

EDMOND PLANNING COMMISSION MEETING

Tuesday, January 16, 2001

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, January 16, 2001, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, Dyke Hoppe, and Elizabeth Waner. Present for the City were Robert L. Schiermeyer, City Planner; Jan Ramseyer-Fees, Assistant City Planner; Rush Clinkscales, Civil Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the December 19, 2000 and January 2, 2001 Planning Commission Minutes.

Motion by Hoppe, seconded by Moyer, to approve the minutes of December 19, 2000 as amended and the minutes of January 2, 2001 as written. **Motion carried** as follows:

AYES: Members: Hoppe, Moyer, Cartwright, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "G-A" General Agricultural to "R-1" Rural Estate Dwelling on property west of Air Depot, north of Indian Hill Road. (Vernon W. Bass)**

Mr. and Mrs. Bass own five acres just north of the Charles Bowman property recently rezoned from "G-A" to "R-1" on Air Depot and Indian Hill Road. The property to the north has been divided into two 2.5 acre tracts. The nearest sanitary sewer line is located over 2 miles north at the Coffee Creek interceptor line. The nearest waterline is just under 1 mile south along East Second Street; that waterline is the large transmission line connecting the Arcadia Lake water plant and the two water towers at I-35. Two acre lots are the most appropriate considering road standards and utilities serving this general area.

Motion by Cartwright, seconded by Hoppe, to approve this request. **Motion carried** as follows:

AYES: Members: Cartwright, Hoppe, Moyer, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of a Special Use Permit for a parking lot at St. John the Baptist Catholic Church on the southwest corner of Ninth and Littler.**

Bill Coyle with the Catholic Church is requesting a Special Use Permit for a parking lot south of Ninth Street, west of Littler. The subject property is zoned Single Family and all uses associated with a church require Special Use Permits. The church will move a number of houses on the property.

The property to the south is zoned "A" Single Family Dwelling. The property to the west is zoned "D-1" Restricted Commercial District. A number of houses will remain adjacent to the east, west and south of the parking lot.

Planning Commission
January 16, 2001

include driveways, landscaping, signage and paved parking and posing sixteen foot tall lights. Several property owners have called a sight proof fence adjacent to the paved parking lot. One hundred forty-two parking spaces are proposed for the site. The lot area is 68,800 square feet. The ten percent required landscape area equals 6,880 square feet. A minimum of 550 plant units are required, of which 220 plant units are required to be

evergreen. The applicant is proposing to provide 49,261 square feet of landscape and lawn area. The applicant is proposing to provide 1,696.5 plant units of landscaping, of which 825 plant units will be evergreen. The applicant will be preserving a 14" caliper Pecan, a 30" caliper Cottonwood, a 2" caliper Elm, an 18" caliper Elm and an 18" caliper Southern Magnolia.

The detention facility will be located at the northeast corner of the site and the calculations have been approved by Engineering.

Jeannine Mayer, Sherri Lee, Violet Barne and Carol Jones of the public requested an 8 foot fence compatible to Baggerley's. They expressed preference to running concrete footings with metal posts.

Bill Coyle agreed to provide fencing. He stated he would try to comply with the specifications outlined by members of the public.

Motion by Hoppe, seconded by Moyer, to approve this request. **Motion carried** as follows:

AYES: Members: Hoppe, Moyer, Cartwright, and Chairperson Woods

NAYS: None

ABSTAIN: Waner

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Amending Edmond Plan III from Single Family Dwelling and Suburban Office to Restricted Commercial Planned Unit Development Usage on the northeast corner of 33rd and Bryant. (Winchester Development LLC)**

and

Public Hearing and Consideration of an Ordinance Rezoning from "A" Single Family Dwelling and "D-O" Suburban Office to "D-1" Restricted Commercial Planned Unit Development Usage on the northeast corner of 33rd and Bryant. (Winchester Development LLC)

Attorney Randel Shadid, representing Winchester Development LLC, requested a continuance of the Plan Amendment and Rezoning for a 19 acre parcel at 33rd Street and Bryant until February 6, 2001.

The next item on the agenda was a **Public Hearing and Consideration of a Special Use Permit in an "E-1" General Commercial District for a 44 unit apartment complex on the south side of Second Street, east of the Best Western on East Second Street and west of Smithcot Square Shopping Center. (Satyam Enterprises, LLC)**

Architect Socrates Lazaridis has requested a continuance of this item until February 6, 2001.

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "A" Single Family Dwelling District to "D-3" Office Commercial District located at 1725 East 15th Street. (Rosemary Smith, Jerre Byers & Janelle Campbell)**

Attorney Randel Shadid is representing Rosemary Smith, Jerre Byers and Janelle Campbell in requesting a rezoning from Single Family District to Office Commercial District on five acres north of 15th Street, one-quarter mile east of Bryant Avenue. This property is indicated for Office Commercial on Edmond Plan III. The Marks Family owns property located north of this site and the Turtle Creek Townhomes are located to the east. The land to the south is zoned for office

("D-3" Office Commercial) and the Turtle Creek Office Park is located to the southeast. Spring Creek Plaza is one-eighth mile west on the northeast corner of 15th and Bryant and the New Covenant Methodist Church is on the southeast corner of the intersection.

The primary reason this parcel was recommended for office usage on Edmond Plan III was to contain or limit retail to the northeast and northwest corners of 15th and Bryant. The "D-1" PUD parcels are limited in uses allowed by "D-1" by the terms of the PUD Design Statement. Continued retail expansion, except on the northern two corners, was to be discouraged at this general location when the Edmond Plan III was last developed in 1999. Office uses were very compatible with nearby residential such as Turtle Creek and other neighborhood uses such as churches and the day care center. In addition, office, not retail, has already developed away from the intersection and serves as a good transition use near the natural separation of creeks adjacent to Forest Oaks, Turtle Creek and Chimney Hill.

Motion by Moyer, seconded by Hoppe, to approve this request. **Motion carried** as follows:

AYES: Members: Moyer, Hoppe, Cartwright, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "G-A" General Agricultural District to "F-O" Limited Light Industrial and General Office Corridor District on the southwest corner of I-35 and Sorghum Mill Road. (Dr. French Hickman)**

Don and Melinda Norton explained that they had received no notice despite owning property near by. However, the Nortons waived the notice requirement in order to proceed with the item.

Randel Shadid, representing Dr. French Hickman, is requesting that approximately 36 acres south of Sorghum Mill Road, west of I-35 be rezoned to Limited Light Industrial. This request is in compliance with the Edmond Plan. Dr. Hickman owns more land west of this application; his ownership extends to Sooner Road, but only a portion of his property is projected for Limited Light Industrial. This is a unique zoning district that allows offices and manufacturing operations but does not allow free standing retail or shopping center uses. The land to the north is zoned "F-1" Light Industrial and is undeveloped. The land on the northeast corner of I-35 and Sorghum Mill Road is zoned "F-1" Light Industrial and is developed with metal buildings. The land on the southeast corner of I-35 and Sorghum Mill Road, approximately 12 acres, is zoned "F-2" Heavy Industrial and is one of the few tracks zoned in that manner in Edmond.

The Blackjack Acres and Marshan Heights Additions are located approximately 1/2 mile south located at Coffee Creek and Sooner and the Northwood Estate Addition is located approximately 1 mile west, north of Sorghum Mill Road west of Sooner. There's also the Coffee Creek Mobile Home Park located between Marshan Heights and Blackjack Acres east of Sooner Road.

Planning Commission ited southeast of the subject property, east of I-35. 5
January 16, 2001

res of the property to the north of Sorghum Mill zoned "F-1" Light Industrial. She described the property as unkept, having junk cars and trash on it. Dan O'Neil of the Edmond Neighborhood Alliance stated that the I-35 Corridor Committee listed this site as the Vista to America corner. He stated that three large bill boards are located on this site. He noted that this zoning category requires 30% landscaping. While he recognized that tree removal will occur, the asked that the Commission require a 100 foot buffer from residential of preserved and unaltered vegetation and terrain. Steve Church stated that he wanted the west side to remain attractive.

Burt Boquet of 5616 N Sooner Road expressed concern about existing industrial sites that are abandoned and in disrepair. He stated concern about traffic and explained that the area has historically been a residential area.

Randel Shadid explained that no outdoor storage is allowed under the proposed zoning and that there would be no metal buildings. He felt that most of the concerns expressed were site plan related and could be addressed at the time of site plan approval.

Motion by Cartwright, seconded by Hoppe, to approve this request. **Motion carried** as follows:

AYES: Members: Cartwright, Hoppe, Moyer, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from “D-2” Neighborhood Commercial District to “E-1” General Commercial District located on the west side of Bryant, west of Bryant Square Shopping Center and one-quarter mile south of Second Street. (Sooner Investments)**

Randel Shadid, representing Sooner Investments, is requesting rezoning of the ChappelWood Financial Services property on South Bryant from “D-2” Neighborhood Commercial to “E-1” General Commercial. This property is shown on the Edmond Plan for General Commercial Usage. The property is already served with city utilities and is part of the Professional Plaza Addition. Sooner Investments intends to remove the building and re-plat the area as a part of their University Plaza project located immediately west. Sooner Investments owns the land to the north, south and west of the subject property. Bryant Square Shopping Center is located to the east. The property is just over one-half acre in size.

The land to the south is zoned “E-1” and was a Plan Amendment for the Harry Moore application February, 2000. The land to the north is zoned “E-1”. The continuation of General Commercial uses on the subject property is a reasonable, orderly progression of a compatible zoning districts.

Motion by Hoppe, seconded by Moyer, to approve this request. **Motion carried** as follows:

AYES: Members: Hoppe, Moyer, Cartwright, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Amending Edmond Plan III from Single Family Residential to General Commercial Usage located one-eighth mile west of Bryant on the south side of the University Plaza Addition. (Sooner Investments)**

Planning Commission

January 16, 2001

Sooner Investments, originally requested 4.11 acres which he at the meeting (approximately 0.94 acres) to be amended from “A” Single to “E-1”. The Edmond Plan reflects this area as Institutional usage which is not formally defined but typically reflects churches, schools, and in this case, the privately maintained detention area.

6

The subject property will not be adjacent to a public street. It would be adjacent to a fire lane easement as it's currently configured and as it is planned to be changed based on a new Lowe's Home Improvement Center site plan to be considered east of Target. The existing zoning pattern is: North – “E-1” General Commercial; South - “A” Single Family; East “E-1” General Commercial; West - “A” Single Family. The existing land use pattern is: North – vacant University Plaza Addition;

South – floodplain on church property; East – undeveloped Sooner Investment property; West – Will Rogers School.

Commissioner Waner stated that she would like to see a full site plan prior to taking action on the plan amendment and rezoning. She further asked if Lowes was under contract. Mr. Combs responded “no comment”.

Randel Shadid stated that the site plan would be submitted. However, he further stated that his clients needed the appropriate zoning before proceeding with the site plan submittal. Bob Schiermeyer explained that several steps will be involved with this site. Rush Clinkscales, Civil Engineer, added that alterations to the detention are complex issues. He requested to see all work up front before he can make a recommendation to the Planning Commission and City Council. Commissioner Woods stated that the rezoning of the 0.94 acre tract was all that was being considered.

Motion by Cartwright, seconded by Hoppe, to approve this request as amended to pertain to the 0.94 acre tract only. **Motion carried** as follows:

AYES: Members: Cartwright, Hoppe, Moyer and Chairperson Woods

NAYS: Waner

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from “A” Single Family Residential District to “E-1” General Commercial District located one-eighth mile west of Bryant on the south side of the University Plaza Addition. (Sooner Investments)**

Randel Shadid is representing Sooner Investments in requesting that 0.94 acres, which is the detention area for the University Plaza Addition, be rezoned from “A” Single Family to “E-1” General Commercial. The University Plaza project is the Super Target and other buildings planned south of Second, west of Bryant. IHOP has started construction on their restaurant and, other than that building, there are no other structures ready to be built within the University Plaza subdivision.

Based on the general plans that have been submitted by Smith Roberts, not all of Lot 10 of the University Plaza plat is needed to reconfigure the detention pond, utilities and fire lane required for the proposed new development, east of the Target site. Approximately one-fourth of the detention area would be modified, although the detention area would still be extended further east. This detention pond is a regional detention facility serving the Wal-Mart Neighborhood Market and all of the University Plaza.

Planning Commission
January 16, 2001

Speak to the 0.94 acre tract on land only. All of Lot 10 was not a part of

7

Motion by Hoppe, seconded by Moyer, to approve this request as amended to pertain to the 0.94 acre tract only. **Motion carried** as follows:

AYES: Members: Hoppe, Moyer, Cartwright and Chairperson Woods

NAYS: Waner

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance closing a public utility easement at 4200 Ruffin Circle in the Belmont Estates Addition. (Belmont Farms LLC)**

Attorney Randel Shadid is representing Randel Duncan in requesting that a ten foot easement be closed at 4200 Ruffin Circle. This easement extends east and west along the north side of Lot 14 Block 3, of the Belmont Estates Addition. There are no city utilities in this easement and the easement is not needed for water, sanitary sewer, or electric. There is a major creek to the north and the owner wishes to expand the lot into that unplatted area next to the creek.

Southwestern Bell indicates they do not object to the closing. Oklahoma Natural Gas does have an existing gas line in the easement so the easement cannot be closed until arrangements have been made to relocate the gas line as agreed to between ONG and Randel Duncan. ONG did call regarding this issue and the applicant has been informed to contact the gas company regarding the relocation agreement and payment to ONG for the new gas line

Motion by Waner, seconded by Hoppe, to approve this request subject to documentation that ONG has approved an agreement to have the gas line relocated. **Motion carried** as follows:

AYES: Members: Waner, Hoppe, Cartwright, Moyer and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an amendment to the Coffee Creek Planned Unit Development Design Statement for the Touchmark I Assisted Living Center north of Covell Road, west of Shortgrass Road. (Covell Road Properties, LLC)**

Engineer Earnest Isch, representing the owner, is requesting that the Coffee Creek Planned Unit Development Design Statement be amended to allow the variances authorized by the PUD ordinance from the Assisted Living Center on the 13.44 acres on the northwest corner of Shortgrass Road and Covell Road. This project is basically three stories in height but there is one portion of building that is four stories and has a height of eighty-five feet. This portion of the building is on the southwest corner of Village Parkway and Shortgrass. This property is zoned "C-2" Medium Density Multi-Family and was originally allowed for 12 units per acre; the new density is 10.2 units per acre. The majority of the building is fifty-five feet in height and that was not identified in the original PUD although allowed in "C-2" zoning. The uses in the Assisted Living Center include a fitness center, day care center and the various residential quarters meeting the health needs of the residents.

Planning Commission January 16, 2001
Motion by Waner, to approve this request. **Motion carried** as follows:
Moyer, Waner, Cartwright, Hoppe and Chairperson Woods 8

The next item on the agenda was a **Public Hearing and Consideration of an amendment to the Coffee Creek Planned Unit Development Design Statement for the Touchmark II duplex and triplex residential units north of Covell Road. (Covell Road Properties, LLC)**

Engineer Earnest Isch is requesting that the Touchmark II Plat area of the Coffee Creek Planned Unit Development be amended to allow duplex and triplex units, in addition to single family, rather than just single family units as originally approved in 1996. These units would be part of the Touchmark senior housing planned in Coffee Creek and allows for a variety of housing styles for the residents. The project includes 36 structures and 55 living units. The housing for the original Coffee Creek PUD for this area was 5.5 units per acre and the revised density is 4.4 units per acre. The project covers 12.40 acres.

This part of Coffee Creek is north of the Post Office and between Village Parkway and Prairie Village Drive. There is a greenbelt and pond to the west between Touchmark II and Prairie Village II Addition. There is an operating oil well to the immediate southwest of this project.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** as follows:

AYES: Members: Cartwright, Moyer, Hoppe, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for a Laser Institute and Surgery Center east of Bryant Avenue, on the south side of Medical Center Drive. (Dr. Henry Pearce)**

Dr. Henry Pearce is proposing a new Laser Institute and Surgery Center to be located on the south side of Medical Center Drive, south of Matt Wilson's offices on the north side of the street, immediately west of Legacy Apartments and east of Dr. Adibi's Dental Office. The property is zoned "D-2" Neighborhood Commercial District. The proposed use is a Medical Building and Ambulatory Surgery Center. The property to the south, west and north of the site is zoned "D-2" Neighborhood Commercial District. The property to the east of the site is zoned "C-3". Bryant Grove Apartments are located to the south of the site, Sycamore Square Medical Offices to the north and Legacy Woods Apartments to the east.

The east end of the building will be a two story medical office building. The medical office building will have 5,070 square feet of space on the first floor and 4,961 square feet on the second floor. The west end of the building will have one floor and will be the ambulatory surgery center. The ambulatory surgery center will have 15,167 square feet. Overall the building will be approximately 126 feet by 184 feet; the total complex contains 25,198 square feet. The building will have a flat roof. Eighty-one parking spaces are proposed for the site.

The lot area is 86,385 square feet. The ten percent required landscape area equals 8,639 square feet, of which 4,320 square feet must be in the front. A minimum of 691 plant units are required, of which 276 plant units are required to be evergreen. The applicant is proposing to provide 23,375 square feet of landscape and lawn area, of which 9,555 square feet will be in the front. The Planning Commission provided 713.5 plant units of landscaping, of which 380 plant units are

9
January 16, 2001

As drawn, the plans do not comply with the Fire code. Mr. Jeff Ball is revising the plans in accordance with Fire Marshal David Wiist to make sure that the fire hydrant is within 300 feet from all corners of the building and supplied the required water line. Staff recommended approval subject to compliance with fire hydrant location and looped or appropriately sized water line serving each hydrant.

Jeff Ball, representing the applicant explained that they are currently resolving the water hydrant issue. Bob Schiermeyer informed him that he would need to submit he plans to David Wiist, Fire Marshal, for his approval.

Walt Stammer, a concerned citizen and member of the Board of Edmond Medical Center, spoke in opposition to the item. He stated that an acute care hospital was needed rather than a surgery center. He explained that 13 hospitals have closed in Oklahoma due to niche facilities.

Motion by Cartwright, seconded by Hoppe, to approve this request subject to compliance with fire hydrant location and looped or appropriately sized water line serving each hydrant.

. **Motion carried** as follows:

AYES: Members: Cartwright, Hoppe, Moyer, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of a request to close a portion of a public utility easement on the west side of Boulevard between Marilyn Avenue and Myra Court. (Edmond First Church of the Nazarene)**

The applicant requested a continuance of this item until February 6, 2001.

Motion by Hoppe, seconded by Cartwright, to continue this request to February 6. **Motion carried** as follows:

AYES: Members: Hoppe, Cartwright, Moyer, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Consideration of a request for deed certification south of 15th, west of railroad tracks, east of Wind Rush Apartments. (Glenn Ashmore)**

The applicant requested a continuance of this item until February 6, 2001.

Motion by Cartwright, seconded by Hoppe, to continue this request to February 6. **Motion carried** as follows:

AYES: Members: Cartwright, Hoppe, Moyer, Waner and Chairperson Woods

NAYS: None

There was no **New Business. Meeting adjourned at 7:15 p.m.**

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission