

EDMOND PLANNING COMMISSION MEETING**Tuesday, September 20, 2005****5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, September 20, 2005, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Suzy Thrash, Barry K. Moore and Elizabeth Waner. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Jan Ramseyer-Fees, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the September 9, 2005, Planning Commission minutes.

Motion by Thrash, seconded by Waner, to approve the minutes corrected to indicate Cartwright was not in the Chambers during the Wishon votes and that Elizabeth Waner chaired the meeting during that discussion **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Thrash, Waner, Moore and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #Z050043 Public Hearing and Consideration of rezoning from "C-2" Medium Density Residential to "C-3" High Density Residential and Commercial Services at 1104 East Hurd Street. (Nine K, LLC)**

Attorney Mary Ann Karns is representing Nine K LLC in requesting change from "C-2" Medium Density Residential to "C-3" High Density Residential and Commercial Services rezoning at the southeast corner of Hurd and Blackwelder. This property extends the whole block from Hurd to Main on the east side of Blackwelder. The Edmond Plan has supported "C-3" density for this entire Highland Park Addition so there is no Plan Amendment. There is an existing house on the north side of the block. The lots on the northeast corner of Main and Blackwelder are vacant. City water is available along Blackwelder, Hurd and Main and sewer is available in the alley extending through the property. Based on the 37,500 square foot property, 14 units could be built on this parcel.

This is an area that is very suitable to a variety of multi-family type dwellings. There are a number of apartment projects or other multi-family in the area. The density of much of the area is non-conforming since many of the existing projects were built prior to 1972 when the density changed from 42 units per acre to 16 units per acre or less. Commercial has been expanding to the south of Main Street with the Wal-Mart Neighborhood Market and the University Village Shopping Center. Generally, there are adequate utilities to serve multi-family densities. A number of the streets and/or alleys have been closed in the Highland Park Addition which did facilitate new construction of the duplexes or apartments that have been built in the last 20 years in this area.

No one appeared in objection.

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Motion by Moore, seconded by Moyer, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moore, Moyer, Waner, Thrash and Chairperson Cartwright
 NAYS: None

The next item on the agenda was **Case #ES050005 Public Hearing and Consideration of closing an alley easement for public access purposes and retention as a utility easement at 1104 East Hurd Street. (Nine K, LLC)**

Mary Ann Karns representing Nine K, LLC is requesting that the alley between the lots be closed as a vehicular access way. There is a sanitary sewer line extending through the alley easement and will have to be retained as a 20 foot wide utility easement. Nine K, LLC, does not plan to build over the easement but closing the alley will not require concrete paving. Driveways to the apartments could be built through the alley area even as a utility easement or the alley area could be part of the yard for the apartment complex used just for utilities. The alley has never been completed through this block and could not be opened up at this time based on existing construction of the duplexes at the east end of the block. Currently, the 20 foot only serves as a utility easement and there is no future access needed through this property.

No one appeared in objection.

Motion by Thrash, seconded by Moyer, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Thrash, Moyer, Moore, Waner and Chairperson Cartwright
 NAYS: None

The next item on the agenda was **Case # SP050046 Public Hearing and Consideration of commercial site plan approval for Financial Concepts office building located on the west side of Bryant north of Damon Johnson Nursery. (Financial Concepts Mortgage, LLC)**

General Site Criteria:

Existing zoning – “D-O” Suburban Office District

Setbacks – Front:: 115’ shown, 100’ required, Rear: 16.26’ shown, Side: 39.17’ shown; this property is not in a sensitive border condition

Height of buildings –24’ shown

Parking - 16 spaces shown, 13 required

Lot size – 17,312 square feet with a 3848 square foot building

This is the third building in the TECH Business Park.

1. Landscape Plan

Landscaping - Lot area = 17,312 sf

Ten per cent of lot = 1,731 sf

Landscape provided on plans submitted

3,657 sf landscaping/lawn area

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Plant units required = 139 pu	159 plant units
Required in front yard = 865.5 sf	1498 sf in front yard
= 69.5 pu	85 pu
Evergreen required = 56 plants	114 plant units

2. Lighting Plan – No pole lights proposed, just wall mounted light packs.
3. Driveways/Parking – Existing drive to the north of the site will be used as access, which serves the entire TECH Business Park.
4. Mechanical equipment – Residential style unit to be mounted on the ground.
5. Fencing/screening – None required or proposed.
6. Signage – No new ground sign proposed but will go on existing sign. Wall sign on front of the building.
7. General architectural appearance – Brick building with stone accents and a pitched roof.
8. Drainage Report and related Grading Report Plans – Detention was provided with the initial development of the Tech Business Park, so no detention is needed for this site. The detention area is south of this building site, in Common Lot A.
9. Refuse facilities – A dumpster enclosure was installed originally for entire development and is located on the common lot south of this building site.
10. Sensitive borders – There are no sensitive borders to this lot.
11. Street paving and access management – One drive serves the four building sites for this business park.
12. Title 21 Water and Sanitary Sewer Plans – An 8” sanitary sewer line runs along the west side of Bryant. An 8” water line is on the north side of the property, which will be extended to connect to this building site.

Commissioner Waner indicated she had some concern about the parking since the floor plan indicated 17 work stations and there was only 16 spaces. She also noted there appeared to be a lease space. Mark Farris for the applicant indicated he felt there would be adequate parking between the three building sites. He indicated there would be another building across the drive from this location and there could be some sharing of the parking.

Motion by Waner, seconded by Moore, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Waner, Moore, Thrash, Moyer and Chairperson Cartwright
 NAYS: None

The next item on the agenda was **Case #SP050047Public Hearing and Consideration commercial site plan approval for a new building at 1251 S. Fretz on the west side of Fretz east of the Chapel Ridge Apartments. (State Beauty Supply)**

General Site Criteria:

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Existing zoning – “E-1” General Commercial

Setbacks – the front setback from Fretz is 68 feet from the property line, the setback to the north adjacent to “E-1” is 15.53 feet, the setback to the west adjacent to Chapel Ridge Apartments is 20.94 feet, the setback from the south is 22 feet adjacent to “E-1” zoning on the south side of the driveway into the Chapel Ridge Apartments. This location is not in a sensitive border condition.

Height of buildings – 22 feet

Parking – 20 parking spaces proposed. Essentially, this business is wholesale but it is important to understand in the beauty salon business, the salon may have 15 operators with a manager who may purchase and organize the supplies or there may just be 2 operators who run their own business who would also be buying supplies from this business. There is a wide variation in the wholesale volumes and frequent visits are common to this location.

Lot size – the lot is 23,224 square feet and the building is 5,274 square feet

1. Landscape Plan

Landscaping - <u>Lot area = 23,224 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 2,324 sf	6,369 sf landscaping/lawn area
Plant units required = 186 plant units	203 plant units
Required in front yard = 1688 sf	3,185 sf in front yard
Evergreen required = 74 plant units	160 plant units

2. Lighting Plan – wall pack lights will be used on the building and no pole lights are proposed.
3. Driveways/Parking – one driveway on Fretz is planned and one driveway on the side shared drive with ERC to provide enhanced internal circulation. The placement of the drives on adjacent parcels have left this site unable to achieve the 135’ separation policy on Fretz, and so a variance is needed for this drive. However, the driveway has been centered between the adjacent drives and is the best placement for access onto Fretz. Staff recommends approval of the driveway separation variance.
4. Mechanical equipment – the air conditioning units will be located on the north side of the building, not on the roof even though the building is flat.
5. Fencing/screening – no fencing is planned for this project.
6. Signage – No ground sign is proposed, only wall signs.
7. General architectural appearance –The building will be a pre-engineered metal building with a brick veneer. A copper-looking awning made of standing seam metal, with dryvit above and below the awning, will accent the building.
8. Drainage Report and related Grading Report Plans – drainage has been completed with the Chapel Ridge Apartment project in a common detention pond southwest of this location.
9. Refuse facilities – Solid Waste Superintendent Sam McNeiland has approved the plans, which is accessed off the driveway into the Chapel Ridge Apartments. There is no alternate location for the container on the front of the property.
10. Sensitive borders – none.

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11. Street paving and access management – the site plan provides for 2 drives, one off Fretz which is a public street, and one off the private drive into the Chapel Ridge apartments. Mr. Bode will provide a cross access agreement which will need to be filed with the County, to ensure access off the private drive.
12. Title 21 Water and Sanitary Sewer Plans – City water and sewer is adjacent to the site and are being connected for service.

Commissioner Moyer asked if the staff was concerned about a variance on the drive approach separation. City Engineer Steve Manek indicated that there was a good flow through connecting the drives on site and that the street was marked with a low speed limit, so in this particular case there was justification for an exception to the policy requirement. Staff also noted there were numerous school bus stops on the west side of Fretz at this location and a trolley stop just to the south. Speed limits would continue to be residential in character and there is no need to improve the road for additional traffic.

Motion by Moore, seconded by Thrash, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moore, Thrash, Waner, Moyer and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #U050008 Public Hearing and Consideration of Special Use Permit for multi-family density in “E-1” General Commercial east of the Oklahoma Municipal Power Authority Offices 300 feet south of East Second Street. (The Falls Condominium, LLC)**

This item was continued to October 4, 2005 at request of the applicant.

Motion by Moyer, seconded by Thrash, to continue this request to the October 4th Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moyer, Thrash, Waner, Moore and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Consideration of variance from Section 15.01 Sign Regulations pertaining to a sign located at 1800 E. Second Street.**

This item was continued to October 4, 2005 at request of the applicant.

There was no New Business.

Motion by Waner, seconded by Moore, to adjourn. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Waner, Moore, Thrash, Moyer and Chairperson Cartwright

NAYS: None

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Meeting adjourned at 5:50 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission