

Huntwick II HOA

PO Box 3836
Edmond, Oklahoma 73083



CITY OF EDMOND 4-18-23 PLANNING BOARD MEETING UNCOMMON GROUND SCULPTURAL PARK AGENDA INFORMATION REVIEW

4.18.2023

Randy Entz
Director, Planning & Zoning
City of Edmond
10 S. Littler
Edmond, OK 73034
405-359-4790
randy.entz@edmondok.com

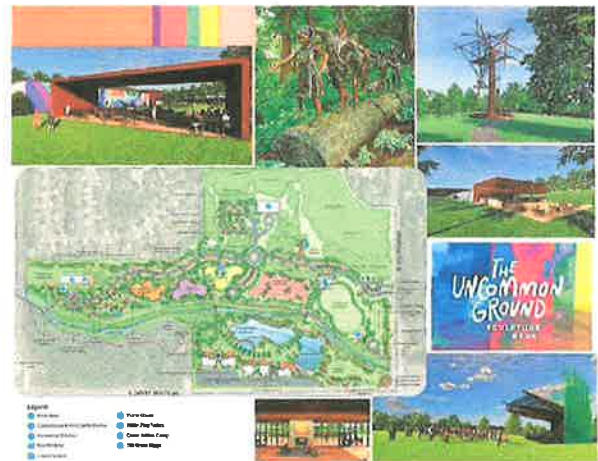
Randel Shadid
Attorney.
35 West Main
Edmond, Oklahoma 73003
405- 659-5513

The Huntwick II Homeowner's Association and its members looks forward to the important and historic work of the *Uncommon Ground Sculpture Park*. The park will become a significant destination for all in the Oklahoma City area and for those traveling the mother road, Route 66. This project will also have a significant impact on our neighborhood. We want to a good neighbor.

We received a copy of the document listed below on April 13 and 14. This reflects 38 pages of information. This short review period does not provide adequate time for our review. Additionally, this information does suggest a process to facilitate dialogue regarding our limited review.

Accordingly, we are addressing our questions and recommendations to both of you with copies to the Edmond Planning Commission Board. The questions below are referenced to the following documents:

1. PR22-00040 Uncommon Ground PP pc Memo 4-18-2023
2. PR21-00040 Uncommon Ground PP pc Attachments 4-18-2023
3. PR22-00041 Uncommon Ground FP pc Memo 4-18-2023
4. PR22-00041 Uncommon Ground FP pc Attachments 4-18-2023
5. SP22-00048 Uncommon Ground SP pc Memo 4-18-2023_Revised
6. SP22-00048 Uncommon Ground SP pc Attachments 4-18-23



[A Crown Jewel of Edmond -Edmond Life & Leisure June 2022](#)



This is both a great opportunity and a complicated issue. Some of our questions reflect our lack knowledge while others call for further review and dialog. As we have had limited time to review this information, we apologize for the late submission of these comments. The following should not be seen as a complete list.

A. **“Request for Variances for Coltrane and 2nd Street”**

All 3 cases, PR22-00040 (40), PR22-00042 (42) and SP22-00048 (48) indicate that the plans as presented do not meet Edmond design standards. **Item 48 specifically requests variances to eliminate the requirements for a Traffic Study, Road Widening and Easements. These documents provide for 444 parking spaces.** Approval of these variances is related to the following issues.

1. The main entrance is located within the existing 2 lane section of Caltrans. While most of the traffic is likely to come from the south, **a left-hand turn lane has not been provided.** Failure to provide a left turn lane seem likely to create dangerous backs ups to 2nd street.
 - **A traffic study would review the need for a left turn lane.**

2. Cases **40, 42 & 48 indicate a 100-foot deceleration lane** north of the main entrance will be provided. **Per the Preliminary Plat & Sheet C3.7, this lane** extends about 65 feet north of the centerline of the entry and creates an **effective deceleration lane of 37 feet. (See attachment A.)** The placement appears to have been dictated to avoid work associated with the 3 - 48” storm drains that cross Coltrane.
 - **A traffic study would review the requirements for the deceleration lane.**

3. A related issues, ingress and egress from the park is limited to one point The plans as presented to the Planning Commission in April of 2022 provided two means of egress. **(See attachment B).**
 - While maybe not related to the traffic study, the question remains - **proper access for emergency services** been provided.
 - Related to this is the depth of the parking spaces. With wheel stops places at 16 feet and many large vehicles, the road clear dimension of 26 feet is likely to be reduced. The parking



space design does not appear to match [Ok County Zoning Regulations, Final Review, Page 77](#)
(See attachment C).

4. Future related issues

- These variances will limit Edmond's ability to make changes to this intersection now or in the future
- Granting these variances will make their enforcement more difficult with other developers.
- As we read the plans, paving of the restaurant pads will take place later. Is that correct?
 - These restaurants, per the required traffic study, will likely need east bound turn lane.
 - The language of 2, 3 & 4 is likely to create problem when this plat is submitted for reviewed.

B. OTHER DESIGN CONCERNS

1. Lack of Site Plan Application

- Why was a Site Plan Application not provided?
- It would have given a opportunity to review a number of issues – fencing, lighting.

2. Placement / Orientation of the Stage

- The plans as presented to the Huntwick in January of 2022 showed the stage facing Southeast. This would direct the noise of events toward 2nd & Coltrane
- The current placement direct the noise at the Huntwick neighborhood. (See attachment B).
- Variances from the agreement and the proposed site plan are noted below:

3. Restrooms

- While great to see these, the placement is too far from the sports courts. The number of restrooms seems low. **These need to be able to cleaned with a fire hose.**
- Case 48, item 7 says "Solid Waste – All solid waste components will meet code." Yet septic systems on mentioned at least 3 times. Are these approved?

4. Park Operations Not Defined

- This would address proposed hours, security, maintenance etc

5. Variance for the height of the "BIRD'S NEST"

- The height and placement could be an issue - **See Attachment D**



FINAL COMMENTS

While already stated in Case 48, it bares is worth repeating, "due to **the amount and significance of the variances**, a Staff recommendation is not available at this time."

We respectfully request that, "due to the amount and significance of the variances", all items, PR22-00040, PR22-00042 and SP22-00048, be tabled to allow for further discussion and review.

This is a great opportunity. We are very excited about this project. We strongly encourage the City of Edmond to find funding to support some of the road issues.

Thank you for your interest.
Huntwick II Board

Steve Ditto
President
213 Hamptonridge Rd
Hw2pres@gmail.com

Todd S Olberding
Huntwick II HOA VP
104 Handover Drive
Hw2vpres@gmail.com

Jeremy Harris
Huntwick II HOA Sec
105 Shelton Place
Hw2Secretary@gmail.com

Tony Luddy
At Large
2304 Huntwick Lane
Hw2atlarge2@gmail.com

cc to:

Barry Moore, Chair
Email bkmgroup@coxinet.net

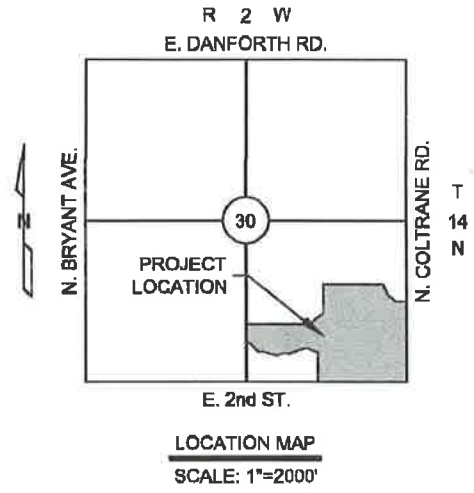
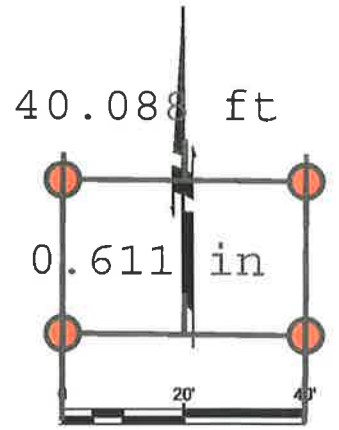
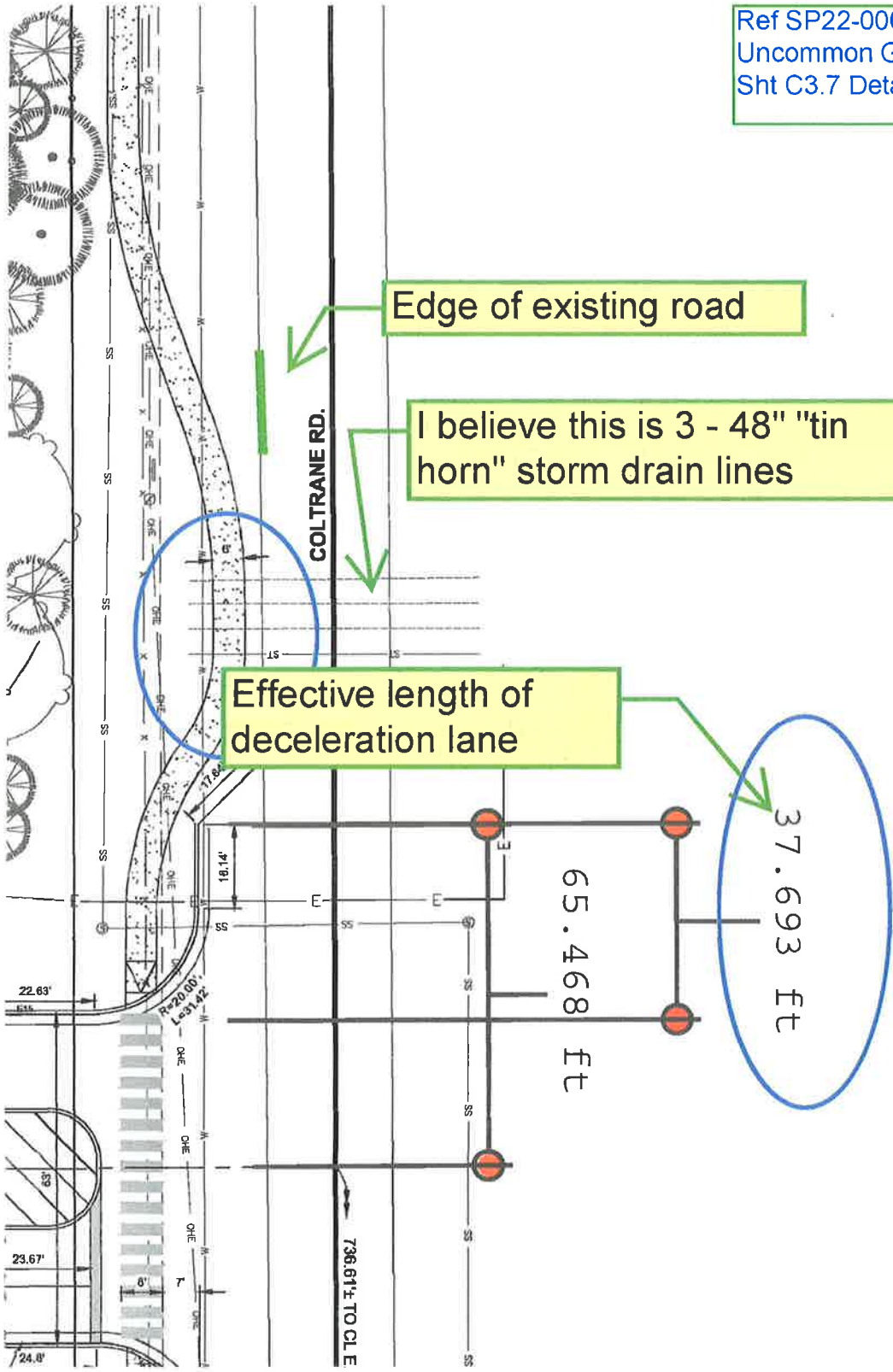
Brian Blundell
Email brian.blundell@bancFirst.Bank

Mark Hoose
Email hooselaw@gmail.com

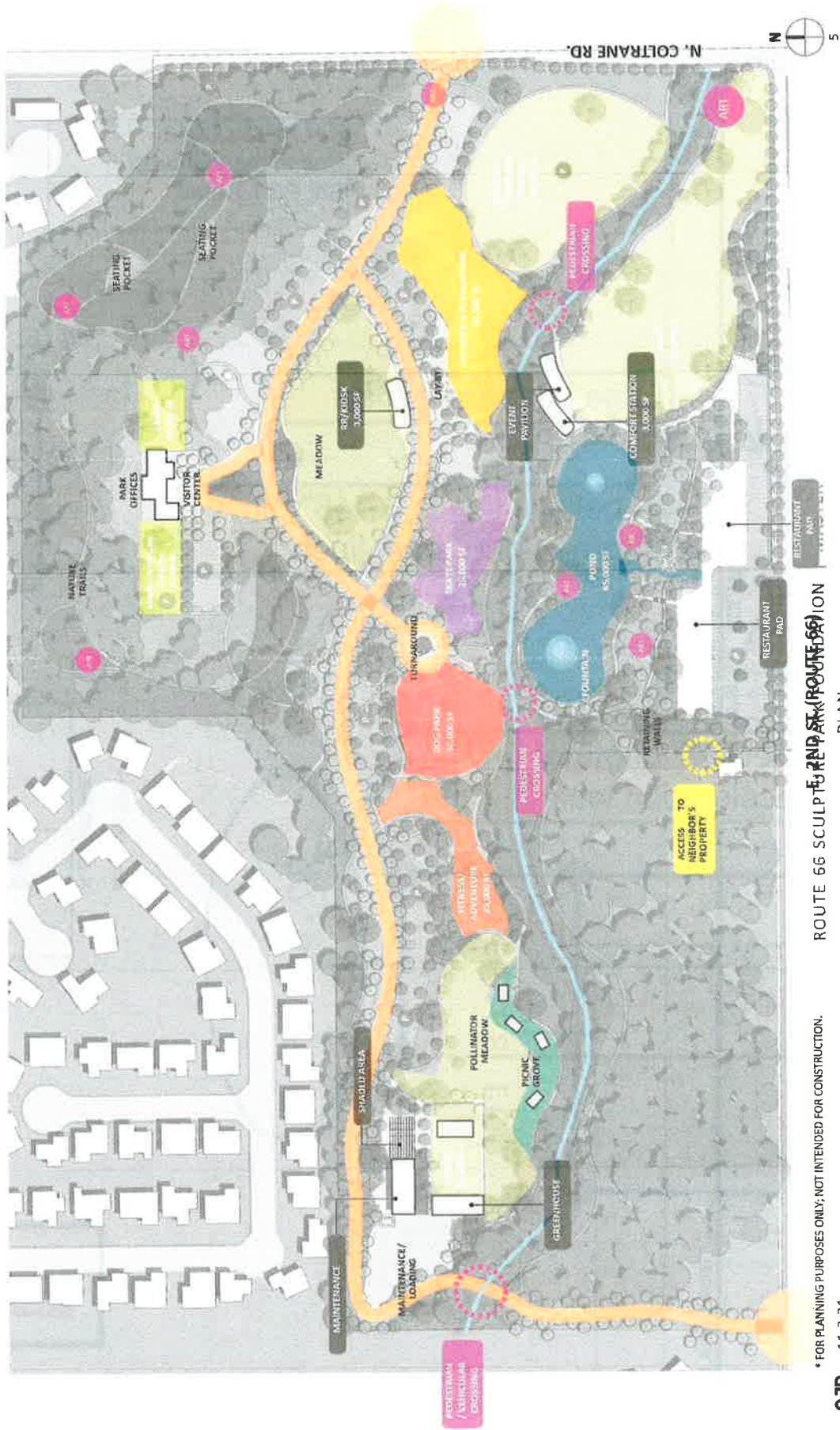
Kenneth Wohl
Email kwohl@bankrcb.net

Chip Winter
Email clwinter7@att.net

Ref SP22-00048
 Uncommon Ground
 Sht C3.7 Detail



Program Site Activity



* FOR PLANNING PURPOSES ONLY; NOT INTENDED FOR CONSTRUCTION.

11.3.21

OJB

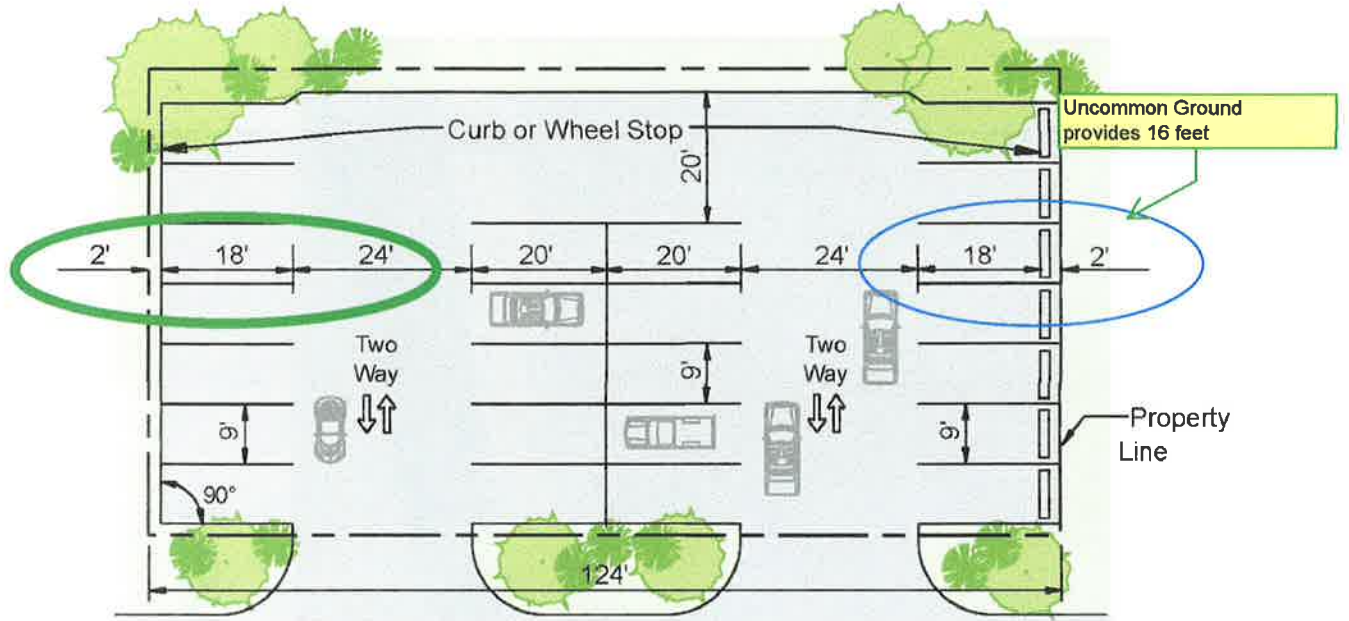
ROUTE 66 SCULPTURE PARK FOUNDATION
PLAN

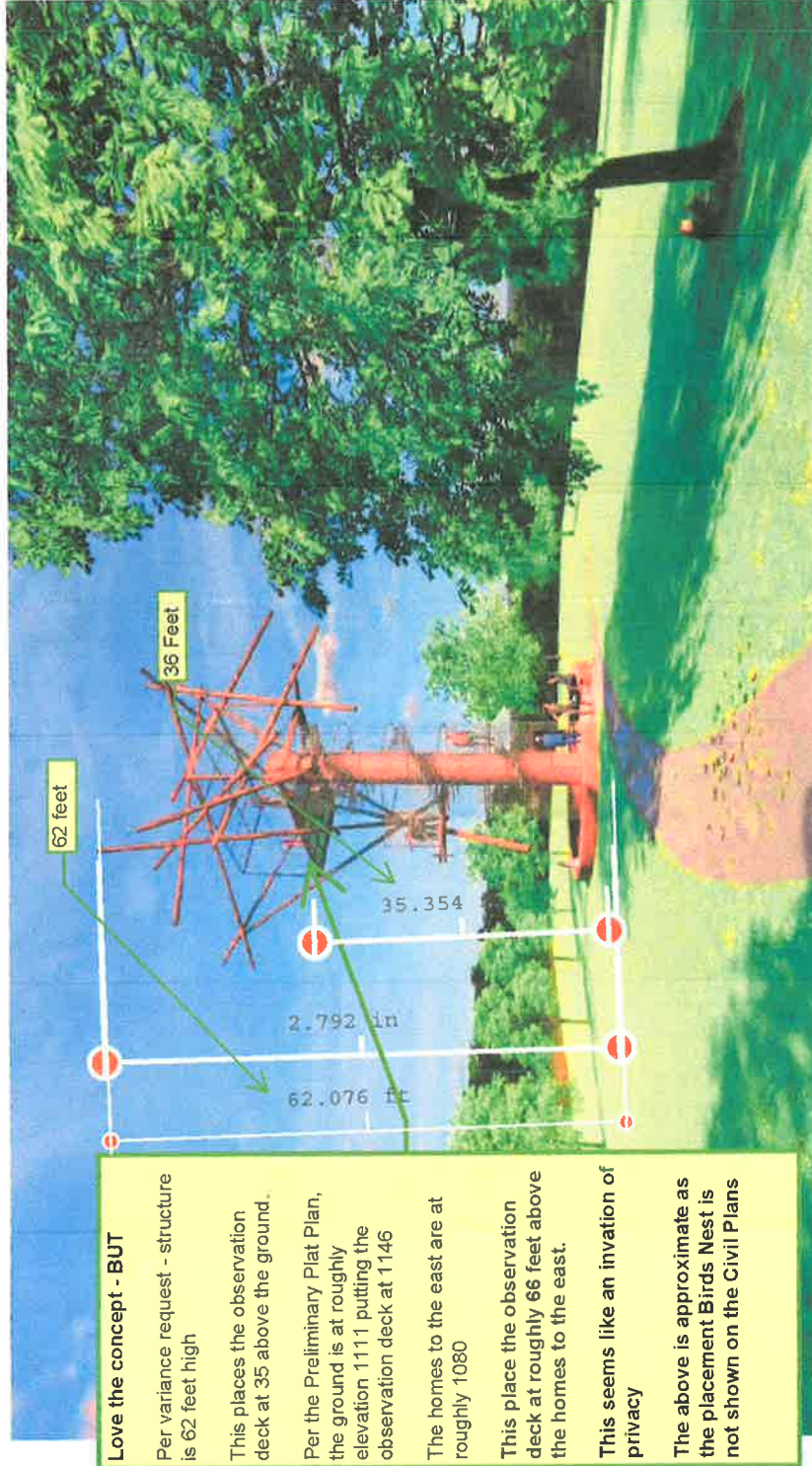
Letter to Mr. Randy Entz
Director of Planning & Zoning
April 18, 2023

Attachment C
Review of
Uncommon Ground Site Plan

Oklahoma County
Parking Zoning Regulations

Oklahoma County Zoning Regulations Update
Final Review Draft | 4/27/2021





Love the concept - BUT
Per variance request - structure is 62 feet high
This places the observation deck at 35 above the ground.
Per the Preliminary Plat Plan, the ground is at roughly elevation 1111 putting the observation deck at 1146
The homes to the east are at roughly 1080
This place the observation deck at roughly 66 feet above the homes to the east.
This seems like an invasion of privacy
The above is approximate as the placement Birds Nest is not shown on the Civil Plans

BIRDSNEST

	RAND ELLIOTT ARCHITECTS 35 Hartman Avenue - Oklahoma City, OK 73104 405.222.8534		PROJECT ISSUE DATE: 11/16/2022 REVISED: 11/16/2022	THE UNCOMMON GROUND SCULPTURE PARK	BIRDSNEST THE UNCOMMON GROUND SCULPTURE PARK	JOB NO: 2204 SHEET NO: 02 SCALE: AS SHOWN	\$0.00
--	---	--	---	------------------------------------	---	---	---------------