public Hearing and Consideration of Preliminary Plat of the Hampden Hollow Addition with private streets, located east of Air Depot, just under one-half mile north of Covell Road. (J.W. Armstrong)

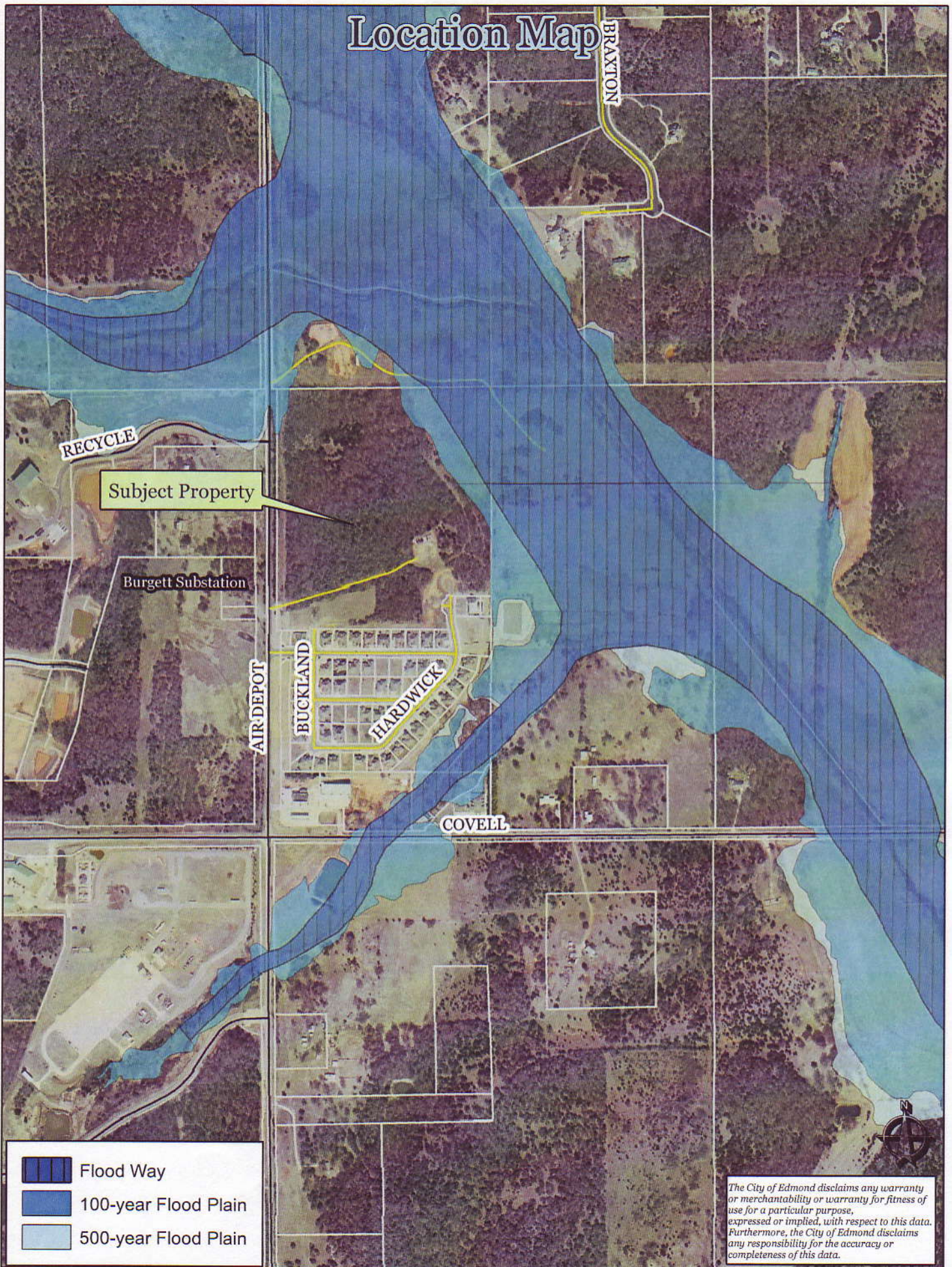
Engineer Earnest Isch is representing Gap Development LLC in requesting 115 single family lots on 41.99 acres north of the existing Hampden Hollow Addition at Air Depot and Covell Road. The property is zoned "A" Single Family dwelling and the lot sizes are planned at 65 feet by 115 feet. The lots are generally 7,475 square feet or larger. The application indicates the developer will build 2,200 minimum square footage homes adjacent to Hampden Hollow Phase I. The addition plans for another access point on Air Depot and a connection at Buckland Road and Wendover Road. It should be expected there will be at least two phases of final plat submittals. There is an existing oil well and tank battery on the site with a separate access to Air Depot. There is a 30 inch high pressure gas pipeline along Air Depot. There is a floodplain along the northeast and eastern sides of this development that will be left in common area. Due to the floodplain, there are no stub-out streets to adjoining areas. The City of Edmond is planning a substation to the west of Air Depot and grading for that location has started.

The streets in this addition are private and the Preliminary Plat will be reviewed by the City Council since there are private streets. There are a number of common areas. There is a common area along Air Depot 56 feet in width due to the 110 foot wide pipeline easement. There are several detention areas planned and those will all be common areas as well as the large 100 year floodplain in the northeast corner. The Pedestal Oil Well is still operational and will still have to be accessed from Air Depot. That portion of the addition may be delayed until the status of the well is resolved. Sometimes the well areas are platted but no building permits can be issued in these cases based on the State Statute and City Code separation requirements. An oil well access road on Air Depot will be used as the construction entrance. The Edmond Trails Plan does not show any trail through the addition. The nearest trail would be east of the commercial property west of Goddard School with the main trail along the Coffee Creek floodplain to the north. With the private recreation area and private streets, no trails are needed for this addition.

Attachments

Hampden Hollow Preliminary Plat

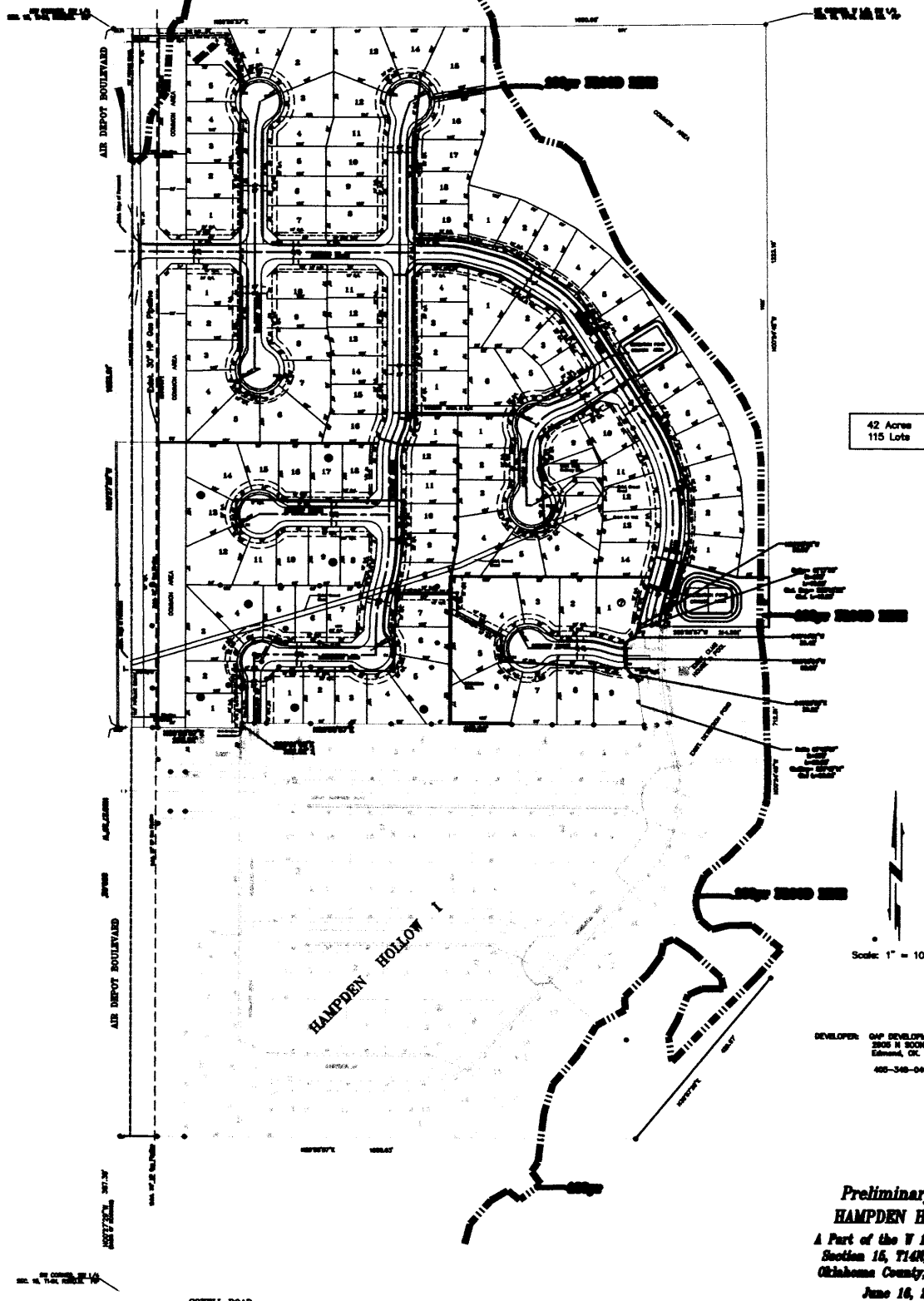
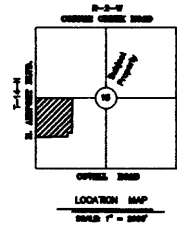
Location Map



Revised Preliminary Plat

HAMPDEN HOLLOW

An Addition to the City of Oklahoma City
A Part of the W 1/2, SW 1/4, Section 15, T14N, R2W, L.M.
Oklahoma County, Oklahoma



Pedestal Oil Company, Inc.

P.O. Box 1522
Oklahoma City, Oklahoma 73101-1522

July 22, 2011

Edmond Planning Commission
and
Office of the City Planner
P. O. Box 2970
Edmond, OK 73083-2970

RE: Hampden Hollow Preliminary Plat
GAP Development, LLC.
SW/4 Section 15-T14N-R2W
Oklahoma County, Oklahoma

Gentlemen:

Pedestal Oil Company, Inc. recently received your notice of GAP Development's request to approve a preliminary plat of Hampden Hollow. **This application is of particular concern to us because we operate an oil and gas well on this subject parcel which has been producing since July 1984.** Because the plat we received does not clearly depict or label the location of our well and associated equipment, I have attached an actual photograph for your convenience.

We have met with Mr. Armstrong of GAP Development many times and have been unable to agree to an alternate route to our well site other than the same lease road which has been utilized for over 25 years. **Mr. Armstrong desires that we use existing neighborhood roads** to access the well site which would require periodic use of heavy equipment with some pieces weighing in excess of 50 tons. **Without assurance from the homeowners association that we will not be responsible for damage incurred to their streets, continued use of our existing road will keep the neighbors of Hampden Hollow happy and insure that we won't tear up the asphalt on the streets that they own and are responsible for.**

Our wellsite which includes the "Bridal" well is located at the end of the lease road which originates at Air Depot. It contains a tank battery with separation equipment and oil storage tanks. Mr. Armstrong's plat depicts a cul-de-sac which encroaches on our wellsite which is unacceptable because it will interfere with the continued operations of our well which is guaranteed by the provisions in the oil and gas lease.

Besides language in the leases which allow for enough surface area surrounding a well which is necessary and requisite for continued operations state statutes preclude development within specific distances from a well or tank battery. These buffers keep houses safely away from oil tanks which could easily ignite if struck by lightning. Therefore, **we request that all lots**

adjacent to our well and tanks be restricted from building as long as the well is in continued operations. In addition, any lots platted on top of our lease road must be excluded as well. We have to have a continued ingress / egress to our wellsite.

In conclusion, Pedestal will continue to operate our Bridal well regardless of whether the area is platted or not platted. We will continue to utilize our road which has been utilized for 27 years. While we do not oppose all aspect of GAP Development's application, **we do request that all lots associated with our road, well, and tank battery be restricted from development until such time the well is removed.** We are disappointed that this is one of just few developments that we have not been able to have a mutually agreed upon "Surface Use Agreement" executed prior to plat application.

Should you have any questions, feel free to call me at 236-8596. Otherwise, I will meet you at the August 2nd Planning Commission.

Sincerely,

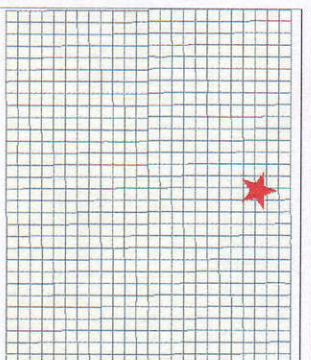
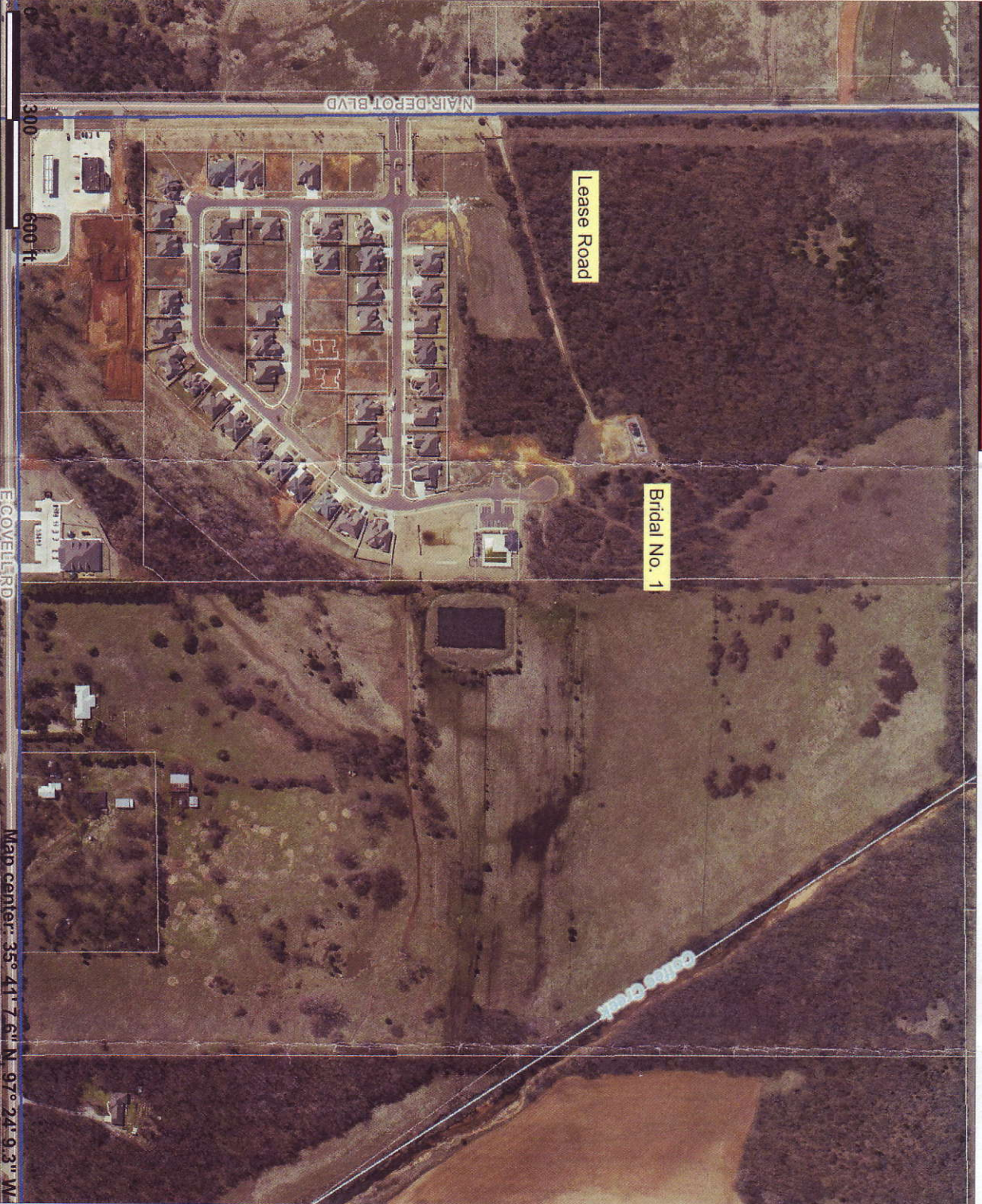
A handwritten signature in black ink, appearing to read "Tim Altendorf", with a stylized flourish at the end.

Tim Altendorf



Leonard Sullivan Oklahoma County Assessor
ONLINE MAPPING

Pedestal Oil Company, Inc.



Legend

- Sections
- Streets
- Parcels
- North Canadian River
- Rivers & Creeks
- Lakes
- Aerials (flown Mar 19th-29th, 2010)
- County Background



Scale: 1:5,100

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: SW/4 Section 15-T14N-R2W
Oklahoma County, Oklahoma

Map center: 35° 41' 7.6" N 97° 24' 9.3" W

Planning Commission**4.****Meeting Date:** 08/02/2011**From:** Bob Schiermeyer**Department:** Planning/Zoning

Information**RE:**

Case #Z060048 and Case #Z060050 Public Hearing and Consideration of Commercial Planned Unit Development Extension for Bridges of Spring Creek, located east of Bryant Avenue and north of 15th Street. (Sooner Land Company, LLC)

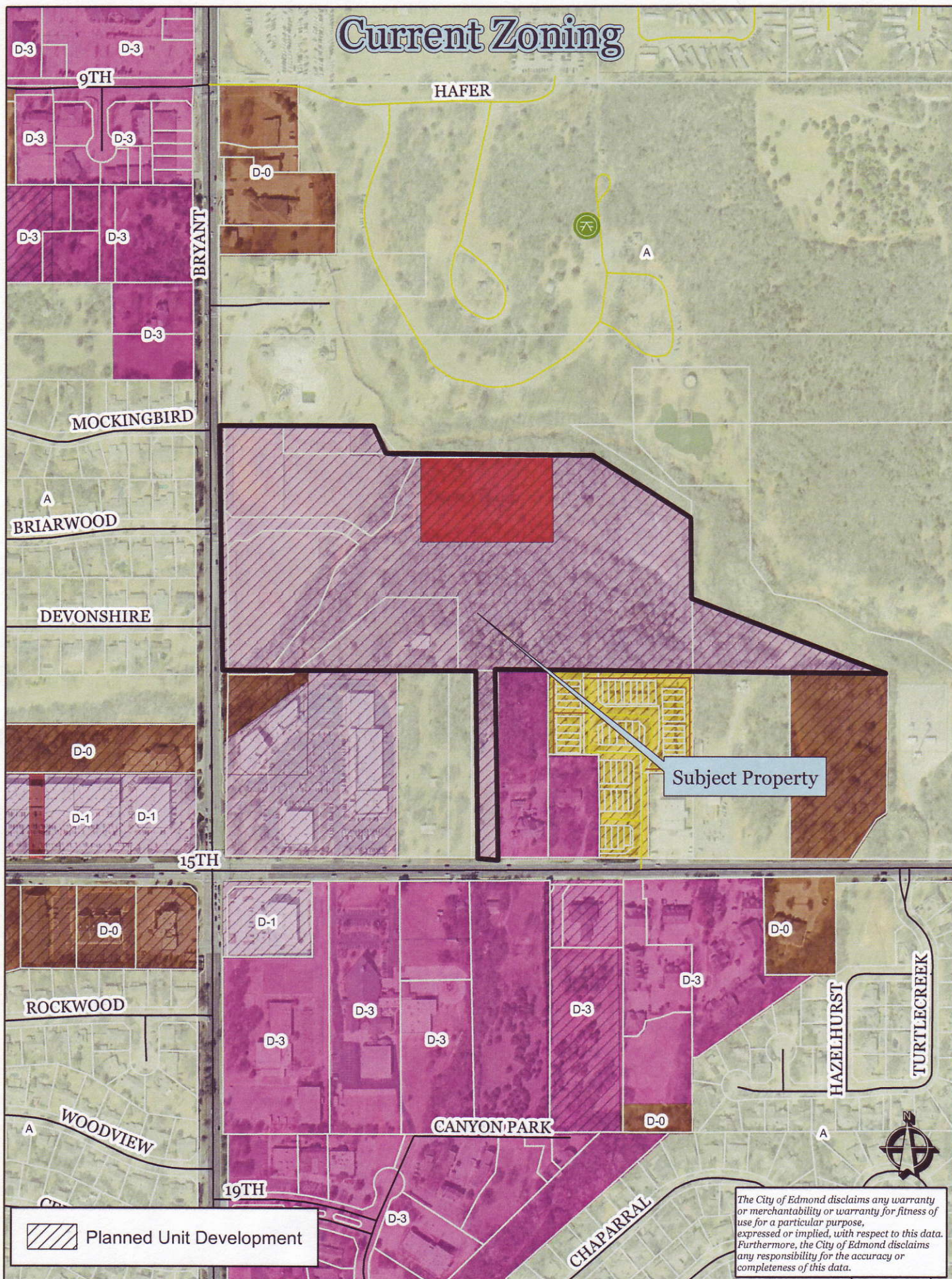
The Planned Unit Development commercial zoning was originally approved in November 2006. With a proposed amendment on your agenda to allow for a driveway on Bryant for the proposed bank lot, BancFirst felt it was best if they requested the PUD Amendment and Sooner Land moved forward with the PUD Extension. There are no other changes to the current Bridges of Spring Creek PUD, which provides "E-1" General Commercial PUD zoning for a proposed department store, with the majority of the property being zoned "D-1" Restricted Commercial. This will be the first time the PUD is extended from November 7, 2006. The project contains 31.24 acres.

The PUD Design Statement provides for the following statement: "The drive opening and curb cut on Bryant just north of the Bridge on Bryant will be eliminated and all access to the development from Bryant will be at the traffic signal", this statement is on page 4 of the PUD Design Statement. The amendment would request one access point on Bryant for Lot 3, Block 1, Bridges at Spring Creek West. This driveway location has been determined to meet all Edmond Transportation Plan standards as to separation between drives. BancFirst no longer plans to build on the north side of the entry drive at Briarwood and on Bryant.

Attachments

Bridges of Spring Creek PUD Ext.

Current Zoning



**SECOND AMENDED
PLANNED UNIT DEVELOPMENT
STATEMENT FOR:**

THE BRIDGES AT SPRING CREEK

Edmond, Oklahoma

Amended March 12, 2007

**Developer: Spring Creek Village, L.L.C.
Sooner Land Company, L.L.C.
Attn: Brad Goodwin
912 N.W. 57th Street
Oklahoma City, OK 73118**

**Prepared By: Randel Shadid, Attorney
19 North Broadway, Suite 100
Edmond, Oklahoma 73034
(405) 341-6741**

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EXHIBITS

- (A) Legal Description
- (B) Master Plan and Preliminary Site Plan
- (C) Architectural Design

SECOND AMENDED
PLANNED UNIT DEVELOPMENT DESIGN STATEMENT
FOR
THE BRIDGES AT SPRING CREEK, EDMOND, OKLAHOMA

MARCH 12, 2007

- (1) The Title of the Planned Unit Development:

THE BRIDGES AT SPRING CREEK

- (2) The owners/developers:

Spring Creek Village, L.L.C. and Sooner Land Company, L.L.C.

- (3) The general location of the Planned Unit Development project.

North of 15th Street on the East Side of Bryant Avenue Adjacent to Spring Creek Shopping Center and South of Hafer Park

- (4) A brief description of the Planned Unit Development concept:

The concept of The Bridges At Spring Creek is to provide a general neighborhood commercial development that will provide goods and services to residents of the surrounding area. The concept is a Utica Square. Tulsa, Oklahoma, concept whereby there will be small retail outlets and one Department Store. Architecture will be similar to Spring Creek Center.

- (5) An acreage breakdown of land uses including figures for each separate zoning area;

<u>Tract</u>	<u>Zoning Area</u>	<u>Acreage Total</u>
	Tract D-1 PUD	28.35 acres more or less
	Tract E-1 PUD	2.8925 acres more or less

- (6) The existing zoning and proposed zoning change:

The existing zoning on the property is A Single Family. The proposed zoning change is D-1 PUD on the D-1 designated tracts and in E-1 PUD Single Use Department Store on Tract E-PUD. Should the Department Store use cease the E-1 PUD tract shall revert to D-1 PUD use as defined herein and as limited herein.

- (7) A statement of existing streets abutting or adjacent to the Planned Unit Development:

Bryant Avenue is adjacent to the property on the West and 15th Street is adjacent to the property on the South.

- (8) A statement on the proposed street including right-of-way standards and street concepts.

No streets are proposed in the development. All access and internal flow will be private driveways.

- (9) A statement concerning the adjoining uses, conditions both existing and proposed to the development.

To the Southwest lies the Spring Creek Plaza Shopping Center. To the North is Hafer Park and Commercial use Pelican Bay. To the West across Bryant Avenue are commercial and office and residential use.

- (10) Physical Characteristics:

The physical characteristics of the property would be best described as an area of grass and trees and drainage channel.

- (a) Elevation analysis:

The elevation difference across the property is approximately 10 feet.

- (b) Slope analysis:

The property generally slopes in a northeasterly direction to a lower area near the northwest quadrant of the property.

- (c) Soil analysis:

The soil is mostly rock and clay.

- (d) Tree cover analysis:

There are substantial trees on the property.

- (e) Drainage analysis including drainage area information:

The site drains in a northerly direction.

- (11) A statement of utility lines and services to be provided by the developer including commitments by the developer for extensions of utility and off-site improvements; however, this statement shall not be interpreted to allow less than those improvements required by the City subdivision ordinance and other ordinances nor shall acceptance of this statement preclude the City from imposing additional requirements for improvements as they are recognized in the course of more detailed planning or as technical standards and ordinances change:

Sanitary sewer, water and paving will be constructed as required by the City of Edmond Ordinances. Access will be provided to all utilities per City ordinance. The development will exceed Title 23 standards and will not increase run off above historic levels.

(12) The development concepts as to types, sizes and densities of proposed structures:

The developer proposes the following for each tract:

Tract D-1 PUD – Neighborhood Center & Restaurant
Tract E-1 PUD – Single Use Department Store

All buildings will be constructed of brick/masonry construction and will be similar in look to the architecture and aesthetics of Spring Creek Plaza Shopping Center at 15th and Bryant Avenue. The only E-1 use allowed in the E-1 PUD tract will be a Department Store. Back of the E-1 PUD Building and Building D, as shown on the Master Design Statement, will look similar to the fronts of the buildings. Backs of Building Anchor B and C will have architectural treatment as opposed to blank walls. Parking for the development will not exceed city standard.

(13) A statement of the improvements planned to be made to the open spaces and reaction areas:

The site will have a minimum of 25% open space and 15% landscaping unit counts and will attempt to maintain a tree preservation area which will be defined at site plan approval time. Existing trees on the site will be transplanted from the site to the north side of the property. Detention will exceed city requirements and will all be on the site owned by the developer. Developer will provide a 25 ft. buffer along Bryant Avenue. Pine trees on the south side of the property were initially intended to be placed in a tree preservation area but examination of these trees by developers expert and by the city's experts have determined that those trees are dead or dying and the Pine tree preserve will be eliminated based on the fact that the trees are dead. Pedestrian and vehicular bridges will span the creek. The building adjacent to Pelican Bay Aquatic Center will be bermed and landscaped at the back of said building. Developers asking to waive the 50% landscaping requirement in the front yard area based on the tree preservation area and the fact that the front of the building cannot be seen from 15th Street or Bryant Street.

(14) Traffic: Developer will install traffic lights at Bryant and Briarwood and on 15th Street at its entry. Install lanes at entry points to the development or adjacent to the developer's property as required by city engineering staff.

(15) The following uses are prohibited: Gas Station, Convenience Store, Fast Food establishment.

(a) Developer further agrees to the following restrictions:

1. A department store on the E-1 side will have a height no greater than 35 feet and will be a one-story structure.

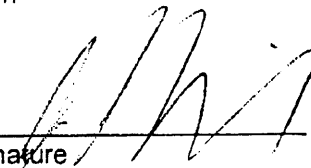
2. The drive opening and curb cut on Bryant just north of the Bridge on Bryant will be eliminated and all access to the development from Bryant will be at the traffic signal.
3. The retaining wall north of the property will not encroach upon public property and will not require the removal of any trees on the city's public property to the north.
4. The tract at the northwest corner of the total tract abutting Pelican Bay, north of the access road into the site and west of the creek, will not be sold, built upon or requested for site plan approval for a period of twelve (12) months from approval of the PUD application. During that twelve (12) months the developer in the City of Edmond will negotiate for all or part of that property to become a part of Pelican Bay and owned and used by the City of Edmond. If negotiations have not been concluded within twelve (12) months from date of approval of this PUD then the developer is free to pursue its development options under the D-1 PUD zoning approved herein. If at any time during the twelve (12) months the City of Edmond advises the developer in writing that it is not interested in pursuing the purchase or development of this property as part of Pelican Bay or Hafer Park then, and in that event, the developer is free to proceed with its development plans on said tract.
5. No large parking lots shall be constructed on the west side of the buildings west of the creek.

(16) A description of the scheduled phrases and elements of each phase:

The Department Store in the E-1-PUD will be built as soon as the zoning, site plan and building permit are approved. The other aspects of the development will be constructed as market conditions determine.

(17) Exhibits attached:

Exhibit "A"	Legal Description
Exhibit "B"	Master Development Plan
Exhibit "C"	Architectural Design


Signature

Date: March 12, 2007

EXHIBIT "A"

Legal Description

**TRACT D-1 PUD
LEGAL DESCRIPTION**

A part of Government Lot 3 and Government Lot 4 of Section Thirty-one (31), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section Thirty-one (31), said point also being the southwest corner of Government Lot 4 of said Section;

THENCE North 00°15'07" West, along the West line of said Government Lot 4, a distance of 658.50 feet to the southwest corner of the North Half of said Government Lot 4, said point being the POINT OF BEGINNING of the herein described parcel;

THENCE continuing North 00°15'07" West, along said West line and also the west line of Government Lot 3, a distance of 834.21 feet;

THENCE North 89°45'11" East a distance of 561.41 feet;

THENCE South 37°50'31" East a distance of 134.72 feet;

THENCE North 89°41'05" East a distance of 61.43 feet;

THENCE South 00°02'46" East a distance of 280.00 feet;

THENCE North 89°41'05" East a distance of 450.00 feet;

THENCE North 00°02'46" West a distance of 280.00 feet;

THENCE North 89°41'05" East a distance of 165.00 feet;

THENCE South 59°28'57" East a distance of 371.53 feet;

THENCE South 00°02'46" East a distance of 286.16 feet;

THENCE South 69°31'51" East a distance of 704.19 feet to the Northeast corner of the West Half of the Southeast Quarter of the Southwest Quarter (W/2 SE/4 SW/4) of said Section 31;

THENCE South 89°40'44" West a distance of 1316.48 feet;

THENCE South 00°05'50" East a distance of 658.31 feet to a point on the south line of said Government Lot 4;

THENCE South 89°40'02" West, along said south line, a distance of 81.55 feet;

THENCE North 00°07'05" West a distance of 658.32 feet;

THENCE South 89°40'44" West a distance of 898.59 feet to the POINT OF BEGINNING.

Said tract contains a gross area of 1,234,941 square feet or 28.3503 acres more or less.

Exhibit A

**TRACT E-1 PUD
LEGAL DESCRIPTION**

A part of Government Lot 3 and Government Lot 4 of Section Thirty-one (31), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section Thirty-one (31), said point also being the southwest corner of Government Lot 4 of said Section;

THENCE North 00°15'07" West, along the West line of said Government Lot 4, a distance of 658.50 feet to the southwest corner of the North Half of said Government Lot 4;

THENCE continuing North 00°15'07" West, along said West line and also the west line of Government Lot 3, a distance of 834.21 feet;

THENCE North 89°45'11" East a distance of 561.41 feet;

THENCE South 37°50'31" East a distance of 134.72 feet;

THENCE North 89°41'05" East a distance of 61.43 feet to the POINT OF BEGINNING;

THENCE continuing North 89°41'05" East a distance of 450.00 feet;

THENCE South 00°02'46" East a distance of 280.00 feet;

THENCE South 89°41'05" West a distance of 450.00 feet;

THENCE North 00°02'46" West a distance of 280.00 feet to the POINT OF BEGINNING.

Said tract contains an area of 126,001 square feet or 2.8925 acres more or less.

Planning Commission

5.

Meeting Date: 08/02/2011

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #SP090016 Public Hearing and Consideration of Site Plan Extension for Bridges of Spring Creek, located east of Bryant Avenue and north of 15th Street. (Sooner Land Company, LLC)

Randel Shadid is representing Sooner Land Company in requesting extension of the Site Plan for the Bridges of Spring Creek. This project only includes the land east of the main north/south creek, north of 15th Street and the bridge over the north/south creek. The minutes of the November 9, 2009 City Council meeting are attached, listing 12 conditions of the Site Plan. There are no changes in the Site Plan at this time. In March 2007, the design statement was modified regarding pine trees on the south side of the property. No building permit has been requested for the site plan since the original approval. No final plat has been approved for the area east of the creek. Site Plans for properties west of the creek are considered individually as projects are submitted. The only project west of the creek that has been submitted is BancFirst located south of Pelican Bay Aquatic Center. The bank would now like to move to the lot south of the main driveway into the Bridges of Spring Creek. Extension of the Site Plan with the 12 conditions is requested.

Attachments

Bridges of Spring Creek SP Ext.

11. **Public Hearing and Consideration of Ordinance amending Edmond Plan from Single Family Dwelling Planned Unit Development (PUD), Medium Density Multi-Family PUD and High Density Multi-Family PUD to Planned Unit Development allowing 345 apartment units known as Coffee Creek Commons, located on the north side of Covell Road, east of Shortgrass (Covell Road Properties, LLC, applicant) Case No. Z090026.** The applicant requested this item be continued to January 11, 2010, due to approval of Item 10.

12. **Public Hearing and Consideration of Ordinance rezoning from "A" Single Family Dwelling Planned Unit Development (PUD), "C-2" Medium Density Multi-Family PUD and "C-3" High Density Multi-Family PUD to Planned Unit Development allowing 345 apartment units known as Coffee Creek Commons, located on the north side of Covell Road, east of Shortgrass (Covell Road Properties, LLC, applicant) Case No. Z090027.** This is a companion to the above item and was also requested to be continued to January 11, 2010.

Motion by Lamb, seconded by Miller, to continue Items 11 and 12 to January 11, 2010. **Motion carried** as follows:

AYES: Mayor Douglas, Councilmembers Page, Waner, Lamb
and Miller

NAYS: None

Mayor Douglas stated when the applicant submits the site plan for consideration they will be required to submit everything as one cohesive document with all the amendments that have been approved in order for Council to be assured the applicant is following all the requirements contained in the original PUD. She noted the only item approved tonight is the extension of the original PUD and that no action was taken on the new PUD other than continuing the application to January 11, 2010.

Mayor Douglas stated the meeting would be recessed for ten minutes.

13. **Public Hearing and Consideration of commercial Site Plan extension for Bridges of Spring Creek Shopping Center, located south of Hafer Park, north of 15th Street, east of Bryant (Sooner Land Company, LLC, applicant) Case No. SP070028.** The Site Plan was received prior to the effective date of the changes to Title 22 zoning ordinance. Staff feels the applicant is past the April, 2009, deadline and the Site Plan has expired. The applicant disagrees and feels that their last extension was in 2008 for 18 months rather than the 12 months originally approved. Planning Commission recommended approval.

Randel Shadid addressed Council on behalf of the applicant. He stated there was some confusion on their part as to whether the extension was in effect for 12 or 18 months and he thought it was the latter time frame. He noted the application continues the same conditions that were previously approved.

Councilmember Page asked if all the changes approved with the previous Site Plan extension been incorporated into one document. Bob Schiermeyer, City Planner, stated at this time they do not have such a document nor has a building permit application been submitted. Mr. Schiermeyer also stated staff will ensure the building permit contains the 12 conditions previously approved on April 14, 2008.

Motion by Page, seconded by Lamb, to approve Item 13 subject to the following 12 conditions:

1. The buffer north of Turtle Creek Commons Addition is extended along the entire boundary of the Addition into the detention area. The detention area was modified for this. Twenty feet of the 30 foot buffer is undisturbed and 10 feet is a landscaping area.
2. A six-foot tall fence will be constructed on the Bridges of Spring Creek side of the buffer area where there is also a retaining wall.
3. The dumpster enclosure shown north of Turtle Creek Commons has been relocated to the north adjacent to the east building.
4. The 45 foot tall tower will not be constructed and the maximum height of any building is 35 feet.
5. The landscaping requirement for this project is 25% of the site area and the points required for the plant units.
6. A two-foot to four-foot tall retaining wall will need to be constructed adjacent to the tree area to be preserved in the southwest part of the site near the existing home.
7. A speed bump will be constructed on the drive extending north from 15th Street approximately two-thirds of the way north of 15th Street.
8. The bridge over the tributary to Spring Creek nearest Bryant would not be constructed with the initial improvements which relate to the plat approval.
9. The plat improvements and the Final Plat is intended to be modified through a separate City Council meeting in order to consider the above ground detention. Soil would be removed from the proposed detention area and used to prepare building sites on Bryant along with the grading for the

plat. All of this work is on the west side of the creek. The dirt will be taken to 15th Street from the proposed detention area and then Bryant to access the property.

10. The site to be dedicated next to Pelican Bay will need to be evaluated with the revised plat and is not being approved as part of the site plan extension request because there is insufficient information to determine the feasibility of the site.
11. If the Final Plat approved on April 23, 2007, is to be changed from the original approval, it will need to be reconsidered at a new hearing of the City Council.
12. Victorian lights on the entrance and WLS 386 style lights on the interior of the main project

Motion carried as follows:

AYES: Mayor Douglas, Councilmembers Waner, Lamb and Miller
NAYS: Councilmember Page

14. Public Hearing and Consideration of extension of commercial Site Plan approval for Fox Lake Plaza, located west of I-35, 1130 feet north of 15th Street, east of Bryant (Expressway Development, applicant) Case No. SP030028. This item has been extended numerous times and was last extended for six months on May 11, 2009. The applicant is working on the Final Plat improvements. There has not been any additional work regarding the site plan.

Councilmember Page asked staff if the applicant was in compliance with erosion control requirements. Steve Manek, City Engineer, addressed Council and stated he was not aware of any action by the Code Enforcement Department at this time. Councilmember Page asked the applicant if the lien placed on the property had been paid. He also asked if the site would be seeded, sodded or other improvements to correct the erosion problems that have been ongoing.

Randel Shadid addressed Council on behalf of the applicant and stated he submitted a check to the City Clerk's office for payment of the lien. He stated the property has not been improved at this time and that the applicant would attempt to seed or sod the property next Spring if they do not have any agreements for pad sites. Mr. Shadid stated there is a purchase contract on the western most pad site and a ground lease contract for a site to the east is being negotiated. He noted several more improvements will be needed when the pad sites are ready to be built upon but the major infrastructure is installed. He

Planning Commission

6.

Meeting Date: 08/02/2011

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #Z060048 Public Hearing and Consideration of Amendment to the PUD Design Statement for Bridges of Spring Creek to allow a drive on Bryant, located on the east side of Bryant, south of the Briarwood Drive and Bryant intersection. (BancFirst)

Mark Lisle with BancFirst is planning a 10,000 square foot bank building south of the original site, south of Pelican Bay Aquatic Center, east of Bryant. This location would be south of the Briarwood Drive and Bryant Avenue intersection in the western part of the Bridges of Spring Creek project. The PUD was written in 2006, before the Master Transportation Plan and the bank would like to consider a drive on Bryant in addition to the driveway east of Briarwood. The separation of existing drives is in accordance with the Master Transportation Plan. The bank is requesting that the PUD Design Statement be modified to allow the driveway on Bryant. There has been considerable discussion with the bank about the bridge replacement on Bryant that is a current project, including the turning lanes planned along Bryant. The property is platted as the Bridges of Spring Creek West. The 25 foot landscape buffer will be retained along Bryant.

The sentence in the PUD Design Statement that is to be changed currently reads as follows:

“The drive opening and curb cut on Bryant just north of the bridge on Bryant will be eliminated and all access to the development from Bryant will be at the traffic signal.”

The amended language in the PUD Design Statement would read as follows: “The Bridges of Spring Creek West will allow for one drive cut on Bryant for Lot 3, Block 1 rather than having all of the access from the traffic signal in alignment with Briarwood Drive and Bryant Avenue. This driveway will not require a variance from the Master Transportation Plan.” 2011 Amendment.

Attachments

Bridges of Spring Creek PUD Amendment

Location Map



Planning Commission

7.

Meeting Date: 08/02/2011**From:** Bob Schiermeyer**Department:** Planning/Zoning

Information**RE:**

Case #PR110009 Public Hearing and Consideration of Preliminary Plat for Hutton Place, an addition with private streets, located on the south side of Coffee Creek Road, west of Williams Drive and approximately one-quarter mile west of Bryant Avenue. (Bob Turner)

Mr. Bob Turner is requesting preliminary plat approval of a private street Addition on 10.12 acres containing 32 single family lots. The lots are generally 65 feet by 120 feet, 7,800 square feet. A 20 foot building line is identified as the front setback. Mr. Turner will extend off-site, north of Coffee Creek Road to connect to water and sewer. Redmont Trace IV Addition is under construction to the west, which will be served with City water. Not all of that Addition has the capacity to have a gravity flow sewer line for service, but if Hutton Place is approved some of the lots in Redmont Trace IV will have sanitary sewer. The streets in this Addition will be private and there will be gated access. Williams Drive is a private street to the east. There will be no access from Williams Drive into this Addition. All of the lots in Hutton Place will back up to Williams Drive. A private detention area will be located in the northeast corner of this subdivision. Two of the lots, 5 and 6 in Block 2, will have a common area access to the street. That common area is only 130 feet in length. The developer is providing for 70 feet of right-of-way along Coffee Creek Road, matching the recommendation of the Transportation Master Plan. The Caliburn Addition is located to the northwest and the Golden Gate at Twin Bridges is located to the northeast. Acreage lots have been developed along Williams Drive to the south and east of subject property. This land is zoned "A" Single Family. There are two water lines in the vicinity; one 24 inch line connects the Boulevard/Coffee Creek water storage facility with the east side of town where the two water towers are located on I-35. The second water line is for service of the abutting development. Mr. Turner has held a Community Connections meeting for this project.

AttachmentsHutton Place Preliminary Plat

Location Map



Golden Gate at Twin Bridges

Subject Property

The City of Edmond disclaims any warranty or merchantability or warranty for fitness of use for a particular purpose, expressed or implied, with respect to this data. Furthermore, the City of Edmond disclaims any responsibility for the accuracy or completeness of this data.

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Community Connections

Minutes: Meeting to discuss Hutton Place Preliminary Plat

Date: Tuesday, July 12, 2011, at 6:00 P.M.

Location: Downtown Community Center Room 110

Organizer: Community Connections- Jan Ramseyer Fees

Attendees: First and Last Name	Attendees: First & Last Name	Attendees: First and Last Name
Charles Dunn	Beth Dunn	Tim Morache
LeRoy Corley	Bill Kerr	Bob Turner, developer
Martha Turner, developer	Ernie Isch, engineer	Bob Schiermeyer, Planning Director
Jan Ramseyer Fees, Community Connection Coordinator		

Minutes

With only 5 residents in attendance at the Community Connection meeting, the meeting format was changed to be very informal with all gathering around a table to look at aerial photos of the area, the proposed layout of the plat, and pictures of sample homes that might be built in Hutton Place. Bob Turner said he is proposing a 32 lot gated addition for the 10 acre tract east of the Redmont Trace Addition. He said the addition will have city water, and sanitary sewer services. He said they will keep as many trees on the property as possible.

The following is a list of items that were discussed by citizens present at the meeting:

Similar neighborhood

Resident questioned if the developer has built a similar neighborhood in Edmond. Mr. Turner said not specifically although some neighborhoods in the Coffee Creek Addition are similar.

Type of homes	Resident questioned what type of homes would be built. Mr. and Mrs. Turner showed pictures of sample homes and said the homes would be 2400 square feet and larger. Mr. Turner said the homes would probably sell between \$300,000 - \$400,000 and there would only be 2-3 builders for this addition. Mrs. Turner noted that the lots are tight and they are challenged to develop design guidelines for the addition so the streetscape has continuity without all homes looking the same.
Sheds or outbuildings	Resident questioned if the addition would be allowed to have metal sheds and Mr. Turner said no.
Name of addition	Mrs. Turner said the name of the addition, Hutton Place, is in honor of the Hutton Brothers, twin brothers who lived on the property in matching homes.
Detention	Resident questioned what the detention area will look like. Mr. Isch said it will be a green grass area that will hold water during rain events and then release it slowly, and will normally be dry.
When will it start?	Resident questioned when this development will start. Mr. Schiermeyer said it could be scheduled to go before the Edmond Planning Commission on August 2 and onto the Edmond City Council on August 22, due to the streets being private. If the streets are not private, then the plat does not have to go to City Council.

Action Items

Item	Person Responsible
Minutes of the meeting would be passed on to the Planning Commission, and possibly City Council, for their information when this item is discussed at upcoming public hearings.	Jan Ramseyer Fees

Meeting was adjourned at 6:35 p.m.

Minutes are taken to be an overview of the meeting, not verbatim transcript of the proceedings. The minutes do not have to go before any boards or commission for approval or denial. They are prepared for information purposes only.

Planning Commission

8.

Meeting Date: 08/02/2011

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #Z110012 Public Hearing and Consideration of Rezoning from “G-A General Agricultural to “L-1” Lake Preservation on property generally located north of 33rd Street, on the east side of Air Depot Boulevard. (Jerad Lovett)

Mr. Lovett owns 30 acres of land north of 33rd Street, east of Air Depot. This property near Arcadia Lake is projected for “L-1” Lake Preservation. Mr. Lovett plans 11 lots on a private street, using individual wells and septic tanks. There is already a similar development to the north called Whitetail Run and one to the south called Lakewood Ridge. This request does not involve a Plan Amendment. The property directly north is still zoned Agricultural and Whitetail Run is located north of that. This zoning will be consistent with surrounding zoning and matches the Edmond Plan.

Attachments

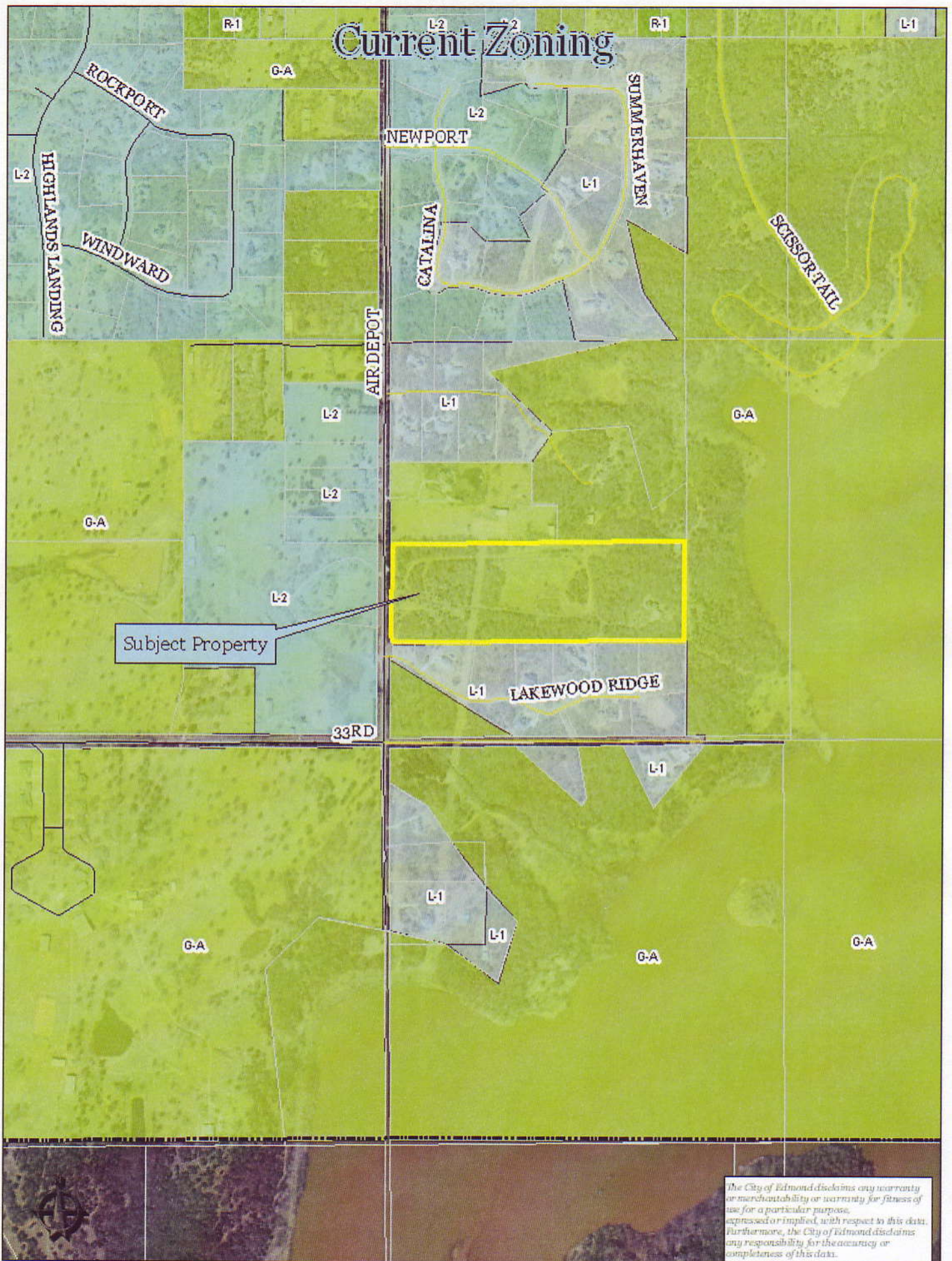
Jerad Lovett Rezoning

Location Map



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Current Zoning



Planning Commission

9.

Meeting Date: 08/02/2011

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #PR110007 Consideration of Final Plat of Oakview Professional Pointe Phase II, located north of Memorial Road, approximately one-quarter mile west of I-35. (Roger Hicks)

Mr. Hicks is submitting the final plat as a follow-through from the site plan that was approved several months ago for the Oakview Professional Office Park. There are already three buildings on the property and the newest buildings will be constructed on the northeast corner of the property. All of the construction plans have been submitted and approved as a part of the site plan. The overall project will likely consist of six buildings when fully completed. The plat consists of 2.102 acres and three lots zoned "D-0" Suburban Office. Water and sewer are available and the newest building will be fire sprinkled.

The adjoining uses include Edmond Oaks Addition to the west, the State of Oklahoma Highway Department Sign Shop to the north and the State also owns land to the east. The plat provides for utility easements. The access right-of-way is private and will be owned by Mr. Hicks. All of the addresses will be on Memorial Road. This plat will replace Oakview Professional Pointe Phase I.

Attachments

Oakview Professional Pointe Phase II

Location Map



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Planning Commission

10.

Meeting Date: 08/02/2011

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #PR100016 Public Hearing and Consideration of Preliminary Plat for Creekside Village II located located north of Dooley Farms Lane, one quarter mile north of West Edmond Road. (Creekside Village II, LP)

Bryan Coon with Coon Engineering is requesting Preliminary Plat approval for a 7.64 acre "C-3" zoned parcel west of the existing Creekside Village project. This 72 unit development would be built in the same style as the first project with one story four-plexes. There will be no direct interconnection between the two projects although there is a private driveway between Dooley Farms Boulevard and Creekview Drive. The Kimberly Crossing Addition to the west is gated with private streets. The main issue with the last discussion of this location was providing access to the north to a 40 acre parcel owned by Robert Cassidy. Mr. Coon has provided for a public street named Cassidy Drive along the west side of the project, extending 2/3 of the way north as agreed to. A 50 foot or wider public street and utility easement will be provided north to the Cassidy property line as a public access to his property for future connectivity. Mr. Cassidy's property can be accessed through the Chateau Addition by way of Dustin Drive as a second access point. City water lines will also be accessible on Cassidy Drive and there will also be a sanitary sewer line in the creek between Kimberly Crossing and Creekside Village II. A sidewalk or trail easement can be provided along Cassidy Drive with the additional public right-of-way granted. The plat includes an existing trail easement in the floodplain/creek area between Dooley Farms and Creekside Village. This would be the most expensive trail location and have the most impact of changing the character of the area rather than to have a trail along the west side of Cassidy drive out of the floodplain/creek area. This location is an improved sidewalk alignment over the recommendations of the original Master Trail and Sidewalk Plan.

There is a looped driveway through the project providing three access points on Dooley Farms Boulevard. In the northern part of the property there is a Corps of Engineers regulated creek area that has been reviewed and will be improved to meet the Corps of Engineers standards. A series of retaining walls are being built along that creek. The FEMA requirements are also being met.

The Fire Department comments are as follows:

All the units will have fire sprinkler systems. The City Code has changed since the original Creekside Village was constructed. The island in the turn around on Dooley Farms Boulevard will be removed. The fire hydrants have been approved; the project will not have private gates.

Attachments

Creekside Village II Preliminary Plat

Location Map



Subject Property

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stated the applicant has not explored that option due to most students being from outside of Edmond and wanting their vehicles for the weekends.

Motion by Bickham, seconded by Miller, to approve Planning Discussion Item 9.A. subject to installation of landscaping along Bryant and a maximum of 392 parking spaces. **Motion carried** as follows:

AYES: Mayor Pro Tem Lamb, Councilmembers Bickham, Waner and Miller

NAYS: None

Mayor Pro Tem Lamb stated the next three items are companion items and would be discussed together.

- B. **Public Hearing and Consideration to extend the "C-3" Planned Unit Development (PUD) zoned property, located north of Dooley Farms Boulevard, one-fourth mile north of W. Edmond Road (Connie Farris and Creekside Village II, LP, applicants) Case No. Z100020.** The applicant is requesting that property originally zoned as a PUD in 1994 and modified and continued in 1999 be extended to allow for the Creekside Village II project. The current owner is Connie Farris who proposes to sell the property to Kent and Meg Conine who developed Creekside I to the east for senior housing. The Conines are proposing to construct 72 more units consisting of one-story, four-plex dwellings matching the first phase. Mr. and Mrs. Conine have been approved for funding through the Oklahoma Housing Finance Agency for the new project. City water and sanitary sewer lines are available along Dooley Farms Lane. Robert Cassidy owns 40 acres of undeveloped property to the north which is landlocked with no direct access to either Edmond Road or Kelly. Dooley Farms Lane contains a median just east of the gated access into the Dooley Farms Addition. Planning Commission recommended approval.

Bryan Coon, Coon Engineering, Inc., addressed Council on behalf of the applicant. He stated the applicant will be responsible for the cost of removing the grass median on Dooley Farms Lane to primarily assist with left turns out of the development. He noted the applicant will also dedicate a trail easement along the west side of the site. Mr. Coon stated the applicant will provide a public access, constructed to City standards, along the west side of the site east of the trail easement and pave approximately two-

thirds of the access leaving the remaining one-third of the access for Mr. Cassidy to improve when he develops his site. He noted they have not been able to reach an agreement with Mr. Cassidy regarding the costs to construct the public access as Mr. Cassidy did not want to share in those costs. He stated he felt his client has made a good effort to grant access to Mr. Cassidy's property without success.

Councilmember Waner stated she was pleased that the applicant is granting a trail easement as she felt it would be a great attribute for the area. She encouraged the applicant to make future residents aware of the public street connection to the property to the north.

Randel Shadid, representing Robert Cassidy, addressed Council and stated access to his client's property is critical. He requested the PUD be amended to require the street right-of-way dedication from Dooley Farms Lane to Mr. Cassidy's south property line. He also requested the street be stubbed and paved to Mr. Cassidy's south property line at the expense of the applicant.

Sean Brownley, area developer, addressed Council and stated he felt it was unfair to require the applicant to pave the public street access to Mr. Cassidy's south property line and that the future developer of Mr. Cassidy's property should be required to pay for a portion of the access. He stated providing access is a cost of developing a property.

Discussion was held regarding street stub-outs and what the past policy has been regarding this issue. It was noted that a variety of street stub-outs have been done in the past that end in residential back yards and have no connection to another access. Councilmember Waner stated she wanted to prevent that scenario from happening in this case by clearly showing where the street access will be for any future development. Mr. Shadid noted past policy has been to connect to an adjoining property to enhance traffic flow between properties.

Motion by Miller, seconded by Bickham, to approve Planning Discussion Item 9.B. subject to the applicant providing a public street easement to the applicant's north property line, a dedicated trail easement west of the new street also to the north property line, and the applicant constructing and paving approximately two-thirds of the public street

access with the remaining one-third being a dedicated street easement but not paved. **Motion carried** as follows:

AYES: Mayor Pro Tem Lamb, Councilmembers Bickham, Waner and Miller

NAYS: None

- C. **Public Hearing and Consideration of Ordinance No. 3280 amending the Edmond Plan from Suburban Office usage to High Density Multi-Family usage, located north of Dooley Farms Boulevard, one-fourth mile north of W. Edmond Road (Connie Farris and Creekside Village II, LP, applicants) Case No. Z100018.** This is a companion to the above item. The applicant is requesting to rezone .48 acres and include the property with the existing 7.82 acres which is already zoned for high density multi-family usage in order to develop the entire 8.30 acres as Creekside Village II. The first phase contains 84 units and the buildings will be similar one-story units. Access will be from Dooley Farms Lane which includes a traffic signal on Edmond Road. Staff felt the rezoning would not present any substantial impact on the adjacent zoning since it is a small parcel in the southeast corner of the proposed development. Planning Commission recommended approval.

Motion by Waner, seconded by Miller, to approve Ordinance No. 3280 as read by the Mayor. **Motion carried** as follows:

AYES: Mayor Pro Tem Lamb, Councilmembers Bickham, Waner and Miller

NAYS: None

Motion by Miller, seconded by Waner, to attach emergency clause to Ordinance No. 3280. **Motion carried** as follows and Ordinance No. 3280 is in effect immediately:

AYES: Mayor Pro Tem Lamb, Councilmembers Bickham, Waner and Miller

NAYS: None

- D. **Public Hearing and Consideration of Ordinance No. 3281 rezoning from "D-O" Suburban Office Planned Unit Development (PUD) to "C-3" High Density Multi-Family Residential and Commercial Services, located north of Dooley Farms Boulevard, one-fourth mile north of W. Edmond Road (Connie Farris and Creekside Village II, LP, applicants) Case No.**

Z100018. This is a companion to the above two items and was discussed at that time.

Motion by Miller, seconded by Bickham, to approve Ordinance No. 3281 as read by the Mayor. **Motion carried** as follows:

AYES: Mayor Pro Tem Lamb, Councilmembers Bickham, Waner and Miller

NAYS: None

- E. **Public Hearing and Consideration of amended Final Plat for Hunter's Creek V Addition, changing the name to The Estates of Hunter's Creek and changing the recorded plat, allowing for a private street and gated access, generally located just less than one-half mile south of Coffee Creek Road, and just less than one-half mile west of Kelly Avenue (Tim Hughes Custom Homes, applicant) Case No. PR100012.** The applicant requested this item be continued to April 11, 2011.

Motion by Miller, seconded by Waner, to continue Planning Discussion Item 9.E. as requested by the applicant. **Motion carried** as follows:

AYES: Mayor Pro Tem lamb, Councilmembers Bickham, Waner and Miller

NAYS: None

10. **Executive Session to discuss the collective bargaining negotiations for FY 2010/2011 with the Fraternal Order of Police Lodge 136, the International Association of Firefighters Local 2359, and the American Federation of State, County and Municipal Employees Local 2739 (Executive Session authorized pursuant to 25 Okla. State. Sec. 307 (B)(2)):**

11. **Executive Session to discuss the following pending claims/litigation (Executive Session authorized pursuant to 25 Okla. State. Sec. 307 (B)(4)):**

Curtright vs. City of Edmond

Motion by Waner, seconded by Miller, to meet in Executive Session based upon the advice of the City Attorney who has determined that disclosure will seriously impair the ability of the City Council to process the claim or conduct a pending investigation, litigation or proceeding in the public interest. **Motion carried** as follows:

Planning Commission

11.

Meeting Date: 08/02/2011

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #SP110015 Public Hearing and Consideration of Site Plan approval for Creekside Village II located north of Dooley Farms Lane, one quarter mile north of West Edmond Road. (Creekside Village II, LP)

Planning Department comments:

1. Existing zoning – “C-2” PUD
2. Setbacks – 25 foot front building line along Dooley Farms Lane, the setback on the east is 20 feet, the setback on the north is 20 feet and the setback on the west is 10 feet to Cassidy Drive.
3. Height of buildings – 22 feet. 72 units built as four-plex structures with fire sprinkler systems, including the clubhouse and pool building.
4. Parking – 126 spaces are provided
5. Lot size – 331,056 square feet. Buildings total 64,990 square feet.
6. Lighting Plan – Decorative lights, 12-15 feet in height with globe fixtures will be used as in Phase I
7. Signage – One but not more than two ground signs on Dooley Farms Lane, 50 square feet, no more than 8 feet in height. The name of the project will be Creekside Village Apartments.
8. General architectural appearance – The buildings will be like Phase I, mostly brick veneer with some siding, pitch roof construction with composition shingles. The buildings are built in four-plex style with automatic fire sprinkler systems. Sprinkler systems were not required with Phase I but the Municipal Code has changed.
9. Sensitive borders – The land to the north is undeveloped and zoned “A” Single Family, the area is not platted. Kimberly Crossing is located to the west, the Cassidy Drive right-of-way along the west side of the property is 84 feet wide. The nearest setback to the creek on the east side of Kimberly Crossing is 100 feet. There is also a floodplain west of Cassidy Drive in Kimberly Crossing.
10. Mechanical equipment – Based on the pitch roof, the air conditioners will be located on the ground, as with Phase I
11. Fencing/screening – No fencing is required for this project. The fence around the pool is 6 feet high.

Engineering Department comments:

12. Driveways, access management and paving– There will be three access points along Dooley Farms Lane in to this 72 unit project. The Fire Department will have access to the driveways as fire lanes. The cul-de-sac drive is accessed by fire hydrants and there is adequate space to serve the 12 units on the cul-de-sac.
13. Water and wastewater plans – City water and sewer are available for service. A water line will not be extended to the north property line at this time since that would represent a dead-end line with poor water quality. The better plan allow for the looped water system along the interior driveway, then at the time a project develops to the north, the water line can be extended in the public easement, just like Cassidy Drive will be extended to the north. We have discussed that the DEQ is concerned about water quality issues in non-looped lines.

14. Drainage detention and grading – Drainage plans have been submitted for the Corps of Engineers regulated creek extending in the north part of this project as well as detention for the overall project. There is a detention pond to the southwest of the site serving Kimberly Crossing and that detention pond will be re-worked to meet the requirements of Creekside Village II.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – Compliance with the Fire Code includes fire sprinkling all 72 units. The addition of fire hydrants and a properly sized water line extending throughout the project. The fire hydrant locations have been checked and approved. A flow test has been completed for water pressure purposes. The property to the north, if developed, will connect to Dustin Drive in Chateau with a water line and the water line will need to be looped on Cassidy Drive which will benefit everyone in the area by having a main system connected from Kelly and West Edmond Road.

Urban Forestry comments:

16. Landscape Plan:

Landscaping - Lot area = 331,056 sf Landscape provided on plans submitted

10% of lot = 33,105 sf landscaping/lawn area

Plant units required = 2,666 PU 2,777 plant units

Evergreen required = 1,066 PU 1,720 plant units

50% of landscaping in front = 1,333 PU 1,917 plant units

Total landscaped area = 33,105 sf

Waste Management comments:

17. Refuse facilities – The dumpster enclosures will be stockade, 6 feet in height as used in Phase I

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location and retain the proper easements on the Final Plat. They are familiar with the Site Plan for access.

Attachments

Creekside Site Plan

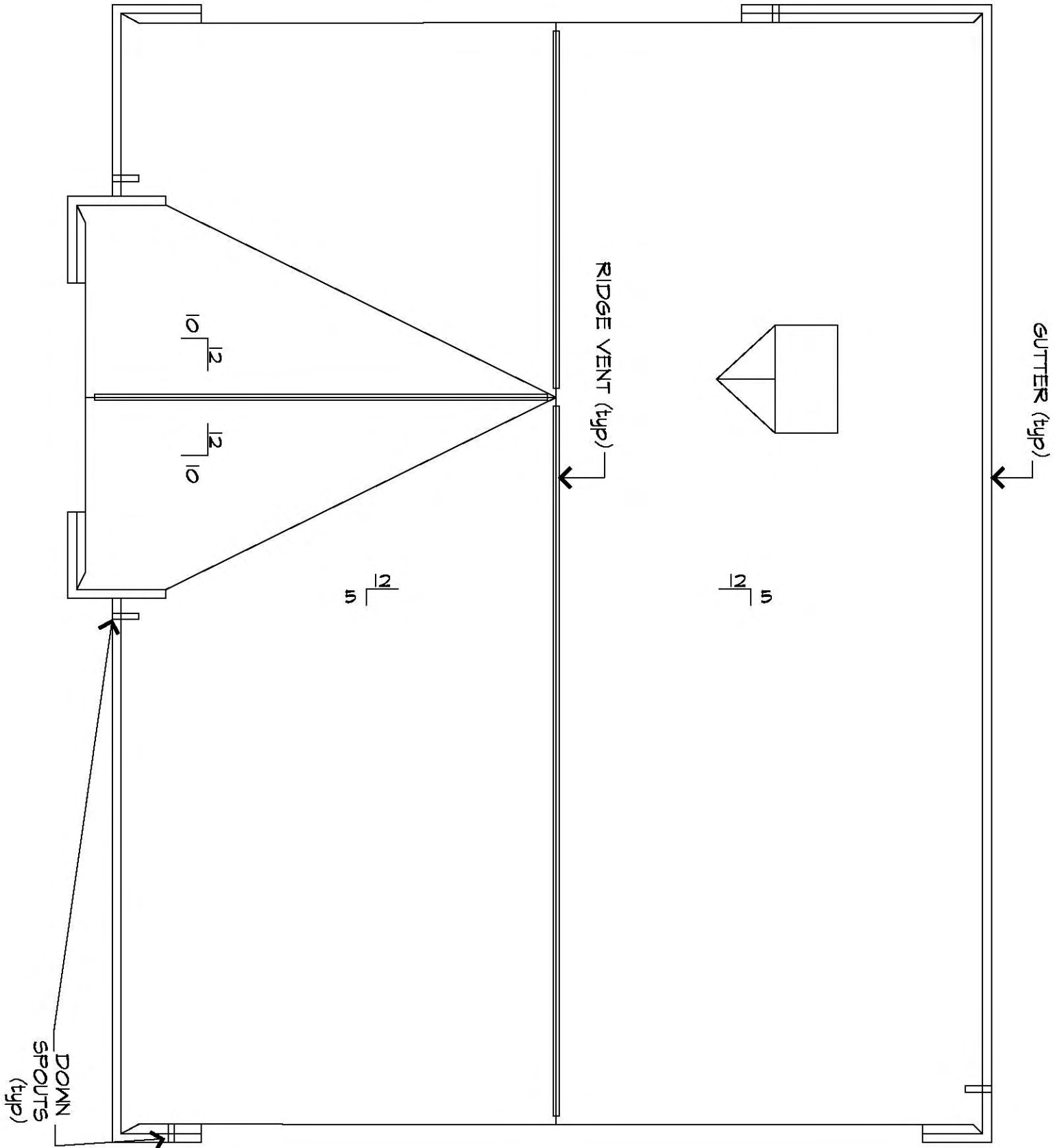
Creekside Village Apartments
Phase II
for Creekside Village, L.P.
A 72 Unit Apartment Complex
Edmond, Oklahoma

Project: 10xxx
Date: Nov. 17, 2010

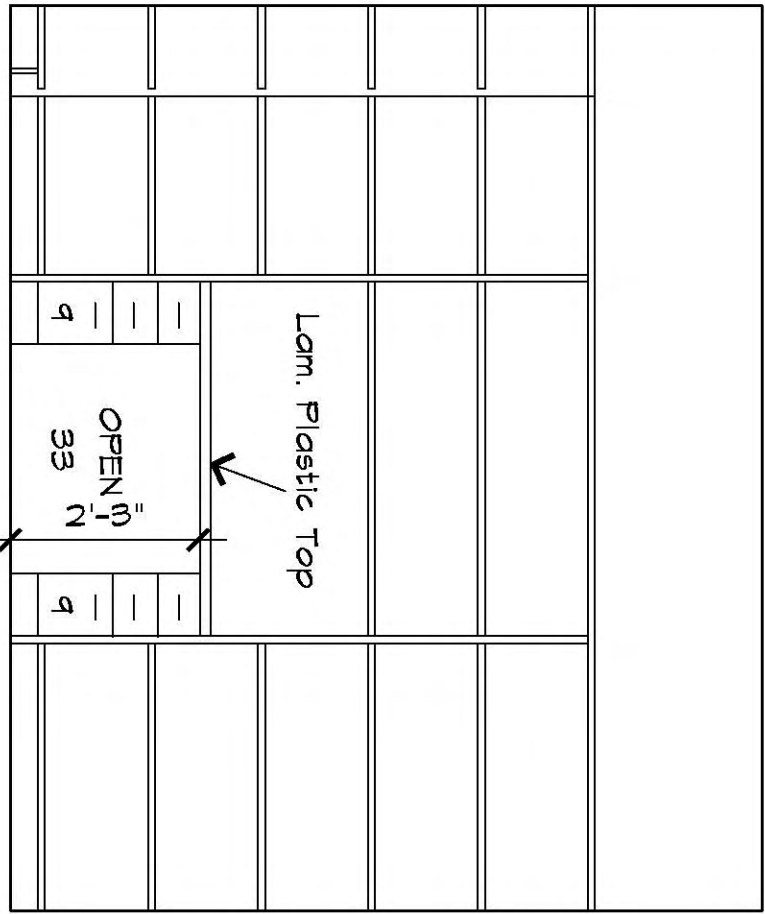
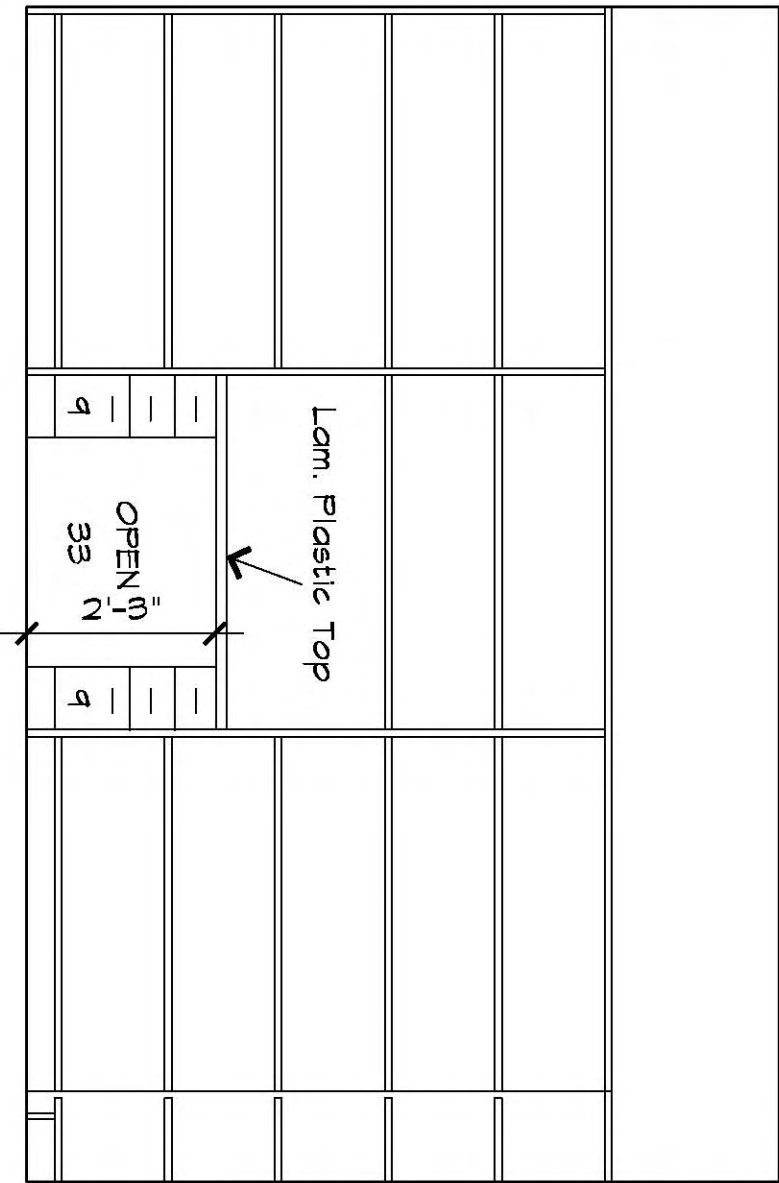
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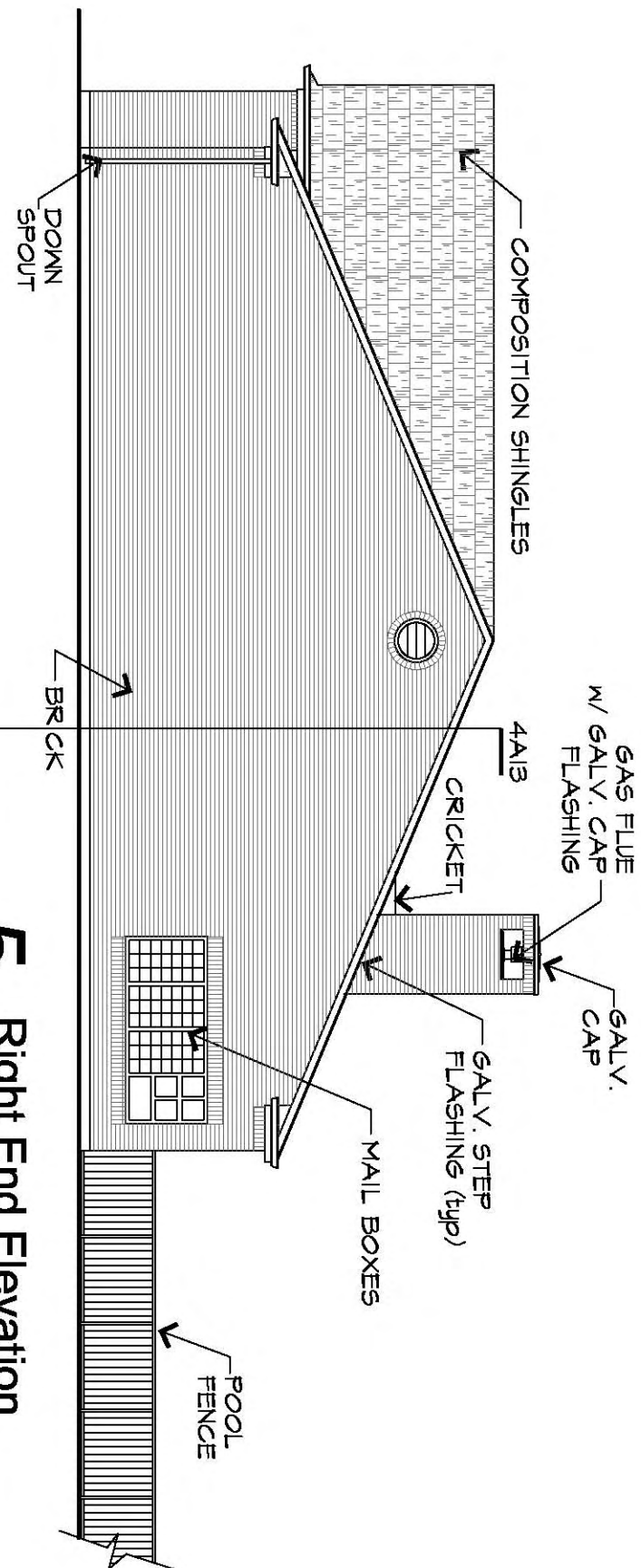


1 Community Building Roof Plan
Scale: 1/8" = 1'-0"

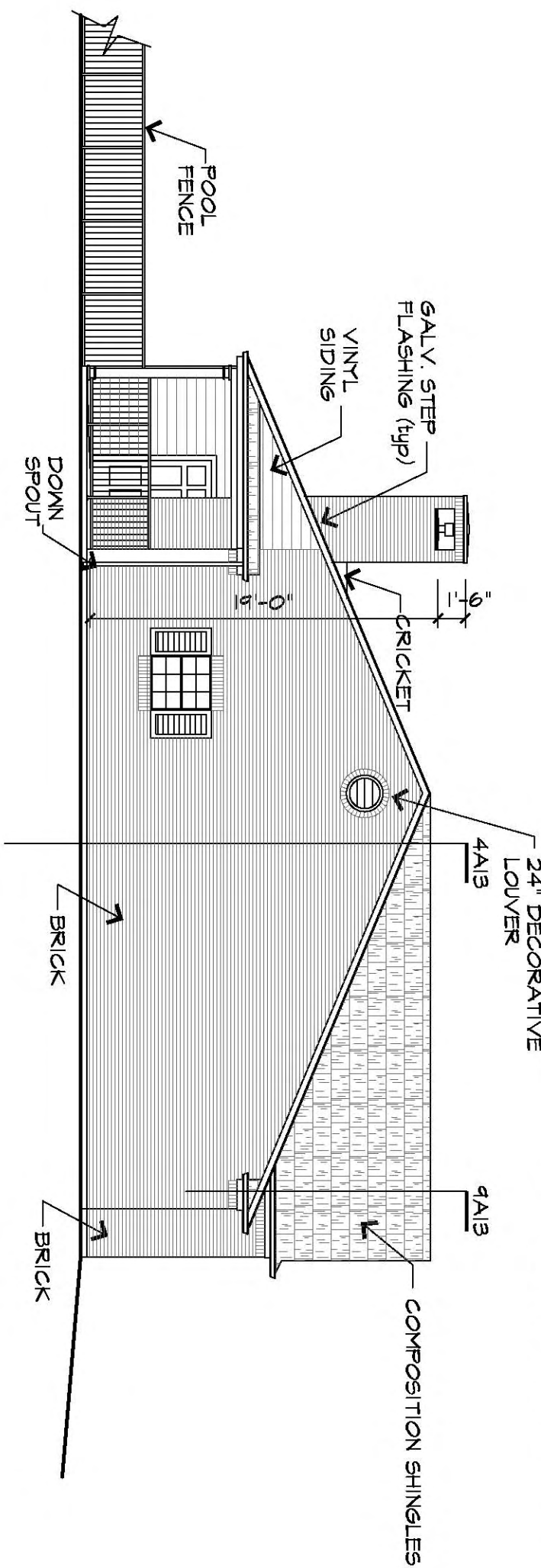


LIBRARY / COMPUTER

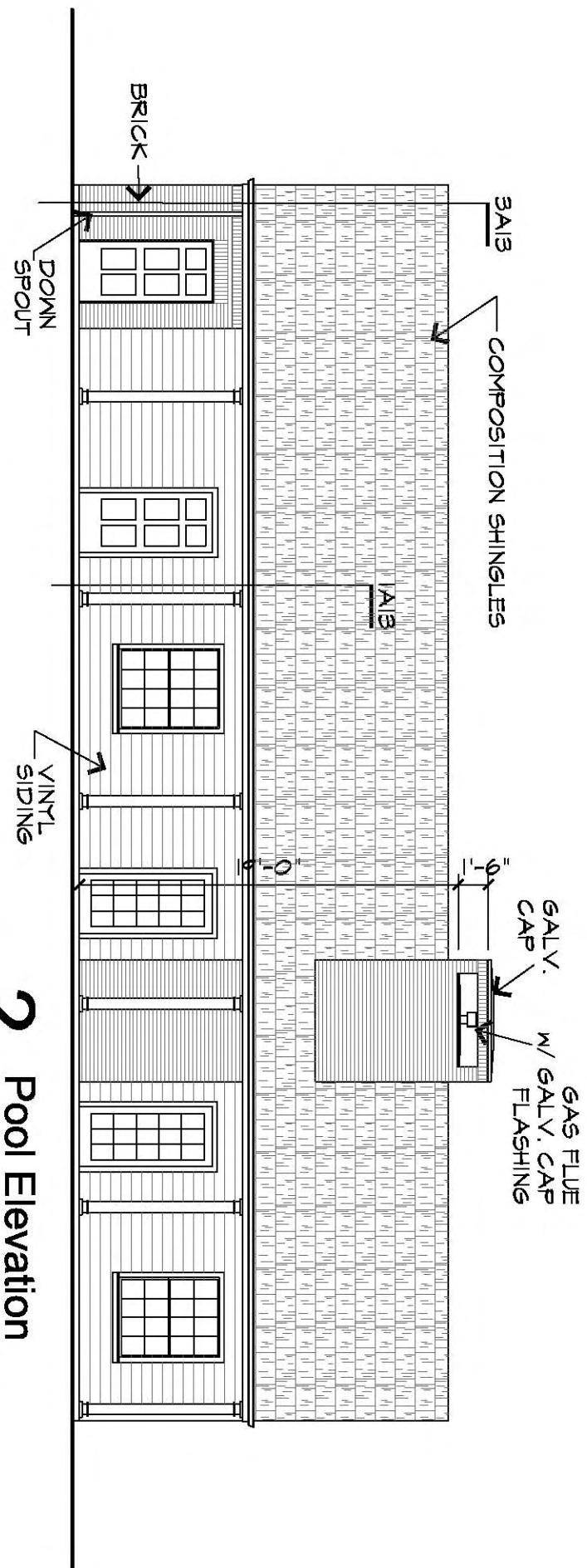
6 Interior Elevations
Scale: 3/8" = 1'-0"



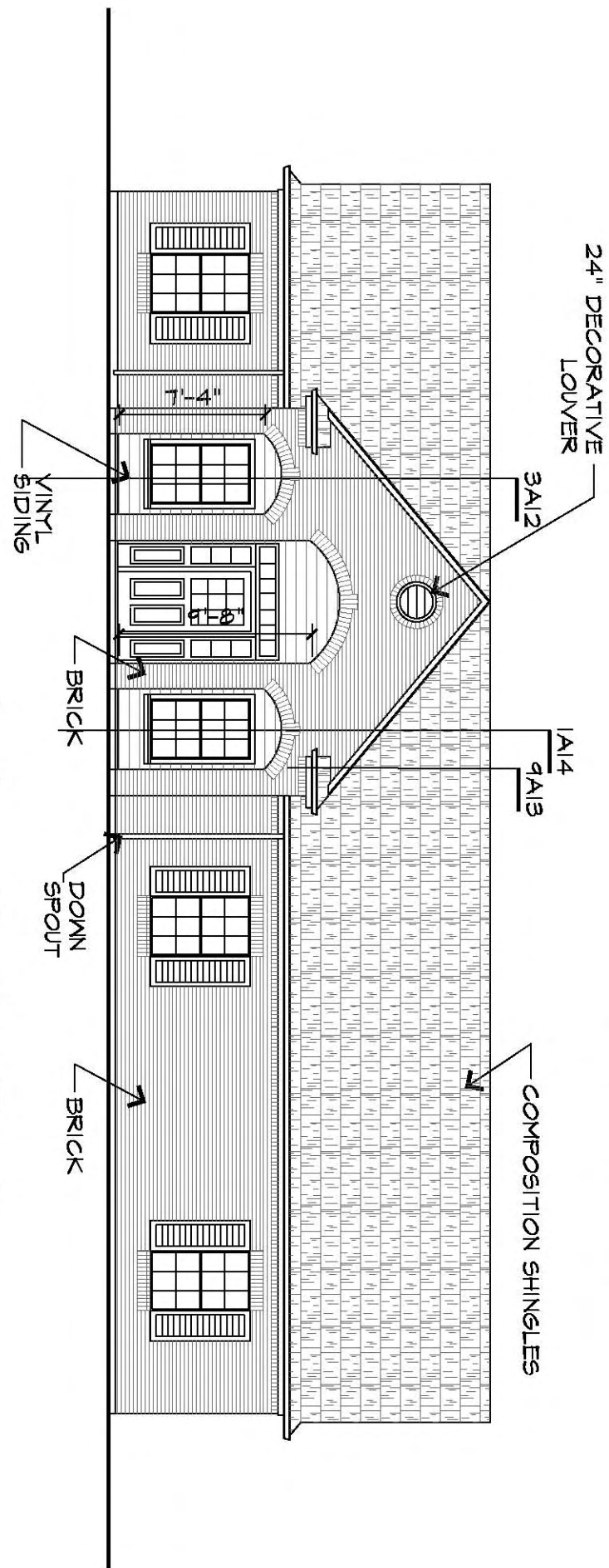
5 Right End Elevation
Scale: 1/8" = 1'-0"



4 Left End Elevation
Scale: 1/8" = 1'-0"

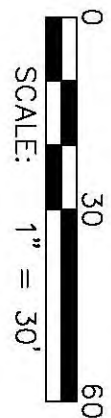
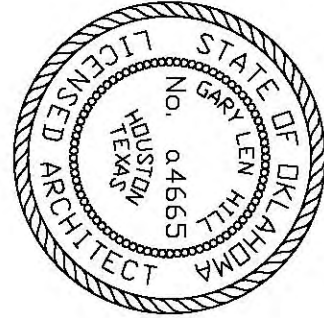


2 Pool Elevation
Scale: 1/8" = 1'-0"



3 Street Elevation (Front)
Scale: 1/8" = 1'-0"

Gary L. Hill
Architect



Project Data

UNIT	TYPE	No. #	SF./UNIT	TOTAL SF.
36 A	A1 1 Bedroom / 1 Bath	34	764 S.F.	26,148 S.F.
	A2 2 Bedroom / 2 Bath	34	475 S.F.	16,150 S.F.
36 B	B2 2 Bedroom / 2 Bath	2	475 S.F.	950 S.F.
SUBTOTAL 72 UNITS				62,784 S.F.
COMMUNITY BUILDING				2,206 S.F.
TOTAL				64,990 S.F.

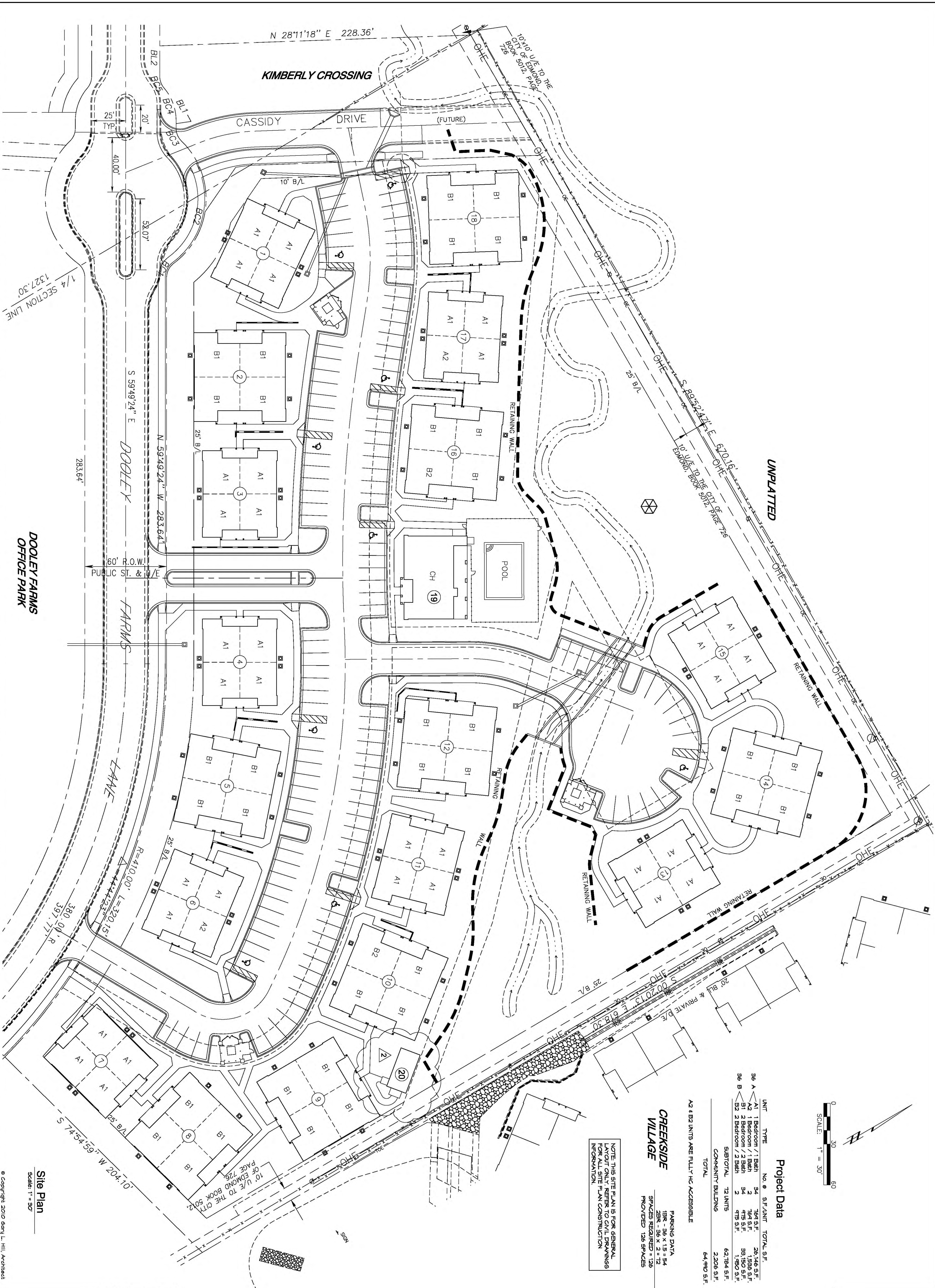
A2 & B2 UNITS ARE FULLY HC ACCESSIBLE

CREEKSIDE
VILLAGE

PARKING DATA
MIN. - 36 X 15 = 54
25' - 36 X 15 = 72
SPACES REQUIRED = 126
PROVIDED 126 SPACES

NOTE: THIS SITE PLAN IS FOR GENERAL LAYOUT ONLY. REFER TO CIVIL DRAWINGS FOR ALL SITE PLAN CONSTRUCTION INFORMATION.

Creekside Village Apartments
Phase II
for Creekside Village, L.P.
A 72 Unit Apartment Complex
Edmond, Oklahoma



Site Plan

Scale: 1" = 30'

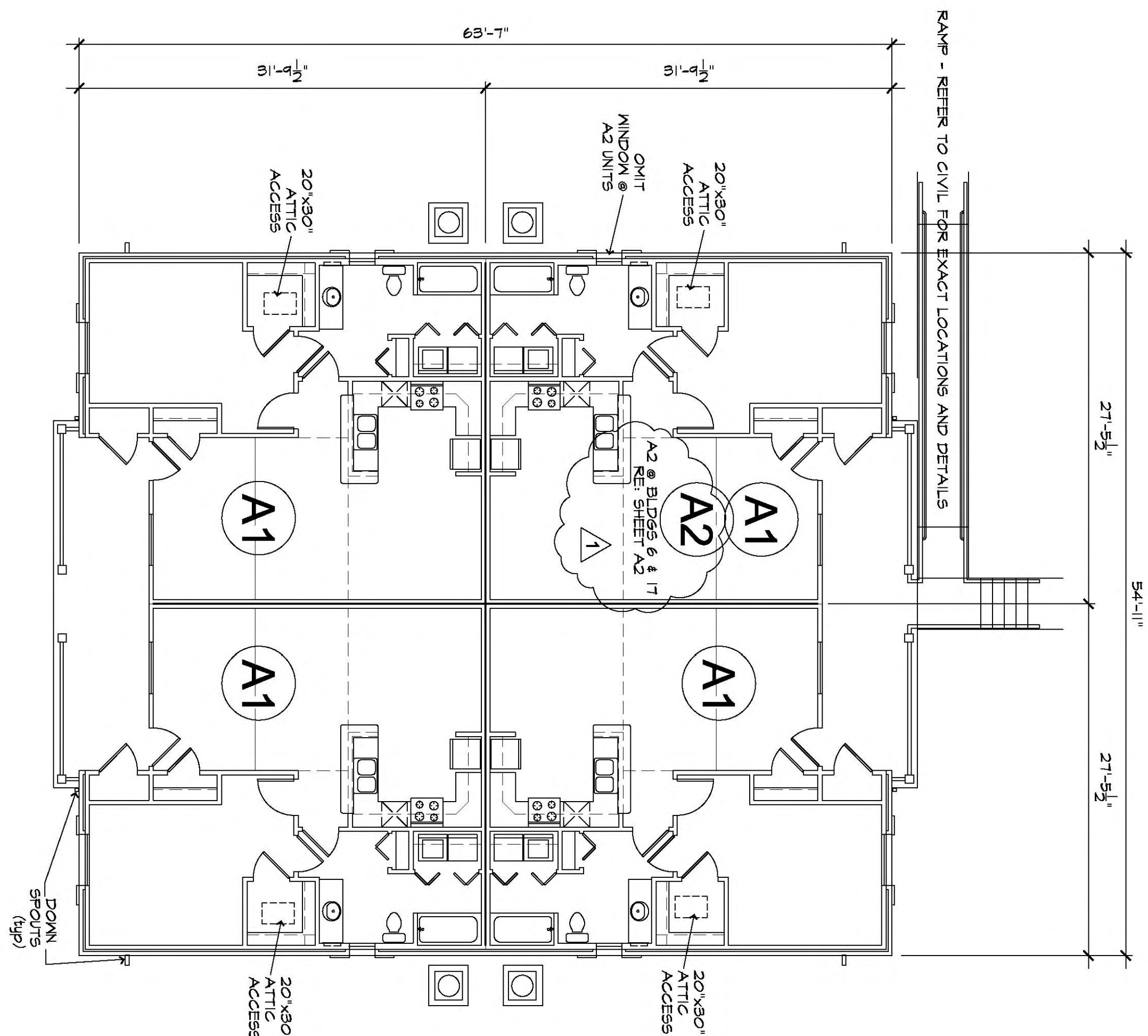
1	JULY 21, 2011 ADDED
2	STORAGE BLDG 20
3	JUNE 23, 2011 REVISED
4	PER NEW CIVIL SITE PLAN

Project: 10467
Date: JUNE 23, 2011

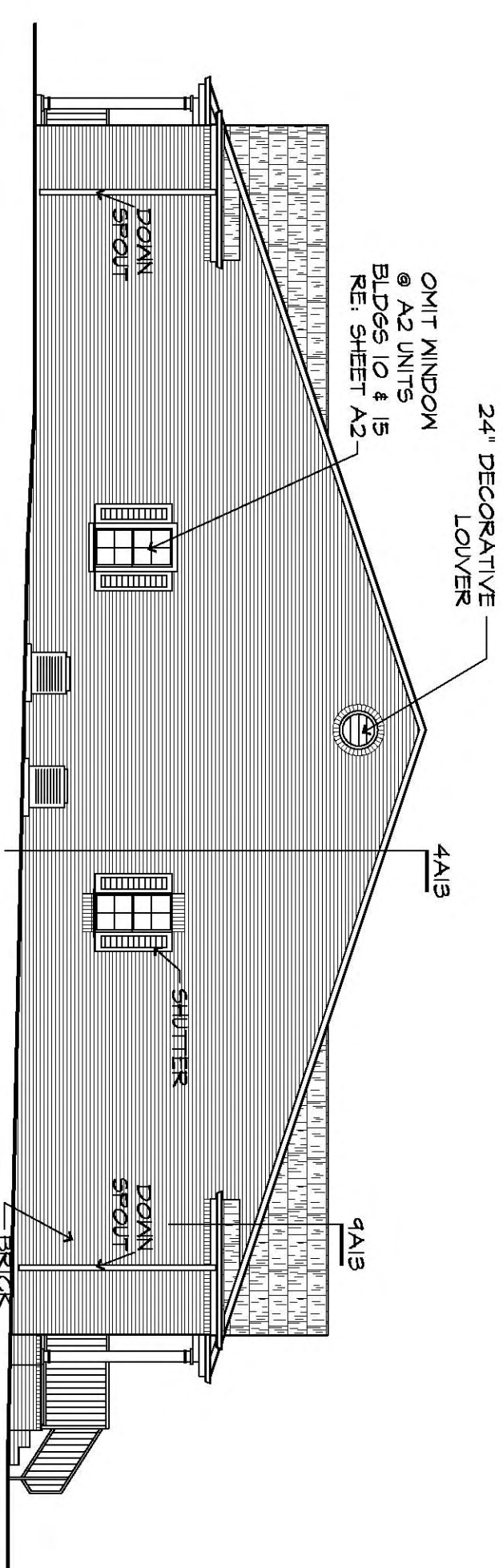
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Sheet 8 of

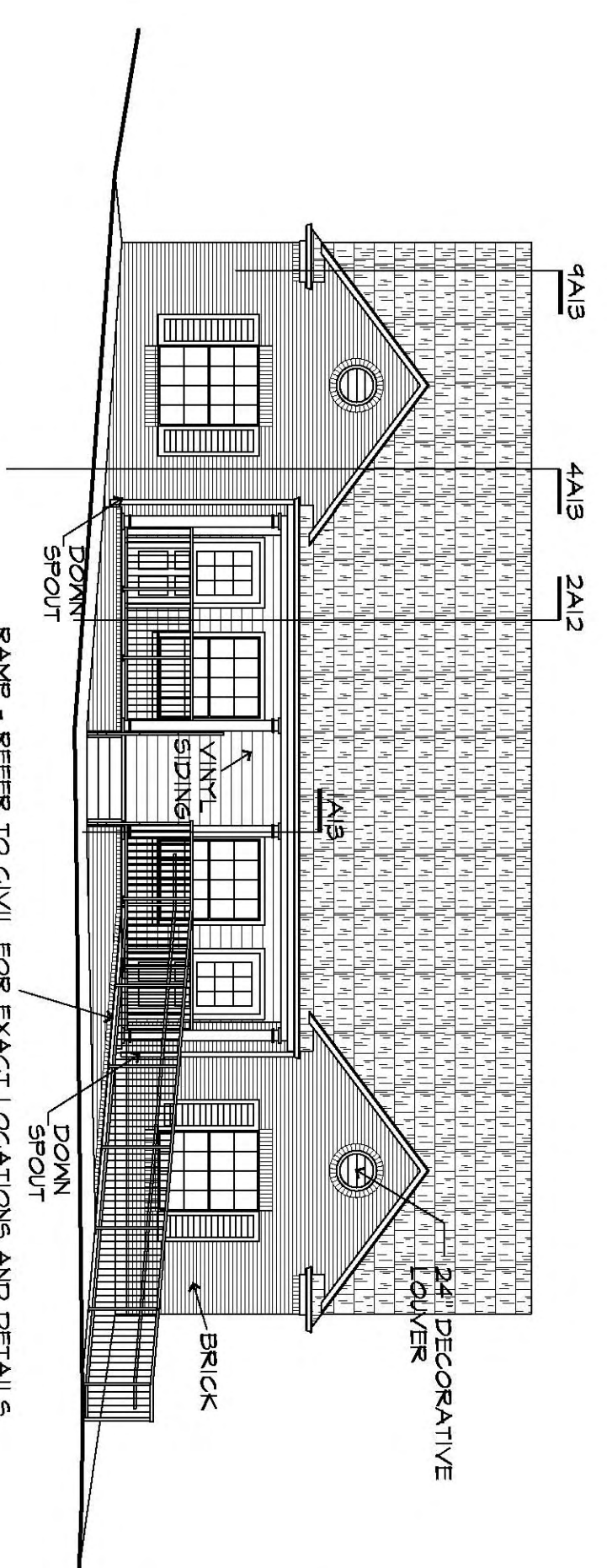
1	JUNE 23, 2011 REVISED PER NEW CIVIL SITE PLAN
	Project: 10467 Date: JUNE 23, 2011



1 Typical A Unit - Building Plan



3 Typical A Unit Building - End Elevation



2 Typical A Unit Building - Down Hill Elevation

A08 24x36 PS1=1

4 Typical A Unit Building - Up Hill Elevation
Scale: 1/8" = 1'-0"

3 Typical A Unit Building - End Elevation
Scale: 1/8" = 1'-0"

2 Typical A Unit Building - Down Hill Elevation
Scale: 1/8" = 1'-0"

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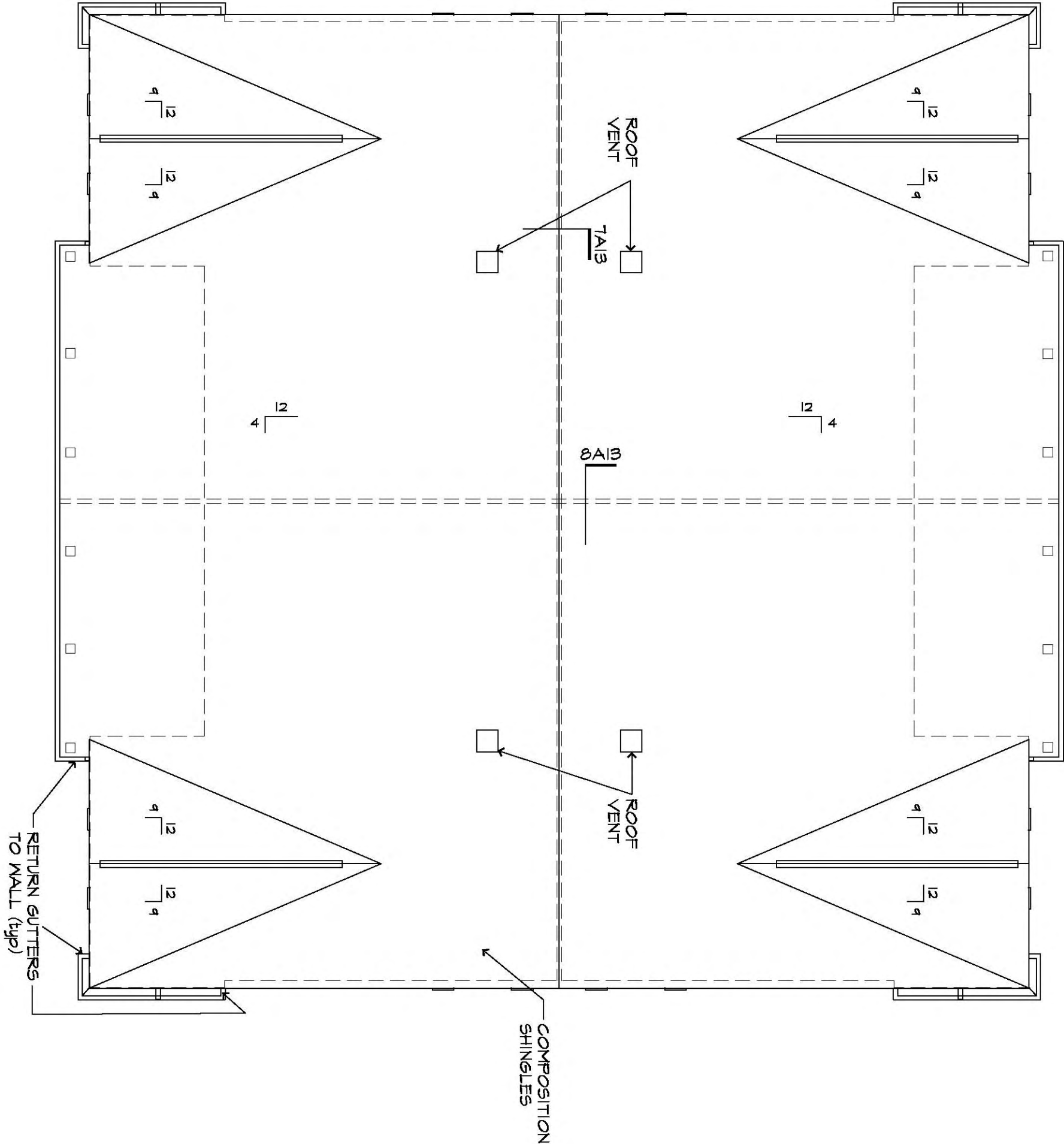
The Drawings, Specifications and other documents prepared by the architect for this Project are instruments of the architect's service for use solely with respect to this Project, and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of the architect's Drawings, Specifications and other documents for information and reference in connection with the Owner's use and occupancy of the project. The architect's Drawings, Specifications and other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to the architect.

Sheet 9 of

Date: JUNE 23, 2011

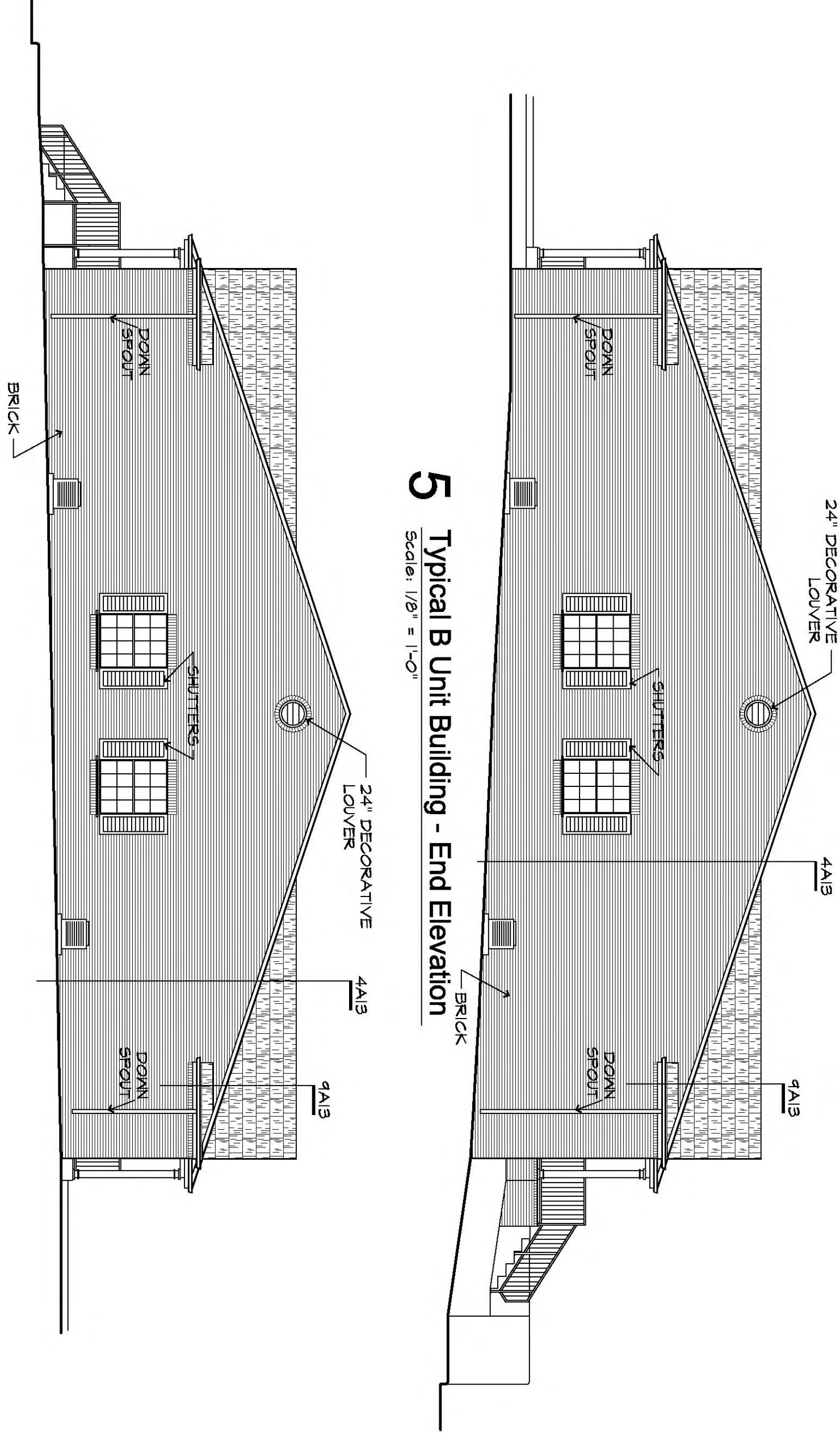
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Scale: 1/8" = 1'-0"



Scale: 1/8" = 1'-0" 2 Bedroom / 2 Bath 4,508 S.F.

Scale: 1/8" = 1'-0"



Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

Architect's Drawings, Specifications and other documents for information and reference in connection with the Owner's use and occupancy of the project. The Architect's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to the Architect.