

**AGENDA SUMMARY- SPECIAL PLANNING COMMISSION MEETING**

**George Fina Building 314 Edmond Rd Northwest**

**Monday, March 21st, 2022, 6:00pm**

**MEMBERS PRESENT:**

Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, Commissioner Jeramiah Bryant and Commissioner Jennifer Ochoa

**ABSENT:**

None

**STAFF PRESENT:**

Community Development Director Scott Garnand, and City Secretary Arielle Garcia

1. **CALL TO ORDER-** Chairman Steve Bottkol called the meeting to order at 6:00pm
2. **ROLL CALL-** City Secretary Arielle Garcia called roll and a quorum was present
3. **HEARING OF CITIZENS-** Topics to include those items *not listed in the agenda*.
4. **BUSINESS ITEMS:**
  - a) **A public hearing 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 sqft minimum lot size PROPOSED: Tract 2 • 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 sqft minimum lot size for two family, 10,000 sqft 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.**

Vice Chair Patrick Scott made a motion to open a public hearing. Motion was seconded by Commissioner Jeramiah Bryant.

**VOTE WAS:**

**AYE:** Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, Commissioner Jeramiah Bryant and Commissioner Jennifer Ochoa

**NAY:** None

Jessie M. addressed the commission

The neighbors are concerned. The lot size is smaller. Crash gate on the west end of Windmill Park. School traffic will end up coming through our neighborhood.

Vice Chair Patrick Scott made a motion to close the public hearing. Motion was seconded by Commissioner Kyle Cornman.

**VOTE WAS:**

**AYE:** Chairman Steve Bottkol, Commissioner Kyle Cornman, Vice Chair Patrick Scott, Commissioner Jeramiah Bryant and Commissioner Jennifer Ochoa

**NAY:** None

- b) Discussion, consideration, and possible action 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: See above for full legal description and proposed conditions. (This property is on Edmond rd NW just North of the Civic Center).**

Dean Coleta addressed the commission

The property is all zoned as commercial. There is 700 feet that is commercial. We will have some dense residential and some duplex lots. There are complex lot sizes, we are wanting to put in what is needed. There will be some traffic that goes through. Developer will provide 2 exit/entrance lanes. Drainage will be put in.

Chairman Steve Bottkol addressed the commission

For commercial and residential there are different requirements for roofing and sidewalks. We don't recognize RS3 any longer. It will have to be RS2.

Community Development Director Scott Garnand addressed the commission

They need a PUD

Chairman Steve Bottkol addressed the commission

There are things we need in paper. I am concerned of a long straight road and speeding. We could put stop signs in. These things need to be put in paper and brought back before we send this to the council. When there are commercial lots, people tend to not stop at the stop signs. I don't like the design. How are we going to define the commercial lot from the roads? I would like to defer this until April and get the paperwork right for City Council.

Chairman Steve Bottkol made a motion to table item a until the April meeting. Motion was seconded by Commissioner Patrick Scott.

**VOTE WAS:**

**AYE:**

Chairman Steve Bottkol, Commissioner Kyle Cornman,  
Vice Chair Patrick Scott, Commissioner Jeramiah Bryant  
and Commissioner Jennifer Ochoa

**NAY:**

None

**5. 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)**

None

**6. ADMINISTRATION REPORT**

None

**7. COMMISSIONER’S COMMENTS**

None

- 8. ADJOURN-** Chairman Steve Bottkol adjourned the meeting at 7:38pm

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Chairman Steve Bottkol

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City Secretary Arielle Garcia