



**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.

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**AGENDA  
EDMOND PLANNING COMMISSION**

**20 S. Littler, Edmond, Oklahoma  
Tuesday, June 2, 2015  
5:30 p.m.**

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**CITY COUNCIL WORKSHOP**

1. Call to Order:
2. Approval of Minutes: May 19, 2015 (1-14)
3. Case #Z15-00013 Public Hearing and Consideration of Edmond Plan Amendment from Single Family to Commercial Planned Unit Development generally located on the north side of West Edmond Road, one eighth mile east of Lexington Way. (Michele Menzel Energetic Wellness Center) (15-34)
4. Case #Z15-00014 Public Hearing and Consideration of Rezoning from "A" Single Family to Commercial Planned Unit Development, generally located on the north side of West Edmond Road, one eighth mile east of Lexington Way. (Michele Menzel Energetic Wellness Center) (35-47)
5. Case #DD15-00007 Consideration of Request for a Deed Certification for three lots located on the north side of East 32nd Street, north of Hogan Court, east of the Arrowhead Hills 7th Addition. (Mike O'Neal) (48-51)
6. Case #PR15-00002 Public Hearing and Consideration of Preliminary Plat for Pravada Addition located on the northeast corner of Westminster and Covell Road. (Martin Teuscher) (52-55)
7. Case #DD15-00008 Consideration of Request for a Deed Certification for 11 lots on a private street, Walk Woods Trail located west of Westminster (not open), north of 33rd Street, Lake of the Woods/Unrecorded Plat. (Rusty Palmer) (56-57)
8. Case #PR15-00015 Consideration of Final Plat of Eagle's Cove Section 2, located south of 33rd Street, half a mile west of Douglas Boulevard. (Matt Wilson) (58-60)
9. Case #SP15-00006 Public Hearing and Consideration of Site Plan Approval of four office buildings, known as Stone Creek Office Plaza, located on the northwest corner of Locust Lane and Bryant Avenue. (Eric Thornhill – Stone Creek Developer, LLC) (61-65)

10. Case #Z15-00015 Public Hearing and Consideration of Edmond Plan Amendment from "G-A" General Agricultural to Multi-Family Planned Unit Development, known as Easton Woods, located north of Covell Road, east of The Goddard School. (Easton Woods – Premium Land, LLC) **This Item has been continued to the June 16, 2015 Planning Commission meeting at the request of the applicant. (66)**
11. Case #Z15-00016 Public Hearing and Consideration of Rezoning from General Agricultural to Multi-Family Planned Unit Development, known as Easton Woods, located north of Covell Road, east of Goddard School. (Easton Woods – Premium Land, LLC) **This item has been continued to the June 16, 2015 Planning Commission meeting at the request of the applicant. (67)**
12. Case # PR15-00006 Public Hearing and Consideration of Preliminary Plat of the Coltrane Self Storage Addition, located on the northwest corner of Danforth Road and Coltrane Road. (Coltrane Storage, LLC) **This item has been continue at the request of the applicant. (68)**
13. Case #PR15-00016 Public Hearing and Consideration of Preliminary Plat for Thunder Canyon, located east of Midwest Boulevard and south of Covell Road. (Thunder Canyon - Dodson Properties 2, LLC) **This item has been continued to June 16, 2015 Planning Commission meeting at the request of the applicant. (69)**
14. 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.)
15. Adjournment.

**Planning Commission**

**2.**

Meeting Date: 06/02/2015

From: Bob Schiermeyer

Department: Planning/Zoning

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**Information**

RE:

Approval of Minutes: May 19, 2015

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**Attachments**

Minutes PC 5-19

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## EDMOND PLANNING COMMISSION MEETING

Tuesday, May 19, 2015

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Barry K. Moore at 5:30 p.m., Tuesday, May 19 2015, in the City Council Chambers at 20 South Littler. Other members present were Robert Rainey, Bill Moyer, Mark Hoose and Kenneth Wohl. 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, May 5, 2015 minutes.**

Motion by Rainey, seconded by Moyer, to approve the minutes as written. **Motion carried** by a vote of 3-2 as follows:

AYES: Rainey, Moyer, Hoose and Chairperson Moore

ABSTAIN: Wohl, Chairperson Moore

The next item on the agenda was **Case #SP15-00009 Public Hearing and Consideration of site plan approval for Mon Abri, Phase II, located south of Covell Road on the east side of Broadway. (Ron Walters Development, LLC)**

### Planning Department

1. Existing zoning – PUD allowing for senior housing. This site plan approval covers 6 residential buildings allowing not more than 30 dwelling units, with 5 units attached as the maximum number in one building.
2. Setbacks – There is a 20 foot setback on the east next to the Rock Hollow Addition. This is measured from the exterior wall to the east property line, it is part of the standard for the eave to extend into the setback by two foot. This was a requirement of the City Council motion for approval of the PUD.
3. Height of building – 35 feet. The three buildings on the east side of the property are one story only, but do have pitched roofs.
4. Parking – There will be 1 ½ spaces per each unit, 45 spaces are provided.
5. Lot size – 87,655 square foot
6. Lighting Plan – Light poles are less than 20 foot tall and Phase I lights have been installed. All lighting will be the same.
7. Signage – No ground sign for this phase.
8. General architectural appearance – The buildings are a combination of brick, stone and siding. The roofs vary from 8/12 pitch to 12/12 pitch with composition

shingles. The existing structures serve as an example of what the structures will look like.

9. Sensitive borders – The property is zoned as a Planned Unit Development there is no direct sensitive border standard because the setbacks are determined by the PUD. In this case the east setback is 20 feet to the east as set by City Council and a sight proof fence was constructed by the applicant along the east elevation.
10. Mechanical equipment – Located on the ground due to the pitched roof construction.
11. Fencing/screening – Sight proof fencing has already been installed along the perimeter.

#### Engineering Department

12. Driveways, access management and paving – No new or additional driveways on Broadway for this location. All access is from a single drive with a gated entry serving the entire addition.
13. Water and wastewater plans – Water and sewer lines have been installed with the plat improvements.
14. Drainage detention and grading – Detention has been installed on the east side of the Mon Abri project, adjacent to the existing Rock Hollow detention area.

#### Building and Fire Code Services Applicable Building Code, Fire Code

All buildings will be fire sprinkled. The access from the private streets are appropriate for fire equipment. Parking in the streets would not be encouraged, there are parking spaces off the traffic lanes. There would be no reason to congest the streets.

#### Landscaping/Urban Forestry

15. Lot area = 87,655 sf  
% required = 10

Landscape area required: 8765.5  
Frontage area required: Wall in place  
Total PU required: 701  
PU within frontage required: 351  
Evergreen PU required: 280

SP Landscape area: 21,537  
SP Frontage area: Wall in place  
SP Total PU: 870  
SP PU within frontage: 131  
SP Evergreen PU: 480

351 plant units will be provided within the frontage area, including the right-of-way.

16. Solid Waste Department – Dumpsters will be used and are located in central areas. One of staff picks up the trash from each unit and deposits it in the dumpster. This is part of the Mon Abri services.
17. Edmond Electric Department – Edmond Electric will serve and easements are being provided on the plats.

Attorney Randel Shadid represented the applicant requesting approval. Ryan Ochsner with Urban Forestry indicated that with the wall already constructed on the east side of Broadway the plant units for this section of Mon Abri will extend into the right-of-way with the agreement that the owner will maintain them. Without the wall the landscaping could have been place where the wall is constructed, right at the property line. There is the risk that the plants will be disturbed if work occurs in the right-of-way. Attorney Randel Shadid said that he would meet with Ryan Ochsner for any issues that he might have. There is no request for a variance on landscaping for the entire Mon Abri project, but each section of the three phases may not be able to stand alone with full compliance. The project was approved as a Planned Unit Development and all the site plan requirements will be met for that PUD. Two of the front buildings on Broadway are offices and they will have their own landscape plans separate from Mon Abri. Vernon Choquette who lives at 3509 Glen Hollow, protested the application. He asked how the developer was going to correct the 20 foot rear yard setback encroachment. Attorney Shadid indicated the correction had already been made. The portion of the building that was encroaching has been removed and a new measurement determined to meet the 20 foot requirement. The original construction was 18 ½ feet and the developer followed through to meet the requirement. Mr. Choquette had indicated work had started at 5:30 am to 6 am creating a noise nuisance. Attorney Shadid indicated that the developer would police the hours of construction. Chairperson Barry K. Moore asked that a sign be posted advising the vendors about the hours of construction. Attorney Shadid agreed to that.

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

AYES: Rainey, Hoose, Moyer, Wohl and Chairperson Moore

NAYS: None

The next item on the agenda was **Case # SP14-00039 Public Hearing and Consideration of Commercial Site Plan for Coltrane Self Storage, located on the northwest corner of Danforth Road and Coltrane Road. (Coltrane Storage, LLC)**

#### Planning Department

1. Existing zoning – “E-2” Open Display Commercial approved April 15, 1985.

2. **Setbacks** – **City Council Variance required from Municipal Code Standard for the front yard setback on Coltrane Road and Danforth Road.** The standard setback for commercial is 50 feet from the property line after the Master Transportation Plan right-of-way has been provided. The setback from Coltrane Road and Danforth Road is 10 feet from property line after the correct right-of-way has been provided. A 70 foot sensitive border is required on the north side of the property and is shown on the plans. The setback on the west 29 feet next to the TCG Senior Housing.
3. **Height of building** – The height of the building is 16 feet for the RV storage, the other storage buildings are shorter. The corner of the building is two story but does not exceed 35 feet in height.
4. **Parking** –
 

Office floor area =	400 sf
Storage Floor area =	82,602 sf
Total Floor Area =	83,002 sf

Four parking spaces have been provided for customers visiting the office. Once customers are known they enter the gates and drive to their unit and additional parking is not provided on the interior of the project. A 20 foot x 20 foot office is proposed. Bicycle spaces will be required, and the design and location will be approved and inspected by Jan Ramseyer Fees.

5. **Lot size** – 191,085 square feet or 4.3867 acres.
6. **Lighting Plan** – There will be no light poles on the site, there will be wall packs on the end of the buildings. On the north end of the building the maximum foot candles at the lot line should not exceed 0.2 foot candles, due to the sensitive border. Shields are recommended on all the wall packs limiting the ambient light.
7. **Signage** – A ground sign can be 6 feet tall and 42 square feet. Two ground signs 300 feet apart are will be provided; one on Danforth and one on Kelly. Wall signs will be permitted on the corner portion of the building at Coltrane Road and Danforth Road.
8. **General architectural appearance** – The exterior of the building will be a combination of brick and other masonry materials. The interior includes a series of overhead garage doors and some units are taller anticipating RV Storage. The interior walls will be EIFS between the overhead doors. Originally metal was planned between the doors but that has been changed. There are no variances on the exterior materials. The roof is a standing seam metal material. Samples of the materials will be available at the meeting.
9. **Sensitive borders** – The applicant has agreed to a wall on the north side of the property matching the wall required for the TCG Senior Housing. This wall

would match the appearance of the wall along Danforth used for the FairCloud Addition. One benefit of the minimal setback along Danforth and Coltrane is that the exterior brick and masonry wall will serve as a sight proofing for the activity within the interior of the Coltrane Storage.

10. Mechanical equipment – Mechanical has been shown on the roof, the equipment will need to be screened by the height of the parapet wall and the roof slopes to the inside.
11. Fencing/screening – The brick fence on the north, matching TCG, is recommended, extended to the building line on Coltrane.

#### Engineering Department

12. Driveways, access management and paving – Only one driveway will be used in this project and it will be located on Coltrane Road. The project is gated, mainly for security.
13. Water and wastewater plans – These plans have been submitted and there will be a plat. Interior water lines and fire hydrants will be required to meet code.
14. Drainage detention and grading – Drainage is located on the north side of the project in a detention area that falls within the sensitive border setback next to the FairCloud homes on Sweetbriar.

Building and Fire Code Services – The Fire Department requirements will include fire treated walls as needed regarding the size of the buildings. All the fire hydrants will need to be appropriately located and the sizes meeting fire code pressure requirements along with a looped water line system. All the fire lanes and turning movements must meet the fire accessibility standards and the solid waste accessibility standards.

#### Landscaping/Urban Forestry

15. Lot area = 191085 sf

% required = 10

Landscape area required: 19108.5  
Frontage area required: 9554  
Total PU required: 1529  
PU within frontage required: 764  
Evergreen PU required: 611

SP Landscape area: 20990  
SP Frontage area: 9970  
SP Total PU: 1531  
SP PU within frontage: 1063  
SP Evergreen PU: 1277

16. Solid Waste Department – Bob Masterson has approved the dumpster location in the northwest corner of the property meeting the 25 foot sensitive border setback.
17. Edmond Electric Department – Edmond Electric will serve and easements will be provided on the forthcoming plats.

Engineer Mark Ritchie representing Jay Johnston developer requested approval. He described that there had been two Community Connection meetings. The developer had agreed to expand the wall on the north side of the property, connecting it to the first building. He agreed to install evergreen trees on the north side of the property. He noted that even though the setback variance seemed substantial along Coltrane Road and Danforth Road, all the right-of-way was being granted and a street widening being installed, landscaping would be in the front of the property in the 10 foot setback, rather than being behind a fence in the more traditional self-storage arrangement. The view from the major streets will be a brick and masonry wall with landscaping in front, adjacent to the right-of-way needed for the long term transportation plan. Mr. Ritchie explained the sight line maps as the project would be viewed from locations in the FairCloud Addition. Blaine Wood from Sweet Briar objected to the project. He also read a letter from David Payne that lives further north on Coltrane Road indicating that the drainage was insufficient and that vehicles hydroplane on Coltrane Road. Silting occurs in the ditches in the nearby detention ponds. The conditions are not adequate for the commercial addition. Gordon Amini objected to the rezoning, he objected to the roof appearance as not consistent with the area. The tin like material was not acceptable. He indicated that the appearance of the entire project was not compatible to the character of the area. Anne Wood object to the project. She said she supported the TCG project but that this site plan is substantially different and adversely effects the neighborhood. She indicated that EIFS material was being used and more brick is needed to fit the neighborhood. The roof is totally incompatible using the silver galvalume material and will clearly be seen from homes in FairCloud. Another major concern is the Riprap at the southwest corner of Sweet Briar and Coltrane Road. She indicated that the standard rock will be unsightly at the entrance and additional landscaping would be needed to soften or fit the existing appearance in FairCloud. This rock is where the drainage will runoff flowing north along Coltrane Road and will be subject to the impact of the different rainfall events. It is critical that this location be carefully designed. Lugene Jones also spoke in opposition she said that this will be the first commercial building in this area and needed to set the standard at the entry to FairCloud Addition. She indicated that the variances were not acceptable at this location. She read from the conceptual Edmond Plan IV document describing how this project was not sensitive to the neighborhood. Blaine Wood commented that the project did not fit in and did not match the investments made by the homeowner's. Mark Ritchie commented that the entire north walls would be brick, even though they are south of the brick wall built along the property line. It was his opinion that none of the roofs would be seen, based on the grading and the placement of the roofs gently sloped to run off into the property, rather than be directed towards Coltrane Road. He indicated that all the drainage requirements had been meet. David Payne, FairCloud resident indicated that

the roofs will be seen from FairCloud and that there is a different design that would work to improve the project. Chairman Barry K. Moore indicated that the roof is flat compared to the surrounding areas and he felt the galvalume material and color was not compatible and did not meet the intent of the code. Mr. Ritchie did indicated that the painted standing seemed metal was subject to the effects of hail damage, and galvalume would hold up better. He indicated that the addition cost was a factor for the painted roofs. Commissioner Rainey complimented the residents and the applicant for their professional conduct and efforts to work with the project. Commissioner Moyer has concerned about the setback variance. He asked if we had any other businesses like this and the Staff indicated the Wewokie Credit Union on West Edmond Road had a more significant setback variance. Chairperson Barry K. Moore indicated that the roof was a big issue, the site plan needed a clear compatibility to the residential character. He said he was also concerned about the setback mentioned by Bill Moyer.

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

AYES: Hoose

NAYS: Wohl, Rainey, Moyer and Chairman Moore

The next item on the agenda was **Case #PR15-00012 Public Hearing and Consideration of Preliminary Plat of the Fairfax Commercial I, located on the northwest corner of Sooner Road and Covell Road. (Fairfax Joint Ventures, LLC)**

In September 2014 the Planning Commission approved a preliminary plat containing 8.36 acres at this same location. That plat provided for two lots or blocks and a detention area. Mr. Armstrong is now adding a new lot/building site known as Block 3, located west of the detention area and immediately east of Fairfax Boulevard. The land to the north is zoned commercial, the land to the west is the Fairfax Business Park for offices. This project will be served with full City utilities and is zoned Commercial PUD, generally at an "E-1" level of uses. The Engineering Department has discussed street widening, right-of-way, curb openings Mr. Earnest Isch, anticipating that Sooner Road and Covell Road widening improvements.

Engineer Keith Beatty and J.W. Armstrong were in attendance.

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

AYES: Hoose, Rainey, Moyer, Wohl and Chairperson Moore

NAYS: None

The next item on the agenda was **Case #PR15-00013 Consideration of Final Plat of the Fairfax Commercial I, located on the northwest corner of Sooner Road and Covell Road. (Fairfax Joint Ventures, LLC)**

Earnest Isch is representing J.W. Armstrong for the final plat approval on the northwest corner of Sooner Road and Covell Road. This property is zoned commercial PUD and

would allow uses such as a convenience store. The right-of-way for Covell Road and Sooner Road has been previously discussed for the upcoming paving improvements. A 100 foot of right-of-way is provided near the intersection for the future turn bays and traffic signal. There is also a pipeline easement along the right-of-way. Common area "A" will be a detention area. Three commercial lots are identified on 10.39 acres. Through the Planned Unit Development the setbacks are modified to allow for commercial buildings with less than standard setbacks, but allow for the right-of-way needs. Common area "B" is also a common drive and utility easement.

To the immediate south is an unplatted parcel, the Augusta Farms is located to the southwest, the Fairfax Office Park is located to the immediate west, west of Fairfax Boulevard. The Cross Timbers Northwest and Southwest Business Park are planned east of Sooner Road and north and south of Covell Road.

Engineer Keith Beatty and J.W. Armstrong were in attendance.

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

AYES: Hoose, Rainey, Moyer, Wohl and Chairperson Moore  
NAYS: None

The next item on the agenda was **Case #PR15-00011 Public Hearing and Consideration of Eagle's Cove II Preliminary Plat, located south of 33<sup>rd</sup> Street and one-half mile north of Memorial Road. (Eagle's Cove Development, LLC)**

Matt Wilson is requesting preliminary plat approval of Eagle's Cove, Section II, located in southeast Edmond, south of Arcadia Lake. Eagle's Cove, Section I has been approved for 17 years, and now the final phase of the project is being submitted. The Addition contains 18 lots. The property is zoned mostly "L-2" Lake Residential, with three "L-1" Lake Preservation lots, located on the north side of the Addition. Those lots are sized as follows:

- Lot 1, Block 5 – 109,720 square feet
- Lot 2, Block 5 – 109,290 square feet
- Lot 3, Block 5 – 108,921 square feet

The remainder of the lots are 90,000 square feet, or more, meeting the "L-2" Lake Residential standard. All the streets will be private. The Southlake Addition is located to the west and an Oklahoma City Addition is located to the south. The access to the Addition is from Golden Eagle, which connects with Douglas Boulevard. Thirty-Third Street does not go through to Douglas, due to the lake.

Keith Beatty was present for the applicant.

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

AYES: Wohl, Rainey, Hoose, Moyer and Chairperson Moore  
NAYS: None

The next item on the agenda was **Case #DD15-000006 Consideration of Request for a Deed Certification on the south side of 15<sup>th</sup> Street, west of the BSNF railroad tracks. (Glen Alan & Arlene Z. Ashmore - Dental Depot)**

Mr. Ashmore wants to divide the property that he owns south of 15<sup>th</sup> Street, west of the railroad tracks into four sites. He has built the Dental Depot and a shopping center that includes Aspen Coffee and Let's Do Greek Restaurant. A driveway has also been connected to Fretz, south of the Windrush Apartments to improve circulation. At this point Mr. Ashmore would like to divide a 2.5 acre lot for a gymnasium and another 2.43 acre lot south of the proposed gym for an unknown use. The other land divisions are the Dental Depot and the shopping center site. All the property is zoned "E-3" Light Industrial. There has not been a subdivision plat submitted on this tract.

The conditions of the deed certification are as follows:

1. Tract 3 (2.5 acre tract) is planned for the gymnasium. This tract will be able to sewer into the existing system that has been extended south from 15<sup>th</sup> Street. City water is available to this parcel, if it is at the appropriate design size and provides for adequate water pressure. One of the deed conditions of Lot 3 will be to provide for a cross access easement from 15<sup>th</sup> Street south and west to Fretz, otherwise the lot is land locked and would have no access for fire or service vehicles or customers. It is time for the cross access to be submitted since there is no plat and that easement filed of record to run with the land as the official access. The discussion has been that the existing detention pond will be used in part by the gymnasium. If that is an agreement that has been reached between the buyer and the seller that is acceptable. Detention will have to be met for the gymnasium even if, it has to be accomplished on the gymnasium lot.
2. Tract 4 (2.43 acre tract) is not accessible to sanitary sewer and will have to be developed with a septic tank. City water will need to be extended to serve that lot. An option exists for waste water service that requires an offsite easement to be provided by another property owner. **Approval of this site will have to be conditioned on a septic tank and an appropriate sized building for a private waste water system. No building permit should be eligible for approval without these conditions and the recording of the cross access driveway.**
3. Tract 1 parcel is 20,254 square feet along 15<sup>th</sup> Street, meets the City requirements and would benefit from a cross access easement.
4. Tract 2 contains 3.09 acres and is the existing strip center, this parcel needs to have the cross access easement as a condition for approval (an easement that has been filed at the county court house and runs with the land).

This property still has to be platted but this interim step could be accomplished subject to the easements.

Charles Allen was present for the applicant. Chairperson Moore asked if the applicant agreed to do the cross access and the limitation of the one lot since there was no sewer line. Mr. Allen said the applicant agreed and draft easements have been submitted for the cross access.

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

AYES: Wohl, Rainey, Hoose, Moyer and Chairperson Moore  
NAYS: None

The next item on the agenda was **Case #SP15-00010 Public Hearing and Consideration of Site Plan approval for 8 commercial buildings, located north of Covell Road, east of Kelly Avenue, in the Village Center at Coffee Creek. (Austin 2 - EckRam Development)**

Engineers Crafton Tull are representing the developer to finalize the site plan for the Austin 2 Office Park. One building (6700 square feet) has already been approved and the plat lay out has been approved for the 2.9 acre project lying west of Village Parkway, northeast of RBC Bank. This project provides for interconnecting driveways with the Coffee Creek retail and existing office development.

#### Planning Department

1. Existing zoning – “D-1” PUD
2. Setbacks – This is an interior lot and the setbacks all exceed the minimum front yard, side yard, and rear yard, adjacent to Village Parkway the nearest public street. This location is not within a sensitive border, all the surrounding uses are commercial.
3. Height of building – Some of the buildings are two story and maybe 30 feet in height, 35 feet is allowed by code although greater height is allowed because it is a PUD.
4. Parking –  
Building 2 - 4,480 square feet, one story building  
Building 3 - 2,455 square feet, one story building  
Building 4 - 6,620 square feet, two story building  
Building 5 - 4,177 square feet, one story building  
Building 6 - 3,477 square feet, one story building  
Building 7 - 2,240 square feet, one story building  
Building 8 - 6,300 square feet, two story building  
Building 9 - 4,300 square feet, one story building

Total square footage is 40,749 including Building 1  
163 parking spaces for the total complex

5. Lot size – 2.90 acres
6. Lighting Plan – All light poles will match for the project and none will exceed 24 foot in height including the base. Wall packs will be located on the individual buildings.
7. Signage – The property is being platted as individual lots, so each building could have a 6 foot tall sign 42 square feet plus the wall signs. No variances are requested
8. General architectural appearance – The building appearance will match the existing character and style of Coffee Creek with brick veneer, stone or other masonry accents. Pitched roof construction. All the roofs in the area are green. The HVAC will be located on the ground due to the pitched roof.
9. Sensitive borders – None
10. Mechanical equipment – Located on the ground.
11. Fencing/screening – None required.

#### Engineering Department

12. Driveways, access management and paving – There is one main drive on Village Parkway. All the other driveways are interconnected and will serve fire vehicles and service vehicles.
13. Water and wastewater plans – Water lines and fire hydrants are designed to meet Fire Department and fire sprinkler needs. Sanitary sewer lines are being installed as part of the subdivision improvements.
14. Drainage detention and grading – Being installed as part of the subdivision. Although most of the detention has been met with the initial subdivision improvements of Coffee Creek Addition.

#### Building and Fire Code Services Applicable Building Code, Fire Code

Some of the buildings are one story and some are two story, some of the buildings are located closer together, which may require fire sprinkler systems. The engineer for the owner understands that standard. Looped water lines and fire hydrant locations are part of the water plans.

Landscaping/Urban Forestry

15. Lot area = 126543 sf  
% required = 10

Landscape area required: 12654.3	SP Landscape area: 27070
Frontage area required: 0	SP Frontage area: 0
Total PU required: 1012	SP Total PU: 1626
PU within frontage required: 0	SP PU within frontage: 0
Evergreen PU required: 405	SP Evergreen PU: 1168

16. Solid Waste Department – While the project is being planned as an office park and there are some very good features, such as the looped driveway around the entire complex, there is a center parking area that may be a little more congested for solid waste vehicles. Bob Masterson, Solid Waste Director, has already been over the plan with the owner and engineer, if for any reason that there is a change to what has been approved the solid waste container will have to be placed in an appropriate location.
17. Edmond Electric Department – Edmond Electric will serve and easements will be provided.

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

AYES: Rainey, Wohl, Hoose, Moyer and Chairperson Moore  
NAYS: None

The next item on the agenda was **Case #Z14-00048 Public Hearing and Consideration of Edmond Plan Amendment from “E-1” General Commercial PUD to Multi-family Residential and Commercial Planned Unit Development on 28.985 acres, located west of Saints Boulevard, three quarters of a mile north of East 2<sup>nd</sup> Street. (The Preserve at Arbor Creek - Summit Property Development, LLC)**  
**Continued by applicant to the May 19, 2015 Planning Commission meeting.**

**This Item has been continued to the July 7, 2015 Planning Commission Meeting at the request of the applicant.**

Motion by Rainey, seconded by Hoose, to continue this item to July 7, 2015. **Motion carried** by a vote of 5-0 as follows:

AYES: Rainey, Hoose, Moyer, Wohl and Chairperson Moore  
NAYS: None

The next item on the agenda was **Case #Z14-00049 Public Hearing and Consideration of Rezoning from “E-1” General Commercial Planned Unit Development to Planned Unit Development, located west of Saints Boulevard, three quarters of a mile north of East 2<sup>nd</sup> Street. (The Preserve at Arbor Creek –**

**Summit Property Development, LLC) Continued by applicant to the May 19, 2015 Planning Commission meeting.**

**This Item has been continued to the July 7, 2015 Planning Commission Meeting at the request of the applicant.**

Motion by Rainey, seconded by Hoose, to continue this item to July 7, 2015. **Motion carried** by a vote of 5-0 as follows:

AYES: Rainey, Hoose, Moyer, Wohl and Chairperson Moore

NAYS: None

There was no New Business.

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

AYES: Rainey, Wohl, Moyer, Wohl and Chairperson Moore

NAYS: None

Meeting adjourned at 6:54 p.m.

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Barry K. Moore, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission

**Planning Commission**

3.

Meeting Date: 06/02/2015  
From: Bob Schiermeyer  
Department: Planning/Zoning

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Information

RE:

Case #Z15-00013 Public Hearing and Consideration of Edmond Plan Amendment from Single Family to Commercial Planned Unit Development generally located on the north side of West Edmond Road, one eighth mile east of Lexington Way. (Michele Menzel Energetic Wellness Center)

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

1. Infrastructure: City water is available to this site along West Edmond Road. While there is a sanitary sewer line in the creek area to the east of the property, there are plans being studied regarding that line. This parcel contains 4 acres and only one building is planned. A septic tank may need to be used until the sewer line is addressed. The lot is large enough for a private waste water system.
2. Traffic: There is approximately 25,000 cars per day on West Edmond Road this is a major commuter route to UCO and Oklahoma City. **The Master Transportation Plan requires 90 foot of right-of-way from the center line of West Edmond Road. There may be 50 foot of right-of-way for the four lane road that is there now. A front setback modification may be needed if the full right-of-way is provided.**
3. Existing zoning pattern:  
North – “A Single Family  
South – “A” Single Family  
East – “A” Single Family  
West – “A” Single Family
4. Land Use:  
North – Single family detached homes/flood plain/detention area  
South – Single family detached homes  
East – Flood plain and a PUD, for a Bank ATM  
West – Single family detached homes
5. Density: N/A, office use and wellness center activities only, limitation on the site of the office/wellness building.
6. Land ownership pattern:  
North – Single family detached homes/flood plain  
South – Single family detached homes/flood plain  
East – Flood plain and 3 acre parcel  
West – Single family detached homes/flood plain
7. Physical features: Heavily treed and land slopes to the east and northeast towards Chisholm Creek and flood plain.
8. Special conditions: Submitted as a PUD in order to limit the future uses, some of the property is unbuildable due to the flood plain. A preliminary drainage study has been submitted, detention will be required but in a general manner, it appears that there is room for at least one building.
9. Location of Schools and School Land: Not a factor. Nearest school is Santa Fe High School to the south.
10. Compatibility to Edmond Plan: Not compatible with the current Edmond Plan. The land is projected for Single

Family. The applicant, Michele Menzel understands that this property has had several previous proposals that required more intense improvements to the land, requiring more coverage and paving. Ms. Menzel believes she can provide an appropriate drainage study to protect the creek and flood plain, will provide for the utility easement for the sewer line work to the City. She believes that she will have limited traffic impact and will be an office only use other than the Wellness Center activities.

11. Site Plan Review: Is required at the appropriate time along with the Preliminary and Final plats.

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Attachments

Menzel PlAm pcA1 6-2

Menzel PlAm pcA 6-2

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## EDMOND PLANNING COMMISSION MEETING

**Tuesday, September 7, 2004**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, September 7, 2004, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Allen Thomas and Suzy Thrash. Elizabeth Waner was not present. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the August 17, 2004, Planning Commission Minutes.

Motion by Thrash, seconded by Thomas, to approve the minutes as written. **Motion carried** by a vote of 4-0 as follows:

**AYES:** Members: Thrash, Thomas, Cartwright and Chairperson Woods

**NAYS:** None

The next item on the agenda was **Case #PR040028 Public Hearing and Consideration of Preliminary Plat approval for Copella Addition east of Lexington Way, north of Edmond Road. (Jin Young Kim)**

Red Plains Engineering is representing Jin Young Kim in requesting that 4.5 acres be platted into 13 residential building sites east of the Winding Creek Addition on the north side of West Edmond Road. The property to the east is owned separately by a resident of the Trails Addition whose home backs up to that property. The subject property is zoned "A" Single Family Dwelling. The plat had been amended prior to the Planning Commission meeting to address some of the staff's comments pertaining to the creek protection and lot arrangement. Leroy Cartwright asked who would maintain the common area. It was indicated that the property owners would be required to maintain the area.

Les Wilkins, 216 Lexington Way, objected to the plat approval based on variances required for lot arrangement and the concern about FEMA floodplains and detail study need of the creek area. Dick Mann also objected to the plat based on the off-set street arrangement with Countryside Drive and the drainage and elevation problems on the property. Sean Brownlee objected to the addition based on the large number of homes and the impact to creek area, especially during heavy rain events. Edie Hartwick from The Trails owns the property to the east and he described how the creek continues to change based on erosion and more development in the area. He felt homes this close to the creek would worsen the existing problem. Craig Cole indicated in owned Lot 13A in The Trails Addition and that lot had been entirely eroded from the creek channel through the area. Mr. Farris, representing Red Plains, indicated the project had been amended to meet city code. The homes would be approximately 1800 square feet, some would be two story and a cross section study of the creek had been submitted and submitted to the Engineering Department and they felt it was feasible to provide for

the standard buffer along the creek, meet the detention area and not change the character of the creek as it currently exists. Mr. Cartwright indicated he was concerned about the impact of future homeowners to maintain this particular creek. Ms. Thrash indicated she was concerned about the creek and the number of lots and improvements created adjacent to the creek.

Motion by Cartwright, seconded by Thrash, to approve this request. **Motion denied** by a vote of 0-4 as follows:

**AYES:**

**NAYS:** Members: Cartwright, Thrash, Thomas and Chairperson Woods

The next item on the agenda was **Case #PR040010 Consideration of Final Plat of Belmont Villages II one-half mile north of Coffee Creek Road, east of Kelly Avenue. (Dorothy Sadeghy)**

Keith Beatty representing Dorothy Sadeghy, is requesting Preliminary Plat approval for Belmont Farms. Recently, Gary Spencer received approval for Belmont Ridge located to the west of this addition south of Cross Timbers Elementary School. This property containing 72.9 acres is planned for 174 single family lots. The lots would be 8,600 square feet or larger. The property is zoned "A" Single Family PUD. The PUD is not serving a particular purpose since the lot sizes are all above minimum lot size for this phase and the open space is not really needed to compensate for smaller than minimum lot sizes. The residents of Belmont Farms spoke at the last meeting and were concerned about maintenance of the common areas which include the detention ponds. There was concern that the owner was not required to pay into the association and that there may be too much area to maintain by just the homeowners.

Engineer Ernie Isch spoke on this project representing the owner, Dorothy Sadeghy and indicated the developer had met twice with the residents since the last Planning Commission meeting. He noted that homeowners association documents had been submitted indicating the maintenance of the creek.

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

**AYES:** Members: Thrash, Thomas, Cartwright and Chairperson Woods

**NAYS:** None

The next item on the agenda was **Consideration of Deed Certification south of Coffee Creek Road, north of Steeplechase Addition, one-half mile west of Coltrane. (Bryan Coon)**

Attorney Randel Shadid requested a continuance of this item until the October 5<sup>th</sup>, 2004 Planning Commission meeting.

the residents wanted additional water in the lake to maintain the level. Mr. Langdon indicated not more than 8 acre feet per year. Mr. Langdon indicated there's been a leak in the dam which has not represented the design for handling floods originally provided for.

Randel Shadid representing Frank Battle indicated this is the same discussion that has occurred in the past. He noted that the water has been cleaned up prior to being released to the lake through a filter system. The City Engineer has reviewed the plans and there will be no flooding of the homes and that the design of the lake for handling detention which it was intended for, will stay at the same design level as developed in 1977 for the entire Fox Lake area.

Mrs. Waner indicated she was not comfortable with approving the Preliminary Plat without more details on the drainage issue and lake capacity based on existing conditions. Mr. Woods felt there was not a threat to life and property by the design proposed. Bill Haag with Fox Lake Homeowners indicated he objected to the plat.

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

AYES: Members: Cartwright, Thomas, Thrash and Chairperson Woods

NAYS: Waner

**The next item on the agenda was Case #PR040028 Consideration of amended Preliminary Plat of Copella Addition located east of the Winding Creek Addition, north of West Edmond Road. (Jim Young Kim)**

Attorney Randel Shadid is representing Jin Young Kim in requesting approval of an amended Preliminary Plat of Copella. The new addition consisting of 4.56 acres contains 13 single family lots. The street has been moved to the west to align with Country Side Trail in the Trails South Addition as required by Title 21 for street alignment. The lots run from 6,017 square feet to over 9,000 square feet. The lots are designed to back up to the drainage way on the east side of the property and there is a channel easement and buffer zone created east of the actual lots. This would need to be common area owned by all 13 property owners. The street would be publicly dedicated. There is a detention pond in the northwest portion of the plat adjacent to the Winding Creek detention area which was one of the last detention areas dedicated to the City of Edmond. An access easement has been provided across Lot 1, 25 foot in width, to reach the common lot in the creek area. Mr. Kim is aware that the playground equipment installed by the Winding Creek homeowners is on the area of this plat. It is the City's understanding that that equipment was intended to be placed in the public detention area.

Randel Shadid representing the applicant requested approval. He indicated they met all the city requirements and have adequately protected the area from any new flooding. He noted that the owner would work with the Winding Creek homeowners for removal of their playground equipment within a reasonable time. Tom Gooch with the Winding Creek homeowners association objected to the plat. He indicated that the playground

was on city owned land and that the current owner must have an incorrect survey of his property. Mr. Woods asked Mr. Shadid to takes steps to absolutely resolve the ownership and survey line to determine whether the equipment is on Mr. Kim's property or on the publicly owned detention area. Greg Dim spoke in opposition to the plat based on additional traffic on West Edmond Road. He noted the difficulty of making left turns on Edmond Road from the Winding Creek Addition. Les Wilkins from the Winding Creek Addition spoke in opposition to the plat. He disputed the owner's engineer's interpretation of the FEMA floodplain and felt like it extended onto the street and more onto the lots than shown by the developer. He provided the Commission a map of his research. Sean Brownlee spoke in opposition and indicated photographs of flooding east of this addition in Trails South. He felt the addition was not economically feasible due to the great cost that would be required to actually make the improvements to protect the floodplain and to build the addition as planned. City Engineer Steve Manek indicated that the very detailed drainage report would be submitted with the final plat and if the floodplain studied by the owners engineer was determined to be incorrect that could adversely affect the final plat. Additional time was taken in the review with the preliminary due to the concern about the flooding along the creek and erosion of soil. It appears that much of the soil lost in the Trails Addition was due to the original grading prior to the current Title 23 where soil was graded for lots but not stabilized or compacted with the use of retaining walls as is the current practice. Mrs. Waner indicated she would prefer more complete drainage analysis from the developer rather than waiting for the final plat to find out there could be some more significant problems than anticipated or explained with the preliminary plat.

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

AYES: Members: Cartwright, Thrash, Waner, Thomas and Chairperson Woods  
NAYS: None

**The next item on the agenda was Case #SP040047 Public Hearing and Consideration of Commercial Site Plan approval for a Sonic Drive-In Restaurant located on the southeast corner of Thomas and Covell. (Thomas Trails LLC)**

Existing zoning – "E-1" General Commercial District Planned Unit Development.

Height of buildings – 17 feet

Parking – 32 spaces including those for drive-in service. The building is 1,674 square feet and there is an outdoor dining area.

Lot size – 38,545 square feet

1. Landscape Plan

Landscaping - Lot area = 38,545 sf

Ten per cent of lot = 3,855 sf

Plant units required = 308 plants

Required in front yard = 1,928 sf

Evergreen required = 123 plants

Landscape provided on plans submitted

10,797 sf landscaping/lawn area

416 plant units

5,496 sf in front yard

208.5 plant units

2. Mechanical equipment – Roof top HVAC units will be screened from view by the height of the parapet wall as shown in the elevation photograph.

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, May 17, 2005**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Vice Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, May 17, 2005, in the City Council Chambers at 20 South Littler. Other members present were Suzy Thrash, Allen Thomas and Elizabeth Waner. Absent was Chairperson David Woods. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Jan Ramseyer-Fees, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the May 3, 2005, Planning Commission Minutes.

Motion by Waner, seconded by Thrash, to approve the minutes as written. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Waner, Thrash, Thomas, and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #PR040028 Public Hearing and Consideration of Final Plat approval for Copella Addition Phase I east of Lexington Way, north of Edmond Road. (JinYoung Kim)**

Randel Shadid, representing the property owner Jin Young Kim, is requesting Final Plat approval of Copella Addition Phase 1, located north of Edmond Road, east of Winding Creek Addition, and west of Santa Fe. The property is zoned "A" Single Family Dwelling District. The plat submitted, Phase 1, contains 9 lots on 4.57 acres, with a minimum lot of 6000 square feet. A large area on the east side of this plat is not included with this phase of Copella. The addition will be served with city water, sanitary sewer, and Edmond Electric. Sanitary sewer will need to be extended to the far east property line. The one public street to serve this addition, Copella Lane, a cul-de-sac coming off Edmond Road, will be built to city standards, and the lots that back up to Edmond Road will have "limits of no access" along Edmond Road. Detention for this addition is not shown on the Final Plat. Additionally, a channel easement and buffer area is needed on the east side of Lot 1 Block 3 to meet Title 23 requirements.

The Preliminary Plat of Copella, which contained 13 lots, was originally reviewed by the Planning Commission September 7, 2004 and was unanimously denied. The preliminary plat was redesigned and resubmitted for review by the Planning Commission on December 7, 2004 and it was approved with 13 lots. The preliminary plat approved required some variances from Title 23 Stormwater Drainage. The Stormwater Advisory Board heard the variance requests at their April 21, 2005 meeting. After discussion at the hearing, the developer's representative withdrew the requests for variances. Since the withdrawal of the variance requests, the plat has been split into two phases, the first phase excluding all properties involved in the variance requests.

Dick Morrow from the Winding Creek area spoke in opposition to the plat indicating that the land where the error occurred in the Carlos Davila survey needs to be resolved prior to the plat approval. He said there are still drainage problems and the City should not place itself in the position of approving the plat that does not clearly solve existing problems. They have excluded the drainage to proceed with the plat; they need to develop the drainage solution first. Tom Gooch also spoke in opposition indicating there has been flooding in this area over the last 10 years changing some of the lot slopes even if the flooding has not been in the homes. If this is going to be the last plat in the area, the proper drainage solution needs to be determined at this time. Les Wilkins in the Winding Creek Addition indicated he was a mechanical engineer and had studied this in detail indicating that the FEMA floodplain could no longer be relied on to solve the drainage for this addition. The applicant withdrew his application to SWAB because they did not have enough information and it is too risky to approve this project without more information on the drainage.

Attorney Craig Kohl spoke in opposition to the plat indicating that the disputed triangle area maintained by the Winding Creek Homeowners Association needs to be solved and may require a District Court decision to correct the plat survey according to the Oklahoma Statutes rather than the correction of plat filed by the surveyor. The SWAB did not have enough information to decide the drainage solution and there is still not enough information to determine how detention will be met with the plat. He indicated that an easement will have to be granted for the sanitary sewer access; the developer cannot just extend through the detention area without a utility easement. At this time, that area is set aside for drainage. Sean Brownlee spoke in opposition indicating that 80% of the land area is being used for the streets and the lots; that leaves 20% or less for a drainage solution and there is no ultimate design for all the lots that are actually planned.

Mr. Shadid commented that the owner had provided an easement for the off-site detention for Phase I and met Title 23 standards for detention and run off. The owner would like to proceed with first phase construction and has met all the requirements for lot arrangement, public streets and the developer does have the right to go through the detention area to hook up to public utilities.

Commissioner Waner commented that there was not a cohesive plan with this project and that there appeared to be several legal issues to be addressed. Commissioner Thrash indicated that the issues of drainage and encroachment into the existing detention area with the resolution of ownership should be addressed up front. Vice chairperson Cartwright indicated that issues such as the sewer line accessibility, the floodplain study and the detention location do not clearly suggest a long term solution to these issues but yet the owner wants to be able to start construction.

Motion by Thrash, seconded by Thomas, to approve this request. **Motion denied** by a vote of 0-4 as follows:

AYES: None

NAYS: Members: Thrash, Thomas, Waner and Vice Chairperson Cartwright

AYES: Mayor Naifeh, Councilmembers Page, Sanford, Lamb  
and Miller  
NAYS: None

Motion by Miller, seconded by Page, to recess the City Council meeting in order to convene the Edmond Public Works Authority meeting. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page, Sanford, Lamb  
and Miller  
NAYS: None

**10. Consideration and approval of Resolution No. 26-05 approving action taken by the Edmond Public Works Authority authorizing Issuance, Sale and Delivery of a Promissory Note of the Authority to the Oklahoma Water Resources Board; ratifying a Lease, as amended; approving a Sales Tax Agreement; and containing other provisions related thereto.**

Motion by Lamb, seconded by Page, to approve Resolution No. 26-05. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page, Sanford, Lamb  
and Miller  
NAYS: None

**11. Public Hearing and Consideration of Special Use Permit and Site Plan approval for a church classroom addition, located on the northeast corner of N. Broadway and Colcord (Good Shepherd Anglican Church, applicant) Case No. U050007.** The site contains 14,980 square feet and the new classroom containing 1,200 square feet will be constructed near the southwest corner of the property. No new parking spaces or paving is planned. Planning Commission and Central Edmond Urban Development Board recommended approval.

Motion by Miller, seconded by Page, to approve Item No. 11. **Motion carried** as follows:

AYES: Mayor Naifeh, Councilmembers Page, Sanford, Lamb  
and Miller  
NAYS: None

**12. Public Hearing and Consideration of Final Plat approval for Copella Addition Phase I, located east of Lexington Way, north of Edmond Road (Bryan Stinson, applicant) Case No. PR040028.** The proposed addition is on unplatted property between the Winding Creek Addition and The Trails Addition. Phase I of the addition would contain nine lots with one public street off of Edmond Road

to serve the addition. The lots that back up to Edmond Road will have limits of no access along Edmond Road. The application has been amended since denial by the Planning Commission to comply with Title 23 regarding drainage. A sanitary sewer line will need to be extended across the detention area which is owned by the City of Edmond and the City has no objections to this extension. The owners feel they can complete a drainage study to recover additional lots on the east and north sides of the cul-de-sac at some point in the future. Tract I will now serve as a temporary detention area. A surveyor's error where the detention area was described in the Winding Creek Addition was corrected in 1999 but has only recently been recorded. The developers have included the additional property that was left out of the original survey in this application and some of the boundary around the detention area will be removed and included as a part of this new addition also. The detention area was accepted by the City of Edmond as a public detention facility a number of years ago after which the residents of the Winding Creek Addition entered into an agreement with the City in 1994 to use a portion of the detention area. They have since developed the edges of the detention area with picnic tables, security lights and playground equipment. The residents feel that even though the property contained a surveying error, it is not appropriate for the applicant to include the disputed area into their project and remove the resident's improvements that have been in place for many years.

Mayor Naifeh stated an agreement has not been reached between the homeowners and developers regarding the portion of the property involved in the surveying error. She asked the City Attorney what the City's legal role is in this issue.

Mr. Murdock addressed Council and stated the City Council approved the correction to the north property line in 1999 and a correction certificate was filed by the original property surveyor with the Oklahoma County Clerk earlier this year. He stated from a legal standpoint he was satisfied that the property line issue has been resolved and is shown correctly on the plat submitted by the applicant. Mr. Murdock stated the property was deeded to the City and the Winding Creek homeowners were allowed to install the playground equipment and picnic benches in exchange for maintaining the detention pond.

Randel Shadid, attorney representing the applicant, addressed Council and stated the applicant has agreed to give Common Area "A" to the Winding Creek Addition or the City of Edmond since the detention area is actually owned by the City. He stated the applicant will comply with all City regulations. Mr. Shadid stated the applicant attempted to work out an agreement with the homeowners but was not successful. He stated the swing set, which is on City property, will remain in it's present location. He

noted the applicant will give the homeowners the property where the jungle gym set is located and since the picnic benches are located in Common Area "A" they will also remain. He stated the basketball goal and an electric box will both need to be moved to another location. He noted when the sanitary sewer line is installed, the applicant will pay for any damages to the playground equipment or if they need to move the equipment temporarily, it will be replaced exactly as it was and they will restore the area to the condition it was prior to the construction. Mr. Shadid stated the applicant will prepare a flood plain study and submit it to the Federal Emergency Management Agency (FEMA) in an attempt to reclaim the remaining lots that are in the flood plain for a later development phase.

Mark Farris, Red Plains Engineering, addressed Council and stated the Preliminary Plat, the certified owner list and the original purchase agreement all have the same legal description which is the same one submitted by the applicant. He noted when the Final Plat for Winding Creek was filed it contained the error which was corrected in 1999. Mr. Farris stated when his company surveyed the property, he found survey pins from other surveyors that established the lot line as it is shown on the applicant's map. He stated three variances were originally proposed and brought before the Stormwater Drainage Advisory Board (SWAB) but were later withdrawn by the applicant.

Craig Cole (Trails Addition), Dick Morrow (President of the Winding Creek Homeowners Association), Les Wilkins (Winding Creek Addition), Tom Gooch (Winding Creek Addition), Sean Brownlee (Trails Addition), Judy Kay (Winding Creek Addition) and Kate Wooten (Edmond Neighborhood Alliance) addressed Council in opposition. Their primary objections were increased flooding and erosion problems added to the already existing problems. The Winding Creek residents were also concerned that the playground equipment and picnic benches that have been placed along the detention area would be removed. Several of the residents requested that a flood plain study be performed which includes the entire area and not just the applicant's property. Ms. Wooten stated there were too many unanswered questions and felt that additional research should be conducted regarding the property line dispute and also the flooding problems.

Mr. Shadid addressed Council and stated the development will not increase the stormwater run-off at a more significant rate than was historically released. He noted the agreement with the Winding Creek Homeowners Association was approved by a previous City Manager on a month to month basis. He stated the disputed property is City owned and the homeowners have never owned the property. Mr. Shadid stated the application meets or exceeds all City requirements and it was not fair to the developers who have

put money into this project to deny them the right to build on their property. He stated if the application is denied then the Council is in effect saying that Title 23 does not work.

Councilmember Page stated he walked both sides of the property when it was brought before the SWAB and he feels there are too many existing flooding problems. He stated if the property is allowed to be developed, there will be mistakes made. He noted the reason why developers come before the SWAB is they do not want to take responsibility for any mistakes that are made. He stated they would rather have City staff and the SWAB approve their applications so that in 10 years when problems arise, the City and tax payers will be required to pay for correcting the problems. He stated he felt Council should look at this issue for the long term, 10 to 20 years from now. He noted the City has spent millions of dollars correcting past mistakes and he does not want that to happen again. He stated he could not support the application for those reasons.

Councilmember Lamb stated he did not believe the additional four lots in Phase II could ever be developed because he felt they could not meet City requirements and get the SWAB to grant a variance. He stated he also walked the property and the lots are in a challenging location and it will be a tough area to develop. He noted some of the lots in the Trails Addition are not buildable anymore due to the close proximity of the edge of the street to the slope of the channel. He stated he was also concerned about the density of the development even though it meets City codes. He stated he is not concerned about Title 23 being deficient and he stated Title 23 is about more than just onsite detention. He noted that while the application may meet the technical aspects of the STD 400 part of the code, he was unsure if it met the larger regional flooding objectives of Title 23.

Councilmember Miller stated the surrounding areas have been developed for a number of years and there is a reason why previous developers have avoided the applicant's property. He stated he did not see a reason to relocate the playground equipment or anything else that is currently located on the edge of the detention area.

Mayor Naifeh stated her main concern is that the development is not altogether and she is having a problem picturing how the entire development fits together. She stated she wanted to see what effect the development would have on the surrounding properties.

Motion by Lamb, seconded by Miller, to approve Item No. 12.  
**Motion was denied** as follows:

AYES: Councilmember Sanford  
NAYS: Mayor Naifeh, Councilmembers Page, Lamb and Miller

**13. Public Hearing and Consideration of Ordinance amending Edmond Plan III from Limited Light Industrial and General Office Corridor to Light Industrial Planned Unit Development (PUD) usage, located on the southeast corner of Covell Road and I-35 (Dr. Curtis Harris, applicant) Case No. Z050029.** The applicant requested this item be continued to August 8, 2005.

**14. Public Hearing and Consideration of Ordinance rezoning from "F-O" Limited Light Industrial and General Office Corridor to "F-1" Light Industrial Planned Unit Development (PUD) usage, located on the southeast corner of Covell Road and I-35 (Dr. Curtis Harris, applicant) Case No. Z050030.** This is a companion to the above item and was also continued to August 8, 2005.

**15. Public Hearing and Consideration of Ordinance No. 2937 establishing Fraternity and Sorority Overlay District boundaries as locations best suited for these uses (City of Edmond, applicant).** The proposed ordinance will designate areas most suitable for new fraternity and sorority houses. The creation of the new zoning overlay district will require sites to be rezoned and approval of a Special Use Permit which would include a full site plan and compliance with City building ordinances. City staff worked with the University of Central Oklahoma (UCO) on establishing the boundaries for the new district.

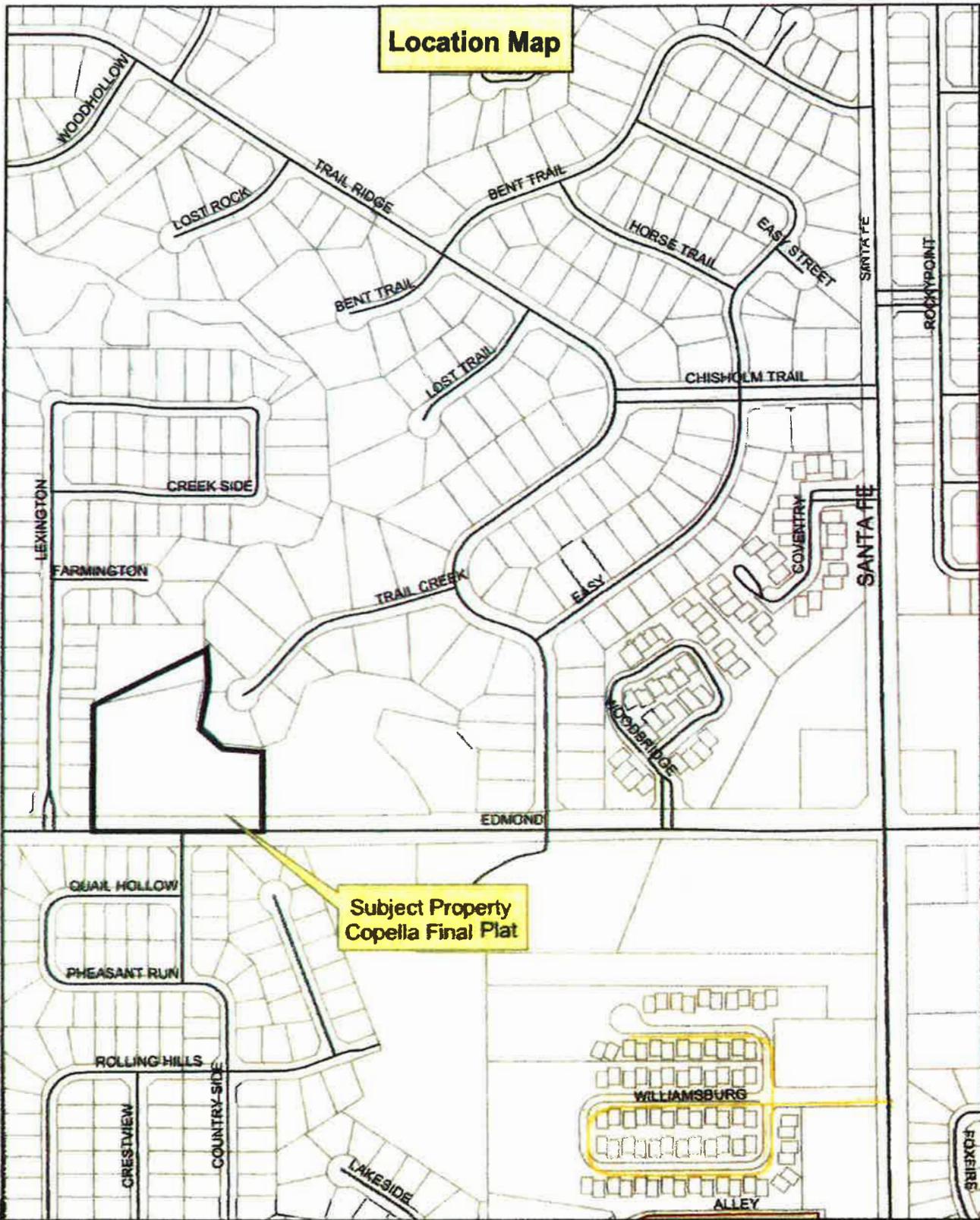
Blake Fry, UCO Director of Campus Life, addressed Council and stated the University is happy with the overlay district and he urged approval. He stated housing where fraternities and sororities could have several members is in short supply.

Walter Jenny, a regional adviser to the Tau Kappa Epsilon fraternity, also addressed Council in support. He stated they were in favor of trying to bring all the fraternities and sororities together into one area.

Jack Walker, 314 E. Lincoln, addressed Council and requested the northern boundary be Clegern rather than Lincoln due to the number of elderly residents who live along Lincoln.

Dan O'Neil addressed Council and requested the western boundary not be extended all the way to Boulevard in order to preserve the single family character that now exists along Boulevard. He suggested the boundary end at the first alley immediately east of Boulevard.

**Location Map**



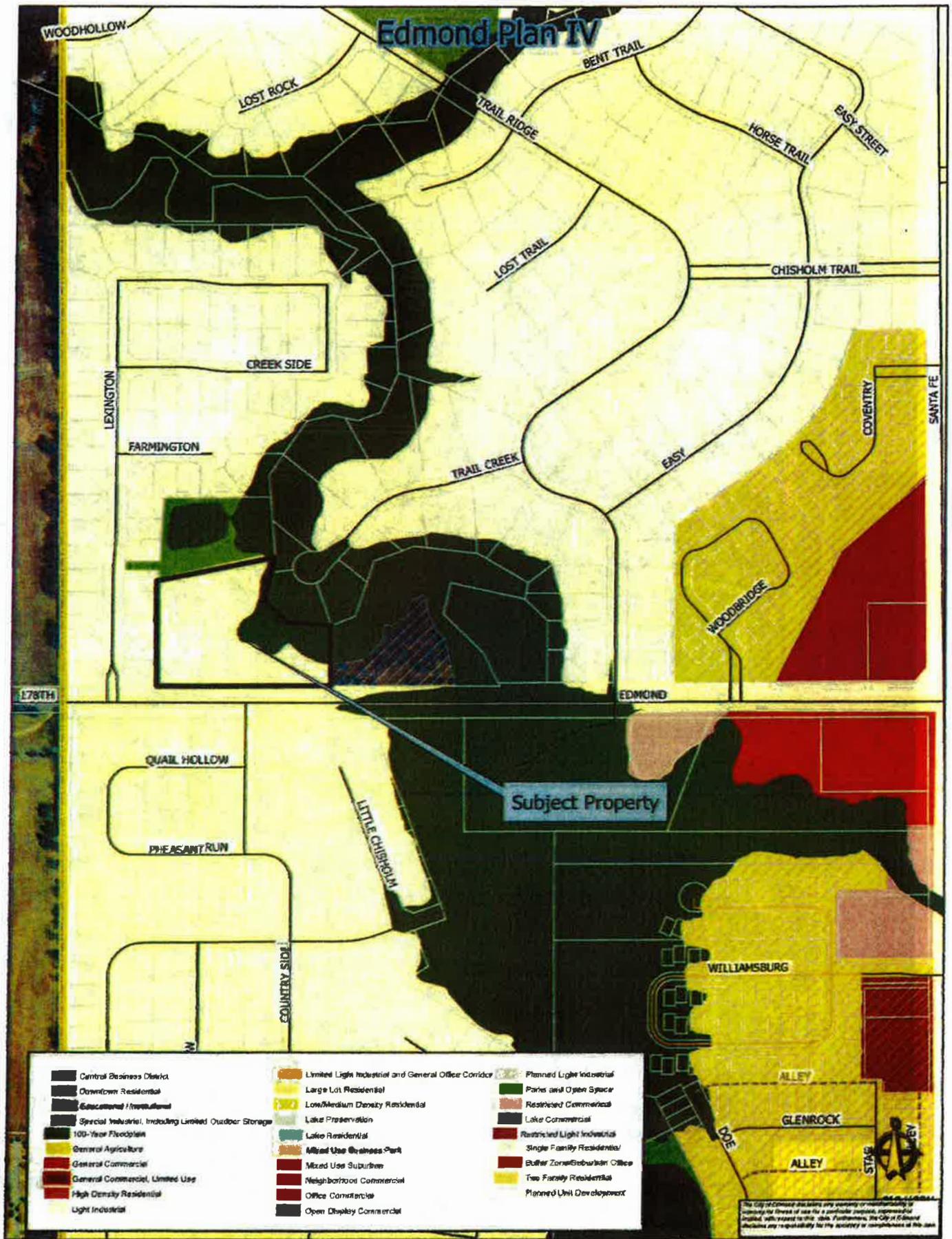
**Subject Property  
Copella Final Plat**

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.

CITY OF EDMOND



PLANNING DEPARTMENT









TO: Edmond Planning Commission  
FROM: Robert L. Schiermeyer, City Planner  
DATE: May 21, 2015  
RE: Planning Director's Opinions Regarding Section 22.3.2, Zoning Map Amendments, for the Menzel Energetic Wellness Center.

Review Criteria. In determining whether to approve, approve with conditions, or deny a Zoning Map amendment, the **City Council** shall consider the following factors:

1) **Consistency (or lack thereof) with the Edmond Plan;**

The Edmond Plan projects the property for single-family dwelling. The subject parcel is four acres. There is a substantial flood plain across some of the property, and there has been a history of erosion on the creek. The creek bank is natural and there has been no stabilization to the creek bank. There is significant meandering in the creek. In 2004, a single-family Addition has was denied on this property, for 13 residential lots. The site is not suitable for high impact coverage. A single building project may be the best potential for development. At this particular location, retail alone would not be a reasonable and orderly arrangement of land uses. The proposal as a specialty use, even including the restaurant at the Wellness Center, with the only other use being an office may be appropriate. The 12 Oaks restaurant on Midwest Boulevard was approved with a PUD, and is the only "limited" retail for several miles around that location. This request is only consistent if appropriately restricted.

2) **Compatibility with the present zoning and conforming uses of nearby property, including overlay zoning and with the character of the neighborhood;**

The property is zoned single-family and projected for single-family, and is surrounded by single-family or undeveloped land. There is one commercial parcel east, approved for a bank ATM, with no building allowed. Nothing has been constructed on that property at this time. It could be determined to be compatible, with the appropriate restrictions.

3) **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment;**

For one building, approximately 5,000 square feet in area, the site could be determined to be suitable because there is room for adequate setbacks, the Wellness Center is residential in appearance and one-story, and there is room for detention outside the flood plain. The owner wants to retain as many trees as possible, and the site is not crowded, allowing for trees to remain beyond the minimum landscaping.

- 4) **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable to the property at the time of the proposed amendment;**

As indicated in other reports and exemplified by this request, prospective buyers look at the property, see the positive features, even though there are clear limitations, and hope to try for a new development. When the balance between meeting the Code, establishing the use, and recognizing the limitations of the property match, that could represent the best time and opportunity for development.

- 5) **Length of time the subject property has remained vacant as zoned;**

Since annexation by Ordinance No. 352 in 1959.

- 6) **The extent to which approving the rezoning shall detrimentally affect adjacent properties;**

At this time, with even a single-family plat being denied that was high impact (lots of coverage, small lots, and smaller homes), single-family has remained the projected use to protect the character of the area. The adjoining Addition include Trails South, Winding Creek, and The Trails. The land may not be vacant indefinitely and reasonable people may disagree or debate the appropriate use. The land is definitely not suited to the highest level of coverage, whether that be paving or building. It becomes a policy judgment whether this proposal, as a PUD, is compatible.

- 7) **The gain, if any, to the public health, safety and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application;**

This question is highly judgmental. The office building, which appears to be a large home, may be a very compatible structure for this property. More intense development is not appropriate, in the staff's opinion. Other requests that have been inquired about for the property includes churches, daycare centers, and projects involving multiple office buildings; those are not appropriate for the conditions of the property and the staff has discouraged such development verbally in the past, because the requirement is for substantial change to a highly limited building site. There are many locations in Edmond that have one home on large tracts. Those occur all over Edmond next to adjoining Additions. The clearest example might be the homes on the east side of

Coltrane, north of Danforth, next to the Olde Edmond Addition. So far, there has been no proposal for a single home on the property. A detention area may be helpful on this piece of property, and that requirement would not apply to a single home, even for the same square footage building. The limitations of a PUD are also helpful because a home could include accessory buildings, creating more coverage of the property.

8) **Availability of water, wastewater and stormwater facilities suitable and adequate for the proposed use;**

The city is evaluating the sewer line and its location. Water is available on Edmond Road, and Edmond Road is already four-laned. Drainage structures are not installed in advance of development. There was no detention required with The Trails; the Addition was approved prior to that Code. Winding Creek does have a detention area immediately north of this site.

9) **The negative impact, if any, which may be reasonably anticipated as a result of approval of the application;**

The addition of a limited commercial use in the middle of a single-family development would not be appropriate unless designed to fit the site. The setbacks and height need to be determined as part of the PUD, and signage should be limited, not Commercial Corridor type signage.

RLS:lg  
MenzelPIAm5-21

Meeting Date: 06/02/2015  
From: Bob Schiermeyer  
Department: Planning/Zoning

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Information

RE:

Case #Z15-00014 Public Hearing and Consideration of Rezoning from "A" Single Family to Commercial Planned Unit Development, generally located on the north side of West Edmond Road, one eight mile east of Lexington Way. (Michele Menzel Energetic Wellness Center)

Michele Menzel representing the Energetic Wellness Center is requesting four acres to be rezoned as a Commercial PUD. The Energetic Wellness Center offers the following services for wellness consultations, on-going health awareness classes, message therapy, foot baths, sauna, yoga meditation and exercise classes, retail store for sale of supplements and natural food, natural food cafe (dine-in and take-out). The hours of operation will be 7 am to 8 pm Monday through Saturday. The building planned is 4,999 square feet. If this use was discontinued the only use of the other four acres would be offices as listed in the "D-O" Suburban Office District. The applicant has submitted a preliminary drainage study and that has been reviewed by the Engineering Department. A complete drainage plan has not been submitted and would not be required until the site plan. Since the sewer line is being studied this could require the owners to install an ODEQ approved private waste water system until the new sewer line is operational. There would be only one drive cut onto West Edmond Road in alignment with Country Side Trail.

The Trails Addition is located to the north, The Winding Creek Addition is located to the west, and Citizens Bank has discussed an ATM to the east of this location. Most of the land to the north is in a flood plain not subject to building. There is a water line along Edmond Road. In the past this location has been planned for Single Family lots and an office building was planned for some of the surrounding property. A Community Connections meeting was held on April 10, 2015. The area is projected as Single Family on the Edmond Plan. The meandering creek and the amount of flood plain, clearly limit the possibilities for the development of this property.

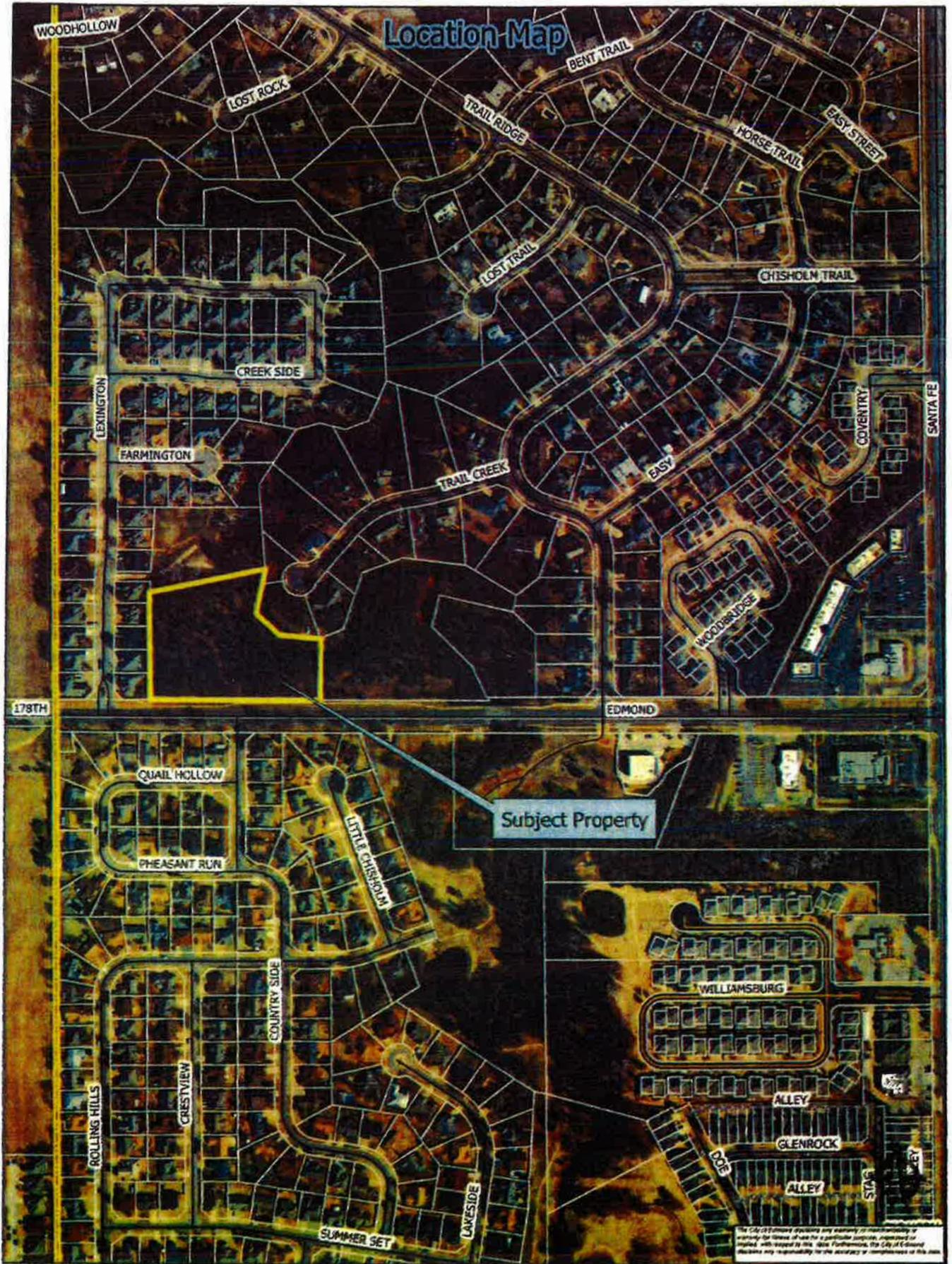
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Attachments

Menzel pcA1 6-2

Menzel pcA2 6-2

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Drill Copy

PROFESSIONAL ENGINEER		
1 2 3		
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**1. Title of the Planned Unit Development:**

\_\_\_\_\_ Menzel Energetic Wellness Center \_\_\_\_\_  
\_\_\_\_\_

**2. Owners/Developers:**

\_\_\_\_\_ Owner: Michele Menzel dba Energetic Wellness \_\_\_\_\_  
\_\_\_\_\_ Developer: Neal McGee Homes \_\_\_\_\_

**3. General location of the Planned Unit Development project:**

\_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_ W. Edmond Road between Western and Santa Fe \_\_\_\_\_  
\_\_\_\_\_

**4. Complete description of the Planned Unit Development concept, including a listing of all variances requested:**

The only use of the property will be for office uses listed in the "D-O" Suburban Office District and the Menzel Energetic Wellness Center.  
Menzel Energetic Wellness Center will consist of offices to provide services for Wellness Consultations, On-Going Health Awareness Classes, Massage Therapy, Foot Baths, Sauna, Yoga Meditation & Exercise Classes, Retail Store for sale of Supplements and Natural Foods.  
Natural Food Cafe (dine-in & take-out)  
Hours of Operation 7 AM to 8 PM Monday -Saturday.

**5. Acreage breakdown of land uses, including (a) figures for each separate use area, and (b) total dwelling units for residential areas:**

Construct a 4,999 sf Building with an Entrance Driveway off W. Edmond Road & 40 Parking Spaces  
NO Residential Units will be constructed on the property.

NO future expansion is anticipated at this time. However, in time we may include an addition to the existing building not to exceed 1650 sf (1/3 of the existing 4,999 sf), to accommodate growth to our conference/classroom and /or other existing services, thereby maintaining a single use of the property.

**6. List (a) the existing zoning, and (b) proposed zoning change:**

\_\_\_\_\_ Existing Zoning A / Proposed Zoning PUD \_\_\_\_\_  
\_\_\_\_\_

**7. Statement on the existing streets abutting or adjacent to the Planned Unit Development:**

Construct Entrance Driveway off W. Edmond Road to provide Ingress, egress & Regress access to and from the Building & Parking Areas during regular business hours.

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**8. Statement on the proposed streets, including right-of-way standards and street concepts:**

NO Public Street(s) are necessary for the development of the property. Construction of Entrance Driveway (see Item 7 herein)

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**9. Statement concerning the adjoining uses, conditions both existing and proposed to the development:**

The only use of the property will be for office uses listed in the "D-O" Suburban Office District and the Menzel Energetic Wellness Center.  
(see item 4 for services and hours of operation)

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**10. Physical characteristics:**

- (a) Elevation analysis:
- (b) Slope analysis:
- (c) Soil analysis:
- (d) Tree cover analysis:
- (e) Drainage analysis, including drainage area information:

Please refer to the ALTA/ACSM Land Title Survey which depicts thereon the Legal Boundary, Topography, & Existing Conditions. The property is wooded. The existing ground surface flow runs South to North / East and is naturally tributary to Santa Fe Creek. The proposed drainage will follow the same pattern with a detention basin to control the post construction run-off

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**11. Description of types, sizes and densities of proposed structures:**

Construct a 4,999 sf Building

**12. 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:**

Utilize the existing utilities , Gas, Water, Electric, Telephone, Cable on or adjacent to the property to provide service to the Building.

The applicant is aware of the City of Edmond's plan to construct a 36" Sanitary Trunk Line on the property, pursuant to the Santa Fe Creek Interceptor Master Plan W2-3.

The applicant is desirous to connect our wastewater to this sanitary sewer line. The applicant has discussed the status of the sewer line on the property with the City of Edmond.

The applicant is in favor of the placement of the sewer line on the property and will continue to negotiate the terms of the easement to encompass the sewer line .

In the case where the sanitary sewer is not ready to be connected to at the time of the completion of the Building, the applicant shall dispose of its wastewater by means of an alternative system. .

1. Install a private wastewater system ,in accordance with the ODEQ requirements. Or

2. Connect the wastewater from the Building to the existing sanitary sewer on the adjoining property to the north.

The applicant is discussing this possibility with The City of Edmond's Public Works Engineer.

The applicant will negotiate with the Winding Creek Home Owners Association to secure an easement to make the connection to dispose of wastewater from the Building

**13. Statement of the improvements planned to be made to the open spaces and recreation areas:**

Provide a detention basin area for storm water management control according to Title 23 Drainage Standards.

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**14. Description of the scheduled phases and elements of each phase:**

Phase One - Clearing of all areas of improvements -Use caution to save as many trees as possible. \*

Phase Two- Begin construction of the Building & Entrance Driveway

Phase Three-Connect utility services to the Building, Construct Detention Basin.

Phase Four- Construct parking areas, drives, complete the Entrance Driveway,

Phase Five- Install an alternative wastewater system (see item 12 herein)

Phase Five- Complete improvements for occupancy

\* Note; If possible coordinate Phase One with the City of Edmond's contractor with clearing of the 36'sanitary sewer easement.

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\_\_\_\_\_  
**Planning Commission Hearing Date**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**City Council Hearing Date**

\_\_\_\_\_  
**Date**



TO: Edmond Planning Commission

FROM: Robert L. Schiermeyer, City Planner

DATE: May 21, 2015

RE: Planning Director's Response to Review Criteria for the PUD Application for the Menzel Energetic Wellness Center Planned Unit Development.

- 1) **A general circulation plan for the entire parcel, showing major pedestrian/bicycle and automobile circulation routes and connections to the public right-of-way and sidewalk system;**

There is no need for a circulation plan. The parcel is four acres. There will be one drive, aligned to the degree possible with the street to the south in the Trails South Addition. The only other paving on the site will be the parking. The point of this request is to minimize the need for paving on the property. A sidewalk would be required on West Edmond Road. There are some cyclists who use the four-laned Edmond Road already, and Edmond Road is signed with the three foot separation for the cyclists. There are no additional bike routes funded along this portion of Edmond Road.

- 2) **A general drainage plan for the entire parcel, showing in general – but without detailed calculations – how stormwater shall be handled and how the system shall interconnect with the City's stormwater system;**

A preliminary drainage plan has been submitted and is being reviewed by the Engineering Department. The engineer was Enercon Services, Inc. If the zoning is approved, a final drainage study would be required and documented with the site plan and plats. By maintaining a 5,000 square foot building and the parking lot needed, a drainage design is possible that still leaves open space, more than the minimum landscaping. The intent is not to provide more planted landscaping with substantial grading or disturbance of the entire site. The best practice is to leave some of the site undisturbed, except for the building, parking, and drainage detention area, which will have to be graded to meet Title 23 requirements.

- 3) **A proposed Master Plan, and a PUD Design Statement text, describing the locations and intensities of all proposed land-uses, supported by calculations showing the effective density and a listing of all variances requested;**

The staff has asked that the PUD Design Statement be amended as follows:

"The only use of the property will be for office uses listed in the "D-0" Suburban Office District and the Menzel Energetic Wellness Center, as described, including the hours of operation. The goal of the request is that there be a single use of the property, office and/or wellness center, and that preferably there is no expansion, which fits the scale of the building site." The applicant's PUD Design Statement is complete. There should be no residential use allowed, and no site plan variances.

- 4) **A proposed land use map, clearly indicating the location of all proposed open space and indicating each part of the open space as to whether it is proposed to be publicly or privately owned;**

The applicant has submitted an elevation of the building, which identifies the scale of structure, illustrated on a map showing the topography and flood plain. This map shows the setbacks from the homes to the north and west, and shows where the parking will be placed. The building is shown at 4,999 square feet and the remainder of the property should be left as open space. The detention will have to be graded and shaped to meet the Code requirements.

- 5) **Access roads, service drives, parking areas, open spaces and other infrastructure intended solely for the property owners of the PUD shall not be maintained or improved by the City. At a minimum, such facilities shall be constructed in compliance with the standards for public facilities set out in Title 21 of the City Code unless provisions are specifically waived, conditioned or otherwise adjusted by the appropriate City entity in writing;**

All the requirements of this section have been met. A final drainage study is not required and will have to be evaluated, as well as the full site plan. The staff has suggested the following wording: "The applicant has discussed the status of the sewer line on the property with the City of Edmond. The applicant agrees to donate the necessary sanitary sewer easements for the future sewer line project. If the sewer line is not completed to coordinate with the building construction, a private wastewater system, meeting ODEQ requirements, would be installed."

- 6) **Outline of plan (or draft documents, if available) creating the proposed property owners associations and covenants, if applicable. Where the property owners association will be responsible for fees on any privately-owned, required open space, and/or maintenance of any required open space, public rights-of-ways, stormwater facilities or sewer and water lines, the documents shall include a fiscal feasibility analysis showing how the operations of the property owners association shall be financed, including provisions for a sinking fund for eventual replacement of facilities; final documents will be required with the final plat.**

There is no need for a property owners association. The site would be a commercial property, platted, and the responsibility of the property owner to maintain the property. No additional building sites are recommended.

- 7) **The application for PUD and Master Plan approval shall include all contiguous property under the ownership or control of the applicant.**

The staff has prepared a map showing the adjoining properties. The applicant would only own the 4.1 acre tract.

RLS:lg  
MenzelPUD5-21

# Community Connections

**Minutes: Meeting to discuss Menzel Energetic Wellness Center**

**Date: Thursday, April 23, 2015, at 6:00 P.M.**

**Location: Downtown Community Center**

**Organizer: Community Connections- Jan Ramseyer Fees**

Attendees: <b>First and Last Name</b>	Attendees: <b>First &amp; Last Name</b>	Attendees: <b>First and Last Name</b>
Terry McDowell	Vicky McDowell	Dick Morrow
Wayne Cooper	Amy Gorman	Tom Gooch
Sue Gooch	Steven Menzel, developer	Michele Menzel, developer
Neal McGee, builder	Jan Ramseyer Fees, Community Connection Coordinator	

## Minutes

An informal Community Connection meeting was held 6:00 PM , Thursday, April 23, 2015 in Room 108 of the Downtown Community Center, 28 E. Main, Edmond, Oklahoma. Developer Michele Menzel described her project to build a 5000 square foot one-story wellness center for her practice with the building to include offices, a small health food store, yoga studio, and a small café. She said her practice is currently at 15<sup>th</sup> and Rankin in a 1500 square foot office but they have outgrown that site and looking to build a new facility. She said she loves this site on West Edmond Road due to all the trees and native vegetation. She said the facility will not be open later than 8 PM and thinks this will be a nice complement to the adjacent addition since her practice includes serenity and quietness.

Questions were asked if the developer would remove the existing playground equipment from the Winding Creek neighborhood that encroaches on the Menzel site. Michele said they do not intend to remove the playground equipment. Concerns were raised about traffic along West Edmond Road and the project creating additional traffic in the area. Jan Fees noted that the drive for the project will line up with the entrance to Trails South so that in the future this might be a location for a traffic signal. It was noted that the city is proposing a new sanitary sewer transmission line on the east side of the property which will have trees removed for it. Michele said they are proposing to keep as many trees on the site as possible since she wants a natural setting for her practice. Several comments were made that this is a better fit for the surrounding neighborhoods than single family homes and a good fit for the site.

## **Action Items**

Minutes of the Community Connection meeting will be passed on to the Planning Commission and City Council for their information when this item is discussed at upcoming public hearings.

The meeting was adjourned at 7:00 PM.

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**

5.

Meeting Date: 06/02/2015  
From: Bob Schiermeyer  
Department: Planning/Zoning

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Information

RE:

Case #DD15-00007 Consideration of Request for a Deed Certification for three lots located on the north side of East 32nd Street, north of Hogan Court, east of the Arrowhead Hills 7th Addition. (Mike O'Neal)

Mr. O'Neal owns six 6.75 acres zoned "A" Single Family, north of 32nd Street, between Arrowhead 5th and 7th Addition. This property is general located east of Coltrane Road and north of 33rd Street. There is already a home on the southern part of the property and now the owner would like to divide two additional lots for two of his family members. The property is adjacent to City water on 32nd Street. The family is arranging for water service lines to be extended to each of the new lots. These lines would be in private easements following the private access easement. The new 1.5 acre lots will use aerobic systems and lot sizes are large enough to meet the required size for private waste water. Edmond Electric will serve the two new homes. There is no flood plain affecting this property. This will complete the residential lots for this area, with the Arrowhead Additions to the east, west and south and homes already established to the north on unplatted property. Addresses will all be from 32nd Street, this deed certification includes the following parcels: Tract 1 - 3.75 acres, Tract 2 - 1.50 acres, Tract 3 - 1.50 acres. All the easements have been provided for the cross access and utilities.

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Attachments

O'Neal Deed Cert pcA 6-2

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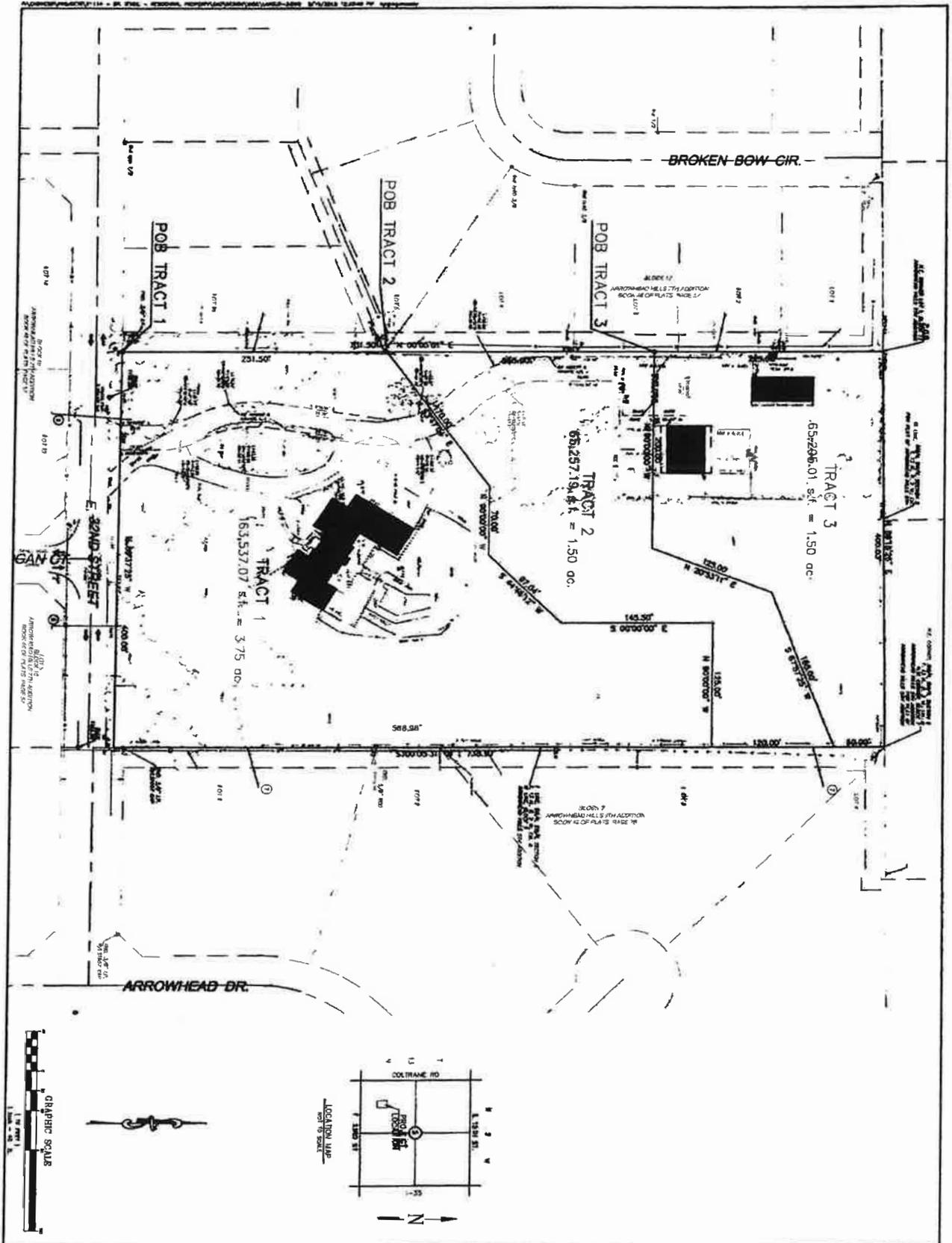


# City of Edmond, Oklahoma - Building Department



**Disclaimer:**  
 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.





<p>Red Plains Property Services, Inc.          2145 South Broken Bow Ave.          Edmond, Oklahoma 73116          Phone: (405) 321-2222          Fax: (405) 321-2222          Website: www.redplains.com</p>	<p> <b>DR. O'NEIL PROPERTY</b>            3209 SE 32nd Street            EDMOND, OKLAHOMA  <b>SITE SURVEY / LOT SPLIT EXHIBIT</b> </p>
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**DR. O'NEIL PROPERTY**  
 3209 SE 32nd Street  
 EDMOND, OKLAHOMA  
**SITE SURVEY / LOT SPLIT EXHIBIT**

**Planning Commission**

6.

Meeting Date: 06/02/2015  
From: Bob Schiermeyer  
Department: Planning/Zoning

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Information

RE:

Case #PR15-00002 Public Hearing and Consideration of Preliminary Plat for Pravada Addition located on the northeast corner of Westminster and Covell Road. (Martin Teuscher)

Martin Teuscher is requesting the approval for 53 lots on 114.6 acres in far east Edmond. The property is zoned "R-1" Rural Estate District and the lot size will be at least 90,000 square feet or greater. There is no water or sewer near the addition, the streets will be private with one entry/exit on Westminster. The road on the south, Covell Road, has never been opened. The plat indicates that the road has been closed, since it is a section line road the easement will be needed even if the road is not constructed. There is discussion of a water line that may be extended to the Town of Arcadia, and the Covell Road right-of-way may be needed for that extension. The study on this issue is still being discussed. The Addition will be served with Edmond Electric and will meet the drainage detention requirements under Title 23.

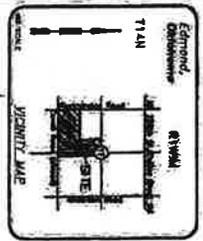
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Attachments

Pravada PP pcA 6-2

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**Asurvey Information**

ALL SURVEYING INSTRUMENTS USED IN THIS SURVEY WERE CALIBRATED AND CERTIFIED BY THE SURVEYOR.

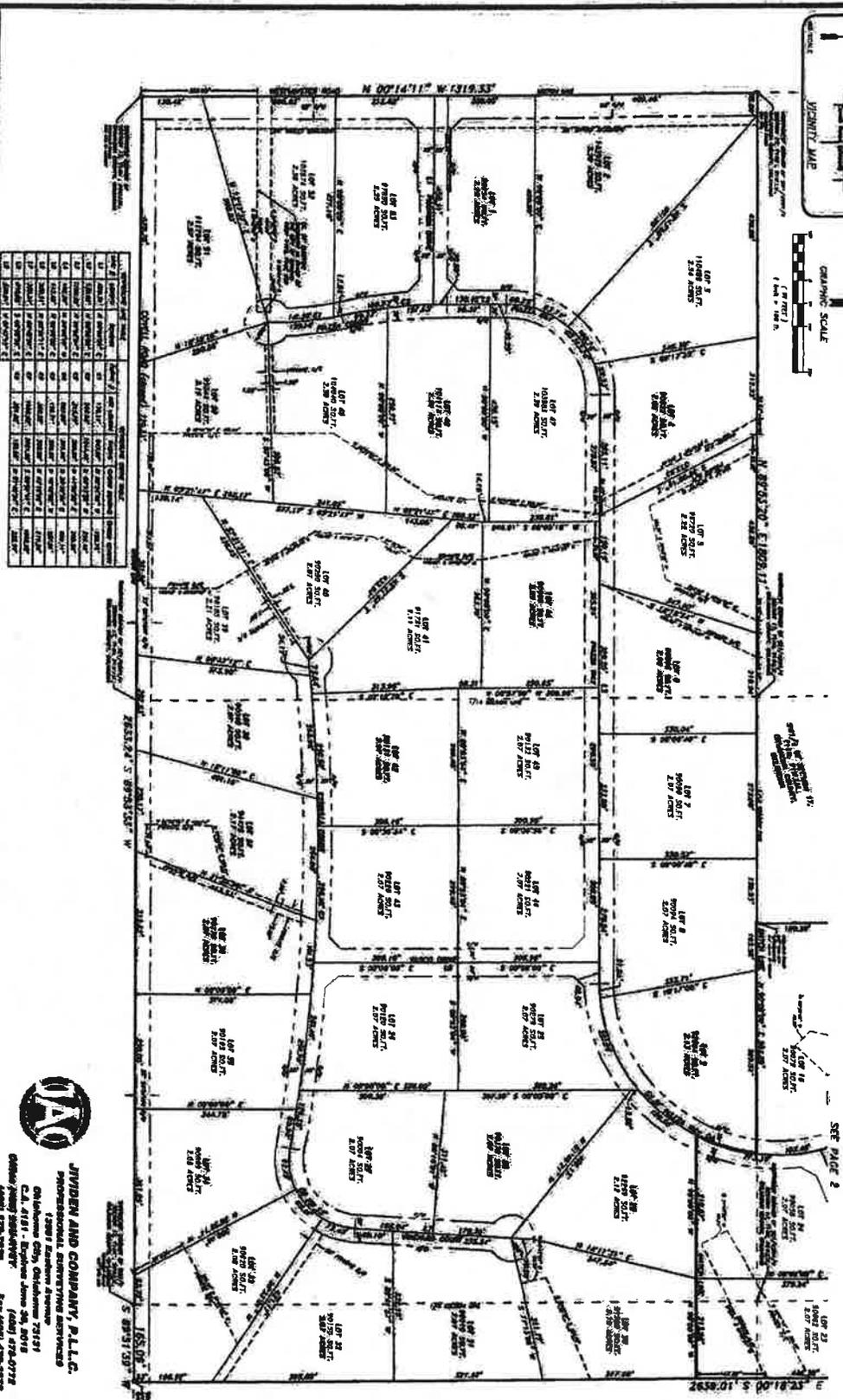
DATE OF SURVEY: 11/14/2018

BY: [Signature]

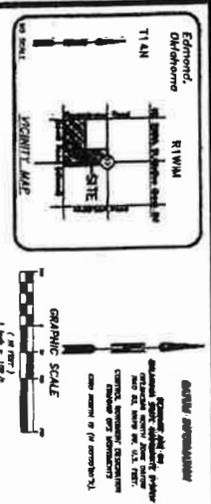


**PRELIMINARY PLAT OF**  
**PRAVADA**

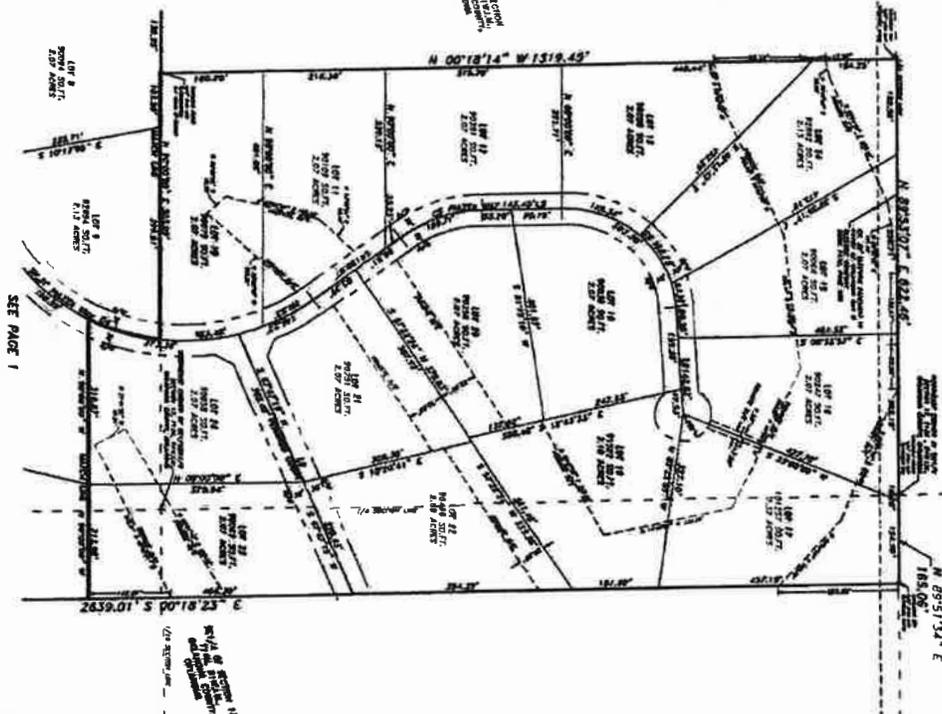
AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA,  
 BEING A PART OF THE S 1/2, SECTION 17, T4N, R15W, M.,  
 OKLAHOMA COUNTY, OKLAHOMA.



**JAYDEN AND COMPANY, P.L.L.C.**  
 PROFESSIONAL SURVEYING AND ENGINEERING  
 12001 Sanderson Avenue  
 Oklahoma City, Oklahoma 73159  
 (405) 278-0778  
 (405) 278-0778  
 (405) 278-0778

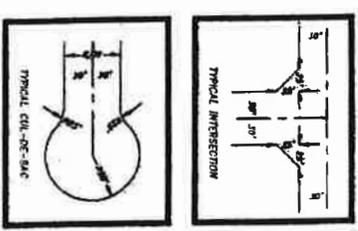


**LEGAL DESCRIPTION**  
 A PART OF LAND CONTAINED IN THE EDMOND AND OKLAHOMA SUBDIVISION, LOT 103, EDMOND, OKLAHOMA, BEING A PART OF THE CITY OF EDMOND, OKLAHOMA, BEING A PART OF THE S1/2, SECTION 17, T14N, R1W1M, OKLAHOMA COUNTY, OKLAHOMA.



**PRELIMINARY PLAN OF  
 PRAVADA**  
 AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA  
 BEING A PART OF THE S1/2, SECTION 17, T14N, R1W1M,  
 OKLAHOMA COUNTY, OKLAHOMA

NO.	DESCRIPTION	AREA	PERCENTAGE
1	LOT 10	1.11 ACRES	11.11%
2	LOT 11	1.11 ACRES	11.11%
3	LOT 12	1.11 ACRES	11.11%
4	LOT 13	1.11 ACRES	11.11%
5	LOT 14	1.11 ACRES	11.11%
6	LOT 15	1.11 ACRES	11.11%
7	LOT 16	1.11 ACRES	11.11%
8	LOT 17	1.11 ACRES	11.11%
9	LOT 18	1.11 ACRES	11.11%
10	LOT 19	1.11 ACRES	11.11%
11	LOT 20	1.11 ACRES	11.11%
12	LOT 21	1.11 ACRES	11.11%
13	LOT 22	1.11 ACRES	11.11%
14	LOT 23	1.11 ACRES	11.11%
15	LOT 24	1.11 ACRES	11.11%
16	LOT 25	1.11 ACRES	11.11%
17	LOT 26	1.11 ACRES	11.11%
18	LOT 27	1.11 ACRES	11.11%
19	LOT 28	1.11 ACRES	11.11%
20	LOT 29	1.11 ACRES	11.11%
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22	LOT 31	1.11 ACRES	11.11%
23	LOT 32	1.11 ACRES	11.11%
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53	LOT 62	1.11 ACRES	11.11%
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57	LOT 66	1.11 ACRES	11.11%
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68	LOT 77	1.11 ACRES	11.11%
69	LOT 78	1.11 ACRES	11.11%
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77	LOT 86	1.11 ACRES	11.11%
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79	LOT 88	1.11 ACRES	11.11%
80	LOT 89	1.11 ACRES	11.11%
81	LOT 90	1.11 ACRES	11.11%
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84	LOT 93	1.11 ACRES	11.11%
85	LOT 94	1.11 ACRES	11.11%
86	LOT 95	1.11 ACRES	11.11%
87	LOT 96	1.11 ACRES	11.11%
88	LOT 97	1.11 ACRES	11.11%
89	LOT 98	1.11 ACRES	11.11%
90	LOT 99	1.11 ACRES	11.11%
91	LOT 100	1.11 ACRES	11.11%



**JAVEN AND COMPANY, P.L.L.C.**  
 PROFESSIONAL SURVEYING SERVICES  
 13047 Easton Avenue  
 Oklahoma City, Oklahoma 73121  
 O.A. #181 - Expires June 26, 2012  
 Office (405) 281-1999 Fax (405) 478-0178  
 (405) 278-7828 Fax (405) 478-5272

**Planning Commission**

7-

Meeting Date: 06/02/2015

From: Bob Schiermeyer

Department: Planning/Zoning

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**Information**

RE:

Case #DD15-00008 Consideration of Request for a Deed Certification for 11 lots on a private street, Walk Woods Trail located west of Westminster (not open), north of 33rd Street, Lake of the Woods/Unrecorded Plat. (Rusty Palmer)

Earnest Isch is representing Mr. Palmer in requesting that 11 lots be added to the existing Private Street development known as Lake of the Woods. The access to this addition is from 33rd Street. The lots in this addition are 2 acres in size or larger and the property is zoned "R-1" Rural Estate. Westminster along the east side of this development has not been opened. There is a lake on the property and the homeowners are required to maintain all the roads and any other common feature, such as the lake, dams and bridges. The addition will be served with private utilities. The first phase of the Lake of the Woods contains 18 lots. The northern portion of this property contains a 50 foot access easement for accessing the private lake.

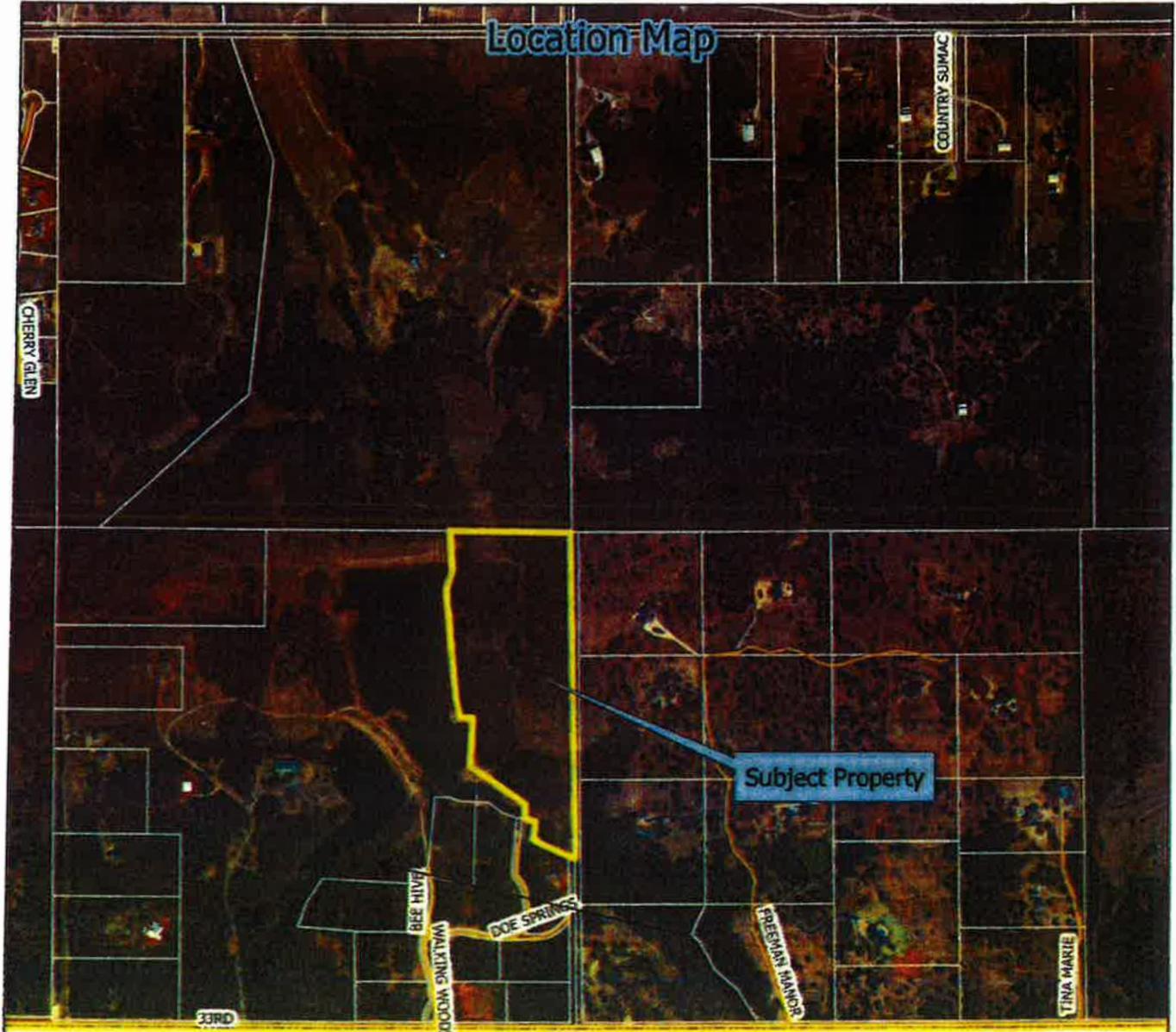
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**Attachments**

Palmer LS-Lk of the Woods

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# Location Map



Subject Property



The City of Edmond disclaims any warranty or responsibility of accuracy for data 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.

**Planning Commission**

**8.**

Meeting Date: 06/02/2015  
From: Bob Schiermeyer  
Department: Planning/Zoning

---

**Information**

RE:

Case #PR15-00015 Consideration of Final Plat of Eagle's Cove Section 2, located south of 33rd Street, half a mile west of Douglas Boulevard. (Matt Wilson)

The final phase of Eagle's Cove Addition is being requested for approval. The plat contains 46.14 acres and 18 single family lots. The streets are private with one outlet to Douglas Boulevard. The South Lake Addition is located to the west, Oklahoma City limits are to the south and Arcadia Lake is located to the north. The plat includes a possible linkage with South Lakes Addition along a street named Mariah Harbor (South Lake Addition). The linkage is a common area and may need to be marked as an access easement, rather than just Common Area "A". This access was only meant to be used in the event of an emergency. The property owners between the two additions will have to agree to use this areas since it is privately owned. This addition will be served with private water wells, septic tanks or aerobic systems. The lots are 90,000 square feet matching the "L-2" zoning, some of the lots on the north side of the addition reach the 2 ½ acre lot size including the street right-of-way that can be included in the lots size for the "L-1" Lake Preservation District.

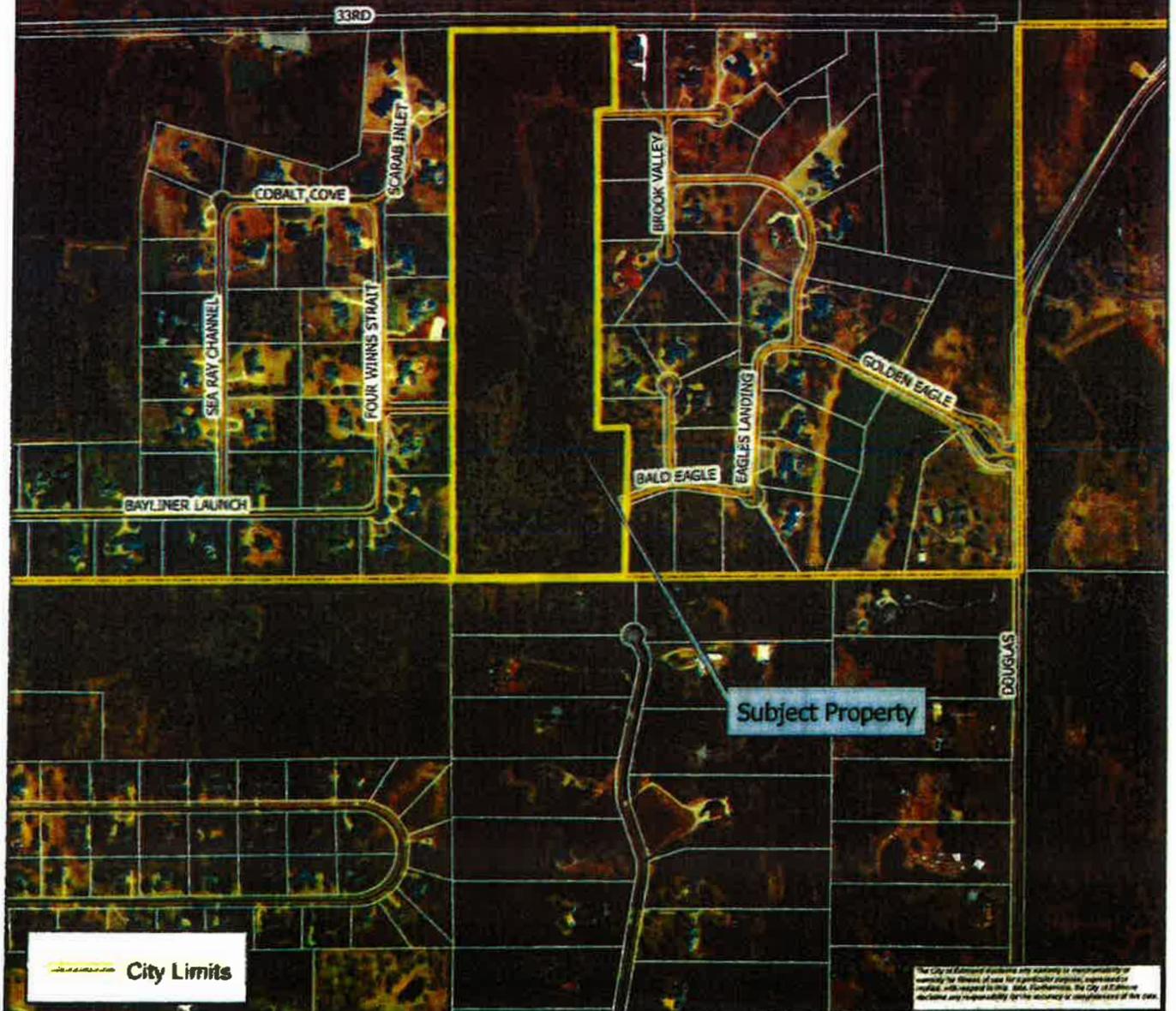
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**Attachments**

Eagle's Cove Sec2 FP 6-2

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# Location Map



 City Limits

The City of Everett warrants only matters in the jurisdiction of  
surveying for those of use for a particular project, regardless of  
method, with regard to this map. Furthermore, the City of Everett  
disclaims any responsibility for the accuracy or completeness of the data.



**Planning Commission**

9.

Meeting Date: 06/02/2015  
From: Bob Schiermeyer  
Department: Planning/Zoning

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Information

RE:

Case #SP15-00006 Public Hearing and Consideration of Site Plan Approval of four office buildings, known as Stone Creek Office Plaza, located on the northwest corner of Locust Lane and Bryant Avenue. (Eric Thornhill – Stone Creek Developer, LLC)

Planning Department

1. Existing zoning – PUD “Office Commercial Level”
2. Setbacks – This property is already platted and the basic setbacks are established. The front setback will not change, it is approximately 60 feet from the property line on Bryant Avenue. The setback on the north, next to Cedar Ridge is at least 36 feet. A 70 foot setback is not required for these office buildings. The setback to the west is approximately 35 feet, next to the Fisher Hills.
3. Height of building – 34 feet
4. Parking – Parking is already completed. The four buildings contain 15,850 square feet.
5. Lot size – 26,000 square feet
6. Lighting Plan – No new light poles are planned, wall packs will be used on the buildings.
7. Signage – Each building will have wall signs. The developer is planning a sign at the entry that would be meeting the office standard allowing 6 foot tall, 50 square foot signs.
8. General architectural appearance – The buildings will look alike matching the existing Beacon Homes Office Buildings on the south side of the property. The roof is a 12/12 pitch with composition shingles. The exterior is a combination of brick and stone on all four sides of the building.
9. Sensitive borders – not applicable in this case. The project is a PUD, setbacks have already been discussed. The land to the north is lower and will remain as such, based on the grading and drainage improvements. There are some fences but no new fences are required, because of the grade difference and the office only use.
10. Mechanical equipment – located on the ground due to the pitched roof.
11. Fencing/screening – None required.

Engineering Department

12. Driveways, access management and paving – No new drives. Access from Bryant Avenue only, no construction access from Locust Lane permitted, due to the residential area.
13. Water and wastewater plans – Water and sewer are already in place.
14. Drainage detention and grading – Drainage detention are in place. The grading plan will be evaluated for compliance with the approved drainage improvements.

Building and Fire Code Services

Fire sprinklers may not be required but there is a mezzanine floor and if required, they will need sprinklers based on construction materials and use of the building and/or setbacks.

Landscaping/Urban Forestry

15. Lot area = 26,000 sf  
% required = 10

Landscape area required: 2,600  
Frontage area required: 0  
Total PU required: 208  
PU within frontage required: 0  
Evergreen PU required: 8

SP Landscape area: 13,200  
SP Frontage area: 0  
SP Total PU: 232  
SP PU within frontage: 0  
SP Evergreen PU: 160

16. Solid Waste Department– Existing container

17. Edmond Electric Department – Edmond Electric will serve and obtain easements as needed.

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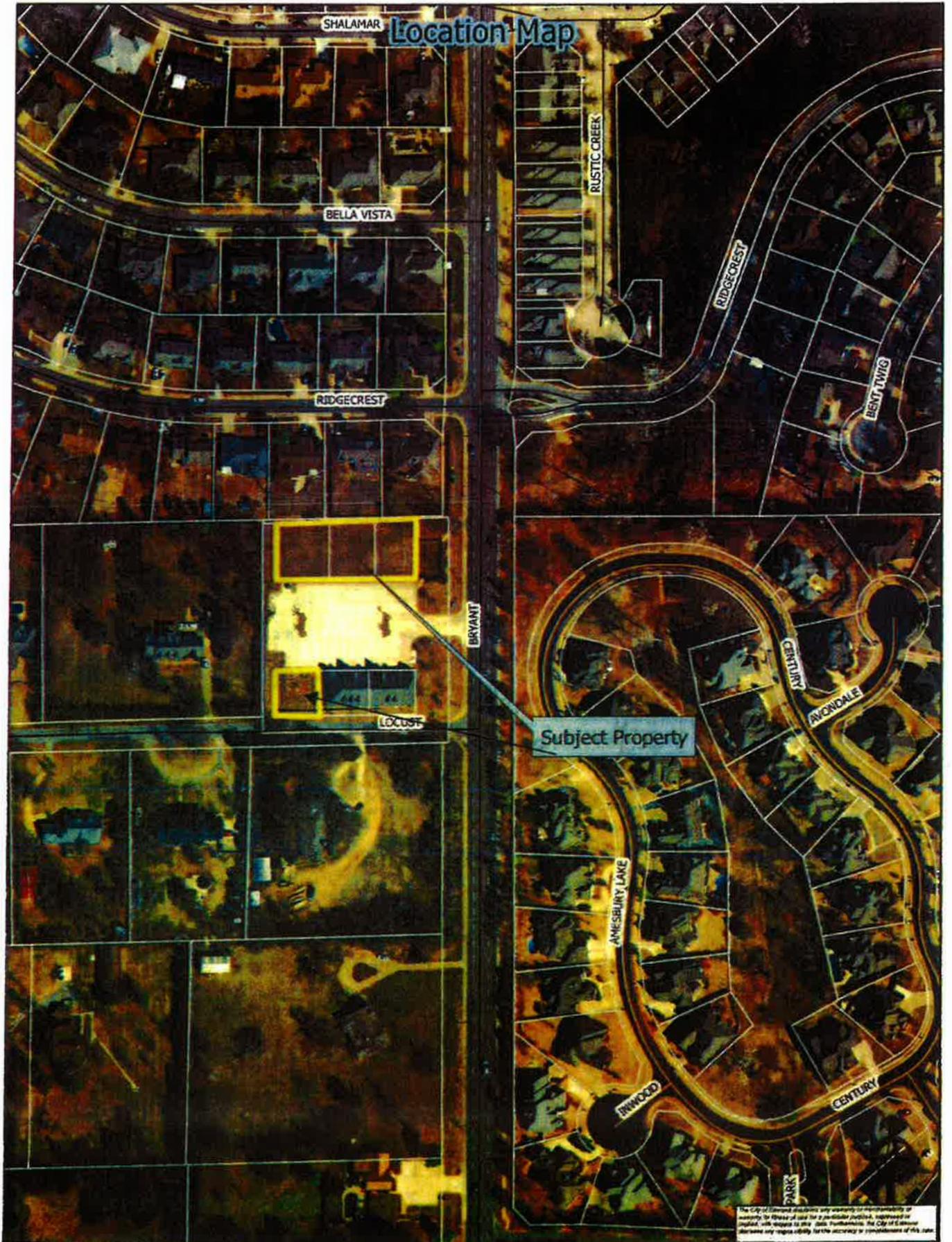
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Attachments

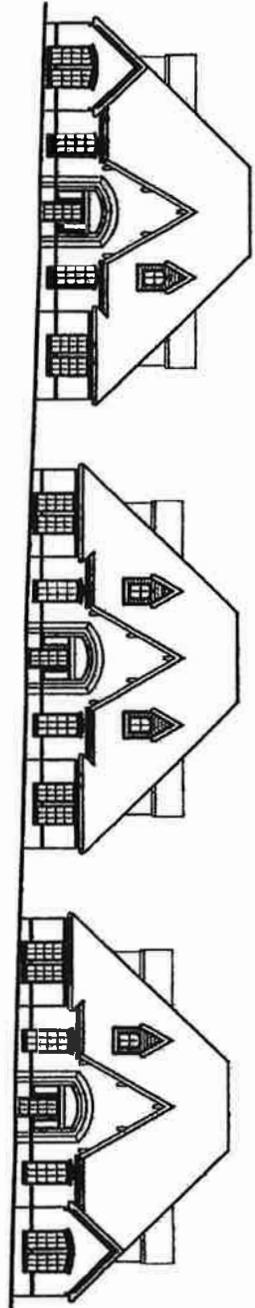
StoneCrkOffPlz SP 6-2

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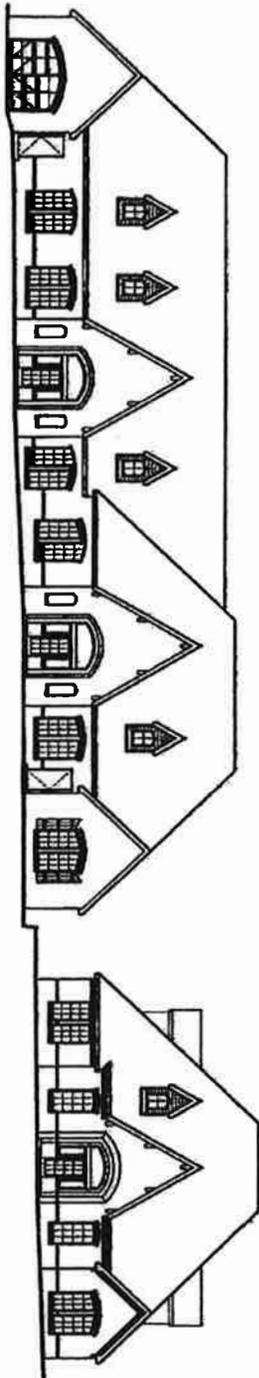
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STONE CREEK OFFICE PLAZA: NORTH BUILDING ELEVATIONS



STONE CREEK OFFICE PLAZA: SOUTH BUILDING ELEVATIONS

**Planning Commission**

**10.**

Meeting Date: 06/02/2015

From: Bob Schiermeyer

Department: Planning/Zoning

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Information

RE:

Case #Z15-00015 Public Hearing and Consideration of Edmond Plan Amendment from "G-A" General Agricultural to Multi-Family Planned Unit Development, known as Easton Woods, located north of Covell Road, east of The Goddard School. (Easton Woods – Premium Land, LLC) **This Item has been continued to the June 16, 2015 Planning Commission meeting at the request of the applicant.**

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Attachments

*No file(s) attached.*

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**Planning Commission**

11.

Meeting Date: 06/02/2015  
From: Bob Schiermeyer  
Department: Planning/Zoning

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Information

RE:

Case #Z15-00016 Public Hearing and Consideration of Rezoning from General Agricultural to Multi-Family Planned Unit Development, known as Easton Woods, located north of Covell Road, east of Goddard School. (Easton Woods – Premium Land, LLC) **This item has been continued to the June 16, 2015 Planning Commission meeting at the request of the applicant.**

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Attachments

*No file(s) attached.*

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**Planning Commission**

12.

Meeting Date: 06/02/2015

From: Bob Schiermeyer

Department: Planning/Zoning

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Information

RE:

Case # PR15-00006 Public Hearing and Consideration of Preliminary Plat of the Coltrane Self Storage Addition, located on the northwest corner of Danforth Road and Coltrane Road. (Coltrane Storage, LLC) **This item has been continue at the request of the applicant.**

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Attachments

*No file(s) attached.*

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**Planning Commission**

13.

Meeting Date: 06/02/2015  
From: Bob Schiermeyer  
Department: Planning/Zoning

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Information

RE:

Case #PR15-00016 Public Hearing and Consideration of Preliminary Plat for Thunder Canyon, located east of Midwest Boulevard and south of Covell Road. (Thunder Canyon - Dodson Properties 2, LLC) **This item has been continued to June 16, 2015 Planning Commission meeting at the request of the applicant.**

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Attachments

*No file(s) attached.*

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