



City of Edmond
NOTICE OF PUBLIC MEETING

The City of Edmond encourages participation from all its citizens. To request an accommodation due to a disability, please allow at least 48 hours prior to the scheduled meeting. Contact the ADA Coordinator by phone: 405-359-4518, TDD: 405-359-4702, or email: ADACoordinator@edmondok.com.

Notice: Members of the Planning Commission will gather prior to the regular meeting in the Planning and Public Works Building, Room #127 beginning at 4:55 p.m. this time for dinner. No Planning Commission business will be discussed or acted upon at this time. This is an informal gathering and members of the public and press are welcome to attend. Meals will only be provided to members of the Planning Commission and staff.

AGENDA
EDMOND PLANNING COMMISSION
20 S. Littler, Edmond, Oklahoma
Tuesday, May 17, 2016
5:30 p.m.

CITY COUNCIL WORKSHOP

1. Call to Order:
2. Approval of Minutes: May 3, 2016
3. Case #PR16-00015 Public Hearing and Consideration of Preliminary Plat for 2nd and Saints Addition, located on the north side of East 2nd Street and east of Saints Boulevard. (St. George Holdings, LLC)
4. Case #Z16-00019 Public Hearing and Consideration of Edmond Plan Amendment from General Agricultural to Commercial Planned Unit Development ("E-1" Level 1 uses) on 3.21 acres and a change from General Agricultural to Multi-family Residential Planned Unit Development on 26.98 acres (to include 252 apartments and 70 single family lots) generally located south of Danforth Road and east I-35, north of Arbor Creek Summit. (Danforth Crossing – Happy Land, LLC) **Continued to the June 7, 2016 Planning Commission meeting.**
5. Case #Z16-00020 Public Hearing and Consideration of Rezoning from "G-A" General Agricultural to Commercial Planned Unit Development ("E-1" Level 1 uses) on 3.21 acres and rezoning from "G-A" General Agricultural to Multi-family Residential Planned Unit Development on 26.98 acres (to include 252 apartments and 70 single family lots) generally located south of Danforth Road and east I-35, north of Arbor Creek Summit. (Danforth Crossing – Happy Land, LLC) **Continued to the June 7, 2016 Planning Commission meeting.**
6. Case #Z16-00014 Public Hearing and Consideration of Edmond Plan Amendment for Town Square Commons, LLC from Single Family to Residential Planned Unit Development, located north of Danforth Road and one half-mile west of Sooner Road. (Town Square Commons, LLC)

7. Case #Z16-00013 Public Hearing and Consideration of Rezoning from “A” Single Dwelling to Residential Planned Unit Development, located north of Danforth and one half-mile west of Sooner Road. (Town Square Commons, LLC)
8. Case #ES16-00005 Public Hearing and Consideration of street easement closing on Skyview Drive, generally located on the west side of the Leawood Addition, one-quarter mile north of Danforth Road, and west of Sooner Road. (Beryl Jones and Timothy McGraw)
9. Case #Z16-00021 Public Hearing and Consideration of Edmond Plan Amendment from Single Family Planned Unit Development to Commercial PUD located on the northeast corner of Coffee Creek and Douglas Boulevard and the northeast corner of Covell Road and Douglas Boulevard and amending the Edmond Plan from Commercial PUD to Residential PUD, south of Coffee Creek Road, a quarter of a mile east of Douglas Boulevard. (Matt Austin, Woodland Park Edmond, LLC)
10. Case #Z16-00022 Public Hearing and Consideration of Rezoning from Single Family Planned Unit Development to Commercial PUD located on the northeast corner of Coffee Creek and Douglas Boulevard and the northeast corner of Covell Road and Douglas Boulevard and rezoning from Commercial PUD to Residential PUD, south of Coffee Creek Road, a quarter of a mile east of Douglas Boulevard. (Matt Austin, Woodland Park Edmond, LLC)
11. Case #PR16-00007 Public Hearing and Consideration of Preliminary Plat approval for the Highgarden Addition Phase 1 with private streets located a one quarter mile south of Sorghum Mill Road and east of Douglas Boulevard. (Highgarden Development, LLC)
12. Case #PR16-00005 Consideration of Final Plat for The Villas of Edmond located on the east side of Kelly Avenue, a quarter of a mile north of 15th Street. (Philip Patterson)
13. Case #Z16-00017 Public Hearing and Consideration of Edmond Plan Amendment from Single Family Dwelling District to Restricted Retail Commercial located on the southwest corner of Covell Road and Western Avenue. (Andrew and Teaona Njoo)
14. Case #Z16-00018 Public Hearing and Consideration of Rezoning from “A” Single Family Dwelling District to “D-1” Restricted Retail Commercial generally located on the southwest corner of Covell Road and Western Avenue. (Andrew and Teaona Njoo)
15. Case #U16-00003 Public Hearing and Consideration of Specific Use Permit and Case #SP16-00011 to include a Site Plan, for a Victory Car Wash located at 1101 West Danforth Road. (Muhammad N. Siddiqui)
16. 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.)
17. Adjournment.

Planning Commission

2.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Approval of Minutes: May 3, 2016

Attachments

Minutes 5-3-16

EDMOND PLANNING COMMISSION MEETING

Tuesday, May 3, 2016

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 3, 2016, 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 April 19, 2016 minutes.**

Motion by Moyer, seconded by Hoose, to approve the minutes as written. **Motion carried** by a vote of 3-0-2 as follows:

AYES: Moyer, Hoose and Wohl

NAYS: None

ABSTAIN: Rainey and Chairperson Moore

The next item on the agenda was **Case #ES16-00005 Public Hearing and Consideration of street easement closing on Skyview Drive, generally located on the west side of the Leawood Addition, one-quarter mile north of Danforth Road, and west of Sooner Road. (Beryl Jones and Timothy McGraw)**

The property owners on the north and south sides of Skyview Drive, west of Leawood Drive, in the Leawood Addition, would like to close the street for public access. There may be a benefit to maintaining a utility easement in the 60 feet of right-of-way for electric distribution, and possible waterline distribution in the future. Leawood residents operate with water wells at this point; someday they may request public waterlines. The area to be closed is 60 feet by 325 feet along the side yards of the applicants' properties. A fence may need to be placed on the west end of Skyview Drive, if it is closed, to communicate that the road cannot be used. Edmond Electric does serve this Addition, and there is also phone and gas service.

This type of request is not new to the city; there have been numerous streets that have been closed. Francis Tuttle Vo-Tech has purchased 20 acres of land west of Leawood that extends north to the Skyview Drive area. A rezoning application has been submitted by Caleb McCaleb for a single-family development, incorporating some cottage-type zero lot line lots with alleys generally to the west of this location. Some of the previous streets that have been closed include the following:

- Most Additions that have private streets do not connect, such as Olde Edmond, which could have connected to Town Square, but since the streets were private there is no connection.
- Walnut Hill Addition, connecting to Iron Horse Ranch, also a private street Addition.

- Copperfield Addition, south of West Edmond Road, west of Kelly Avenue, connecting with Chisholm Lake, both Public Streets.
- Woodhill Addition, with acreage lots connecting to the Oak Tree Park Addition at Coffee Creek and Kelly, as well as the Sorghum Mill Addition, also connecting to Oak Tree Park.
- Thornbrooke Addition, connecting to acreage lots in Old Farm Estates at 33rd and Bryant.
- Forest Oaks Addition, connecting to Tall Oaks III, east of Bryant.
- Bradbury Corner, connecting to Thunderhead Hills.
- Ketch Acres, connecting to Pebble Creek.

The street continuation issue is usually discussed based on private streets developing next to public streets, or where the densities are substantially different on the adjoining areas.

Tim McGraw and Beryl Jones were present. Tim McGraw lives at 1609 Leawood Drive and has lived there 6 years. Mr. Beryl Jones has lived in the neighborhood for 15 years. Mr. McGraw spoke indicating that there were several reasons why the street needs to be closed. The lots planned to the west will produce too many vehicles to share the streets with Leawood Addition, which are bar ditch lesser paved streets. With access to Sooner Road and Danforth Road there will be cut through traffic using the Leawood streets, which is dangerous and lessens the standards of the Leawood lots. Another reason against connecting is that water will specifically drain down Skyview Drive, which cannot handle any more water, even with the natural conditions to the west. People walk in the streets because of the bar ditches.

Caleb McCaleb who owns the property to the west, planned for an addition called Town Square Commons felt like the item needs to be continued so that the closing could be discussed with the details planned for his project. Beryl Jones also spoke in opposition indicating that all of the roads in the area connecting to Covell Road and Danforth Road are backing up to a critical level in the mornings and evenings. People will definitely cut through the Leawood Addition as an alternative to the congestion.

Jay Evans with Francis Tuttle indicated that in working with the public schools there will be students coming from the new high school and since there was a road in place when the 20 acres was purchased they felt that access should remain. He indicated that if there was a need to evacuate the campus the Skyview Drive would be important.

Mitch Harris indicated that this was a compatibility issue. The acreage lots in Leawood Addition would be totally incompatible with the development plan to the west, regarding traffic volume, drainage, cut through traffic to both Sooner Road and Danforth Road.

The development of the new homes would be appropriate with no access. The runoff from the newly developed property even with detention could affect water well and septic tanks in Leawood Addition. Eugene Jones with the ENA supported the closing indicating that there had been a clear precedent with many similar streets being closed. Dave Clark supported the closing indicating that he has 4½ inches of water on his property on Leawood Drive during the heavy rains with the existing undeveloped conditions.

Commissioner Hoose asked if the applicant wanted to continue this project until the next Planning Commission meeting on May 17, 2016. Chairman Barry K. Moore felt it was in the best interest to continue to the next Planning Commission meeting.

Motion by Rainey, seconded by Wohl, to continue this item to the May 17, 2016 Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #SP16-00010 Public Hearing and Consideration of Site Plan approval for a new Braum s restaurant located on the southwest corner of I-35 and Covell Road. (Braum s Ice Cream & Dairy Store)**

Planning Department

1. Existing zoning E-1 Planned Unit Development
2. Setbacks The front setback is 115 feet from the property line, side set back is 37 feet to the east, the west setback is 68 feet, and the south setback is 42 feet. All the land surrounding the property is commercial and no sensitive border.
3. Height of building One story, 28 feet.
4. Parking The building is 6,059 square feet, 57 parking spaces. Parking can be based on the maximum setting and or square footage. The restaurant is not over parked. Bicycle parking will be provided and Jan Fees will inspect.
5. Lot size 53,750 square feet or 1.23 acres
6. Lighting Plan Light poles will not be any taller than 24 feet tall. Including the base. This area is not a sensitive border.
7. Signage One ground sign 30 feet tall, 75 square feet per side with a stone pole cover. Located on the southeast corner of Market Street and Covell Road.
8. General architectural appearance The Braum s will be combination of brick and stone. Hardie board will be used above the entry and on the tower and will be placed on the canopies. These are masonry panels that are not EIFS. The pole sign will be stone veneer from the ground to the sign. Pole covers exceed

code requirement. The Hardie board is less than 15% of the extension wall surface.

9. Sensitive borders N/A
10. Mechanical equipment Located on the roof, screened by a parapet wall.
11. Fencing/screening Not required, except for the dumpster location.

Engineering Department

12. Driveways, access management and paving All the driveways have been approved. There is a street to the west called Market Street and a street to the east called Exchange Drive. ODOT has delayed the Covell paving bid until April on the Covell improvements.
13. Water and wastewater plans Sewer and water lines are already installed. The property is platted as the Cross Timbers Park Southwest.
14. Drainage, detention and grading Drainage is being installed to the north, offsite as originally planned.

Building and Fire Code Services

Project is compliant with all building codes.

Dimensions-Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, the closest edge of which must be at least 10 feet from the building, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet.

Surface-Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide hard surface all-weather driving capabilities. Such access roads shall be complete before construction progresses to the first use of combustible materials.

Grade-Fire apparatus access roads shall not exceed eight percent in grade.
Exception: Grades steeper than eight percent as approved by the Fire Chief.

Access road width with a hydrant-Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Plans do not show fire hydrant locations.

The building is to be equipped with an automatic sprinkler system.

Landscaping/Urban Forestry

15. Lot area = 52,802 sf
% required = 15

Landscape area required: 7,812.3	SP Landscape area: 9,146
Frontage area required: 3,906	SP Frontage area: 9,146
Total PU required: 1,250	SP Total PU: 2,036
PU within frontage required: 625	SP PU within frontage: 2,036
Evergreen PU required: 500	SP Evergreen PU: 654

16. Solid Waste Department Dumpster location is on the southwest corner of the property fully screened.

17. Edmond Electric Department Edmond Electric will serve.

Mr. Harris Wilson with Braum s was in attendance. Lugene Jones with the ENA requested additional redbuds on site.

Motion by Hoose, seconded by Rainey, to approve this request as submitted. **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 # PR16-00006 Consideration of Final Plat for Ferrell-Johnson Wealth Management located on the east side Bryant Avenue, one eight-mile south of 9th Street. (Ferrell-Johnson Properties LLC)**

Engineer Keith Beatty is representing the applicant requesting that the 1.08 acre plat located north of the Convention and Visitors Bureau, south of Gourley Masters Medical Office on the east side of Bryant be approved for an office development. The owners are considering if they want to build one building or two buildings but the subdivision improvements including water, sewer, and water detention can be reviewed with the plat. The applicant has already been to the City Council for a driveway variance since the property only contains 110 foot of frontage on Bryant. The right-of-way required by the Master Transportation Plan is being provided and the driveway variance was approved. The owners are considering connecting to the Convention and Visitors Bureau parking lot Hafer Park is located to the east along a tributary of Spring Creek. Easements are being provided with the plat.

Keith Beatty represented the applicant.

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

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

NAYS: None

The next item on the agenda was **Case #SP16-00008 Public Hearing and Consideration of Site Plan approval for Market Square II located on the south side of Covell Road and south of Mitch Park. (Covell & Kelly Group, LLC)**

Keith Beatty is requesting site plan approval. This project includes two buildings, one 5,460 square foot building The Garage Restaurant located south of the Qdoba Restaurant and west of the Uptown Market. The other building located east of Damon Johnson DDS, south of Covell is a shopping center type building that may include 8 tenants. This building is west of Qdoba Restaurant. Hopefully all the parking lots interconnect along with the driveway along Covell which enhances the circulation for the Planned Unit Development. The strip center contains 16,381 square feet. This site plan contains both of these buildings.

Planning Department

1. Existing zoning E-2 Open Display PUD
2. Setbacks Front setback on Covell is 82 feet, setback to the west next to Damon Johnson DDS is 53 feet, and setback to the south is 125 feet. This area is not in a sensitive border condition. The Garage is sitting near the drive west of Uptown market and the plan is fully compliant.
3. Height of building 30 feet, at the highest peak.
4. Parking 178 spaces are provided, anticipating more restaurants in the strip shopping center in addition to the free standing The Garage Restaurant. The project is not over parked. Bicycle parking has been provided and will be inspected by Jan Fees.
5. Lot size 112,547 square feet or 2.58 acres
6. Lighting Plan Same lighting as existing the Covell Village PUD.
7. Signage The Garage Restaurant will qualify for a sign 6 feet tall and 42 square foot sign. The shopping center will also qualify for a 6 foot tall and 42 square foot sign. Other businesses in the area such as Damon Johnson and Uptown Market have requested variances to install the signs in the right-of-way. A sign variance is not part of this request, at this time, it would be consistent to consider an equivalent variance approved in the past.
8. General architectural appearance Both buildings will be brick veneer on all four sides. The exterior will be similar to the Covell Village project. EIFS trim materials will be used.
9. Sensitive borders N/A

10. Mechanical equipment Equipment will be located on the roof and will need to be screened by a parapet wall. The Peperoni Grill provides a good example of the height of the parapet wall for effective screening.
11. Fencing/screening No screening needed except for the dumpsters

Engineering Department

12. Driveways, access management and paving A driveway variance has been approved by the City Council for a drive on the west side of the property.
13. Water and wastewater plans The property is platted as the Market Square II at Covell Village, water and sewer are connected for individual service. Now that buildings are identified some additional utilities may be needed particularly for fire protection.
14. Drainage, detention and grading - This is completed on an area wide basis for the Covell Village PUD

Building and Fire Code Services

Project is compliant

Building will be fire sprinkled.

Hydrants adequate

Fire department access adequate

15. Applicable Building Code, Fire Code

Landscaping/Urban Forestry

16. Lot area = 112,547sf
% required = 10

Landscape area required: 11254.7
Frontage area required: 5,627
Total PU required: 900
PU within frontage required: 450
Evergreen PU required: 360

SP Landscape area: 11,963
SP Frontage area: 6,415
SP Total PU: 911
SP PU within frontage: 450
SP Evergreen PU: 741

17. Solid Waste Department The dumpster location for the shopping center is accessed from the west driveway. There will be shared dumpsters for the 8 or more tenants. The Garage Restaurant will have their own dumpster on the south side of the building.

Edmond Electric Department **It is critical that there be a utility easement on the west side of this project for Edmond Electric service. An easement was not identified on the plat but it is critical now for the distribution loop for the electric service requirement.**

Keith Beatty represented the applicant.

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 #PR16-00011 Consideration of Final Plat of Golden Gate Twin Bridges 6th Addition located south of Sorghum Mill Road, west of Bryant Avenue. (Golden Gate Development, LLC)**

Doug Klassen is representing Bud Bartley in requesting approval of 40.72 acre final plat containing 83 single family lots. The streets will be public. The lot sizes are generally 10,400 square feet or larger. The access to this phase will be from within the Twin Bridges plat. The addition will be served with full city utilities. There is no access planned to Bryant Avenue. There is a lake to the west and south. There is one other separate owner to the south with access to Bryant Avenue. The final plat matches the preliminary plat. This will be one of the final phases of Golden Gate at Twin Bridges.

A representative from MKEC Engineering was in attendance.

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

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

NAYS: None

The next item on the agenda was **Case #SP12-00009 Public Hearing and Consideration of a Site Plan variance, or modification, to allow a ground sign at The Station/Mill Creek Flooring Center, located on the southeast corner of 12th Street and Broadway. (Ryan Smith)**

Item was continued to the May 3, 2016 Planning Commission Meeting. Mr. Ray Toraby was going to consider other alternatives. The reason why this is being reviewed is that the applicant agreed not to have a ground sign because of the limited space on the site. The building that is there was allowed with a number of variances due to the small size of the property. A restaurant use was prohibited for lack of parking. Almost any variance to the sign will require more variances based on the standards of the sign code. The business believes that they need a sign for site identification.

Sign Contractor, Ray Toraby, is representing Ryan Smith and Mill Creek Flooring Center, requesting a ground sign at 1200 South Broadway. Mill Creek Flooring Center is

the only business in the building. This site plan was discussed by the Planning Commission on June 19, 2012 and by the City Council on July 9, 2012. Because the site is so small, there were numerous site plan variances. The variances included the number of parking spaces, the amount of landscaping, the sensitive border standard to the east of the building (70 feet required), and even a 50 foot setback on the front of the building along Broadway.

The Broadway Corridor allows a 20 foot tall sign, 75 square feet. The applicant originally requested a monument type signs, but the difficulty is where the sign can be placed. The plan submitted by the applicant shows the sign on the immediate southeast corner of 12th and Broadway. That location is in the sight triangle to view northbound traffic, as drivers turn onto Broadway. That is also the location for the majority of the landscaping that has been installed on the property. Mr. Toraby has turned in three sign options that were discussed at the last Planning Commission meeting

The applicant feels the wall sign that extends on the canopy in front of the building is not enough signage to have customers readily observe the business.

Ray Toraby represented Mill Creek Flooring. Mr. Toraby submitted a new drawing for a 12 foot sign 40 square feet in what he said was an undersized parking space south of the landscaping island. The location was outside the sight triangle and he felt it was critical for the business to have a ground sign because people are not finding the business. He indicated that the blade signs suggested on the building are too far back. The existing wall sign has not been sufficient to find Mill Creek Flooring. Chairman Moore asked how many variances there had been, at least four. Commissioner Hoose indicated that the building was too large for the site and that is why there are numerous problems even with the variances. He felt the blade sign was sufficient.

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

AYES: Moyer

NAYS: Hoose, Wohl, Rainey and Chairperson Moore

The next item on the agenda was **Case #DD16-00005 Consideration of Request for a Deed Certification for David Lambeth located west of Douglas, half of a mile north of Sorghum Mill Road. (David Lambeth)**

David Lambeth is requesting a deed approval for three lots just inside the city limits, west of Douglas Boulevard. There is already a house at 6101 N. Douglas and on the larger parcel to the west at 6133 N. Douglas. The property is zoned R-1 Rural Estate allowing two acre lots. Mr. Lambeth would like to create two additional lots between the two addresses shown as Tract 1 and Tract 2. The new lots are 90,160 square feet. The lots will be developed with private water wells and septic tanks. A private street easement will be required for the 50 foot private street foot easement on the north side of

the parcels and that easement will need to be recorded at the County Courthouse once the lot size is modified to meet the zoning lot size.

David Lambeth was present. City Engineer. Steve Manek indicated that the drainage pipe crossing the flood plain for the private street would need to be inspected for compliance with Title 23 drainage. It is understood that there is a house to the west, that uses the street, but for the two new lots the drainage pipe and finished floor elevation will need to be checked.

Motion by Moyer, seconded by Wohl, to approve this request based on the staff's comments. Commission Mark Hoose was not in the Council Chambers during the discussion of this item. **Motion carried** by a vote of 4-0 as follows:

AYES: Moyer, Wohl, Rainey and Chairperson Moore

NAYS: None

The next item on the agenda was **Case # Case #ES16-00007 Public Hearing and Consideration of request by The City of Edmond to close a 24 x 270 access, fire lane and utility easement north of 15th Street and West of Kelly Avenue. (City of Edmond)**

The City of Edmond is requesting that a 24 foot by 270 foot parcel of land shown on the Westbrooks Center 1st Addition, a commercial plat identifying, access, fire lane and utility easement be closed. The City of Edmond owns 2.1 acres at this location, north of 15th Street, west of Pet Medical Center of Edmond. A fire station is planned on this property. When the property to the west was platted, which now includes a vacant convenience store and a strip shopping center, the engineer for the plat identified a series of easements for a future layout of buildings. Improvements have not been constructed in these easements and the second phase of the shopping center was never constructed. The City's land is unplatted. The easements are not needed. It is common practice for engineers to show a potential easement on the adjoining property even though it is not owned by the sub-divider at the time of the plat. To be sure that no one expects that an access lane, fire lane or utility easement be maintained at the subject location the city is requesting that the easement be closed. The City Clerk will need to file the closing Ordinance of Record at the county courthouse after City Council approval. Plans are being developed for the fire station at this time. No private utility company objected to the closing, they have no improvements in this easement.

Staff represented the request to remove the easement prior to the fire station being built.

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

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

NAYS: None

There was no New Business.

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

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

Meeting adjourned at 6:21 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission

Planning Commission

3.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #PR16-00015 Public Hearing and Consideration of Preliminary Plat for 2nd and Saints Addition, located on the north side of East 2nd Street and east of Saints Boulevard. (St. George Holdings, LLC)

Jason Emmett with Cedar Creek Engineering is requesting preliminary plat approval for a 4.4 acre tract on east Second Street, east of the Hargrove Orthopedic Solutions. This property is projected for commercial zoning on the Edmond Plan but is not zoned at this time. The owner's engineers have been working on a drainage solution and would like to proceed with the plat to demonstrate that all the requirements can be met and that the offsite drainage pipe requirement can be accomplished. The Knights of Columbus own the land to the north and a narrow access east of the subject property. The driveway to most of their property contains a low water crossing at this time. With the detention improvements, on the subject property and the grading and fill needed for the subject property a new drainage structure will need to be installed on the Knights of Columbus access drive. They have generally agreed to the improvement and will provide a temporary construction easement to the developer for the offsite improvements. The drainage plans that have been reviewed are more detailed than they would be with a standard preliminary plat in order to work out this solution with the adjoining neighbor.

Access to the property will be from Saints Boulevard. An office building is planned on the property which will contain one lot and one block. City sewer and water are available. There will be fill dirt placed on the property to prepare the site and that will need to come from an approved land disturbance permit location, if located in the City of Edmond.

Attachments

2nd & Saints

Location Map



Subject Property

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



PROJECT
2ND & SAINTS

EDMOND, OKLAHOMA
PROJECT NUMBER
DRAWING DATE
ISSUE DATE



REVISIONS

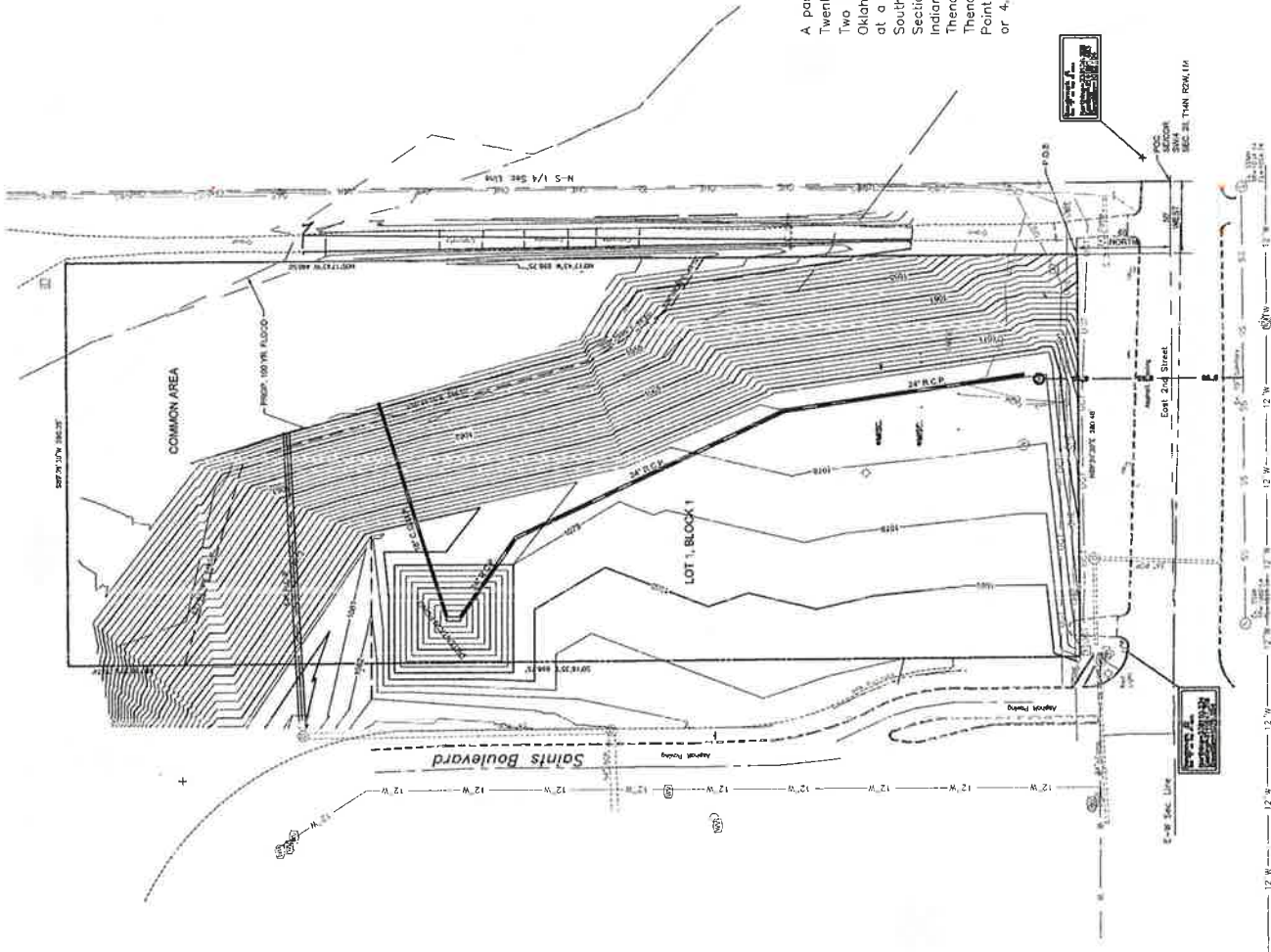
DATE
BY
CHECKED
DATE
BY
APPROVED
DATE
BY

PRELIMINARY
PLAT

C1.00

PRELIMINARY PLAT FOR 2ND & SAINTS

LEGAL DESCRIPTION
A part of the Southwest Quarter (SW/4) of Section Twenty-eight (28), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 65 feet North and 50 feet West of the Southeast corner of the Southwest Quarter (SW/4) of Section 28, Township 14 North, Range 2 West of the Indian Meridian for the POINT AND PLACE OF BEGINNING; Thence North 698.75 feet; Thence West 230.25 feet; Thence South 598.75 feet; Thence East 230.32 feet to the Point of Place of Beginning. Containing 195,904.86 Sq. Ft. or 4.497 Acres, more or less.



Planning Commission

4.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #Z16-00019 Public Hearing and Consideration of Edmond Plan Amendment from General Agricultural to Commercial Planned Unit Development ("E-1" Level 1 uses) on 3.21 acres and a change from General Agricultural to Multi-family Residential Planned Unit Development on 26.98 acres (to include 252 apartments and 70 single family lots) generally located south of Danforth Road and east I-35, north of Arbor Creek Summit. (Danforth Crossing – Happy Land, LLC) **Continued to the June 7, 2016 Planning Commission meeting.**

Attachments

No file(s) attached.

Planning Commission

5.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #Z16-00020 Public Hearing and Consideration of Rezoning from “G-A” General Agricultural to Commercial Planned Unit Development (“E-1” Level 1 uses) on 3.21 acres and rezoning from “G-A” General Agricultural to Multi-family Residential Planned Unit Development on 26.98 acres (to include 252 apartments and 70 single family lots) generally located south of Danforth Road and east I-35, north of Arbor Creek Summit. (Danforth Crossing – Happy Land, LLC) **Continued to the June 7, 2016 Planning Commission meeting.**

Attachments

No file(s) attached.

Planning Commission

6.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #Z16-00014 Public Hearing and Consideration of Edmond Plan Amendment for Town Square Commons, LLC from Single Family to Residential Planned Unit Development, located north of Danforth Road and one half-mile west of Sooner Road. (Town Square Commons, LLC)

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

1. Infrastructure: Water and sewer are available along Danforth Road and within the existing Town Square Addition to serve 309 more lots. Traffic studies are required when the development would add 100 vehicles more during the peak traffic times. Mr. McCaleb has provided three outlets to Danforth Road from Town Square to provide for traffic alternatives and distribution. Town Square I, 40 lots, Town Square II, 53 lots, Town Square III, 24 lots. There will be a total of 426 lots in this total development.

2. Traffic: Danforth Road is planned to be a major arterial street based on the Master Transportation Plan. Right-of-way requirements will apply on Danforth Road and bicycle facilities as shown on the Bike Master Plan would be constructed with the paving improvements. With Covell improvements starting this summer west of I-35 and west of Sooner Road, additional traffic would be expected along Danforth Road until Covell Road is completed.

3. Existing zoning pattern:

North – “A” Single Family

South – “A” Single Family and Urban Estate

East – Urban Estate, one acre lots

West – Single Family

4. Land Use:

North – Undeveloped

South – Developed with acreage lots

East – Developed with acreage lots

West – Urban Lot sizes

5. Density: 3.86 units per acre, considering the entire 80 acre ownership

6. Land ownership pattern:

North – Larger tract ownerships

South – Acreage lots

East – Acreage lots

West – Urban lots

7. Physical features: Rolling terrain, native trees

7. Physical features: Rolling terrain, native trees.

8. Special conditions: There is a 20 acre tract adjacent that will be developed by Francis Tuttle Vo-tech. Skyview Drive may not connect to the east. There is another 20 acre tract to the northeast that is a different owner at this time and may develop with different lot sizes depending on the utility availability.

9. Location of Schools and School Land: Not directly a factor, the nearest elementary school is Centennial on Coltrane Road, north of Coffee Creek Road. Francis Tuttle has indicated that there will be a connection to the high school for classes that will be offered in the future.

10. Compatibility to Edmond Plan: The reason this application is a PUD is because the owner wishes to get variances in the setbacks for the alley type lots. The density planned is not affected by the property being zoned as a PUD

11. Site Plan Review: No site plan but there will be a preliminary and final plat.

Attachments

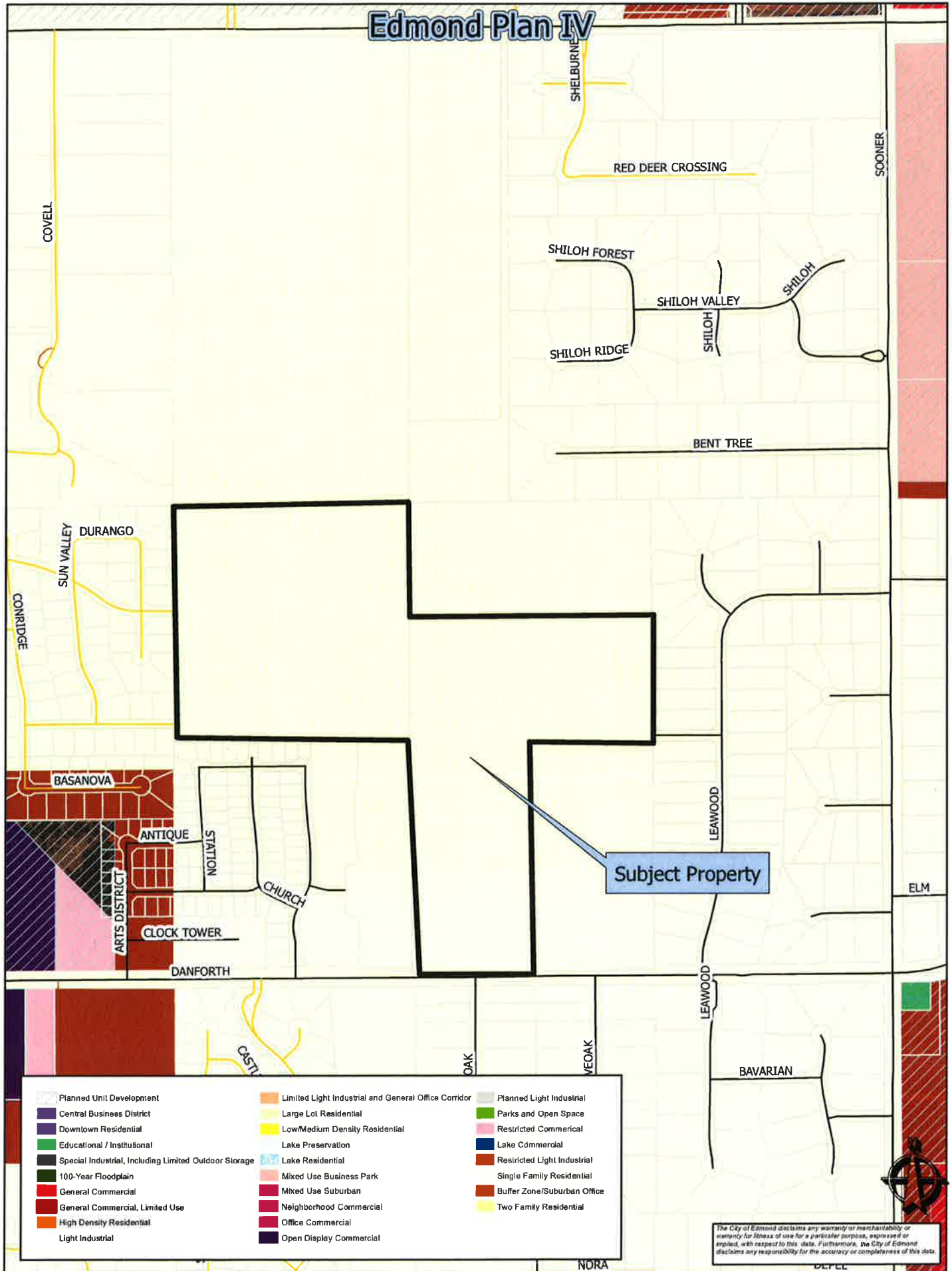
Town Square PLAm

Location Map



The City of Edmond disclaims any warranty or merchantability or fitness for 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.

Edmond Plan IV



Planning Commission

7.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #Z16-00013 Public Hearing and Consideration of Rezoning from “A” Single Dwelling to Residential Planned Unit Development, located north of Danforth and one half-mile west of Sooner Road. (Town Square Commons, LLC)

Caleb McCaleb is requesting 80 acres of single family PUD zoning allowing variations in setbacks for 146 of the 309 lots proposed. With the existing three phases of Town Square there will be 426 lots. This addition is north of the existing Town Square Addition, east of Olde Edmond Addition, west of the Leawood Addition and south of a project planned as the Lakes at Cross Timbers. Francis Tuttle Vo-tech owns 20 acres of undeveloped property west of Leawood Addition and north of Danforth Road. With this development there would be three access points into Town Square from Danforth Road. A stub out street has been shown to the north to connect with the future Lakes at Cross Timbers. Streets in the Olde Edmond Addition will not connect because they are private and Olde Edmond is a gated addition. Francis Tuttle will be able to use the collector type street planned along the west side of their property. The current PUD plan identifies a connection to Skyview Drive in Leawood.

A hundred and forty six of the lots in the northwest portion of the property will have alleys. This will allow garages in the rear yard and there will not be a 20 foot setback from the property line, accounting for one of the variances in the PUD. There will be 20 foot setback/buffer adjacent to the Old Towne Addition on the west, next to Old Edmond Addition. Garbage trucks will not use the alleys they are not large enough, residential pick up will be from the street following the typical service. Most of the utilities are in the street. Some of the alleys dead-end, which works for homeowners access but not solid waste access. None of the lots are less than 6, 000 square feet the minimum in “A” Single Family zoning. The developer describes the density as 3.86 units per acre. Some of the homes will have a zero rear yard setback, 10 foot front yard setback and a zero side yard setback. There will be a 10 foot setback on the corner lots. The non-alley lots will have a 20 foot front setback and a modified rear yard setback of 10 feet. A traffic study should be required at least with the final plat. A traffic signal may be justified on Danforth Road.

Attachments

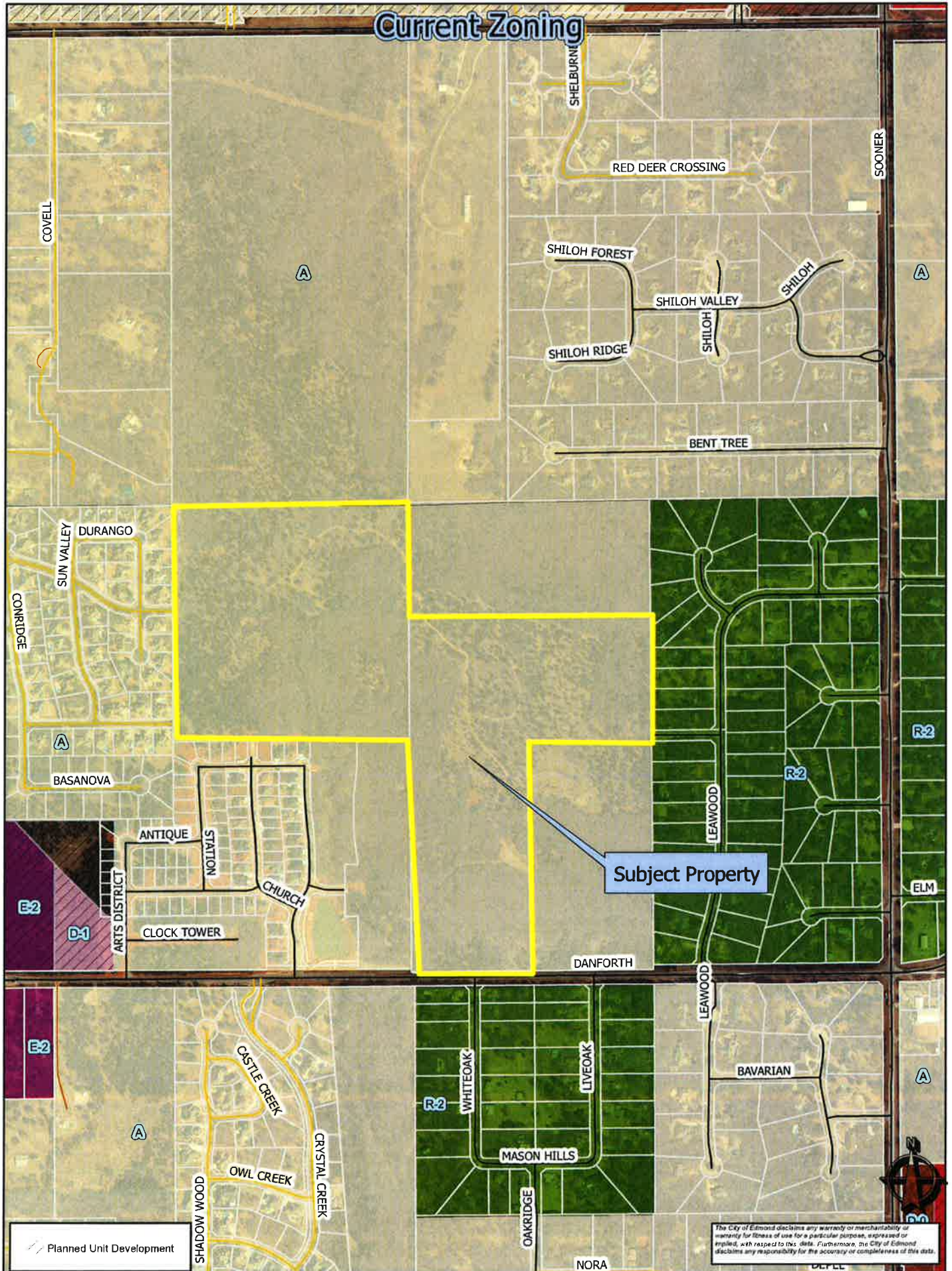
Town Square Rez

Location Map



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implied, with respect to this data. Furthermore, the City of Edmond
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Current Zoning



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**PLANNED UNIT DEVELOPMENT
STATEMENT FOR:**

TOWN SQUARE COMMONS

Edmond, Oklahoma

**March 25, 2016
Revised: April 18, 2016**

**Developer: Town Square Commons, LLC
Caleb McCaleb
3644 E I-35 Frontage Road
Edmond, OK 73013
(405) 341-1114**

**Prepared By: RED PLAINS PROFESSIONAL, Inc.
2933 S. Bryant Ave.
Edmond, Oklahoma 73013
(405) 341-4031**

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EXHIBITS

- (A) Legal Description
- (B) PUD Master Plan
- (C) Building Elevations
- (D) Drainage Map

**TOWN SQUARE COMMONS
PLANNED UNIT DEVELOPMENT**

INTRODUCTION:

1. The Title of the Planned Unit Development:

TOWN SQUARE COMMONS

2. The Owner/Developer:

Town Square Commons, LLC
Caleb McCaleb
3644 E I-35 Frontage Road
Edmond, OK 73013
405-341-1114

ABS Option Company, LLC
2502 E. 21st ST., Suite B
Tulsa, OK 74114
918-582-0139

3. General Location of the Planned Unit Development project:

North of Danforth Rd. and One-half mile East of Coltrane Rd. (North and East of Town Square / East of Olde Edmond).

4. A brief description of the Planned Unit Development concept:

This Planned Unit Development consists of 80 acres to be developed as single family residential with a minimum lot size of 6,000 sq. ft. The 40 acres abutting the North side of Town Square and the East side of Olde Edmond will be developed as Zero Lot Line lots with rear access to homes utilizing shared drive in cross access easements. Front yard setbacks in this area will be reduced to 10' to promote a pedestrian friendly community. A 20' buffer will be maintained adjacent to Olde Edmond. The 40 acres abutting the East side of Town Square will be Standard A, single family lots, with reduced setbacks that are consistent with the existing Town Square development.

The proposed Collector Street from The Lakes at Cross Timbers to the North, will be extended South and East through the development to provide through access to Danforth. Several round-a-bouts will be constructed along the Collector Street to provide traffic calming. Local streets from Town Square will be extended through the development, as well as access to Skyline Drive through Leawood Addition to the East.

Approximately 3 acres will be reserved in the middle of the development for common area and community recreation as well as storm water detention. The community recreation will be accessible for the existing Town Square residence as well.

At completion, the development will contain approximately 146 Rear Access Lots and 163 Standard Lots for a total of 309 Lots.

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

As previously stated, the total development consists of approximately 80 acres which will be developed as single family residential.

The North 40 acres, abutting Olde Edmond and Town Square, will contain 146 Rear Access single family lots, 13 Standard single family lots, and approximately 4 acres of common area for storm water detention and community recreation. There will be a 20 foot wide buffer / utility easement along the West property line.

The East 40 acres, between Town Square to the West and Leawood Addition to the East, will contain 150 single family lots and approximately 0.50 acres of common area for storm water detention

6. The (a) the existing zoning and (b) proposed zoning change:

Current zoning is "A" Single Family.
Proposed zoning is Planned Unit Development
(A, Single Family & A, Single Family-ZL).

7. A statement on the existing streets abutting or adjacent to the Planned Unit Development:

The site is currently served by Church Street from the South (Town Square), Skyline Drive from the East (Leawood Addition) and abuts Danforth Road to the South.

One future road connection is proposed to the North as a part of the Lakes at Cross Timbers development and a future road connection to the South and West as a part of Town Square Section 4.

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

A total of four (4) access points will be provided for through traffic and connectivity

A collector street will be constructed from Danforth, North and West, to provide a future connection through the Lakes at Cross Timbers to Covell Rd. The right-of-way will be a minimum of 60' wide with 32' of paved surface. Round-a-bouts will be utilized along the collector for traffic calming.

Church Street from Town Square will be extended North into the proposed development; Merchant Lane will be extended North and East into the proposed development; and, Skyline Drive will be extended West into the proposed development. The right-of-way for these streets and other interior local streets will be a minimum 50' wide with 26' of paved surface.

Private Drives for the Rear Access Lots will be 20' wide paved surface within a 25' Cross Access Easement.

2

9. A statement concerning the adjoining uses and conditions both existing and proposed to the development:

North:

The property to the North is currently zoned "A" Single Family residential and is undeveloped with the exception of a 5 acre tract in the Northeast corner containing one residence.

South:

The property to the South is currently zoned "A" Single Family residential, and has been developed as Town Square.

West:

The property to the West is currently zoned "A" Single Family residential, and has been developed as Olde Edmond.

East:

The property to the East is currently zoned "A" Single Family residential, undeveloped and R2, Urban Estate and has been developed as Leawood Addition.

10. Physical Characteristics:

(a) Elevation analysis:

Approximately 54 ac. drains to the South and West from an elevation of 1180 to a low of 1125, through the Town Square Common Area. Approximately 11.3 ac. drains to the Northeast from an elevation 1180 to a low of 1173. Approximately 7.4 ac. drains to the Northwest corner of the property from an elevation of 1173 to a low of 1150. Approximately 8.8 ac. drains to the Southeast from an elevation of 1180 to a low of 1165

(b) Slope analysis:

Slopes throughout the basin(s) range from 2+% to 5+%

(c) Soil analysis:

Oklahoma Sandy Loam and clay.

(d) Tree Cover Analysis:

Heavy tree cover through the Southeast half of the site. Sparse / light tree cover along the ridgeline of the sub-basins (through the central and north-central portion of the site), increasing to moderate tree cover in the Northwest corner.

(e) Drainage Analysis:

As identified in the elevation analysis, the majority (54 ac.) of the site flows to the Town Square Common Area and drains South.

The project will comply with all drainage standards (Title 23) of the City of Edmond.

See Drainage Map, Exhibit D.

11. The development concept as to sizes, types and densities of proposed structures.

There will be a maximum of 146 Rear Access Lots (Zero Lot Line) and 13 Standard Lots on the North 40 acres. The East 40 acres will contain a maximum of 150 Standard Lots.

Overall density for the development is 3.86 homes per acre.

The minimum lot size will be 6,000 square feet.

The Rear Access Lots will utilize a "Zero" Lot Line Side Yard Setback, with rear entry garages. Front yard setbacks are reduced to 10' to provide a pedestrian friendly, small community feel. Cottage style homes (Craftsman, Mission, Jewel Box, Tudor, etc...) will be constructed in this area, ranging from 1,500 sq.ft. to 2,600 sq.ft. (some may have additional square footage on second floor).

The Standard Lots will maintain the architectural style of the existing Town Square development with home ranging from 1,800 to 3,000 sq.ft. (some may have additional square footage on second floor).

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

Developer will provide all utility services per City of Edmond code. All utilities are in the general vicinity and shall be extended throughout the development.

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

Applicant will comply with landscaping code for the City.
Applicant will have approximately 4 acres of common area. The 3.5 acre "central" reserve area shall include community recreation facilities which may include a clubhouse and a pool as well as walking trails and sidewalks. All common areas and/or reserve areas to be maintained by the HOA.

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

Development phasing shall be allowed and will progress as the market warrants.

The first two phases shall be developed in the 40 acres North of Town Square with the Rear Access products. The clubhouse, pool, parking and other community recreation facilities will be constructed with the first phase.

4

15. Variances requested for this PUD include:

Rear Access Lots:

- Rear Access via common drive Cross Access Easement
- Front Yard Setback = 10'
- Side Yard (Corner) = 10' (side yard abutting public street)
- Side Yard Setback = 0 - "Zero" Lot Line (interior)

Standard Lots (Front Access):

- Front Yard Setback = 20'
- Side Yard (Corner) = 10' (side yard abutting public street)

For more specifics see Exhibit B, PUD Master Plan.

Prepared By:
Red Plains Professional, Inc.

Planning Commission Hearing Date

Greg J. Massey, PE, PLS

City Council Hearing Date

March 25, 2016
Date

Exhibit A

TOWN SQUARE COMMONS

LEGAL DESCRIPTION

The West Half (W/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4), of Section Twenty (20) Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the U.S. Government Survey thereof;

AND

The South Half (S/2) of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4), of Section Twenty (20), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the U.S. Government Survey thereof;

AND

The Northeast Quarter (NE/4) of the Southwest Quarter (SW/4), of Section Twenty (20), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the U.S. Government Survey thereof.

The above described parcels containing 80 acres, more or less.





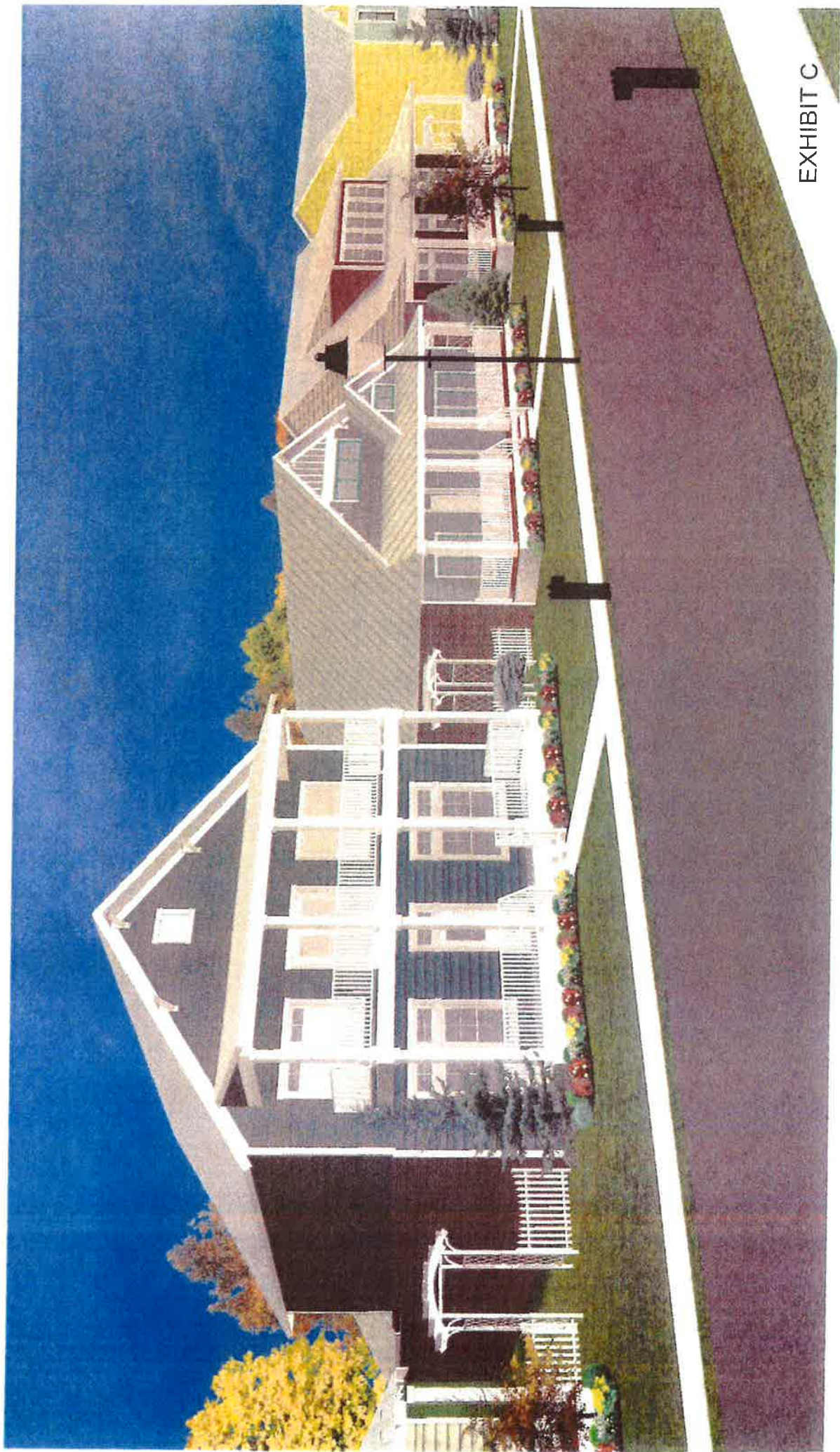


EXHIBIT C





Planning Commission

8.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #ES16-00005 Public Hearing and Consideration of street easement closing on Skyview Drive, generally located on the west side of the Leawood Addition, one-quarter mile north of Danforth Road, and west of Sooner Road. (Beryl Jones and Timothy McGraw)

The property owners on the north and south sides of Skyview Drive, west of Leawood Drive, in the Leawood Addition, would like to close the street for public access. There may be a benefit to maintaining a utility easement in the 60 feet of right-of-way for electric distribution, and possible waterline distribution in the future. Leawood residents operate with water wells at this point; someday they may request public waterlines. The area to be closed is 60 feet by 325 feet along the side yards of the applicants' properties. A fence may need to be placed on the west end of Skyview Drive, if it is closed, to communicate that the road cannot be used. Edmond Electric does serve this Addition, and there is also phone and gas service.

This type of request is not new to the city; there have been numerous streets that have been closed. Francis Tuttle Vo-Tech has purchased 20 acres of land west of Leawood that extends north to the Skyview Drive area. A rezoning application has been submitted by Caleb McCaleb for a single-family development, incorporating some cottage-type zero lot line lots with alleys generally to the west of this location. Some of the previous streets that have been closed include the following:

- Most Additions that have private streets do not connect, such as Olde Edmond, which could have connected to Town Square, but since the streets were private there is no connection.
- Walnut Hill Addition, connecting to Iron Horse Ranch, also a private street Addition.
- Copperfield Addition, south of West Edmond Road, west of Kelly Avenue, connecting with Chisholm Lake, both Public Streets.
- Woodhill Addition, with acreage lots connecting to the Oak Tree Park Addition at Coffee Creek and Kelly, as well as the Sorghum Mill Addition, also connecting to Oak Tree Park.
- Thornbrooke Addition, connecting to acreage lots in Old Farm Estates at 33rd and Bryant.
- Forest Oaks Addition, connecting to Tall Oaks III, east of Bryant.
- Bradbury Corner, connecting to Thunderhead Hills.
- Ketch Acres, connecting to Pebble Creek.

The street continuation issue is usually discussed based on private streets developing next to public streets, or where the densities are substantially different on the adjoining areas.

Attachments

Jones - McGraw EC

Location Map



LEAWOOD

Subject Property

SOONER

SOONER

SOONER

DANFORTH

Aerial Taken March 2015

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fitness for 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.



4901 N. Santa Fe
Oklahoma City, OK. 73118
oklahomanaturalgas.com

April 7, 2016

Mr. Robert L Schiermeyer
City Planner
City of Edmond
P.O. Box 2970
Edmond, Oklahoma 73083-2970

RE: Request to close to close Skyview Drive, Edmond

Dear Mr. Schiermeyer:

Oklahoma Natural Gas Company **does have** facilities [2" PE 525-17-95 (72)] crossing Skyview Drive, between Lot 1, Block 1 Leawood Addition and Lot 20, Block 4 Leawood Addition, Blocks 3 and 4, to Edmond, Oklahoma County, Oklahoma. The above mentioned location is in a part of the SE/4 Section 20, Township 14 North, Range 2 West of the Indian Meridian.

Oklahoma Natural Gas Company does object to the closing and requests the rights of Oklahoma Natural Gas Company as a public corporation are here-by expressly reserved and the City of Edmond shall in no way impair the right of Oklahoma Natural Gas Company to repair, operate, maintain, construct or change the size of its pipeline.

Sincerely,

Henry Bluejacket
One Gas Real Estate Services
Oklahoma Natural Gas

cc: file/Meghan Booker/ Katheryn Gilbreath/Dana Egli



Pat Mason, Manager
Engineering/ROW

AT&T Oklahoma
7001 NW 23rd Street
Room 306
Bethany, OK 73008

T: 405.291.6755
F: 405.491.7440
pm8484@att.com

April 5, 2016

Robert L. Schiermeyer
Office of the City Planner
PO Box 2970
Edmond, OK 73083-2970

Re: Notice of a Public Hearing on a Proposed Right of Way or Alleyway
Closing Located in the City of Edmond, Oklahoma
General Location: Skyview Drive

Dear Mr. Schiermeyer:

In response to your notice regarding the referenced matter in which Beryl Jones
and Timothy McGraw are requesting to close Skyview Drive, Southwestern Bell
Telephone Company ("SWBT") does **object** to closing the area described as:

Skyview Drive, that is 60 feet wide, and extends from the west right-
of-way line of Leawood Drive, to the west line of Lot 1, Block 1,
Leawood Addition, Blocks 1 and 2, and Lot 20, Block 4, Leawood
Addition, Blocks 3 and 4.

SWBT has buried facilities installed and in use within the location referenced
above, more specifically a 100 pr. copper cable that crosses Skyview Drive at the
west end, where you propose to close. SWBT will need to use the area sought to
be closed for the provision of telephone and communications services, and are
therefore informing the City of their presence.

Thank you for your assistance, and please do not hesitate to contact our Engineer
for this area with any questions or concerns. Mark Hoskins can be reached at
(405) 359-7874.

Yours truly,

Pat Mason

c: Mark Hoskins, Manager-OSP Planning & Design

Planning Commission

9.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #Z16-00021 Public Hearing and Consideration of Edmond Plan Amendment from Single Family Planned Unit Development to Commercial PUD located on the northeast corner of Coffee Creek and Douglas Boulevard and the northeast corner of Covell Road and Douglas Boulevard and amending the Edmond Plan from Commercial PUD to Residential PUD, south of Coffee Creek Road, a quarter of a mile east of Douglas Boulevard. (Matt Austin, Woodland Park Edmond, LLC)

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

1. Infrastructure: The original Woodland Park developer extended public water along Covell Road, along Air Depot Boulevard and west to the water supply towers on I-35. Sanitary sewer lines were also extended offsite from Woodland Park through the Thunder Canyon Addition to the Coffee Creek Wastewater Treatment Plant. Those utilities have been connected by several developers along those streets. Water and sewer are generally available to the 1,240 acre Woodland Park project, except the southeast portion of the property which will not be a gravity flow sewer. This condition has been understood from the original approval.
2. Traffic: Covell Road, Douglas Boulevard and Post Road are arterial streets that do need to meet the Master Transportation Plan for right-of-way.
3. Existing zoning pattern: The zoning requests are adjoining the land uses planned in the Woodland Park PUD.
North – PUD
South – “G-A” and “R-1”
East – “G-A” Stonegate Addition
West – Acreage lots, “R-1” and “G-A” District
4. Land Use:
North – Undeveloped
South – Acreage lots
East – Acreage lots
West – Acreage lots
5. Density: Single family, 6 units per acre for the residential. For the two commercial sites density is not applicable.
6. Land ownership pattern: Other than the changes for the school property and the sale 19.2 acres, west of Post Road at Coffee Creek to Mr. Matherly the ownership parcels have stayed the same.
North – Woodland Park

South – Individual acreage ownerships
East – Individual acreage ownerships
West – Individual acreage ownerships

7. Physical features: Rolling wooded terrain

8. Special conditions: No sewer on the southeastern part of the property without a lift station. Septic tanks preferred. Wastewater solution/aerobic systems for 30,000 square foot net residential lots.

9. Location of Schools and School Land: 50 acre undeveloped tract, southeast corner of Coffee Creek Road and Douglas Boulevard.

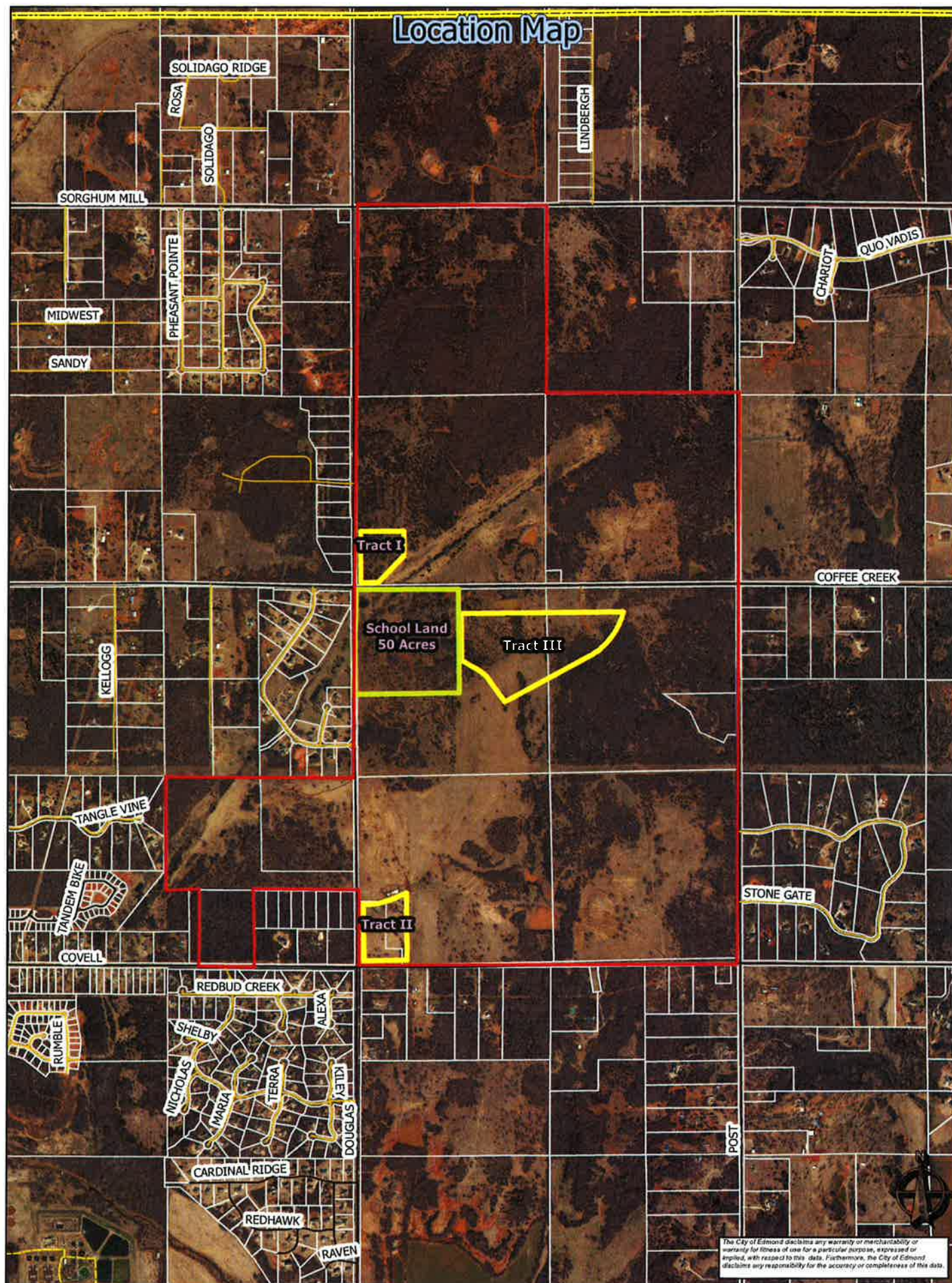
10. Compatibility to Edmond Plan: Represents a new policy direction for the Edmond Plan.

11. Site Plan Review: Plats would be required for residential and site plans for commercial.

Attachments

Woodland PLAm

Location Map



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Planning Commission

10.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #Z16-00022 Public Hearing and Consideration of Rezoning from Single Family Planned Unit Development to Commercial PUD located on the northeast corner of Coffee Creek and Douglas Boulevard and the northeast corner of Covell Road and Douglas Boulevard and rezoning from Commercial PUD to Residential PUD, south of Coffee Creek Road, a quarter of a mile east of Douglas Boulevard. (Matt Austin, Woodland Park Edmond, LLC)

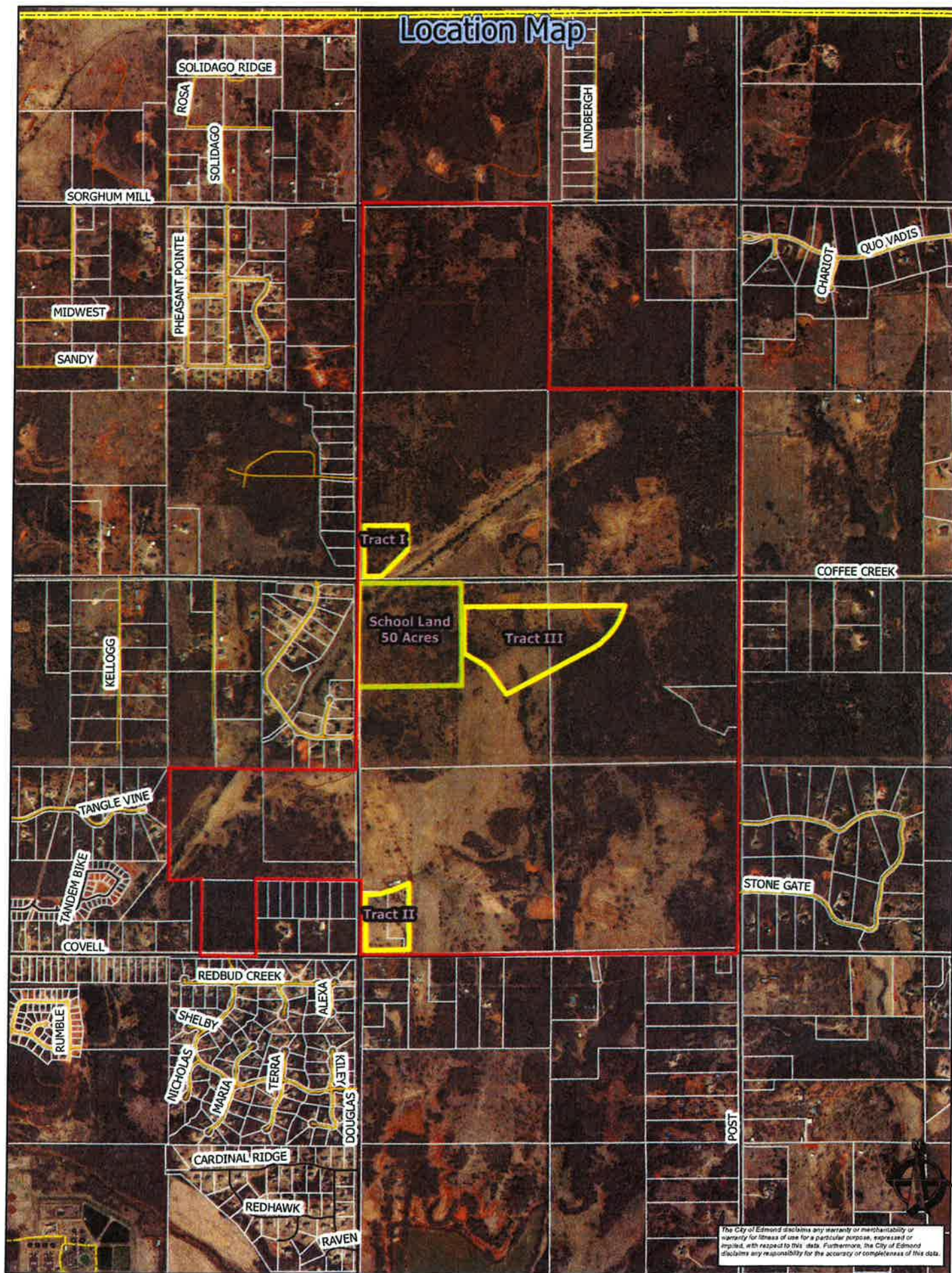
Several months ago Matt Austin the current developer of Woodland Park wanted to change to add two commercial corners and to exclude some of the retail in favor of residential east of the new school site at Douglas Boulevard and Coffee Creek Road. The original request involved a mile long area of commercial zoning from Douglas Boulevard to Post Road on the north side of Covell Road. That request has been amended to exclude all the land except 11.42 acres on the northeast corner of Covell Road and Douglas Boulevard and 8.26 acres on the northeast corner of Coffee Creek Road and Douglas Boulevard. The original theory of the Woodland Park PUD is that the commercial would be located in the center of the 1,240 acre project. In 1950 homes were planned in 2007 it is likely that there will be less homes developed in this project. Land has been sold to the school district at Coffee Creek Road and Douglas Boulevard since 2007 and another owner has bought 20 acres at Post Road and Coffee Creek Road and there is a substantial area of aerobic type lots not available to city sewer in the southeast portion of the property. The owner could build 1,950 homes in that part of the PUD not being changed but those homes will be built on less acreage than was available in 2007. The developer is now saying at the interior commercial parcel planned at the beginning of the project is not feasible and he would rather move the sites to the section line corner locations. The developer would like "E-1" General Commercial usage on the subject property. The second commercial tract at Covell Road and Douglas Road contains 11.42 acres. This parcel is adjacent to water but is not available to city sewer. Septic tanks could be used for commercial uses.

In addition to the two commercial changes, Matt Austin wants to change from commercial to residential on 40.9 acres, south of Coffee Creek Road, east of the 50 acre school site. There would still be some retail along Coffee Creek Road but a majority of the commercial planned would now be built as single family homes. City utilities could be available to this site. Mr. Austin that the retail is not feasible in the center of this project. The major change that has occurred since the Planning Commission last saw this item is that the majority of the land on the north side of Covell Road, originally requested for commercial has been withdrawn.

Attachments

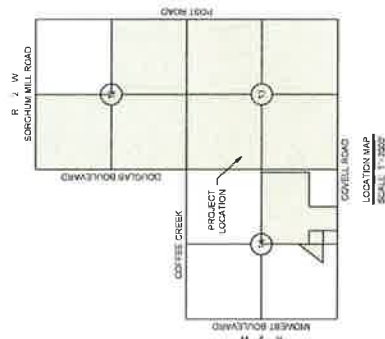
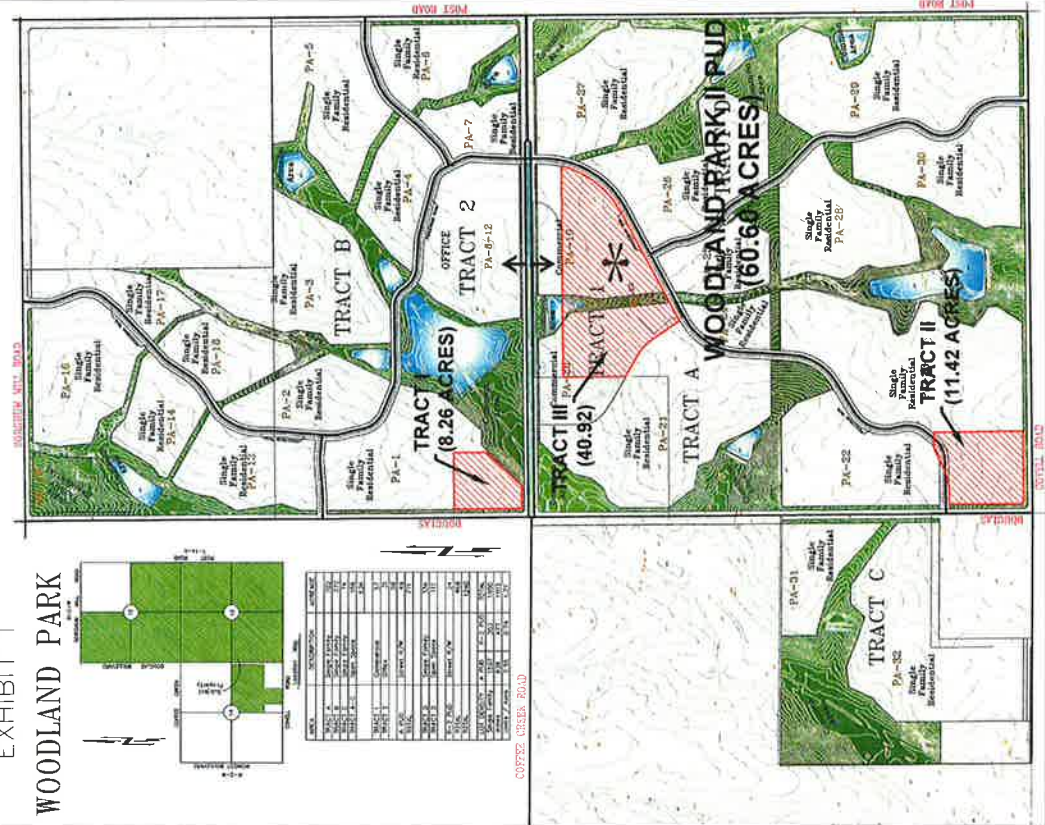
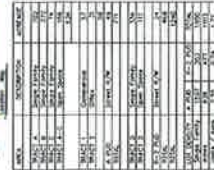
Woodland Park Rez


Location Map



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EXHIBIT 1



REVISIONS NO. _____ DESCRIPTION _____ DATE _____	NO. _____ DESCRIPTION _____ DATE _____	JOHNSON & ASSOCIATES, INC. 1 E. Sheridan Ave., Suite 200 Oklahoma City, OK 73106 TEL: 246-2547 FAX: 246-2547 ORDER/CHANGE ORDER BY: JAS 06-20-07 * INVOICES * SUBMITTALS * PLANS *		PUD WOODLAND PARK II EDMOND, OKLAHOMA COUNTY, OKLAHOMA COMPARISON OF PUD I TO PUD II	SHEET NUMBER 1-450 CHECKED BY _____ DATE _____ PLOT BY _____	EXC
---	--	--	---	---	--	-----

WOODLAND PARK H

**THE CITY OF EDMOND
PLANNED UNIT DEVELOPMENT**

DESIGN STATEMENT FOR

“WOODLAND PARK II”

October 7, 2015
Revised March 28, 2016
Revised April 5, 2016

Applicant:

Woodland Park Edmond, LLC
14301 Caliber Drive, Suite 300
Oklahoma City, OK 73134
(405) 242-6112

Prepared by:

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1.0 INTRODUCTION:

The Woodland Park II Development is made up of three (3) separate tracts within the overall 1240 +/- acres of the original PUD. The original PUD covering the entirety of the Woodland Park Development was approved September 4, 2007, by the City of Edmond City Council. This PUD modifies 60.60 acres of the original development by rearranging the location of some uses to better fit the overall development scheme; these changes are due to changing market conditions, a revised city traffic plan, and the recent sale of approximately 50 acres to the Edmond Public School System. Some areas previously designated for residential areas will now be commercial and some previously designated as commercial will now be residential. The subject properties within this PUD are wholly located within the original boundaries of the Woodland Park development, as shown on Exhibit B.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising the proposed "Woodland Park Development II" PUD is described in Exhibit A, attached and is made a part of this Design Statement.

3.0 OWNER/DEVELOPER:

The owner/Developer of the Woodland Park development including the properties described in this PUD is Woodland Park Edmond, LLC which is a wholly owned subsidiary of Caliber Development Company. Johnson & Associates, Inc. prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The entirety of Woodland Park II is currently vacant. The Woodland Park Development is generally located between Sorghum Mill Road (to the north) and Covell Road (to the south), Post Road on the east and ½ mile west of Douglas Boulevard on the West. There is sporadic, large lot residential development to the east and south of the subject Addition; property to the north and west is predominantly vacant. The proposed commercial and office uses desired within this PUD will be located along Coffee Creek Road and along Covell Road, replacing some previously planned residential uses. Residential units will be located in areas near Coffee Creek (Tract 1 in the original PUD) that were previously proposed to be commercial areas.

North: The property to the north of the subject PUD is within the previously approved and vacant Woodland Park PUD area (Z070028).

East: The property to the east of the subject PUD is within the previously approved and vacant Woodland Park PUD area (Z070028).

South: The property to the south of the subject PUD is either within the previously approved and vacant Woodland Park PUD area or directly adjacent to Covell Road. .

West: The property to the west of the subject PUD predominantly lies within the previously approved and vacant Woodland Park PUD area or directly abuts street right-of-way.

5.0 PHYSICAL CHARACTERISTICS:

Combined, the subject tracts are approximately 60.60 acres in size and are currently vacant. Some of the property is heavily wooded with rolling hills; the remainder is covered with native grasses. There are several small ponds and natural creeks located in this subject area. The entirety of Woodland Park Addition located east of Douglas Boulevard has an elevation difference across the property of approximately 100 feet. The Woodland Park property on the east side of Douglas Boulevard generally slopes from the high areas on the borders of the site in towards the drainage and lake areas in the center of the site (the site generally drains from north to south). The Developer will attempt to preserve as many remnant forest trees within the common areas as is practical.

6.0 CONCEPT:

Due to the changing market conditions, a revised city traffic plan, and the large school tract (50 acres) that was sold to the Edmond Public Schools, it brings about this need for minor revisions to the original PUD for Woodland Park. The current concept of the Woodland Park Addition is to continue to provide a mixed-use development combining residential uses with complementary commercial and office support uses. Woodland Park is intended to provide quality residential neighborhoods with home sites of varying sizes. Commercial and office tracts will be located along Coffee Creek Road and a small portion on Covell Road, providing the residents in surrounding area easy access to necessary goods and services. The developer expects to provide a wholly unique master planned development that is sensitive to current and future citizens of Edmond. The Developer will utilize natural vegetation and water amenities on the site to enhance the rural feel of the development. Several greenbelt, open space and common areas are contemplated to give residents a connection to their surroundings.

The subject Woodland Park II, PUD will continue this design scheme and is intended only to swap the location of certain residential areas with certain commercial/office areas. The residential cap of 1950 units established in the original PUD will still be adhered to, as well as the approximately 250 to 300 acres of greenspace/Common Area. The areas that are a part of this PUD and their changes are as follows: a new commercial area will be added within original Tract B at the northeast intersection of Douglas Boulevard and Coffee Creek Road (and will be noted as Tract I - 8.26 acres,

within this document); residential areas will be added within original Tract 1 abutting the proposed pedestrian trail (and will be noted as Tract III – 40.92 acres, within this document); a new piece of land not in the original 2007 PUD, noted as Tract IV – 8.31 acres and a new commercial area will be located in original Tract D, at the northeast intersection of Covell Road and Douglas Boulevard (and will be noted as Tracts II – 11.42 acres, within this document).

6.1 EXISTING AND PROPOSED ZONING DISTRICTS:

All of the property within the subject PUD lies within the previously approved Woodland Park PUD. All proposed Commercial/office property will be zoned “E-1”, Retail General Commercial District. Proposed residential property will be zoned “A”, Single-family

7.0 SERVICE AVAILABILITY:

7.1 STREETS

Sorghum Mill Road, Covell Road, Post Road, Douglas Boulevard and Coffee Creek Road will service the Woodland Park Addition. Sorghum Mill road is a two-lane roadway adjacent to the northern boundary of the Addition. Douglas Boulevard is a two lane roadway that runs north to south along the western boundary of the Addition. Coffee Creek Road is a two lane road that bisects the site from east to west. Covell Road borders the south boundary of the Addition. Post road borders the eastern boundary.

The proposed streets in the development will be public with some tracts possibly containing private streets. All street rights-of-way within the addition shall be a minimum 50 feet wide. The section line roads of Coffee Creek Road, Sorghum Mill Road and Post Road will have 70 foot wide right-of-ways. Covell Road and Douglas Boulevard will have 90 foot right-of-ways. All streets will be built to City of Edmond standards.

The referenced buffers in the original PUD now correspond in location to the specified right-of-way requirements required by the City at the time of platting. To be clear, additional buffers will not be required as a part of this PUD or future dedications.

7.2 SANITARY SEWER

The majority of the 1240 acres and the 1950 lots will be served with city water and sewer. The school site will be served with city water and sewer. The commercial sites on Coffee Creek Road and Douglas Boulevard will be served with city water and sewer. At the time of the commercial development along Covell Road, a sewer solution shall be submitted to the City and ODEQ for approval. At time of any residential development in this development, should public sewer not be available, the minimum lot size for residential shall be 30,000 square feet.

7.3 WATER

Water will be provided by City of Edmond water mains.

7.4 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

7.5 DRAINAGE

Drainage for the subject PUD area will comply with all appropriate codes within the City of Edmond.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Edmond's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Edmond Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

Notwithstanding the Edmond Municipal Code, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 8.1 through 10.0 shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

8.1 TRACT I USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the "E-1", Retail General Commercial District shall govern this tract except as herein modified, subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

8.1.1 Permitted Uses:

The following uses shall be permitted by right:

- Office
- Retail Sales and Service
- Child Care Center
- Library
- Place of Worship
- Medical facilities, excluding hospitals;
- Convenience store
- Restaurants
- Fuel sales
- Car wash, automated or self-service
- Animal Hospital
- Liquor Store
- Grocery Store
- Specialty Food Store
- Specialty Home Improvement Retail Store
- Art/Photography gallery or Studio
- Gymnasium

8.1.2 Two drive ways will be permitted onto Douglas Boulevard and two on Coffee Creek Road to serve this Tract.

8.2 TRACT II USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the "E-1", Retail General Commercial District shall govern this tract except as herein modified, subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

8.2.1 Permitted Uses:

The following uses shall be permitted by right:

- Office
- Retail Sales and Service

- Child Care Center
- Library
- Place of Worship
- Medical facilities, excluding hospitals
- Convenience store
- Restaurants
- Fuel sales
- Car wash, automated or self-service
- Animal Hospital
- Liquor Store
- Grocery Store
- Specialty Food Store
- Specialty Home Improvement Retail Store
- Art/Photography gallery or Studio
- Gymnasium

8.2.2 Two drives will be permitted onto Douglas Boulevard and two drives onto Covell Road to serve this Tract.

8.3 TRACT III USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the “A”, Single-Family Residential and Dwelling District shall govern this tract except as herein modified, subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein

8.3.1 Permitted Uses:

The following uses shall be permitted:

Single-family detached dwelling; Single-family units may include large or standards sized lots, as well as open spaces, lakes and common areas. The homes may be one or two story construction.

8.3.2 Vehicular access to this Tract shall be via a proposed interior drive which leads to both Coffee Creek road and Douglas Boulevard.

9.0 SPECIAL CONDITIONS:

The following special conditions shall be made a part of this PUD:

9.1 COMMERCIAL DEVELOPMENT REGULATIONS (TRACTS I & II)

All commercial uses with or without retail overhead shall comply with the following standards:

9.1.1 **Setbacks:** Setbacks shall be according to the City of Edmond E-1 development regulations.

9.1.2 **Architecture:** Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of materials such as brick, brick veneer, stucco, rock, stone, architectural metal, glass block and masonry materials, shall also be permitted the flexibility to incorporate architectural materials compatible with the overall Woodland Park development (i.e. architectural metal and split face concrete block, wood or cement-board may also be permitted). Specific uses which propose to incorporate alternative materials not listed above will be reviewed at the site plan stage.

9.1.3 **Mechanical:** Rooftop mechanical equipment shall be screened from view.

9.1.4 **Street Appearance:** Structures situated along streets shall be designed such that indentions or openings in the facade eliminate the "blank wall" appearance and or obscure the rear of a building. Sufficient articulation detail for each development shall be provided and reviewed at the Specific Plan stage. It will be a requirement of the architectural design to provide, utilizing materials such as glass, concrete, brick, etc., items to visually create a facade that suggests something other than the rear of a building along a street.

9.1.5 **Signs:**

9.1.5.1 ***Freestanding Accessory Signs***

No Pole Signs are permitted within this PUD.

All commercial/office signs within this PUD shall comply with the Edmond sign ordinances.

9.1.5.2 ***Attached Signs***

Attached building signs will be in accordance with the base zoning district regulations. Seasonal street light banners and other such temporary banners/signs shall be permitted in this PUD subject to appropriate provisions of the Edmond Sign Code.

9.1.5.3 ***Non-Accessory Signs***

Non-accessory signs shall not be permitted in this PUD.

9.1.6 **Parking:** The design and number of all parking facilities in this PUD shall be in accordance with the City of Edmond Municipal Code.

9.1.7 **Height Regulations:** The maximum structure heights shall be per the E-1 District regulations.

9.1.8 **Lighting Regulations:**

9.1.8.1 The site lighting in this PUD shall be in accordance with Edmond requirements.

9.1.8.2 To minimize light spillover and Sky Pollution, outdoor lights (light standards and security lighting only) within the development will be directed away from any adjacent single-family residential properties. To accomplish this, lighting shall be directed downward in all cases, and shall utilize shields, shades, or other appropriate methods of directing light beams.

9.1.8.3 Outdoor lighting in tracts I and II shall be limited to a maximum pole height of 14 feet.

9.1.8.4 LED lights are permitted. However, they shall only be used as lights within a standard light fixture and for the purpose of utilizing better and more energy efficient lighting and not for decorative edge lighting with color changing lights.

9.2 RESIDENTIAL DEVELOPMENT REGULATIONS (TRACTS III & VI)

Residential development within this PUD shall be restricted and limited based on the following criteria:

9.1.1 **Maximum Unit Count:** Residential units within this PUD when added to those approved in the Original Woodland Park PUD shall not exceed 1950 units

9.1.2 **Lot Size:** Minimum lot size for standalone single-family residential lots shall average 6,000 square feet.

9.1.3 **Setbacks:** Front yard setbacks shall be a minimum of 15 feet. However, in the event the developer builds homes with side or rear entry garages, the building setbacks shall be a minimum of 10 feet for those structures.

Appurtenances such as fireplaces, bay windows, entryways, patios, patio covers, patio fence enclosures and other similar appurtenances for single-family residences shall not extend into a utility easement or right-of-way or across a property line.

9.1.4 **Parking:** For single-family units, attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet. This provision

includes covered/carport spaces. Adjacent drive right-of-way and garages may be counted toward meeting parking and maneuvering requirements. Parking requirements shall not apply to the common areas and recreational centers.

9.1.5 **Signs:** Freestanding residential development identification signs shall be permitted at each entrance. Directional Signage shall be permitted to be placed within the proposed street right-of-way and shall be no taller than 4 feet and contain no more than 25 square feet of display area. Landscaping at the base of all signs will be required.

9.1.6 **Sidewalks:** Along collector streets, the Developer will install a minimum six-foot sidewalk on one side of the street instead of four-foot sidewalks on both sides of the collector street.

9.3. GENERAL DEVELOPMENT REGULATIONS

9.3.1 DRAINAGE REGULATIONS

Development of this parcel will comply with appropriate City of Edmond codes.

9.3.2 PUBLIC IMPROVEMENTS

The property owner shall make public improvements throughout the PUD as may be required by the City of Edmond Public Works Department, through the subdivision regulations, or other applicable codes and ordinances.

9.3.3 COMMON AREAS

Open spaces and recreational centers may contain common areas with walking trails, play equipment, swimming pools, cabanas, etc. Maintenance of any common areas shall be the responsibility of a Property Owners Association.

9.3.4 SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS

Single-family Residential lots shall be platted.

9.3.4 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for general design and development guidelines for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Site Plan stage. Note: Boundaries of the various tracts may change during the final design

of said development. However, the boundaries will not exceed a 15% change.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Master Development Plan (Tract Map)
- C: Overlay of Woodland Park II on Original Woodland Park Master Plan

Exhibit "A"

LEGAL DESCRIPTION

Woodland Park II

August 18, 2015
Revised March 22, 2016
Revised April 5, 2016

Tract I:

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twelve (12), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southwest Quarter (SW/4);

THENCE North 00°24'40" West, along and with the West line of said Southwest Quarter (SW/4), a distance of 70.00 feet;

THENCE North 89°26'41" East, departing said West line, parallel to and 70.00 feet North of the South line of said Southwest Quarter (SW/4), a distance of 90.00 feet to the POINT OF BEGINNING;

THENCE North 00°24'40" West, parallel to and 90.00 feet East of the West line of said Southwest Quarter (SW/4), a distance of 710.00 feet;

THENCE North 89°35'20" East, a distance of 600.00 feet;

THENCE South 00°24'40" East, a distance of 339.69 feet;

THENCE South 43°37'31" West, a distance of 514.26 feet;

THENCE South 89°26'41" West, parallel to and 70.00 feet North of the South line of said Southwest Quarter (SW/4), a distance of 242.53 feet to the POINT OF BEGINNING.

Containing 359,630 square feet or 8.2560 acres, more or less.

AND

Tract II:

A tract of land being a part of Northwest Quarter (NW/4) and the Northeast Quarter (NE/4) of Section

A tract of land being a part of Southwest Quarter (SW/4) of Section Thirteen (13), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at The Southwest (SW) Corner of said Southwest Quarter (SW/4);

THENCE North 00°36'17" West, along and with the West line of said Southwest Quarter (SW/4), a distance of 90.00 feet;

THENCE North 89°17'38" East, departing said West line, parallel to and 90.00 feet North of the South line of said Southwest Quarter (SW/4), a distance of 90.00 feet to the POINT OF BEGINNING;

THENCE North 00°36'17" West, parallel to and 90.00 feet East of the West line of said Southwest Quarter (SW/4), a distance of 782.85 feet;

THENCE North 89°23'43" East, a distance of 175.00 feet;

THENCE on a non-tangent curve to the left having a radius of 642.34 feet, a chord bearing of North 72°45'10" East, a chord length of 238.56 feet and an arc length of 239.96 feet;

THENCE North 65°01'17" East, a distance of 215.65 feet;

THENCE South 00°36'17" East, a distance of 939.11 feet;

THENCE South 89°17'38" West, parallel to and 90.00 feet North of the South line of said Southwest Quarter (SW/4), a distance of 600.00 feet to the POINT OF BEGINNING.

Containing 497,584 square feet or 11.4230 acres, more or less.

AND

Tract III:

Thirteen (13), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE North 89°26'41" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 1,474.92 feet;

THENCE South 00°36'16" East, a distance of 370.00 feet to the POINT OF BEGINNING;

THENCE North 89°26'41" East, a distance of 2,230.32 feet;

THENCE on a non-tangent curve to the right having a radius of 975.00 feet, a chord bearing of South 37°40'33" West, a chord length of 789.09 feet and an arc length of 812.39 feet;

THENCE South 61°32'44" West, a distance of 1,305.54 feet;

THENCE North 35°18'26" West, a distance of 360.53 feet;

Thence on a curve to the left having a radius of 500.00 feet, a chord bearing of North 47°52'22" West, a chord length of 217.56 feet and an arc length of 219.31 feet;

THENCE North 60°26'18" West, a distance of 256.87 feet;

THENCE North 00°36'16" West, a distance of 658.13 feet to the POINT OF BEGINNING.

Containing 1,782,350 square feet or 40.9171 acres, more or less.

Said parcels of land containing 2,639,564 square feet or 60.5961 acres, more or less.

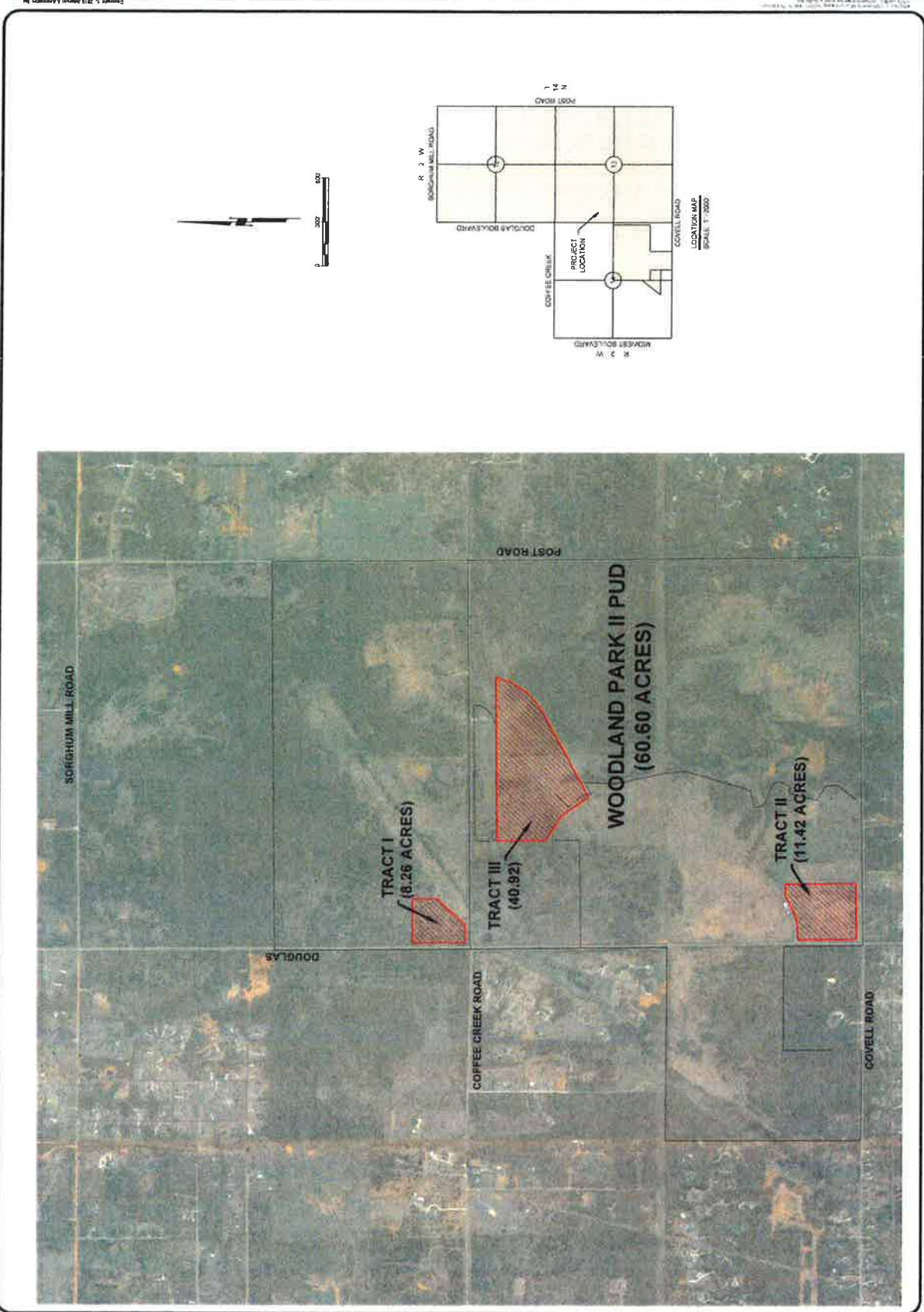
NO.	DESCRIPTION	DATE

JOHNSON & ASSOCIATES, INC.
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MASTER DEVELOPMENT PLAN
EDMOND OKLAHOMA COUNTY OKLAHOMA
WOODLAND PARK II
PUD

Project No. 2013-01
Date 03/14/14
Scale 1"=400'
Created by [blank]
Reviewed by [blank]

EX B
SHEET NUMBER



WOODLAND PARK II

Planning Commission

11.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #PR16-00007 Public Hearing and Consideration of Preliminary Plat approval for the Highgarden Addition Phase 1 with private streets located a one quarter mile south of Sorghum Mill Road and east of Douglas Boulevard. (Highgarden Development, LLC)

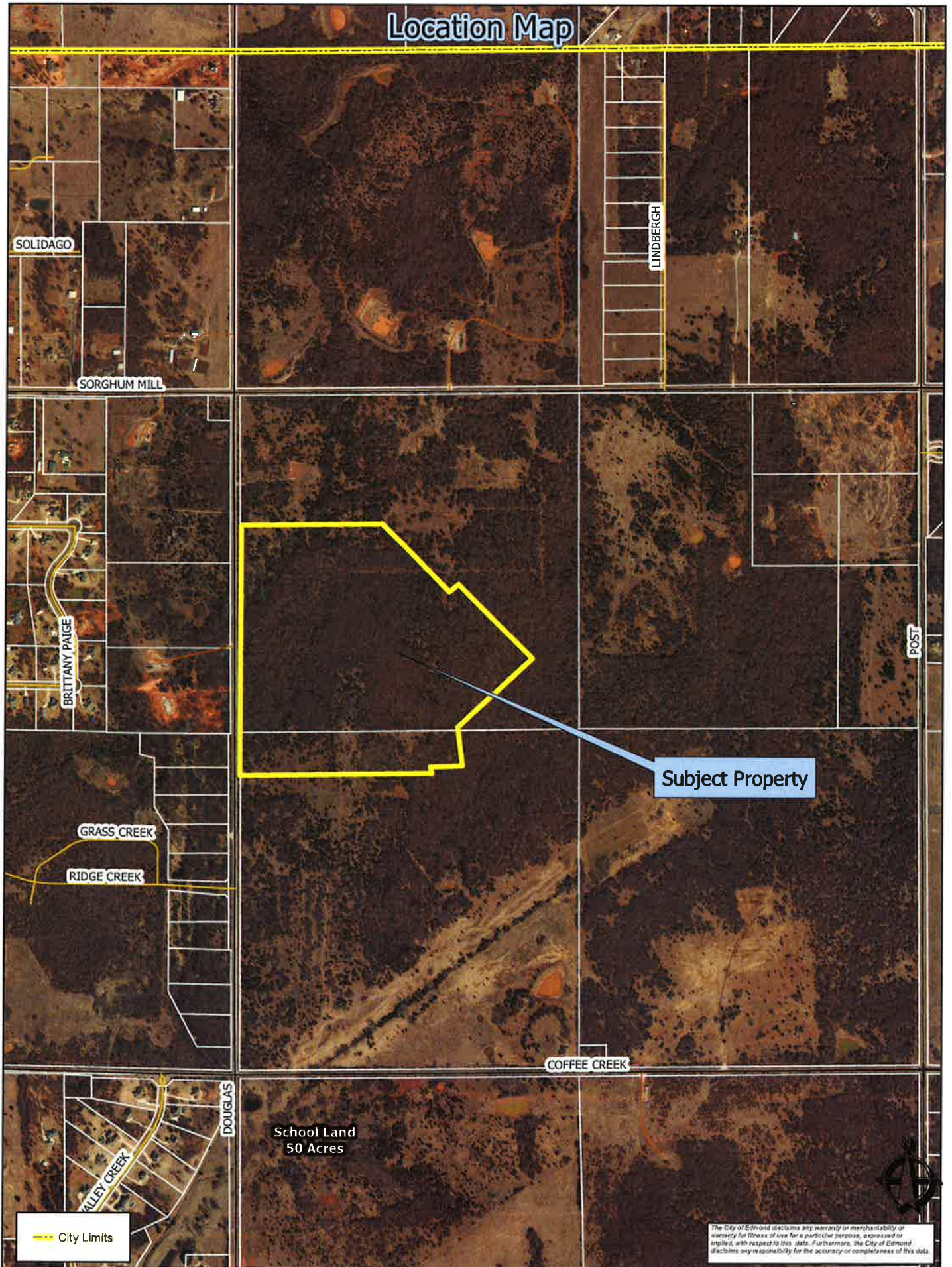
Highgarden development is planning 65 single family homes on 31 acres in the Woodland Park Planned Unit Development. These lots will connect to city water and sewer. The streets will be private. The notices have been given to the Planning Commission for the preliminary plat/private street discussion. Bob Birchell was hired by the owner as a consulting forester to perform a Sensitive Areas Conservation Assessment, which in part includes evaluation of the proposed tree preservation areas for Woodland Park. That requirement is in the PUD and needs to be completed prior to City Council review. The lot size is generally 75' x 145' for a total of 10,730 square foot lots. The developer has completed a drainage study and plans for a detention pond adjacent to the creek. There are several common areas and the project will be gated. The gate location needs to meet the Gate Standards with a queuing lane allowing four cars to back up outside of the Douglas traffic lanes. Ninety foot of right-of-way is provided along Douglas Boulevard to meet the Master Transportation Plan. The preliminary plat indicates that there will be several other sections to Highgarden Addition.

The Woodland Park PUD identifies a series of greenbelts, one of which that does extend through this addition in the center of the blocks. In the letter from April 25, 2016 the developers engineer indicates that he does not wish to have the greenbelt set aside in the plat. Even with private streets sidewalks are expected and are valuable to disabled residents. The developer is leaving the creek area with the largest common area being Area C. In this particular PUD there is no density credit needed to offset a high density area with the lesser density from another area. The open space is additional land that may be flood plain, detention or common area that is part of an amenity for the addition including the entry area, which takes up more space due to the gate. It would be a policy judgment, but it may be more significant to leave groups of tree preservation areas rather than to leave the greenbelts that would likely be graded for the lot, street and utility installation. The exception would be if the trees exist on the greenbelt shown on the original PUD Master Plan.

Attachments

Highgarden PH I PP

Location Map



Subject Property

School Land
50 Acres

--- City Limits

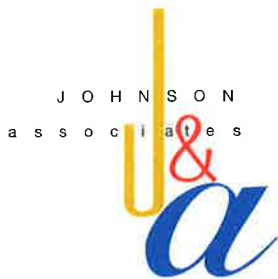
The City of Edmond disclaims any warranty or merchantability or
fitness for use for a particular purpose, express and/or
implied, with respect to this data. Furthermore, the City of Edmond
disclaims any responsibility for the accuracy or completeness of this data.

HIGHGARDEN PHASE 1



HIGHGARDEN PHASE 1

Colony & ZFA subject & identifier No. SHEET 1 OF 1 PPL



1 East Sheridan Avenue
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405-235-8075 • Fax: 405-235-8078

April 25, 2016

City of Edmond
10 S. Littler
Edmond, Oklahoma 73034

Attention: Mr. Bob Schiermeyer

**RE: Highgarden Phase 1 Preliminary Plat
Greenbelt Walkways**

Dear Mr. Schiermeyer:

This is in response to your email concerning the greenbelt walkway areas depicted on the Woodland Park PUD Master Plan that effect the Highgarden Phase 1 plat, but have not been included as part of the Highgarden Phase 1 plat submittal. These have not been included in the plat for a number of reasons:

- As you are aware, the Highgarden project area was sold to a development group that is totally separate from the Woodland Park developers. We understand that it remains under the requirements of the Woodland Park PUD, but it is a stand-alone, separate development that will not have any interconnection with the Woodland Park sections of the developed area.
- In addition to being owned by a different developer, the Highgarden development will be a gated community. As such, the developer does not want to have the Highgarden development connected to Woodland Park with the walkways.
- The Woodland Park PUD exhibits showing the greenbelt/walkway areas were prepared before any residential development layouts were prepared. Therefore, such areas should be considered as conceptual only. The ultimate goal of the development as conceived in the PUD will be accomplished throughout the development assuring that there is connectivity from neighborhood to neighborhood.
- The PUD only specifies that an approximate area of the total development be reserved as greenspace or open space without defining any specific boundaries or locations for the greenbelts. The Master Developer has included restrictions that will require that the amount of open space of each developed tract will result in meeting or exceeding the land included in the PUD Master Plan.
- The particular greenbelt walkway areas that cross the Highgarden property were intended to provide access from the collector road shown on the PUD exhibits to the

Mr. Bob Schiermeyer

RE: Highgarden Phase 1 Preliminary Plat: Greenbelt Walkways

April 25, 2016

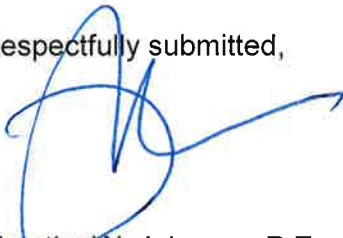
Page 2

Common Area that lies within the Highgarden property. That access will not be provided and therefore the need for the walkways is negated.

- The Highgarden development will be constructed with sidewalks on both sides of the streets within the development. Access to the Common Area will be provided by these sidewalks.
- The developer has stated that it is their intention to construct sidewalks/walkways within the Common Area. These walkways will enhance the access to the Common Area for the residents of Highgarden. The Common Area sidewalks may be constructed as part of the future phases of Highgarden.
- The Highgarden development will contain a minimum, proportional amount of greenbelt or common area as agreed upon between the developers of Highgarden and the developers of Woodland Park.

As stated in your email, and with the above explanations, we respectfully request that the Highgarden Preliminary Plat be placed on the agenda of the May 17, 2016, Planning Commission meeting for consideration and approval.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Timothy W. Johnson', with a stylized flourish extending to the right.

Timothy W. Johnson, P.E.

JOHNSON & ASSOCIATES, INC.

TWJ/rw

Attachment(s)

CC: [Project #3670-000/C]

Planning Commission

12.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #PR16-00005 Consideration of Final Plat for The Villas of Edmond located on the east side of Kelly Avenue, a quarter of a mile north of 15th Street. (Philip Patterson)

Phil Patterson is working with the buyer for The Villas of Edmond Senior Housing planned at this location. The immediate developer is Rich Smith. The overall land area is 5.97 acres for the Villas Senior Housing. The Patterson property would be 2.65 acres consisting of Lot 1 and Lot 3. The remainder of the property along the front of Kelly Avenue is common area due to an extensive flood plain. The access drive and cross access is shown as Lot 1 but may need to be identified as **Common Area A to emphasize the cross access to Lots 1 and Lot 3**. The Villas property is zoned multi-family allowing for 52 units. The Villas Apartment building is three stories in height. The Patterson property is zoned Restricted Light Industrial. The offsite detention area is on the Phil Patterson property south of the drive and is critical for The Villas project, otherwise there is no detention for the apartments. As discussed with the preliminary plat, The Villas have made an arrangement with the mobile home park to the east for a second access. This primarily is an emergency access and maybe gated in accordance to fire department requirements and standards. The plat provides for the necessary utility easements. The Apple Village Mobile Home Park is located to the east. There are commercial buildings to the south, except for an undeveloped commercial parcel south of The Villas main lot. There is also commercial to the north accessible by Evergreen Street. The conditions for approval include the following:

1. The access easement from Kelly Avenue shall allow for the Patterson ownership to cross access.
2. The public water line shall also be accessible to the Patterson property.
3. The sanitary sewer access shall also be accessible to the Patterson property.
4. All public or private utility easements, particularly for the private detention area shall be provided or labeled as needed, including the access to the mobile home park.

Attachments

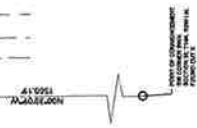
Villas of Ed FP

Location Map



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warranty for fitness for 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.

FINAL PLAT




EASEMENT TABLE		
LINE #	LENGTH	DIRECTION
E1	16.96'	N77° 37' 19"E
E2	13.00'	S12° 22' 41"E

E6	3.31°	S00° 26' 53"E
E7	43.82°	N89° 33' 11"E
E8	15.00°	S00° 26' 42"E
E9	43.82°	N89° 33' 11"E
E10	37.03°	N89° 59' 04"W
E11	15.00°	S00° 00' 56"W
E12	57.15°	N89° 50' 04"W
E13	52.64°	N89° 58' 53"W
E14	15.00°	S00° 01' 07"W
E15	52.76°	N89° 58' 53"W

The diagram shows a square room with a side length of 10m. A central circle is labeled 'R'. A small square object is labeled 'PROJECT LOCATION'.

LOCATION MAP
SCALE: 1" = 2000'


Crafton Tull
 structural engineering & planning
 with Inc. (EITC) - call: 877-472-4724
www.craftontull.com

2 of 2
 DATE 2/4/16
 PROJECT NO. 15802900

Planning Commission

13.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #Z16-00017 Public Hearing and Consideration of Edmond Plan Amendment from Single Family Dwelling District to Restricted Retail Commercial located on the southwest corner of Covell Road and Western Avenue. (Andrew and Teaona Njoo)

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

1. Infrastructure: City water is located along Covell Road. A new line was extended even further west to serve the two schools on Pennsylvania Avenue. There is a sewer line in the creek west of the site. A septic tank may be the best solution for wastewater. The Oklahoma City sewer line will be very difficult to access. Mr. Njoo is generally familiar drainage detention requirements.

2. Traffic: Covell Road has been discussed as a major east west. The right-of-way is being provided for that major improvement either with the site plan or the plat. Western Avenue right-of-way would be provided with the right-of-way standard required.

3. Existing zoning pattern:

North – “A” Single Family, Covell right-of-way

South – “A” Single Family, is also in a flood plain.

East – “A” Single Family, Western Avenue right-of-way

West – “A” Single Family. but is unbuildable due to the flood plain

4. Land Use:

North – Undeveloped

South – Immediately South Undeveloped

East – Undeveloped

West – Undeveloped

5. Density: N/A

6. Land ownership pattern:

North – Single 12+ acre parcel

South – Large ownerships

East – Large ownerships

West – Large ownerships

7. Physical features: Only the corner is buildable, the remainder of the land is flood plain.

8. Special conditions: Flood plain, right-of-way requirements for Covell Road improvements later.

9. Location of Schools and School Land: nearest school is on Pennsylvania Avenue, south of Covell Road.

10. Compatibility to Edmond Plan: Not projected in 2006. This site is limited for many uses, not the best location for a home.

11. Site Plan Review: Would be required if zoned commercial.

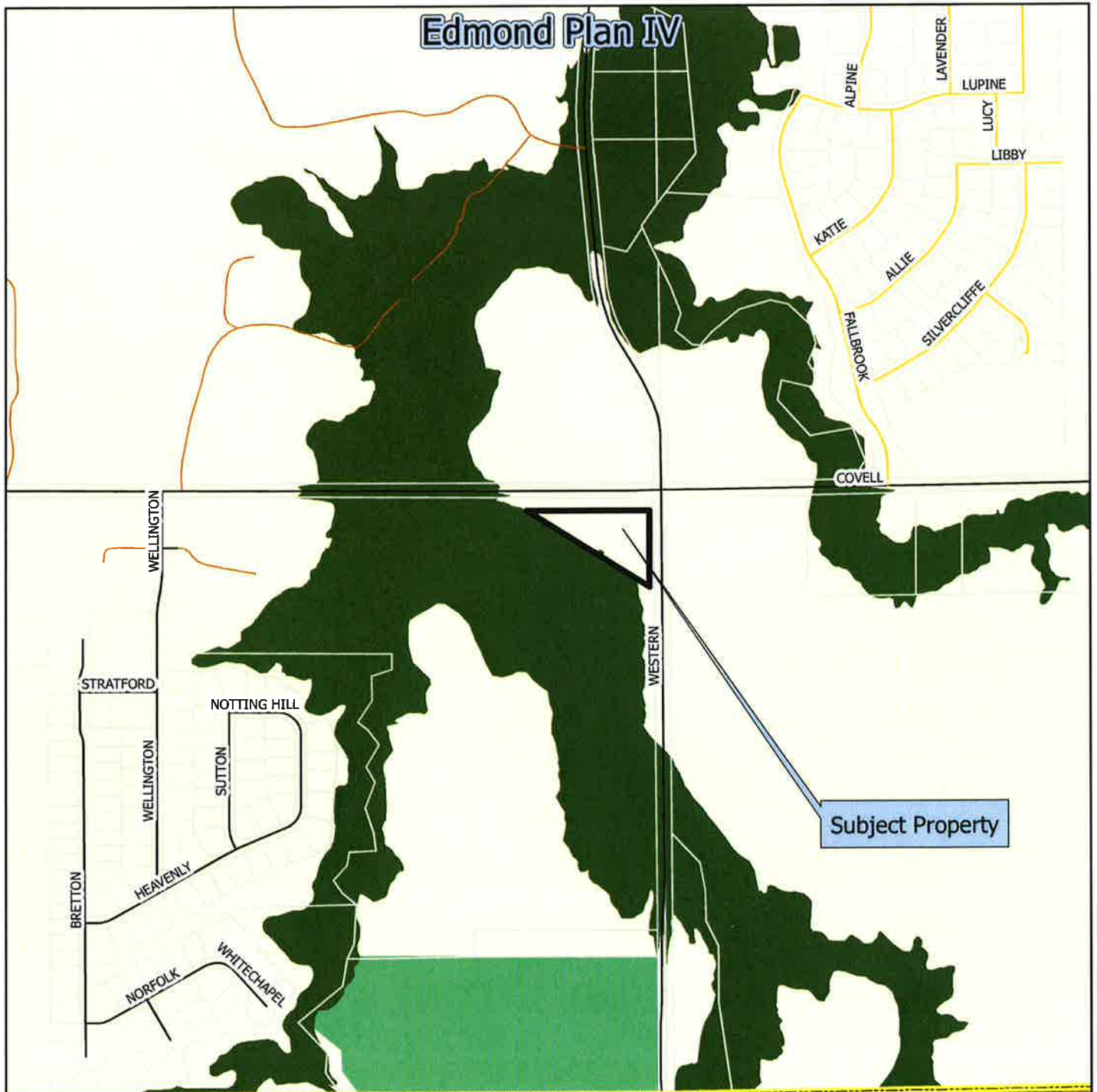
Attachments

Njoo PlAm

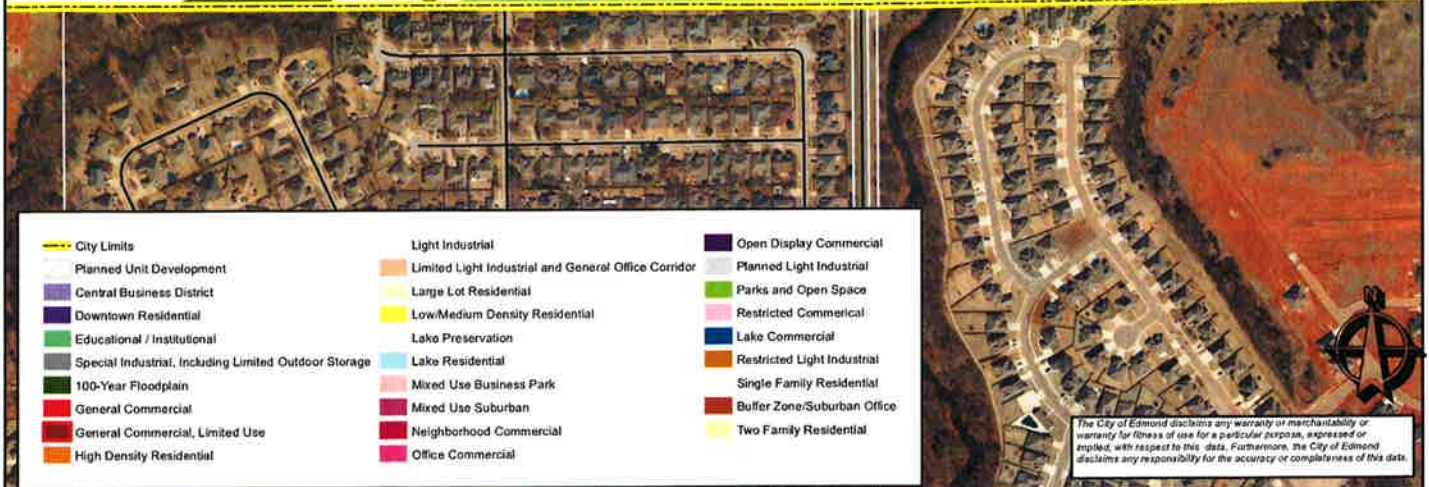
Location Map



Edmond Plan IV



Subject Property



<ul style="list-style-type: none"> City Limits Planned Unit Development Central Business District Downtown Residential Educational / Institutional Special Industrial, Including Limited Outdoor Storage 100-Year Floodplain General Commercial General Commercial, Limited Use High Density Residential 	<ul style="list-style-type: none"> Light Industrial Limited Light Industrial and General Office Corridor Large Lot Residential Low/Medium Density Residential Lake Preservation Lake Residential Mixed Use Business Park Mixed Use Suburban Neighborhood Commercial Office Commercial 	<ul style="list-style-type: none"> Open Display Commercial Planned Light Industrial Parks and Open Space Restricted Commercial Lake Commercial Restricted Light Industrial Single Family Residential Buffer Zone/Suburban Office Two Family Residential
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Planning Commission

14.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #Z16-00018 Public Hearing and Consideration of Rezoning from “A” Single Family Dwelling District to “D-1” Restricted Retail Commercial generally located on the southwest corner of Covell Road and Western Avenue. (Andrew and Teaona Njoo)

Andrew and Teaona Njoo is requesting 2.018 acres to be rezoned from “A” Single Family to Restricted Retail Commercial at Covell Road and Western. This land is vacant. The uses in the general area St. Monica Catholic Church at 2001 North Western. The Kingsbury Addition located west of the bridge, west of this property, several 100 feet to the west and the Fall Brook Addition several 100 feet to the northeast. The land to the northwest is undeveloped and is adjacent to a major creek. City water is adjacent to this property. Sewer is located to the west. The site is large enough for a septic tank for limited commercial usage. Mr. Njoo is aware of the right-of-way needed on Covell Road and Western Avenue based on the Master Transportation Plan. The owner has worked with an engineer and studied the flood plan, which has a major impact to the property. The “D-1” usage will allow for office and light retail uses.

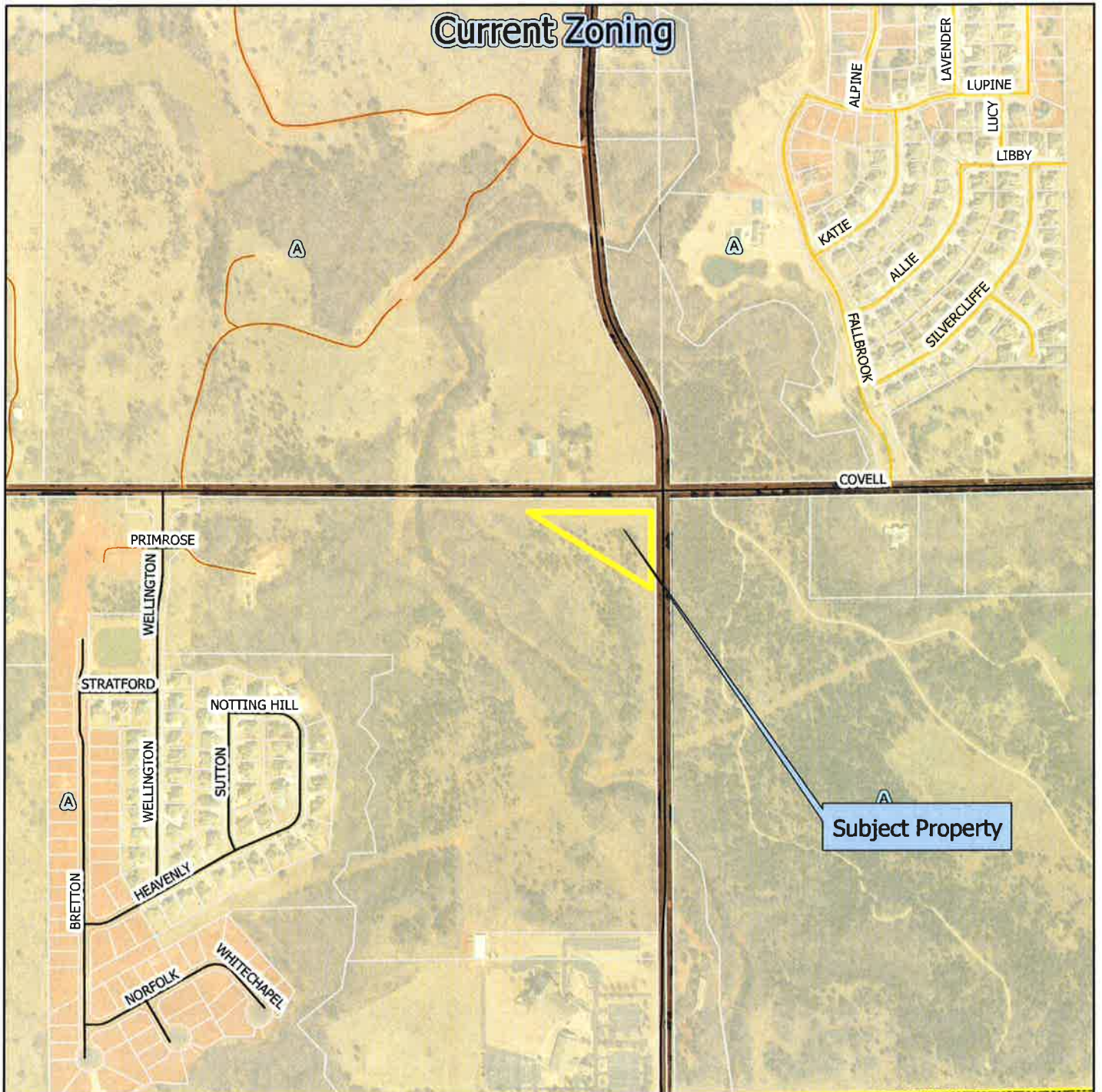
Attachments

Njoo Rez

Location Map



Current Zoning



Planning Commission

15.

Meeting Date: 05/17/2016

From: Bob Schiermeyer

Department: Planning/Zoning

Information

RE:

Case #U16-00003 Public Hearing and Consideration of Specific Use Permit and Case #SP16-00011 to include a Site Plan, for a Victory Car Wash located at 1101 West Danforth Road. (Muhammad N. Siddiqui)

Planning Department

1. Existing zoning – Commercial Planned Unit Development to allow a car wash and other limited commercial uses.
2. Setbacks – From the property line to the vacuum area would be 60 feet. The building itself sets back 140 feet from the property area. The side yard setback to the east is 80 feet, side yard setback to the west 132 feet, and setback to the north 97 feet.
3. Height of building – 28 feet
4. Parking – The parking spaces are oriented to the car wash process. There is a flow of traffic around the building on the north with 29 spaces for vacuum and other finishing of the car after the wash. There is a queuing lane to stack a considerable number of cars around the building. The building is on 3,840 square feet. Bicycle parking will be required and Jan Fees will inspect.
5. Lot size – Is 334 feet by 342 feet before the right-of-way is only provided along Danforth Road. This site is approximately 96,860 square feet.
6. Lighting Plan – This area is not a sensitive border. The School District owns property to the east. There is a strip shopping center to the west and Hibdon Tire Center to the south. The School District also owns property to the north, as well as, the original property owner Mr. Novotny.
7. Signage – One ground sign is planned out of the 70 foot right-of-way required. The sign will be six foot tall and 42 square feet. Wall signs may also be used, meeting the code.
8. General architectural appearance – The building is a combination of light brown brick veneer and a dark blue EIFS. The front of the building will have a number of windows, common to car washes.
9. Sensitive borders – N/A
10. Mechanical equipment – Will be located on the roof.
11. Fencing/screening – Not required except for the dumpster enclosure.

Engineering Department

12. Driveways, access management and paving – There is one driveway into the property located on the west side of the property. That driveway meets the Access Management Standard between the shopping center and School District driveway on either side of the property. Mr. Novotny will also use the driveway to care for his horse pasture to the north.

13. Water and wastewater plans – Are available for service and will be connected.

14. Drainage, detention and grading – Engineering has completed their drainage review.

Building and Fire Code Services

15. Applicable Building Code, Fire Code

- a. A fire hydrant will need to be added on site along a fire department access road.
- b. fire department access is adequate

Landscaping/Urban Forestry

16. Lot area = 96,860 sf
% required = 10

Landscape area required: 9,686
Frontage area required: 4,843
Total PU required: 775
PU within frontage required: 387
Evergreen PU required: 310

SP Landscape area: 28,000
SP Frontage area: 6,800
SP Total PU: 775
SP PU within frontage: 412
SP Evergreen PU: 340

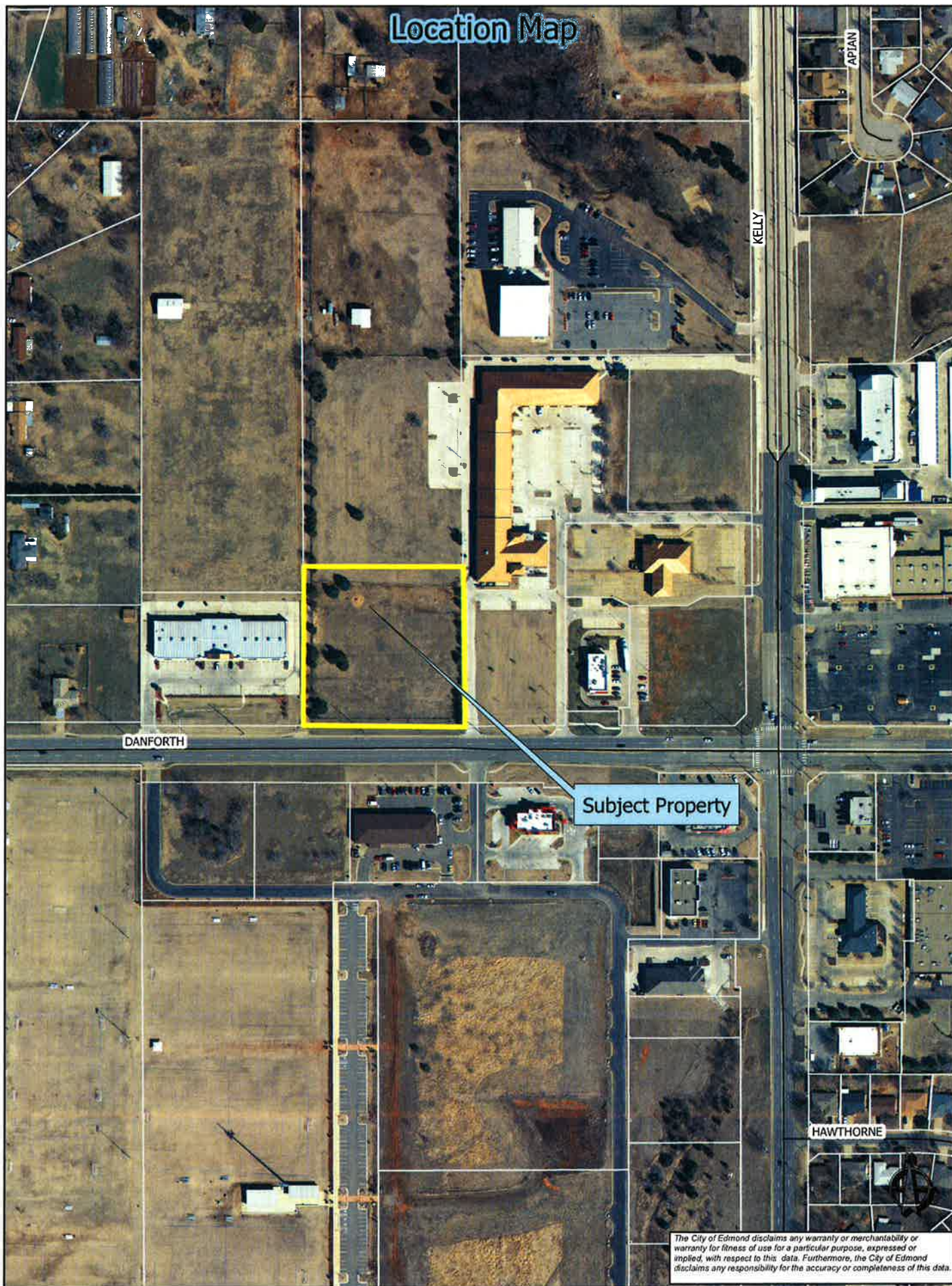
17. Solid Waste Department – There is a dumpster adjacent to the front parking area, nearest to the building.

18. Edmond Electric Department – Will serve.

Attachments

Victory Car Wash SUP SP

Location Map



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