

# Memo

**To:** Planning Commission  
**From:** Bryan Myrkle, Community Development Director  
**Date:** August 30, 2019  
**Re:** Proposed Phase II – Edmond Senior Apartments

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On your September Planning Commission agenda is a site plan review for a proposed Phase II of the Edmond Senior Apartments development.

The site plan drawings are included in your electronic packet for review, and paper copies will be provided at the meeting. You are also welcome to pick up a paper copy anytime Tuesday at City Hall if you would like.

I have reviewed the site plan proposal, and it appears to be largely compliant with our zoning requirements. However, there are a couple items I do want to call to your attention:

- The number of parking spaces does not meet our requirement of 1.5 spaces per unit for a development of this kind in the Central Business District. For 71 total residential units, our ordinance would require 107 spaces. This plan shows 78 spaces.
- The proposed monument sign on Oliver Street is located in the public Right-Of-Way and will have to be relocated to a site on their own property.
- No exterior lighting detail has been provided for evaluation.

The parking is the biggest of these issues. The 1.5 space requirement is included in the zoning language developed specifically for the Edmond

Apartments Phase I, and the Planning Commission does not have the authority to make a unilateral change to these parking requirements.

That said, there is support for a reduced parking requirement elsewhere in our zoning ordinance, as the general parking minimums outlined in the tables on pages 94-97 of the zoning code calls for as little as 1 space for every three units for senior housing.

It is the Zoning Board of Appeals that has jurisdiction over parking exceptions and special approvals. Therefore, I have advised TWG Development that their only avenue for a timely review of their parking proposal is at the Zoning Board of Appeals.

My recommendation to you as Planning Commissioners is to look over the site plan in its entirety, taking into consideration the normal items that we review during this process. I would also invite you to make a recommendation to the Zoning Board of Appeals on this question of whether a reduction to the minimum parking standards is appropriate.

While the number of proposed parking spaces is considerably less than the requirement of 107, they are still proposing more than enough spaces to match the number of units. I think we need to avoid any circumstance where they have to use public parking lot spaces or streetside spaces for resident parking. This plan does meet that standard, and I think it could be reasonably approved by the appropriate board (ZBA).

I know they are also reaching out to Liberty Church to determine whether a reciprocal parking agreement could be reached to allow use of the church parking lot for any potential overflow parking if that were ever needed.

I have prepared a Resolution of Approval for your reference and potential use during the meeting.

If you have any questions prior to next Tuesday's meeting, please let me know and I will try to have answers for you by the time of the meeting.