Tuesday, January 4, 2022 5:30 P.M.

1. **Call to order**

The Edmond Planning Commission Meeting was called to order by Chairman Barry K. Moore at 5:30 p.m., Tuesday, January 4, 2022, in the City Council Chambers at 20 South Littler. Other members present were Kenneth Wohl, Chip Winter. Present for the City were Kristi McCone, City Planner; Becca Patrick, City Planner; Steve Manek, City Engineer; Steve Murdock, City Attorney and Madeline Sawyer, Assistant City Attorney. Randy Entz, Mark Hoose and Brian Blundell were absent

2. **Approval of the minutes**

The first item on the agenda was the **approval of the December 7, 2021 minutes.**

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

- **AYES:** Wohl, Winter and Chairman Moore
- **NAYS:** None

3. **Continuance Docket**

A. Case #PR21-00050 Public Hearing and Consideration for a Preliminary Plat for Wimbledon Parke, located south of W Edmond & Wimbledon. (Ponderosa Construction LLC) **This item is being continued to the January 18, 2022, Planning Commission meeting.**

B. Case #SP21-00029 Public Hearing and Consideration for a site plan located at West 15th and Kelley Avenue for 555 Enterprise (Crawford Solutions, LLC) **This item is being continued to the January 18, 2022 Planning Commission meeting.**

C. Case # Z21-00026 Public Hearing and Consideration for rezoning from “A” Single Family Dwelling District to “PUD” Planned Unit Development for 33 Fields, south of 33rd Street and west of I-35. (HEA Development, LLC) **This item is being continued to the January 18, 2022 Planning Commission meeting.**

D. Case #PR21-00048 Public Hearing and Consideration for preliminary plat for 33 Fields, south of 33rd Street and west of I-35. (HEA Development, LLC) **This item is being continued to the January 18, 2022 Planning Commission meeting.**

E. Case #PR21-00049 Public Hearing and Consideration for a Preliminary Plat for Woodland Park VII, located throughout the area of Sorghum Mill south to Covell Road; on
east and west sides of Douglas Boulevard. (Woodland Park Edmond, LLC) *This item is being continued to the January 18, 2022, Planning Commission meeting.*

Motion by Wohl, seconded by Winter, to approve the continuances. **Motion carried** by a vote of 3-0 as follows:

**AYES:** Wohl, Winter and Chairman Moore  
**NAYS:** None

4. **Public Hearing – Planning Consent Docket.**

A. The next item on the agenda was **Case #PR21-00054 Public Hearing and Consideration of the Final Plat for Town Square Section 7, located north of Danforth Road, west of Sooner Road. (Town Square Commons, LLC)**

Motion by Winter, seconded by Wohl, to approve this request. **Motion carried** by a vote of 3-0 as follows:

**AYES:** Wohl, Winter, and Chairman Moore  
**NAYS:** None

*This item will continue to City Council on January 24, 2022.*

B. The next item on the agenda was **Case #DD21-00009 Public Hearing and Consideration of a lot split for 612 North Midwest Boulevard. (Lifetime Homes, LLC)**

Motion by Winter, seconded by Wohl, to approve this request. **Motion carried** by a vote of 3-0 as follows:

**AYES:** Wohl, Winter, and Chairman Moore  
**NAYS:** None

C. The next item on the agenda was **Case #ES21-00011 Public Hearing and Consideration of an Easement Closing for a utility easement located on the property located at 2101 Red Prairie Drive. (Richard & Lindsey Tenbraak)**

Motion by Winter, seconded by Wohl, to approve this request. **Motion carried** by a vote of 3-0 as follows:

**AYES:** Wohl, Winter, and Chairman Moore  
**NAYS:** None

*This item will continue to City Council on January 24, 2022.*

D. The next item on the agenda was **Case #DD21-00010 Public Hearing and Consideration for a Lot Split for Ryan McCaleb to be located east of 2905 Broken Bow Road (Ryan McCaleb)**
Dan O’Neil, representing the Edmond Neighborhood Alliance, asked if the road would be private or public and if there would be issues with more houses being located on it. Neal McCaleb, the property owner, stated the road would be private with a 50’ roadway easement and would meet City requirements.

Motion by Winter, seconded by Wohl, to approve this request. **Motion carried** by a vote of 3-0 as follows:

- **AYES:** Wohl, Winter, and Chairman Moore
- **NAYS:** None

5. **Planning Discussion Docket**

A. The next item on the agenda was Case #Z21-00030 Public Hearing and Consideration for a Comprehensive Plan Amendment to the Edmond Plan 2018 from Rural Neighborhood to Suburban 2 (S2) Neighborhood for Cardinal Creek, located on the northeast corner of Douglas Boulevard and Sorghum Mill Road. (Quail Village Investments, LLC)

Staff presented information on the request for an amendment to the Edmond Plan 2018, specifically a request to change the area from its Rural Neighborhood designation to Suburban 2 Neighborhood on the northeast corner of Douglas Boulevard and Sorghum Mill Road. The request would changing the projected use from an area with expected low densities (less than 0.3 units per acre) and little to no commercial to an area that has more suburban densities and supporting services. The applicant is asked to justify this request by explaining what has changed since the adoption of the plan that would justify the redesignation of the area. In this case utilities being brought to the area – particularly public sewer – is the driving force behind the request. The designation in the plan was based on the 2013 Water and Wastewater Master Plan (WWMP) which was a citywide look at areas that could be reasonably served by utilities over the next 30 years. Since the WWMP was adopted, there has been utilities expanded in East Edmond – specifically related to this request, the utilities have been extended from the Highgarden Addition to the southeast corner of Sorghum Mill and Douglas Boulevard. In a preliminary look at the requested change, it would appear that the basin the site is located in can be served by sewer with a connection through Highgarden. Water is easier to provide and available to the site. There will be some improvements that need to be made downstream to the sewer system and the applicant is aware of that. Because of that and the existing suburban development to the south, staff is supportive of the change at this time.

Todd McKinnis represented the applicant.

Chairman Moore asked about the commercial component that would be allowed in Suburban 2 Neighborhood. Staff responded that commercial elements would be of a scale that could support the surrounding residential development.

David Lambeth, a nearby resident, expressed concerns about the change from rural to suburban citing specific concerns with tree preservation and the need for open space. Dan O’Neil with the Edmond Neighborhood Alliance noted tree preservation as important.
Mr. McKinnis noted that the City had recently approved ordinances that require 20 percent of the property be used as tree preservation and that the development would meet or exceed that requirement.

Motion by Wohl, seconded by Winter, to approve this request. **Motion carried** by a vote of 3-0 as follows:

- **AYES:** Wohl, Winter and Chairman Moore
- **NAYS:** No

**This item will continue to City Council on January 24, 2022**

B. The next item on the agenda was Case #SP21-00030 Public Hearing and Consideration for a Site Plan application and Case #U21-00002 Specific Use Permit for 15th Street Mixed Use Development located on the south side of East 15th Street, west of Bryant Avenue. (Ashton Gray) **This item is being continued until January 18, 2022 Planning Commission meeting.**

Staff presented information on the request for approval of a site plan on the southwest corner of 15th and Bryant. The PUD approved for the site in 2016 which allow for D-1 uses – which allows for a childcare center with an approved Specific Use Permit – which is also a part of the request. The site plan conforms to the PUD. The site plan includes on building of 10,000 sf that will have a brick and EIFS exterior, be 21 feet tall, and includes 44 parking spaces. The site plan also includes an 8’ tall stockade fence on the southern border which was required by the PUD. The site is served by one drive with a loop on the site that will allow pickup traffic to queue on the site. There is one variance to required 70’ of ROW on 15th – instead showing 50’ of ROW and 20’ U/E which has been reviewed by Engineering staff and is supported.

Jason Emmett represented the applicant.

Tom Rider, a nearby resident, stated that he recalled the PUD being altered to include a masonry fence instead of the stockade. Staff stated they would have to research the minutes, but the ordinance online states stockade.

Chairperson Moore asked to continue the item for two weeks so that staff could confirm what was approved in the PUD.

Motion by Wohl, seconded by Winter, to continue the item until January 18, 2022. **Motion carried** by a vote of 3-0 as follows:

- **AYES:** Wohl, Winter and Chairman Moore
- **NAYS:** No

C. The next item on the agenda was Case #Z21-00025 Public Hearing and Consideration for a Rezoning from “A” Single-Family to “PUD” Planned Unit Development for Chitwood Studios, located on the northeast corner of Howard & W 2nd. (Urban Core Properties LLC)
Staff presented information on the request for approval of a PUD that would allow 3 duplexes on a 10,500 square foot lot at the northeast corner of Howard and W. 2nd Street. Currently the site is zoned “A” Single Family and has one residence on it. The site has duplexes to the east, a vacant parcel zoned “E-1” Retail General Commercial to the south, a parking lot to the west and “A” Single Family zoning to the north. The duplexes will orient to the west and have a landscape strip in front of the units. Parking will be 7 on street spaces off of Howard Street. The site is designated as Urban Neighborhood in the Edmond Plan 2018 and is an area that is expected to densify over time due to the relationship to downtown and other amenities

The applicant was present.

Dan O’Neil with the Edmond Neighborhood Alliance said the density proposed was inappropriate for the area.

Motion by Wohl, seconded by Winter, to approve this request. **Motion carried** by a vote of 3-0 as follows:

- **AYES:** Wohl, Winter and Chairman Moore
- **NAYS:** No

**This item will continue to City Council on January 24, 2022**

D. The next item on the agenda was **Case #PR21-00051 Public Hearing and Consideration for a Final Plat for Scooter’s Coffee, located on the northwest corner of Kelly and 33rd. (Jungels Coffee LLC)**

Staff presented information on the request for approval of a final plat for Scooters Coffee at 33rd and Kelly Avenue. The plat contains one lot covering 0.5 acres. The site is north of the OnCue and takes access from the shared drive with the convenience store. The plat conforms to the site plan.

The applicant was present.

Motion by Winter, seconded by Wohl, to approve this request. **Motion carried** by a vote of 3-0 as follows:

- **AYES:** Winter, Wohl, and Chairman Moore
- **NAYS:** No

**This item will continue to City Council on January 24, 2022**

E. The next item on the agenda was **Case #PR21-00046 Public Hearing and Consideration for a Preliminary Plat for The Preserve at Covell Phase 2, located south of Covell Road, west of Midwest Boulevard. (Covell Partners, LLC)** This item has been continued to the January 18, 2022 Planning Commission meeting.
Motion by Wohl, seconded by Winter, to continue the item until January 18, 2022. **Motion carried** by a vote of 3-0 as follows:

  - **AYES:** Wohl, Winter and Chairman Moore
  - **NAYS:** None

6. **New Business:** There was no new business.

7. **Adjournment:**

Motion by Wohl, seconded by Winter, to approve this request. **Motion carried** by a vote of 3-0 as follows:

  - **AYES:** Wohl, Winter and Chairman Moore
  - **NAYS:** No

Meeting adjourned at 6:06 p.m.

Barry K. Moore, Chairperson                              Randy Entz, Secretary
Edmond Planning Commission                                 Edmond Planning Commission