

SPECIAL PLANNING COMMISSION MEETING
Piedmont Civic Center – 314 Edmond Road Northwest
Thursday, February 20, 2014, 6:30 PM

MEMBERS PRESENT:

Chairman Richard Felton, Commissioner Ron Cardwell, Commissioner Steve Morris, and Commissioner Eric Berger

ABSENT:

Commissioner Mike Bell

STAFF PRESENT:

Community Development Director Wade Harden, City Attorney Matt Wheatley, City Engineer Pat Garrett and Secretary Mary Ramsey

1. **CALL TO ORDER** – Chairman Richard Felton called the Special Planning Commission meeting to order at 6:35 p.m.
2. **ROLL CALL** – Community Development Director Wade Harden called roll. A quorum was present and approximately 8 people in the audience.
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 on January 6, 2014.

Commissioner Eric Berger made a motion to approve Minutes for Planning Commission on January 6, 2014. Motion was **seconded** by Commissioner Ron Cardwell.

The Vote was:

AYE: Commissioner Ron Cardwell, Commissioner Steve Morris, and Commissioner Eric Berger

NAYE: None

Abstain: Chairman Richard Felton

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**

MOTION TO OPEN PUBLIC HEARING

Commissioner Ron Cardwell made a motion to open the Public Hearing. Motion was **Seconded** by Commission Steve Morris.

The Vote was:

AYE: Commissioner Ron Cardwell, Commissioner Steve Morris, Commissioner Eric Berger and Chairman Richard Felton

NAYE: None

a. **PUBLIC HEARING ON A PRELIMINARY PLAT FOR AUTUMN CHASE AND HAWKS LANDING OF TOWN CENTRAL, A 45 LOT SUBDIVISION THE PROPERTY IS OWNED BY SBS, LLC. (Pgs. 8-36) AND IS DESCRIBED AS FOLLOWS:**

A tract of land in the Northwest Quarter (NW/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 Northwest Quarter (NW/4); Thence South 00°00'12" East along the West line of said Northwest Quarter (NW/4), distance of 880.00 feet; Thence North 89°59'48" East a distance of 520.00 feet to the POINT OF BEGINNING, said point being the Southeast corner of a tract of land described in Warranty Deed recorded in Book 3131, Page 235; Thence North 00°00'12" West along the East line of said Warranty Deed, a distance of 50.00 feet; Thence North 89°59'48" East a distance of 523.51 feet; Thence North 00°00'12" West a distance of 507.19 feet to a point on the South line of the recorded plat of CORNMAN PROPERTIES NUMBER 1; Thence North 89°36'07" East along the South line of said recorded plat, a distance of 276.43 feet to the Southeast corner of said recorded plat; Thence North 00°00'12" West along the East line of said recorded plat, a distance of 7.50 feet; Thence North 89°59'48" East a distance of 697.98 feet; Thence South 00°00'12" East a distance of 478.79 feet; Thence South 41°16'53" West a distance of 37.57 feet; Thence on a curve to the right with an arc length of 159.42 feet, a radius of 1325.65 feet, a chord bearing of South 86°33'06" West and a chord length of 159.33 feet; Thence South 89°59'48" West a distance of 595.63 feet; Thence South 00°00'12" East a distance of 100.00 feet; Thence North 89°59'48" East a distance of 95.00 feet; Thence South 00°00'12" East a distance of 335.93 feet; Thence South 89°59'48" West a distance of 120.00 feet; Thence South 85°58'33" West a distance of 50.12 feet; Thence South 89°59'48" West a distance of 124.40 feet; Thence North 00°00'12" West a distance of 339.45 feet; Thence South 89°59'48" West a distance of 518.45 feet to a point on the East line of a tract of land described in Warranty Deed recorded in Book 2907, Page 788; Thence North 00°00'12" West along the East line of said Warranty Deed, a distance of 50.00 feet to the Northeast corner of said Warranty Deed; Thence South 89°59'48" West along the North line of said Warranty Deed, a distance of 0.60 feet to the POINT OF BEGINNING.

(Basis of bearing is South 00°00'12" East along the West line of the Northwest Quarter (NW/4) of Section Thirty- three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian,

Canadian County, Oklahoma.)

This property is more commonly known to be located South of Edmond Road Northeast and East of Piedmont Road N with access to the site provided by Gooder Simpson Boulevard, approximately 835 feet south of Edmond Road Northeast off the east side of Piedmont Road North.

MOTION TO CLOSE PUBLIC HEARING

Hearing no comments from the Public, Chairman Richard Felton closed Public hearing.

b. **DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A PRELIMINARY PLAT FOR AUTUMN CHASE AND HAWKS LANDING OF TOWN CENTRAL, A 45 LOT SUBDIVISION. THE PROPERTY IS OWNED BY SBS, LLC.**

REFERENCE THE ABOVE LEGAL DESCRIPTION

Community Development Director Wade Harden gave a detailed presentation of the PUD, and discussed changes from original PUD to current presentation today.

Staff's recommendation is to approve Autumn Chase and Hawks Landing of Town Central with the following requirements:

- Plans for the off-site sanitary sewer improvement be submitted to the City within 6 months of City Council approval date of the preliminary plat.
- Off- site sanitary sewer improvements be approved by the city.
- Temporary emergency turn around need to be constructed with 6" stabilize sub grade and 2" asphalt.

Discussion occurred among Commission.

Commissioner Ron Cardwell asked about the width of Gooder Simpson Bld. Suggesting 16 feet lanes and 18 feet for the Medians. Narrower lanes keeps speeding down, wider median provides for more landscaping, can provide for left turn lane in the further.

Drainage locations and a long term drainage plan discussed. Plan currently shows detention in temporary locations. Provisions with the current storm water ordinance need to be taken into account with the future development phases of this development. Drainage easement needs to be platted out now for the future development phases.

Commissioner Ron Cardwell asked for drainage ponds to be built into final location rather than in temporary locations as shown currently. Needs to be placed in a common area and its final location.

Warren Peacock explained the drainage plan was designed to reduce the impact of the structure under 178 / Edmond Rd. There is a 3 x 4 RCB under 178th / Edmond Rd.

No objection to move the drainage to the North now. The future plan is to 3 or 4 larger ponds

to service the entire area. Current thoughts are to prevent damage to Edmond Rd.

Commission feels things need to be changed to be current with Piedmonts 2030 plan. Does not like how the amendment took place and would like it asked to.

Community Development Wade Harden explained that the PUD was approved in 2008 and current plans and ordinance are not applicable.

Commissioner Eric Berger commented that he respectfully disagrees with City Attorney Mike Segler that town Ordinance 562 does in fact rezone Mr. Heckls property back to Agriculture. There is no ordinance adopted that accepts a modified boundary to an original PUD. Enabling legislation that creates the ability to have a PUD is very specific that any major change to the boundaries will negate the acceptance of and will have to go before the City Council. For that reason, the point is mute until the PUD is reauthorized. Other issues with the map are the point of a PUD is not simply to allow more permissive than would be permitted by traditional zoning planned to adopt. He sees developments as a give and take within the city and the community as a whole would receive some benefits for concessions that are given. He does not see this map as benefiting the City. The park area is barely adequate for the people that will be living in the development. We are talking about presumable families living in this development with children. For the first time we will have 100's of children with yards that are not large enough to play in. City Council has defined RS3 as high density; the comprehensive plan does not call for this area to be RS3.

Commissioner Ron Cardwell has some concerns about the amendment, would like to see a development occur, like the lots sizes, road networks and layouts, street angles are not desirable, intersection are not desirable and are not common good engineering practices. Things can get started here but things are going to have to be changed in the future. The Commercial lot between the residential does not apply for our current 2030 plan. Commercial on Edmond road does not need to be there. Would like to make this development work and move forward. But things there are things that need to be changed. Question is do we blend things together or start over. Would like to see things blended and move forward but not how the amendment took place. Would like it answered too.

Community Development Director Wade Harden explained that this PUD is not evaluated on the current 2030 Comp plan because the Developer was vested in 2008.

Commissioner Steve Morris agreed with the concerns of the other Commissioners. Originally had some concerns about the lot sizes but is more flexible with the lot sizes currently shown. Also shares in the concern with the size of the park, it is too small for the numbers of lots shown.

Chairman Richard Felton restated that the development was submitted and approved before the 2030 plan. Therefore is not held to 2030 Comp plan requirements. The remainder of the development does not show a similar road network, 12" water line, will the 12" water line be carried throughout the development? Yes

City Engineer has run water model for water pressure. DEQ will require this test and it has already been completed.

Chairman Richard Felton recapped the Commissioner comments, understands two items need to be added to staff recommendation. Retention ponds need to be in permitted locations and change the width of Gooder Simpson Blvd. to 16 feet lanes and 18 feet median.

Commissioner Ron Cardwell made a motion to approve the PUD with the following changes.

1. Plans for the offsite sanitary sewer improvements are submitted to the City within six (6) months of the Council approval date of the preliminary plat.
2. The offsite sanitary sewer improvement plans be approved by the City.
3. The temporary emergency turn around provided be constructed with 6" stabilized sub grade and 2" of asphalt.
4. 16 feet lane and 18 feet median on Gooder Simpson.

Motion was **seconded** by Commissioner Steve Morris.

The Vote was:

AYE: Commissioner Ron Cardwell, Commissioner Steve Morris, and Chairman Richard Felton

NAYE: None

Abstain: Commissioner Eric Berger

8. NEW BUSINESS - Unplanned Items

None

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

None

10. COMMISSIONER'S COMMENTS – Oral Comments

Commissioner Eric Berger commented that the Developer has provided the community with some good developments and he just wants to make sure this development is equally as good.

Commissioner Ron Cardwell commented got to have a plan to deviate from. We have a plan...

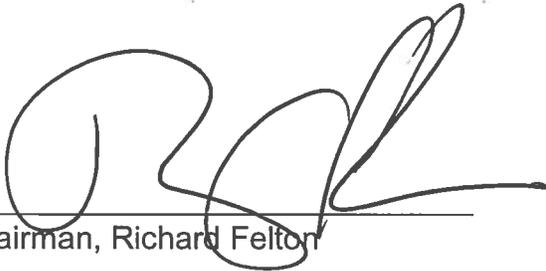
Commissioner Steve Morris – commented that Community Development Director Wade Harden did an excellent job on his presentation.

Chairman Richard Felton – commented on the presentation as well, noting that this is the best

presentation that has ever been presented for a PUD. He did mention that this PUD was approved in 2008, market fell and excited that something might get built.

11. **ADJOURN-** Chairman

Chairman Richard Felton adjourned Special Planning Commission Meeting at 7:34 p.m.



Chairman, Richard Felton



Secretary, Mary Ramsey