

PLANNING COMMISSION MEETING
Piedmont Civic Center – 314 Edmond Road Northwest
Monday, June 1, 2015, 6:30 PM

MEMBERS PRESENT: Chairman Richard Felton, Commission Ron Cardwell and Commission Marva Oard

ABSENT: Commission Eric Berger

STAFF PRESENT: Community Development Director Cindy Wright, City Manager Jim Crosby, City Attorney Mike Segler, City Engineer Pat Garrett and Secretary Mary Ramsey

1. **CALL TO ORDER** –Chairman Richard Felton called Planning Commission meeting to order at 6:34 p.m.
2. **ROLL CALL** – Secretary Mary Ramsey called roll.
3. **CONSENT AGENDA** – All items on the consent agenda are non-controversial and may be approved by one motion for items.
 - a. **Approval of the Minutes for the Planning Commission meeting held May 4, 2015.**
 - b. **Approval of the Minutes for the Planning Commission meeting held May 11, 2015**

Chairman Richard Felton asked for the minutes to be continued to the next Planning Commission meeting.

4. **CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA**

None

5. **HEARING OF CITIZENS** -Topics to include those items *not listed in the agenda*

None

6. **BUSINESS ITEM**
Community Development Director
MOTION TO OPEN PUBLIC HEARING

Commissioner Marva Oard made a motion to open the Public Hearing at 6:34pm. Motion was **seconded** by Commissioner Ron Cardwell.

The Vote was:

AYE: Commissioner Ron Cardwell, Commissioner Marva Oard and Chairman Richard Felton.

NAYE: None

Community Development Director Cindy Wright provided an overview of the PUD master agreement. The request is for 33.54 acres, located at NW 164th and Cemetery Rd. Currently it is zoned general agricultural. The request is for 110 single family lots, 3 common areas, minimum lot size 7500 square feet, gross density 3.33 dwelling units per acre with net density of 3.61.

Comprehensive Plan allows property to designated medium density residential, allowing for 4 to 5 dwelling per acre. The project was originally submitted for staff to review in 2013. Meeting and suggestion have been provided the developer and they have corporate with widening of lots along the east side of the development, 2 common areas along the west side to accommodate future drainage. Water and sewer services are located near the development and available for extension. Capacity analysis of the existing sewer has been submitted and accepted by the City Engineer. The project does comply with City regulation and requirements. City Staff does recommend approval of the PUD with its associated master plan.

a. **CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL APPLICATION FOR REZONING AND SUBMISSION OF A PUD MASTER DESIGN STATEMENT OF SKYLINE NORTH ADDITION, REQUESTED BY WINDING CREEK LIMITED PARTNERSHIP FOR A 30.446 ACRE RESIDENTIAL USE OF THE FOLLOWING DESCRIBED PROPERTY:**

Basis of Bearing is N 89°31'30" E along the North line of the Northwest Quarter (NW/4) of Section Thirty-two (32), Township Fourteen (14) North, Range Five West of the Indian Meridian, Canadian County, Oklahoma.

A tract of land in the Northwest Quarter (NW/4) of Section THIRTY-TWO (32), Township FOURTEEN (14) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, and being more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter (NW/4);

THENCE N 89°31'30" E along the North line of said Northwest Quarter (NW/4) a distance of 461.40 feet to the POINT OF BEGINNING; Thence continuing N 89°31'30" E along the North line of said Northwest Quarter

(NW/4), a distance of 355.33 feet; Thence S 00°01'22" E a distance of 534.84 feet; Thence N 89°31'30" E parallel with the North line of said Northwest Quarter (NW/4), a distance of 501.49 feet to a point on the East line of the West Half (W/2) of said Northwest Quarter (NW/4); Thence S 00°01'22" E along the East line of the West Half (W/2) of said Northwest Quarter (NW/4), a distance of 1496.77 feet; Thence N 89°54'48" W a distance of 753.15 feet; Thence N 12°18'37" W a distance of 91.79 feet; Thence N 04°00'58" W a distance of 98.45 feet; Thence N 15°12'07" W a distance of 79.08 feet; Thence N 58°09'25" W a distance of 250.74 feet; Thence N 26°12'13" E a distance of 344.10 feet; Thence N 89°59'56" E a distance of 74.21 feet; Thence N 00°00'04" W a distance of 259.07 feet; Thence N 90°00'00" W a distance of 115.26 feet; Thence N 00°00'00" W a distance of 176.34 feet; Thence N 90°00'00" E a distance of 111.81 feet; Thence N 13°51'45" W a distance of 102.48 feet; Thence on a curve to the left with an arc length of 40.00 feet, a radius of 250.00 feet, a chord bearing of N 18°26'46" W and a chord length of 39.96 feet; Thence N 23°01'48" W a distance of 75.99 feet; Thence N 00°00'00" W a distance of 675.40 feet to the POINT OF BEGINNING. Said tract contains an area of 1461003.54 square feet or 33.540 acres, more or less.

The property is located at the SE Corner of Edmond Road and Cemetery Road

Citizen Amy - spoke about her opposition to the development. Her concerns are:

- Small lot sizes will decrease the value of the current homes.
- The infrastructure of Edmond rd. Road is currently not stable enough to handle the traffic it has. Adding more traffic will cause problems.
- Access road to Tyler Rd. The neighborhood is not established to handle the additional traffic of 110 homes.
- The recent rains caused flooding down into Skyline housing addition. Adding homes will cause more flooding.
- Water system currently has issues with high water pressure.

Citizen Eli Oswald – owns property NE corner of Edmond Rd and Cemetery Rd.

- He is a fire fighter with Deer Creek fire department, where are we going to get the water from. I have asked and cannot get a clear answer from the City, it appears we are shooting from the hip.
- Water pressure will be a problem
- Edmond Rd. is almost completely shut down to the west after school. What would happen if a fire truck had to get through?
- Can the school handle another 200 to 250 students?
- Would like to see bigger homes with bigger lots sizes.

Citizen Rosemary Hardmen

- Live on Tyler Rd. understand Tyler rd will be one of the main streets to access this development.
- This road can barely handle the traffic is has on it now. The street is not wide.
- Concerned about property value.

Citizen Patrick Pellegrino

Lives at 206 and Mustang Rd.

- Concerned about infrastructure
- Impact this development will have on the schools
- Too many homes per acre
- What is being done to attract new businesses to Piedmont?

Citizen Denise Hardmen

- Concerned about Traffic on Tyler adding another 100 cars a day will limit access
- What if an ambulance needs to get down the road
- Have spent years building the value of our home, the property value with go down.
- Low cost housing – what kind of people will this attract.
- Crime will go up.

Denise Weir

- Represent the Skyline community
- Recent rains brought rapids down to the neighborhood
- Need to study and understand what moving the dirt will do to the flood plain.
- Share similar concerns at the others, traffic, property value, etc.

MOTION TO CLOSE PUBLIC HEARING

Commissioner Ron Cardwell made a motion to close the Public Hearing at 6:51 p.m. Motion was **seconded** by Commissioner Marva Orad.

The Vote was:

AYE: Commissioner Ron Cardwell, Commissioner Marva Oard and Chairman Richard Felton.

NAYE: None

b. **DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL APPLICATION FOR REZONING AND SUBMISSION OF A PUD MASTER DESIGN STATEMENT OF SKYLINE NORTH ADDITION, REQUESTED BY WINDING CREEK LIMITED PARTNERSHIP FOR A 30.446 ACRE RESIDENTIAL USE OF THE FOLLOWING DESCRIBED PROPERTY:**

Discussion of business item 6b occurred among the Commissioners and Warren Peacock the representative for the proposed PUD.

Warren Peacock explained the request the connection into Tyler Street and upon their request it has been added to the PUD. He explained the accell and decell lane will be 12 feet wide, 50 feet in each direction, total of 300 feet. Golden Hill lots are 100 feet by 150 feet. Additional flood study will need to be conducted; farm pond will have to have some improvements. Standard street lighting will be provided.

Commissioners concerns are:

Many of the lots are narrower then the minimum lot requirement for a RS3.

64 lots of the 110 lots are narrower than the 75 foot requirement.

Set backs need to be addressed on the corner lots.

Corner lots need to be 10 feet wider.

Pedestrian ramps on all corner lot.

PUD guidelines require that all owners of the development be listed.

Who are the owners? Warren Peacock explained that he did not know all of the owners of Winding Creek Limited Partnership. He did state that Phil Boevers is one of the owners in the Partnership.

Edmond Rd. does not have a stabilized base. Why improvements be made to this road?

PUD lots that are up against Golden Hills are smaller width then Golden Hills

Golden Hills residence on the east could possibly have 3 developments to their one.

Commissioner Ron Cardwell stated that he will have to decline from voting due to a perceived conflict of interest.

There no longer was a quorum. No voting could take place

Staff was directed to place agenda on the next regularly schedule Planning Commission meeting.

c. **DISCUSSION ON DESIGN AND USE OF CUL-DE-SACS.**

Clarification of definition of a Cul-de-Sac. Distance from any intersecting street.

Chairman Richard Felton asked City Attorney Mike Segler to research and provide guidelines on Cul-de-Sacs. Would like to see a clear definition of Cul- De-Sacs in regulations.

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Chairman Richard Felton asked for sample ordinance on Cul-De-Sac definitions.

7. **NEW BUSINESS - Unplanned Items**

None

8. **ADMINISTRATION REPORT – (Oral) City Manager, Engineer, Community Development, and Attorney.**

None

9. **COMMISSIONER’S COMMENTS – Oral Comments**

Commissioner Ron Cardwell – in regards to growing business, average incomes in Piedmont are good, they has to be a market place, current business is growing Stones and Thunder City pizza are doing well.

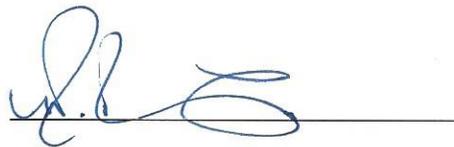
Chairman Richard Felton – stated the 2030 Plan is available on the web-site. Population of 7500 is the magic number for commercial, fast food, small retail. Will continue to build house and work at getting there.

10. **ADJOURN- Chairman**

Chairman Richard Felton adjourned meeting at 7:43pm

A handwritten signature in blue ink, appearing to be 'R. Felton', written over a horizontal line.

Chairman, Richard Felton

A handwritten signature in blue ink, appearing to be 'M. Ramsey', written over a horizontal line.

Secretary, Mary Ramsey