

EDMOND PLANNING COMMISSION MEETING

Tuesday, February 20, 2001

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, February 20, 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; Marcy Hunt, Assistant City Planner; Rush Clinkscales, Civil Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the February 20, 2001, Planning Commission Minutes.

Motion by Waner, seconded by Hoppe, to approve the minutes as amended indicating that Moyer was out of the room during Voss application and Waner as out of the room during the St. John Catholic Church discussion and that Waner's vote was in the negative on the ERC application. **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 ordinance to close a portion of a utility easement 2709 Spyglass Hill Road, Fairfax Estates. (Gary Van and Janet E. Rabb)**

The applicant requested a two week continuance. The item was continued to March 6, 2001.

Motion by Hoppe, second by Cartwright, to continue the item to March 6, 2001.

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

NAYS: None

The next item on the agenda was a **Consideration to vacate the east portion of University Plaza Plat, a portion of Hospital Heights, and a portion of Professional Plaza Addition all located west of Bryant Avenue, south of East Second Street. (Sooner Properties)**

Attorney Randel Shadid is representing Sooner Properties in vacating portions of three subdivisions for the future development of the Lowe's Home Improvement Center on the east side of the University Plaza Addition. This request involves approximately 17 acres covering the land east of the proposed Target and southeast of the IHOP Restaurant under construction. This request also vacates property where the Chappelwood Financial Office Building (Professional Plaza Addition) and the Veterinarian Hospital (the Hospital Heights Addition) are located on Bryant. Sooner Properties has filed the University Plaza East Addition to re-plat the entire area being vacated. The City has not accepted any of the subdivision improvements for the original University Plaza Addition and a letter of credit for \$982,835.50 is on file guaranteeing the water, sanitary sewer lines and drainage improvements. Some of those subdivision improvements have been completed but not accepted.

The property in the east portion of University Plaza, Professional Plaza, and Hospital Heights can be closed subject to the following easements being retained or conditions met:

1. A sanitary sewer line is in operation along the north and west sides of Lot 10/Common Area A-private detention area. Some of the existing customers on this line include Dairy Queen, Wal-Mart Neighborhood Market, Bennigan's, Denny's and Edmond Regional Hospital. A utility easement is a minimum mandatory requirement and must be reserved on the north and west sides of the detention area.

- 2. Arrange for the relocation of any existing electric service on the west side of the Hospital Heights Addition and/or Professional Plaza Addition required to serve existing customers at 100% of the developer's expense. New easements can be provided on the plat of University Plaza East.

Commissioner Moyer questioned the applicant about the installation of the traffic light on Bryant. Randal Shadid informed the Council that the traffic light will be installed by May 15, 2001 with weather permitting.

Ronnie Williams asked why the development was not replatted as one plat if it's one shopping center. He asked if two plats for one shopping center would result in more signs. Joe Warren, resident on Pine Oak, asked if the development would be allowed a single shopping center sign or separate signs for the Lowes and Target.

Joe Warren stated that clearly all the items regarding this site are interrelated. While he was opposed the first site plan for this shopping center, Mr. Warren stated the signage was represented as that of a shopping center, not individual signs. He added that when half the plat is vacated and then replatted, it has the appearance of two separate developments. He expressed concern that the signage ordinance was being undermined. Joe Warren asked if this were the appropriate location for a Lowes. He stated that Sooner Investments is trying to make it work with significant elevation changes, pursuit of individual signs, and rezoning to Open Display Commercial to allow for outdoor display of merchandise. Mr. Warren stated that an intensity of development is being allowed that is overwhelming the intersection. Further, Mr. Warren stated that for this to have occurred, it took a series of variance, plan amendments, rezonings, plat vacations and other exceptions that have not been in the interest of the public.

Mr. Warren also noted that a fence was required as part of the original site plan to provide screening of the parking lot. However, Mr. Warren explained that since Sooner has made significant alterations to the elevations, the fence, as it is constructed along the property line, provides no screening because the parking is at a higher elevation. He asked that if the Commission is going to approve this site plan, that they approved it with the contingency that the developer relocate the fence to where it is immediately adjacent to the parking lot in order to provide the screening that was required of them. Mr. Warren further noted that a concrete overflow for the detention pond was required as part of the Council approval. However, it was never constructed. Mr. Warren asked that this, too, be required of the developer if the Commission chooses to approve the site plan.

Randal Shadid stated the proposed site design with Lowes actually has less square footage of retail space than the original site design. Mr. Shadid followed by stating that less traffic will result. Regarding signs, Mr. Shadid stated that there was no ulterior motive in requesting the replat. He agreed to the same shopping center signage that was originally approved.

Planning Commission
February 20, 2001

neer, stated that none of the approved plans included the concrete overflow described by Warren. Mr. Warren stated that an engineer spoke at the meeting and explained that it was possible for debris to cause clogging that could lead to a catastrophic failure of the pond.

Randal Shadid stated that if the City Council minutes reflect that commitment, then the applicant will construct the concrete overflow. Mr. Warren noted that the minutes are sometimes very vague, failing to document such commitments.

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

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

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

NAYS: Waner (amended 3/6/01)

The next item on the agenda was a **Public Hearing and Consideration of Edmond Plan III Amendment from General Commercial Usage to Open Display Planned Unit Development Usage at University Plaza, south of Second, west of Bryant. (Sooner Investments)**

Attorney Randel Shadid is representing Sooner Investments to increase the usage of the property on the east side of University Plaza to Open Display Planned Unit Development. The proposed use at this time is a Lowe's Home Improvement Center and the use would disallow boats, trucks, mobile homes, cars and campers but other open display products such as garden supplies and building materials and miscellaneous open display would be allowed.

The land has been improved for commercial construction. There is a 15 foot retaining wall containing fill that was placed on the site anticipating the original shopping center. Additional fill and tree clearing is planned to add the Lowe's. The detention area will be partially rebuilt and the retaining wall height at Bryant is anticipated to be 14 feet in height. Existing buildings will be demolished (ChappelWood and Blankenship Vet Clinic). Will Rogers Elementary School is located to the southwest. The Church of Christ owns the land south as well as Sooner Investments.

This request is being submitted with some limitation as to "E-2" uses but there will be a precedent for additional "E-2" which should be considered with the same limitations. There are no homes adjacent to the property. The site plan has been submitted for consideration along with the rezoning and plan amendment. The actual standards for the development of the property need to be evaluated at this time. The site plan approved is contingent on approval of the Rezoning and Edmond Plan III Amendment.

Randal Shadid explained that the developer is limiting the myriad of E-2 uses generally felt to be offensive. Mr. Shadid explained that during the growing season, the applicant is requesting to place live plant material in the parking lot, restricting the display to the second and third rows of parking from the ease property line. He further added that the applicant wishes to limit the display of pre-fabricated accessory structures to the east side of the building. Open display items will not encroach into or beyond the east fire lane. Mr. Shadid also agreed to include in the design statement the prohibition of overseas container or containers serving a similar purpose on

Planning Commission

23

February 20, 2001

and Neighborhood Alliance expressed concern about the appearance of this site from Bryant. He stated that the single row of trees proposed by the applicant will not provide sufficient screening. He stated that adequate screening would necessitate at least two to three rows. He cited the K-mart on Broadway as an example of insufficient screening created by a single row of trees. Mr. Williams encouraged the Commission to require an appearance that is comparable to the appearance of the Wal-Mart Supercenter at Danforth and Santa Fe.

Joe Warren, resident on Pine Oak, encourage the Commission to require that the garden center at Lowes have a similar appearance of that at the Wal-Mart Supercenter. He stated that he did not want to see the pre-fabricated accessory structures along Bryant. He also stated that the sale of farm machinery and monument sales should be prohibited.

Randal Shadid explained that the area designated for outdoor storage, immediately adjacent to the structure on the Lowes structure on the east, is larger than that at other metro area Lowes stores. Shadid explained that the developer designed it larger in order to avoid having the display of merchandise in the parking lot, with the exception of live plants during the growing season.

Commissioner Woods expressed concern about the parking lot display of live plants. He spoke of the design of the live plant display at the Wal-Mart Supercenter and noted that it is against the building and has decorative fencing around it.

Commissioner Waner questioned the amount of screening provided along Bryant. Ted Garland, Landscape Architect for the developer, explained that a single row of trees is provided with a spacing of 12 feet on center. Mr. Garland stated that the evergreens are mixed with pear trees. He added that the change of elevation will result in a grassy hill between the roadway and the outdoor merchandise, which he stated would provide additional screening.

Commissioner Waner commented that the site has been amended significantly to accommodate the site design. She stated that the site will be amended even further to accommodate the Lowes structure that is now being proposed. With these changes, she questioned why the building wasn't designed to accommodate the merchandise indoors, rather than designing to have outdoor display.

Commissioner Moyer stated that he can accept a certain amount of outdoor display when it is limited to a defined area. Randal Shadid agreed to limit the live plant display to the second and third rows of parking from the east, not to exceed 40 spaces, and to provide decorative metal fencing around the display. He agreed that the display would consist of live plants only.

Motion by Hoppe, seconded by Cartwright, to approve this request provided that:

1. Restrict the open display of merchandise, not including the live plant display, to the area immediately east of the building as defined on the site plan, not to encroach into or beyond the fire lane, and to the area immediately in front of the building and behind the sidewalk;
2. The live plant display is limited to the second and third rows of parking from the east property line, not to exceed more than 40 parking spaces;
3. The live plant display to be extended to the live plant display to allow for watering without crossing the main drive;
4. Decorative metal fencing will be provided around the live plant display; and
5. No overseas containers or containers serving a similar purpose will be permitted.

Planning Commission
February 20, 2001

24

Motion carried as follows:

AYES: Members: Cartwright, Moyer and Chairperson Woods

NAYS: Hoppe and Waner

The next item on the agenda was a **Public Hearing and Consideration of Rezoning from "E-1" General Commercial District to "E-2" Open Display Commercial Planned Unit Development District at University Plaza Addition, south of East Second Street, west of Bryant. (Sooner Investments)**

Attorney Randel Shadid is representing Sooner Properties in requesting a rezoning from "E-1" General Commercial District to "E-2" Open Display Commercial Planned Unit Development on 17 acres west of Bryant, south of Second Street. This property includes the ChappelWood Financial, recently rezoned to "E-1" and the Blankenship Veterinarian Clinic at 417 S. Bryant as well as the

east half of the original University Plaza Addition which was discussed at one time for the Old Navy store and other retail spaces to be built east of Target. This will be the second "E-2" zoning near this intersection. The Wal-Mart Neighborhood Market location west of the hospital west to Blackwelder is zoned "E-2" Open Display. The "E-2" zoning will allow Lowe's Home Improvement Center to maintain the outdoor storage and display of not only garden products but other home improvement products. The PUD Design Statement sets out the following uses to be disallowed in "E-2": boat sales, farm implement sales, new and used car and truck sales, mobile home and camper sales and prefabricated house sales.

Nancy Warren, resident on Pine Oak, requested that the commission rezone to "E-1" PUD with a Special Use Permit for the garden center. She expressed concern that "E-2" PUD would lead to a proliferation of "E-2" in the area.

Motion by Cartwright, seconded by Moyer, to approve this request provided that:

1. Restrict the open display of merchandise, not including the live plant display, to the area immediately east of the building as defined on the site plan, not to encroach into or beyond the fire lane, and to the area immediately in front of the building and behind the sidewalk;
2. The live plant display is limited to the second and third rows of parking from the east property line, not to exceed more than 40 parking spaces;
3. A hydrant will be extended to the live plant display to allow for watering without extending a hose across the main drive;
4. Decorative, metal fencing will be provided around the live plant display; and
5. No overseas containers or containers serving a similar purpose will be permitted.

Motion carried as follows:

AYES: Members: Cartwright, Moyer and Chairperson Woods

NAYS: Hoppe and Waner

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for a Lowe's Home Improvement Center south of Second, west of Bryant.**

. Planning Commission
. February 20, 2001

25

Warehouse will be located sixty feet to the east of the future Target. The Lowe's will contain 115,000 square feet in the main building. The Garden Center, located on the east end of the building, will house 33,989 square feet. An additional 5,300 square feet of area to the east of the Garden Center has been identified as future Garden Center Expansion. The loading dock area will be located directly to the south of the Garden Center at the southeast corner of the building. A 14,815 square foot storage area will be located on the south side of the building near the west corner. The storage area will be enclosed with a 20 foot high tube steel fence with black vinyl coated chain link fencing fabric and 100% opaque screening fabric. A customer drive through loading area will be located on the north side of the store near the west side. The property is zoned "E-1" General Commercial District. The applicant is requesting rezoning to "E-2" Open Display Commercial District Planned Unit Development. The proposed use is a Lowe's retail store and garden center.

The owners to the south of this property include the Edmond Church of Christ, Will Rogers Elementary School and the detention pond for the Waterwood Development owned by 3JS Investments. The Church and School properties are zoned "A" Single Family but none of the property immediately adjacent on the south is developed as single family. To the west is the Target site which is zoned "E-1". To the east of the site is Ashling Square and Sonic zoned "E-1" and "D-2". Bryant Square, across Bryant to the east of the site, is zoned "D-2". The Lowe's

Home Improvement Warehouse will be located sixty feet to the east of the future Target. The overall height of the exterior walls will vary from 27 feet 6 inches to 32 feet. The pitched roof entry element will have an overall height of 49 feet.

The front elevation of the building will have a veneer of 4 inch Promenade Blend Quik-Brik on the lower part of the wall. The upper part of the building will have a veneer of 4 inch Sandlewood Blend Quik-Brik. The Sandlewood Blend portion of the wall will be bisected with a 8 inch high solder course of Promenade Blend Quik-Brik. The main entry area of the building will have an exterior finish of predominately Tan and Beige E.F.I.S. Lowe's Blue E.F.I.S. will surround the wall sign area above the front door. The front entry and the customer loading area/porte cochere will have a Lowe's Blue pre-finished metal roof. The top of the wall will have a White pre-finished metal cornice or a Sandlewood pre-finished metal cap. There will also be cast medallions located in the wall near the top.

The side and rear elevations will have a veneer of 4 inch Promenade Blend Quik-Brik on the lower part of the wall. The upper part of the building will have a veneer of 4 inch Sandlewood Blend Quik-Brik. The top of the wall will have a Sandlewood pre-finished metal cap. The Sandlewood Blend portion of the wall on the west elevation will be bisected with a 8 inch high solder course of Promenade Blend Quik-Brik.

Mechanical equipment will be located on the roof based on the fill that the building will be placed over the roof elevation will be high as compared to a traffic lane or property line along Bryant and since there is a retaining wall on the south end of the property near the property line a short distance from the building wall, the mechanical equipment is not likely to be seen from any of the property lines. The lighting will continue with the same style and height as started on the Target store.

The storage area will be enclosed with a 20 foot high tube steel fence with black vinyl coated Planning Commission 100% opaque screening fabric. The Garden Center will be enclosed 26
February 20, 2001 I fence with black vinyl coated chain link fencing fabric and 100%
the Garden Center fence will have ten, twenty foot tall pilasters
constructed of Quik-Brik to match the finish of the main building. A six foot tall wooden sight proof
fence will extend from the southeast end of the Target fence to the southeast corner of the
Lowe's site.

Parking – Seven hundred fifty-six parking spaces are proposed for the site. Sixteen of the parking spaces will be handicap parking spaces. Sixty-nine of the parking spaces will be located in the far northwest corner of the site. Six hundred sixty parking spaces will be located north of the Lowe's. Twenty-five parking spaces will be located on the east side of the garden center. Twenty-three additional parking spaces on the east side of the garden center have not been counted, as that area is identified on the plans as future garden center expansion area. Two parking spaces will be located near the southwest corner.

The landscape plan for University Plaza, approved by the Edmond City Council October 11, 1999 provided 123,665 square feet of lawn and landscaped area and 11,484 plant units, 5,100 of which were evergreen. With the addition of parcels on the west side of Bryant to accommodate the Lowe's site, the area of University Plaza has increased to 1,409,905 square feet. A commercial site of 1,409,905 square feet would require 140,991 square feet of lawn and landscaped area, 11,279 total plant units, of which 4,512 plant units must be evergreen. With the amended plan, the applicant is proposing to provide 266,540 square feet of lawn and landscaped area, 12,957 plant units, of which 7,463 plant units will be evergreen. The applicant will be

exceeding the minimum landscaped area requirements by 89 per cent and the minimum plant unit requirements by 15 per cent.

The Lowe's site of 846,071 square feet would require 84,607 square feet of lawn and landscaped area, 6,769 total plant units, of which 2,708 plant units must be evergreen. Lowe's is proposing to provide 227,190 square feet of lawn and landscaped area, of which 77,090 square feet will be in the front. Lowe's is proposing to provide 7,263 plant units, of which 4,837 plant units will be evergreen.

There will be a Keystone retaining wall similar to the existing retaining wall for the Target site. The proposed wall will extend across the south side of the Lowe's site and wrap around the east side. The retaining wall will be gray Keystone from the end of the Target wall to the east side of the detention area. The wall will then be tan in color from the east side of the detention area to Bryant and north. The retaining walls will have an overall height of 14 feet at the southeast corner of the site adjacent to Bryant Avenue.

A twenty-four foot wide drive is proposed at the northeast corner of the site. The main entry drive will be located immediately to the east of the front of the Lowe's and will align with the main southwest entry drive for Bryant Square. This drive will have a twenty-four foot wide entry drive separated from a twenty-four foot wide exit drive with a six foot wide landscaped median. This area will have a traffic signal light installed on Bryant Avenue.

The Fire Department has reviewed the project and recommended approval. The detention facility will be located to the south of the Target and proposed Lowe's. The detention facility will be fenced with a six foot wooden sight proof fence.

Planning Commission

February 20, 2001

id member of the adjacent Church of Christ, stated that the retaining
ve. He encouraged that a terrace level with landscaping be included.

27

Mr. Shaw also expressed reservations about environmental damage to the area to the south. He questioned if damage to the church property could come from earth moving equipment during the grading phase. He further questioned if damages or sedimentation would result from the outflow of the detention pond.

Mr. Shaw encouraged the Commission to monitor the landscaping and require that dead or dying material be replaced. He stated that the site design created a harsh living environment for live screening to survive.

Nancy Warren expressed concern about traffic. She stated that the traffic study did not report on weekend volumes, at time Ms. Warren anticipated shopping to peak. Ms. Warren stated opposition to the outdoor speakers, stating that they were unnecessarily disruptive. She encouraged the Commission to require the applicant to use alternative means of communication, such as hand held radios. Ms. Warren further recommended a stockade fence along Bryant and to limit delivery times to daylight hours.

Ronnie Williams of the ENA questioned the effectiveness of the live screening provided along Bryant. He stated that until the trees reach maturity, little to no screening will be provided.

Commissioner Waner cautioned against placing the live plant display in handicap parking spaces in order to maintain compliance with the Americans with Disabilities Act. Randel Shadid stated the applicant would remain in complete compliance with the ADA.

Commissioner Waner expressed concern about the number of parking spaces. She questioned if 756 spaces was necessary and commented on the vast void created by the expanse of paving. She questioned the number of times in a year that both Target and Lowes would max out the number of parking spaces at the same time. In total she identified over 1400 spaces. She stated that she would prefer to see some of the parking replaced with large islands of landscaping in order to provide some visual relief. Gregg Massey stated that the required landscaping was intentionally placed on the periphery of the site to provide for added screening from the roadway.

Commissioner Woods questioned the use of the outdoor speakers. Duane Blackmon stated that outdoor speakers would be used in the garden area as back-up to the portable speaker phone system. He stated that speakers would also be present in the staging area (delivery area) in the rear. Again, he stated the speakers would purely be used as a back-up communication system, that the hand held phones would be the primary source of communication.

Ted Garland stated that the retaining wall is 14 feet high. A 7 foot gap in the wall will be constructed to allow for plantings. He also added that the site will use love grass, which he explained to have a softer look since it is not mowed like more conventional grasses. He stated that the pear trees used would be approximately 3 inch caliper and the cedars would be 8 to 9 feet in height.

Planning Commission
February 20, 2001

by Cartwright, to approve this request. **Motion carried** as follows:
Moyer, Cartwright, Hoppe and Chairperson Woods

28

The next item on the agenda was a **Consideration of a request for deed certification for 14 lots in the Tanglevine Addition located east of Midwest Boulevard, one-quarter mile north of Covell Road. (Tanglevine LLC)**

Attorney Randel Shadid is representing Tanglevine, LLC, in requesting deed approval for lots in this unrecorded private street addition. The owners would like to divide five acre tracts into the following size lots:

1. 3.578 acres
2. 4.411 acres
3. 3.677 acres
4. 3.336 acres
5. 3.309 acres
6. 3.302 acres
7. 3.305 acres
8. 3.506 acres
9. 3.931 acres
10. 3.913 acres
11. 4.145 acres
12. 4.375 acres
13. 3.428 acres
14. 3.451 acres

This addition is zoned "R-1" Rural Estate which allow 2.06 acre lots with private streets, water wells and septic tanks. The rezoning was approved January 8, 2001. The lots as divided would exceed the minimum lot size. One lot has already been approved. The development of this

property is allowed by state statute since the property is more than a quarter mile from city water and sewer. None of the lots are located within a FEMA regulatory floodplain.

No comments or concerns were expressed by the public.

Motion by Waner, seconded by Hoppe, to approve this request. **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 Rezoning from “D-2” Neighborhood Commercial District to “E-2” Open Display Commercial District located on the immediate southwest corner of Vista Lane and East Second Street. (J. Michael Henderson)**

Randel Shadid is representing J. Michael Henderson in requesting “E-2” Open Display zoning on 2.5 acres on the southwest corner of Vista Lane and East Second Street. The property is currently zoned “D-2” allowing for most retail uses, including convenience stores, service stations and grocery stores but not outdoor display of products. Davison’s Greenhouse is located to the Planning Commission Henry Hudson’s is located to the immediate west and is zoned “E- February 20, 2001 ing a club. The land to the south is zoned “C-3” Multi-Family and is s Apartments.

29

The Edmond Plan III has projected this property for open display uses. City water is available on Second Street. Sanitary sewer is available to the west. The run-off to this property is to the north into a tributary of Spring Creek. Second Street is four laned in front of this parcel.

No comments or concerns were expressed by the public.

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

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for an addition to the west side of Harley Davidson Motorcycle World. (3433 South Broadway)**

The property is zoned “F-1” Light Industrial District. The proposed use is an addition to Harley Davidson adding service area and paving, west side of building. No sensitive borders are present. No change in front yard or side yard setbacks from existing conditions. Property exceeds 50 foot setback from Broadway, 30 foot setback on the west side, next to Powers-Williams KIA. A two story 80 foot 10 inch by 20 foot addition is proposed to the existing 80 foot 10 inch by 100 foot building. The first floor will contain 1,616.66 square feet and the second floor will contain 1,266.66 square feet, 2,883.32 square feet for the total. The building will have a pitched metal roof. The north and south elevations will have a brick veneer. The west, back, elevation will have metal siding and an overhead door. The addition will house a service area with four work stations, a wash bay and restroom on the first floor. The second floor will contain storage space.

No units will be added on the roof. No new site lighting is being added. Fencing is not required and not being added. The existing sign will not be changed. No parking is being removed. Additional service access is planned on the west and north sides of the building which will add

paving but will not add customer parking.

This property does not comply with the current landscaping standards for plant units. The area where this building addition is being made is not included as part of the 10% landscaped area. The majority of the landscaping is in the front of the building or on the north side next to the billboard next to Winslow where detention has been improved. The lot area is 40,150 square feet. The ten percent required landscape area equals 4,015 square feet. A minimum of 321 plant units are required, of which 128 plant units are required to be evergreen. The applicant is proposing to provide 240 new plant units to bring the number up to the current standard. The staff has verified by an on-site inspection the plant values and sizes. The applicant will apply 81.5 plant units of existing trees and shrubs to the total proposed. Seven trees and 37.5 plant units of evergreen material are existing on the site. The property will meet the 10% standard.

Ernie Isch stated that a landscape plan has been developed that meets the requirement. He added that the addition will have a brick veneer on all sides except the rear, which faces the railroad track.

Planning Commission
February 20, 2001

by Cartwright, to approve this request. **Motion carried** as follows:
Hoppe, Cartwright, Moyer, Waner and Chairperson Woods

30

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of amendment to a 315 South Broadway. (Pat Patterson)**

Don Booher stated that the plant cover would be removable. He explained that the business would be in operation approximately 10 months out of the year. He added that the cover would be removed when not in business. Commissioners Cartwright, Hoppe and Woods expressed desire to see more detail regarding the appearance of the cover. Each was interested in setting a precedence of quality for an acre do close to downtown.

Pat Patterson requested a two week continuance.

Motion by Cartwright, seconded by Hoppe, to continue this request to March 6, 2001. **Motion carried** as follows:

AYES: Members: Cartwright, Hoppe, 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 two week continuance. The item will be heard March 6, 2001.

Motion by Cartwright, second by Hoppe to continue the item to March 6, 2001.

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 Commercial Site Plan approval for a new restaurant located on the south side of East Second Street, approximately 500 feet west of Bryant, south of the Wal-Mart Neighborhood Market. (McDonald's Corporation)**

The property is zoned "E-1" General Commercial District. The proposed use is a restaurant to include drive-in windows. There are no sensitive borders. Walgreen's building on the east at a higher elevation of finished grade, IHOP's building is to the west, Wal-Mart Neighborhood Market's complete to the north and Target and Lowe's proposed to the south. The building is set back 50 feet from the front property line, 85 feet from the west property line, 115 feet from the east property line and 118 feet from the south property line.

The building wall is a combination of quick brick and E.F.I.S. There is a red standing seam mansard roof life. The E.F.I.S. is off-white, brick is the tan quick brick. The mechanical equipment will be located on the roof. It will be screened from view from the same grade at the property line, but not as viewed from Second Street. New lights will be installed with black poles at the same height, not more than 30 feet and the same light fixtures as the main parking lot lights. Fencing is not required since it is zoned commercial around the property. 31

Planning Commission variance from the 50 foot sideyard. Due to the grade change from February 20, 2001 retaining wall on the McDonald's property, the only level area for a west corner of their site. This is next to the main driveway at the traffic light. If the sign is located to the northeast corner of the property, there is still a grade difference and a variance would still be required for the sideyard setback. The proposed sign would be 20 feet in height and will be no larger than 69.79 square feet. The sign has a brick and E.F.I.S. base. IHOP was approved with a 15 foot tall sign. Since the original concept for this project has changed to some degree even though if everything that is mentioned is actually developed, this will still be a shopping center, each of the following users a Target, a Lowe's, an IHOP, a McDonald's and a probable Fazzoi's, appears to want their own ground sign without considering this a shopping center in the most common sense of that term in Edmond. To be consistent with IHOP, the sign may need to be reduced to 15 feet.

Eighty-nine parking spaces are proposed for the site. Four of the parking spaces will be handicap parking spaces. There will be a sidewalk with handicap ramps in the right of way adjacent to Second Street.

The lot area is 84,617 square feet. The ten percent required landscape area equals 8,462 square feet. A minimum of 677 plant units are required, of which 271 plant units are required to be evergreen. The applicant is proposing to provide 8600 square feet of landscape and lawn area. The applicant is proposing to provide 683 plant units of landscaping, of which 72 per cent are evergreen. An additional 1,207 plant units of plant material will be provided in the area between the property line and the street on the immediate outside edge of the McDonald's property line.

A thirty-two foot wide drive will be located on the east side of the site. A thirty-five foot wide drive will be located on the west side of the site. A thirty foot wide drive will be located on the south side of the site. All three drives will be located on roadways located within the platted development.

The Fire Department has reviewed the plans and has approved them. The dumpster enclosure will be located at the southeast corner of the site and will need to be large enough to meet the dumpster and recycling requirements. This site's detention area will be located to the south of the proposed Target at the required drainage area.

Commissioner Moyer asked what would become of the existing McDonalds on Second. Barry Lay stated it would be sold. He explained that the double mansard would be removed before being sold. He added that it is McDonald's preference to not sell to a competitor.

Commissioner Waner asked what the seating capacity will be. Gary Brun stated the seating capacity will be 70. Commissioner Waner noted that 77 parking spaces are provided and questioned the necessity of that number of parking spaces compared to the number of seats. Gary Brown agreed to remove some spaces immediately northeast of the drive thru and replace them with landscaping.

Bob Schiermeyer recommended approval the sign at 54 square feet and 15 feet in height as measure from the sidewalk. The applicant agreed to these dimensions.

Motion by Moyer, seconded by Cartwright, to approve this request with a variance on the sign 1 32
Planning Commission 32 site plan at 54 square feet and 15 feet in height as measure from 32
February 20, 2001 32 as follows:
Moyer, Cartwright, Hoppe, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Consideration of Preliminary Plat of Santa Fe Plaza located North of 15th East of Santa Fe. (Irish Realty Corporation)**

Brian Coon, representing Irish Realty Corporation, is seeking preliminary plat approval of Santa Fe Plaza. The land area is approximately 8.59 acres. The applicant is proposing to divide it into three lots. The preliminary plat is largely in order, however, requires some revision.

Floodplain: The proposed building line needs a 50-foot offset from the floodplain boundary. The building line for Lot 1 should be revised to reflect this offset. Any improvements within this 50-foot setback, such as retaining walls and drive lanes, will be evaluated against the final drainage study. Also, the boundaries of the floodplain need to be identified as a private drainage easement.

Sanitary Sewer: Mr. Coon is negotiating to obtain a utility easement that would allow the sewer line to be extended to the Bank of Oklahoma lot north of McDonalds. The BOK lot was previously approved by deed certification. Mr. Coon agreed sanitary sewer would be provided to this lot when he presented the item to the Planning Commission for deed approval.

The preliminary plat reflects the sewer line extending into the BOK lot a distance of 5 feet. The exact location of this sewer line on the BOK site may change slightly between the preliminary and final plats. The exact location will depend on the site design of the BOK lot. At the time of final plat review the utility easement on the BOK lot will need to be submitted.

Driveway/Cross Access: The preliminary plat as submitted is not fully in compliance with driveway separation requirements and access management standards. A separation of 135 feet between drives is specified in the driveway separation policy. Access to Lot 3 is provided from the shared access lane on Santa Fe. Also, cross access to the Eateries site immediately north would be desirable. The far most east drive shall not be constructed in the floodplain. The dimensions of the drive and the proximity to the floodplain will be evaluated at site plan. The proposed drive location for the BOK lot north of McDonald's should be removed, as it is not part of this plat.

Storm Water Detention: The preliminary plat does not reflect the proposed location for regional detention. Mr. Coon is researching if the existing detention in the area can compensate for the runoff from the subject property. It is the recommendation of staff that detention for the entire 8.5 acres be addressed at the time of final plat in order to achieve regional detention. Mr. Coon is

requesting that storm water detention for Lots 1, 2 and 3 be addressed at the time of site plan.

Fire Lanes: The east fire lane as represented on the preliminary plat would require a variance from the Storm Water Advisory Board and Council. Moreover, approval would be necessary from FEMA.

Staff recommends that the following paragraph from the Fire Marshal's report be incorporated in the plat as an additional note. That paragraph reads, "Fire access lanes shall be provided for 33
Planning Commission of Lot 3, all sides of Lot 2 and the west, north and east sides of Lot 33
February 20, 2001. It have provisions provided as not to create a dead-end lane for any
requirement will be met at site plan."

Trail Master Plan: The Trail Master Plan reflects a trail along this floodplain. The preferable location for the trail may actually be on the east side of this floodplain on the Santa Fe HS property. Staff will determine the most appropriate location of the trail prior to final plat.

Brian Coon stated that he would prefer to address the 50 foot building line setback on Lot 1 at the time of site plan approval. Regarding Lot 3, Mr. Coon requested a variance to the driveway separation policy to allow for two drives to access Lot 3, the far north drive having 98 feet of separation from an existing drive.

Mr. Coon also addressed detention. He stated to the Commission that he could have done a deed certification where, in his opinion, detention would not be discussed. For that reason, he requested not to address it as part of the plat. Rather, he requested individual detention ponds for each lot, to be sited at site plan.

Mr. Coon stated that he did not feel it was a provision of an easement not to pave over it. For that reason, he requested that the fire lanes remain where sited. He stated that further study of this site would determine the exact location of the floodplain. He was aware that the fire lane is not to be constructed in the floodplain, as currently reflected on preliminary plat.

Commissioner Woods spoke of the importance of regional detention and stated he expected to see it addressed at final plat. Mr. Coon spoke of a regional detention pond that was constructed on the other side of the floodplain. He stated that it was designed to serve the entire area, however, noted that alterations to the detention pond may have occurred rendering it insufficient for the proposed plat. He agreed to further research the matter of regional detention prior to the final plat. Mr. Coon stated, however, that it is there preference to construct individual detention ponds for each lot.

Marcy Hunt, Assistant City Planner, stated that the Commission is not obligated to consider the variance on the drive at this time. Rather, the Commission can wait until site plan and determine at that time, after examining the internal traffic flow, if a variance to the driveway separation policy is warranted.

Motion by Hoppe, seconded by Moyer, to approve this request. A variance was not part of the motion. **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 Request by Barbara Vose/Alan Spencer to amend Edmond Plan III from Single Family Planned Unit**

Development Usage to Low Density Multi-Family Planned Unit Development Usage on the northwest corner of Jordan and Memorial.

This item was continued at the request of Alan Spencer to March 20, 2001.

The next item on the agenda was a **Public Hearing and Consideration of Request by Barbara** - -
Planning Commission **Change from "A" Single Family Planned Unit Development to "C-1"** 34
February 20, 2001 **Planned Unit Development on the northwest corner of Jordan and**

This item was continued at the request of Alan Spencer to March 20, 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)

This item was continued at the request of applicant to March 6, 2001.

The next item was **New Business.** Ronnie Williams of the ENA invited the commissioners, staff and general public to attend the ENA Annual Summit.

Meeting adjourned at 8:30 p.m.

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission