



EL DORADO

THE FINE ART OF LIVING WELL

PLANNING COMMISSION MINUTES - DRAFT
November 14th, 2019
6:30 p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Tetrick called the meeting to order at 6:30pm.

Members Present:

Scott Leason
Brad Long
Kyle McLaren
David Stewart
Kelly Tetrick
Gerald Watson

Staff Present:

Jay Shivers
Scott Rickard

Others Present:

Roger Cutsinger	Savoy Company
Roni Bowlin	647 Norris St.
Teri Bowlin	647 Norris St.
Nick Dieker	639 Norris St.
Brenda Nixon	614 Village Rd.
Keyon Reynolds	501 Norris St.
James Heusner	501 Norris St.
Kristy Bradshaw	W. Pine

2. APPROVAL OF MINUTES

Commissioner Long moved to approve the minutes, seconded by Commission Leason. The motion passed (6-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 19-02-PLAT: CONSIDERATION OF THE PRELIMINARY PLAT OF GDW ADDITION.

Commissioner Watson stepped down from the board due to a conflict of interest. Commission Stewart said he worked on the project in the past but no longer has any financial interest or expect future financial interest in the project. Commissioner Stewart said if there are any concerns, he will step down for the item. The Planning Commission discussed and determined there would not be a problem.

A) Presentation of Request

Jay Shivers gave a brief overview of the plat and said it creates only one lot with no right-of-way or easement dedications. He said the plat is not required but a preference of the applicant. Roger Cutsinger of Savoy Company said the intent it to have four twin homes on the property.

Commissioner Long asked if they could only enter off of Central Avenue and exit off of First Avenue. Mr. Cutsinger said that is the plan. Commissioner Long asked about buffering and landscaping. Mr. Shivers said they are focusing on the boundaries and making sure it meets subdivision requirements. He said buffering and screening will be reviewed when the applicant submits a site plan for building permits.

B) Discussion by Planning Commission

C) Motion

Commissioner Leason moved to approve the Preliminary Plat of GDW Addition as presented, seconded by Commissioner McLaren.

Roll Call Vote:

Scott Leason	Y
Brad Long	Y
Kyle McLaren	Y
David Stewart	Y
Kelly Tetrick	Y
Gerald Watson	Abstained

The motion passed unanimously (5-0).

Commissioner Watson rejoined the Planning Commission.

ITEM NO. 2 – CASE NO. 19-01-PD: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A PLANNED DEVELOPMENT OVERLAY DISTRICT ON 11.6 ACRES AT THE SOUTHEAST CORNER OF NORRIS STREET AND 6TH AVENUE.

A) Presentation of Request

Mr. Shivers said they received an application for a Planned Development Overlay District on 11.6 acres just south of 6th Avenue and east of Norris Street. The area is currently zoned for single family residential and features 37 lots. The area could be partially developed and features a number of easements blocking development on many of the lots. The Comprehensive Plan calls for single and two-family residential in this area. Mr. Shivers said single family residential is allowed today, and single family residential is proposed.

Mr. Shivers reviewed Planned Development regulations and procedures.

Mr. Shivers showed one other Planned Development called the Greens at Prairie Trails and shared that that development also moved utility easements and reduced setbacks, including side setbacks to zero. He showed it for history and education purposes, not for comparison.

Mr. Shivers presented the comparison of R-1 regulations and the applicant's proposed waivers and variances as well as the specific challenges on the property (see attached PowerPoint).

Mr. Shivers said this is the second iteration of plans. Original had a dead end road and fewer lot reductions. However, the current plan has better traffic flow with the dead end removed but requires more reductions for the 32 lot development. The proposed land use does not change, the decision is to grant the reconfiguration of the property and grant certain reductions.

Roger Cutsinger of Savoy Company represented Crockett Engineering. Mr. Cutsinger said the average lot size is around 10,000 square feet with only some of them being 7,000. He said this plan is the best approach to develop the property, and possibly the only way.

Commissioner McLaren asked if the electric service would be underground since the utility easements are in the front. Scott Rickard said his understanding is that it would be underground. He also said sewer would be on one side of the road and water on the other. The 60 foot right-of-way and additional utility easement can accommodate all the utilities.

Commissioner Long said he understood the city does not require sidewalks, asked if there would be in this development. Mr. Shivers said there will not be sidewalks.

B) Public Hearing

Chairman Tetrick opened the public hearing. Roni Bowlin, 647 Norris St., asked what this will cost homeowners on Norris. Mr. Rickard said paving Norris is in the plans regardless of this development being approved. It would not be immediately needed as part of this development. As owner, he could protest the project. Mr. Bowlin said one of the tank batteries leaked salt water a while back. Mr. Rickard said they are working with KCC and working on clean up. Mr. Bowlin asked if they would be slab foundations. Mr. Rickard said they would be.

Commissioner Long asked if the tank battery needed to be fenced off. Mr. Rickard said the developer will have to work with the owner of the mineral rights to relocate lead lines and disposal lines. Mr. Bowlin said he doesn't want to lose his view. Mr. Bowlin asked about property values, said these might be nice homes. Chairman Tetrick said the city can do the paving project for Norris anytime and Griler is already platted, Norris paving probably isn't part

of this project. Mr. Bowlin said one of the easements is supposed to be a park. Mr. Rickard said on the original plat, city had requirements for impact fees or donate land for park space. They donated pipeline easement and floodplain on east side of Griler Addition. Parks master plan calls for equipment in the dedicated easement area. He said there have been discussions about lack of a city park in the circle school district area.

Nick Dieker, 639 Norris, expressed concern about property values and additional special assessments. He was concerned about selling in the future with added specials. He would like to keep the property open space. He would have liked to buy one across the street for a garage.

Keyon Reynolds, 501 Norris, said if the easements are filled in then his house will flood.

James Heusner, 501 Norris, asked about curb and guttering Norris and said they'd have to lower the pipelines. Mr. Rickard said potentially, other roads nearby used a concrete pad over the pipelines to protect them, they are shallow in many areas. Mr. Heusner said his house was there before anything else, even Norris St. Mr. Heusner said he has five oil lines crossing his property and he can't get them abandoned. Mr. Rickard said it would be between the future owner and the oil lease. Mr. Heusner said there may be oil in old pipelines that could create hazardous waste. Mr. Rickard said the buyer has conducted a Phase I environmental assessment and working on a Phase II to figure out issues on the site. Mr. Heusner said curb and guttering Norris will flood his property. Mr. Rickard said the goal is to improve drainage with roadways.

Kristy Bradshaw, W. Pine Avenue, said she heard they would be twin homes. Mr. Rickard said it will be single family homes with around 1,300 square foot of living space. She asked about sidewalks. Mr. Rickard said they are not required. Ms. Bradshaw asked how they would get to school and cross Village Road and walk down 6th Avenue. Mr. Rickard said there is a sidewalk that runs along the south side of 6th Avenue to Oil Hill School. He said there is access, just not proposed through this development.

There being no one else to speak, the public hearing was closed.

C) Discussion by Planning Commissioners

Commissioner Watson asked if they would be rentals. Mr. Rickard said the developer plans for them to be rentals for 20 years, then available for sale.

D) Motion

Commissioner Leason moved to recommend approval of Case No. 19-01-PD, an application by El Dorado Housing Partners, for a Planned Development Overlay District on 11.6 acres at the south east corner of Norris Street and 6th Avenue, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Stewart.

Roll Call Vote:

Scott Leason	Y
Brad Long	Y

Kyle McLaren	Y
David Stewart	Y
Kelly Tetrick	Y
Gerald Watson	Y

The motion passed unanimously (6-0). Mr. Shivers says the agenda item will go to the December 2nd City Commission meeting.

ITEM NO. 3 – CASE NO. 19-03-PLAT: CONSIDERATION OF THE PRELIMINARY PLAT OF FLINT CREEK ESTATES ADDITION.

A) Presentation of Request

Mr. Shivers provided a brief overview of the preliminary plat, the plat version of the Preliminary Development Plan. Mr. Shivers said it meets the subdivision and zoning requirements and reflects the lot reductions in the P-D.

B) Discussion by Planning Commission

C) Motion

Commissioner Stewart moved to approve the preliminary plat of Flint Creek Estates Addition as presented, seconded by Commissioner Leason.

Roll Call Vote:

Scott Leason	Y
Brad Long	Y
Kyle McLaren	Y
David Stewart	Y
Kelly Tetrick	Y
Gerald Watson	Y

The motion passed unanimously (6-0).

4. OLD BUSINESS

5. STAFF ITEMS

ITEM NO. 1 - CASE UPDATE

- A) 105 N. Arthur Special Use Permit
- B) Central and School Road Commercial Estates Addition

ITEM NO. 2 - DECEMBER MEETING DATE

6. ADJOURNMENT

The meeting was adjourned at 7:15pm.