

## AGENDA SUMMARY- PLANNING COMMISSION MEETING

George Fina Building 314 Edmond Rd Northwest

Monday, April 4th 2022, 6:00pm

1. CALL TO ORDER- Chairman
2. ROLL CALL- City Secretary
3. CONSENT AGENDA- All items on the consent agenda are non-controversial and may be approved by one motion for items.
  - a. Approval of Minutes for the Planning Commission meeting held March 7<sup>th</sup> 2022.
  - b. Approval of Minutes for the Planning Commission special meeting held March 21<sup>st</sup>, 2022
4. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA
5. HEARING OF CITIZENS- Topics to include those items *not listed in the agenda*.
6. BUSINESS ITEMS:
  - a) Discussion, consideration and possible action for the consideration on a Commercial PUD Application submitted by Boo Real Estate requesting a rezoning from the established A-1 Zoning District to Zoning District PUD At the follow property: A part of Section Twenty-Nine (29), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian Canadian County, Oklahoma: Commencing at the Southeast Corner of said SE/4 SE/4; Thence S 89°32'36" W along the South line of said SE/4 Se/4 a distance of 832.86 feet to the point of beginning; Thence continuing S 89°32'36" W a distance of 495.15 feet to the Southwest Corner of the SE/4 SE/4; Thence N 00°05'32" E along the West line of the SE/4 SE/4 a distance of 1319.53 feet to the Northwest Corner of the SE/4 SE/4; Thence N 89°30'51" E along the North line of the SE/4 SE/4 a distance of 495.16 feet; Thence S 00°05'32" W a distance of 1319.78 feet to the point of beginning. Said tract having an area of 15 Acres, more or less, **(this property is on Edmond Rd NW just North of the Civic Center)**.  
Including, but not limited to variances from the Code of Ordinances –
    - i. Tract 1 approx. 2.63 acres C-2 General Commercial, Code: 9,900sqft minimum lots. PROPOSED Lot Coverage Maximum shall be 90% instead of 50%., Front Yard setbacks off internal public streets shall be 10 ft., Internal Side Yard setbacks shall be 10 ft. • Exterior Side Yard setbacks shall be 10 ft.
    - ii. Tract 2 approx. 9.87 acres RS-3 Single Family Residential Code: 7,500 sq ft minimum lot size PROPOSED: Minimum Lot Size shall be 6,500 sf instead of 7,500 sf. • Lot Coverage Maximum shall be 65% instead of 25%. • Front Yard setback shall be 15 ft instead of 25 ft. • Internal Side Yard setback shall be 0 ft for one side and 10 ft for the other side • Exterior Side Yard setbacks shall be 10 ft instead of 15 ft. • Rear Yard setback shall be 10 ft instead of 15 ft. • Minimum Distant between homes shall to 10 ft.
    - iii. Tract 3 approx. 2.5 acres RD-1 Two Family Residential Code: 13,200 sq ft minimum lot size for two family, 10,000 sq ft minimum lot size for single family PROPOSED: Tract 3 • Minimum Lot Size for single-family shall be 6,500 sf instead of 10,000 sf. • Minimum Lot Size for two-family shall be 7,000 sf instead of 13,200 sf. • Lot Width at Front Building Line shall be 75 ft. • Lot Coverage Maximum shall be 65% instead of 35%. • Front Yard setback shall be 15 ft instead of 25 ft. • Internal Side Yard setback shall be 5 ft. • Exterior Side Yard setbacks shall be 10 ft instead of 15 ft. • Rear Yard setback shall be 10 ft instead of 15 ft. • Minimum Distant between homes shall to 10 ft.
  - b) A public hearing for the consideration on an application submitted by STK Developments, LLC requesting preliminary plat for Phase 3 of Town Central a PUD located at the following property: A tract of land in the Northwest Quarter (NW/4) and the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING at the Northwest corner of said Northeast Quarter (NE/4): Thence N 89° 35'49" E along the North line of said Northeast Quarter (NE/4) (Basis of Bearing), a distance of 1406.07 feet to the POINT OF BEGINNING: Thence continuing N 89° 35'49" E along the North line of said Northeast Quarter (NE/4), a distance of 981.80 feet; Thence S 00° 06'08" E a distance of 359.87 feet; Thence N 89° 35'49" E a distance

of 242.73 feet to a point on the East line of said Northeast Quarter (NE/4); Thence S 00° 06'08" E along the East line of said Northeast Quarter (NW/4), a distance of 1439.29 feet; Thence S 89° 19'39" W a distance of 609.71 feet; Thence on a curve to the left with an arc length of 158.83 feet, a radius of 330.00 feet, a chord bearing of S 75° 32'33" W and a chord length of 157.31 feet; Thence on a reverse curve to the right with an arc length of 314.51 feet, a radius of 640.00 feet, a chord bearing of S 75° 49'48" W and a chord length of 311.35 feet; Thence N 0° 38'28" W a distance of 163.80 feet; Thence S 65° 28'59" W a distance of 399.05 feet; Thence S 89° 19'44" W a distance of 333.04 feet; Thence N 18° 53'54" W a distance of 210.24 feet; Thence on a curve to the right with an arc length of 817.24 feet, a radius of 2650.00 feet, a chord bearing of S 80° 29'34" W and a chord length of 814.01 feet; Thence S 89° 19'39" W a distance of 560.10 feet; Thence N 00° 00'12" W a distance of 124.32 feet; Thence on a curve to the left with an arc length of 15.85 feet, a radius of 545.00 feet, a chord bearing of S 87° 00'46" W and a chord length of 15.85 feet; Thence N 00° 00'12" W a distance of 468.84 feet; Thence N 89° 59'48" E a distance of 294.39 feet; Thence N 00° 00'02" W a distance of 325.03 feet; Thence S 89° 59'48" W a distance of 95.00 feet; Thence N 00° 00'12" W a distance of 100.00 feet; Thence N 89° 59'48" E a distance of 595.63 feet; Thence on a curve to the left with an arc length of 448.13 feet, a radius of 3881.18 feet, a chord bearing of N 84° 25'12" E and a chord length of 447.88 feet; Thence on a reverse curve to the right with an arc length of 312.11 feet, a radius of 3587.01 feet, a chord bearing of N 85° 59'59" E and a chord length of 312.01 feet; Thence N 90° 00'00" E a distance of 384.82 feet; Thence N 00° 00'10" W a distance of 155.56 feet; Thence N 44° 59'48" E a distance of 35.36 feet; Thence N 00° 00'12" W a distance of 50.00 feet; Thence N 45° 00'12" W a distance of 35.36 feet; Thence N 00° 00'12" W a distance of 108.48 feet; Thence on a curve to the right with an arc length of 567.87 feet, a radius of 1400.00 feet, a chord bearing of N 77° 58'37" E and a chord length of 563.98 feet; Thence N 89° 35'49" E a distance of 523.02 feet; Thence N 00° 24'11" W a distance of 307.63 feet to the POINT OF BEGINNING, (**Town Central Phase 3, Approximately 800 feet south of Edmond Rd and 1050 feet East of Piedmont Rd**)

c) Discussion of an application submitted by STK Developments, LLC requesting preliminary plat for Phase 3 of Town Central a PUD located at the following property: See above for full legal description and proposed conditions, (**Town Central Phase 3, Approximately 800 feet south of Edmond Rd and 1050 feet East of Piedmont Rd**).

d) Discussion of the March 2020 Piedmont Zoning Code section 5-10.

## NEW BUSINESS

a. "New Business," as used herein shall mean any matter not known about or which could not have been reasonable foreseen prior to the time of posting. (25 O.S. 311 a9)

### 7. ADMINISTRATION REPORT

### 8. COMMISSIONER'S COMMENTS

### 9. ADJOURN- Chairman

All regular meetings of the City Council of Piedmont for the 2022, calendar year were set on December 6th, 2021. This agenda was posted at the Piedmont Civic Center – Front door, as of March 31st, 2022. The above Agenda was posted on the City of Piedmont Website as of March 31<sup>st</sup>, 2022, at 5:00pm.

In reviewing and responding to any agenda item, the Planning Commission may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any agenda item. When more information is needed to act on an item, Planning Commission may refer the matter to the City Manager, to the Municipal Counselor, or to a board or commission for additional study. Items may be deferred or continued indefinitely or to a specific date or stricken from the agenda entirely

Posted by the Community Development Director \_\_\_\_\_