

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, March 6, 2001**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, March 6, 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; Jerry Smith, Assistant City Manager; 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 Moyer, to approve the minutes as amended to reflect a “no” vote for Commissioner Waner on the amended final plat of University Plaza. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of Special Use Permit to construct a new parking lot at 1001 S. Rankin. (First Presbyterian Church)**

Derek Turner, representing the First Presbyterian Church, is requesting approval of a new parking lot south of Tenth Street, west of Rankin. This Special Use Permit will involve grading the property, compliance with drainage/detention and paving new parking stalls and driveways, anticipating an addition to the church in the near future. This area is located on the west side of the existing parking lot, south of Tenth Street and will connect with the parking lot on Rankin. Landscaping would be an improvement that would be installed with the building which would require an additional Special Use Permit. This Special Use Permit includes 8.92 acres and does not involve any buildings. Water line and fire hydrant construction are recommended to accompany the grading and paving plans so that these improvements will be installed prior to any new building.

Derek Turner, Chairman of the Church Design Team, stated that the church plans to construct an additional 44,000 s.f. of building space. He stated that the church is seeking approval for the parking lot now because existing parking will be lost to a staging area while the additional space is constructed.

Commissioner Waner asked the number of spaces planned for the parking lot. She further inquired if any trees would be preserved as part of the parking lot construction. She also requested information on the height of the retaining walls.

Derek Turner responded stating that the construction will result in the removal of several trees. He added that attempts would be made to preserve some. He explained that providing for detention on site would result in the loss of additional trees. For that reason, he stated the church is interested in the results of the regional detention study before providing for on-site detention at this time.

Commissioner Waner questioned how the detention pond would serve the parking lot that is at a lower elevation. Barry Lodge, representing the applicant, stated that the new parking would bypass the existing detention. To compensate for that, Barry explained that the church could “over detain” runoff water currently coming across the property. Collectively, the historic runoff rate would remain the same if the church provides for such detention improvements. However,

the church is requesting to not provide for the required detention until the results of the preliminary regional detention studies currently being conducted by the city.

Derek Turner stated that construction on the new sanctuary is anticipated in May, pending site plan review, site plan approval and receipt of a building permit. He estimated it would take 12 months to construct.

Jerry Smith, Assistant City Manager, stated that the regional detention study would be completed in 4 to 5 months. The consultant will identify sites where regional detention could be constructed. At that point, Jerry explained, that it can be determined if the Presbyterian Church would benefit of regional detention, rather than constructing individual detention on site. If it is determined that regional detention will not accommodate this particular project, the applicants will be required to improve the on-site detention to meet the required historic rate.

Commissioner Moyer questioned when fire hydrants would be installed. Bob Schiermeyer explained that the applicant wishes to install the hydrants at the time of building construction. Mr. Schiermeyer advised that if the applicant wishes to avoid disturbing the new parking lot, they may want to consider installing the hydrants now.

Commissioner Waner confirmed that property owners within a 300 foot radius received notice. She asked Mr. Schiermeyer to elaborate on the construction traffic. Bob Schiermeyer explained that the city has received calls expressing concern about construction traffic. He advised that construction traffic be limited to Rankin, thereby, protecting 10<sup>th</sup> Street from further deterioration.

Derek Turner stated he would uncomfortable limiting a contractor to Rankin. He felt that the use of large equipment may require access to 10<sup>th</sup>. He added that the church owns property on 10<sup>th</sup> as well. He stated he would stress to the contractor that he is to use Rankin; however, Mr. Turner stated he hated to create a hardship for the contractor. He added that not much fill would be required, which affects the amount of construction traffic.

Commissioner Waner expressed concern about the drainage and the adverse effects it may have on the creek. She stated that there were already visible problems. She asked if the applicant's request regarding drainage should be heard by the Storm Water Advisory Board. Jerry Smith responded that the request for a variance would be heard by SWAB the following week.

Commissioner Waner advised that the Commission delay action on this item until the request for a variance is heard and decided upon by SWAB.

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

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

**NAYS:** Waner

Mr. John Gullet is the owner of this property and operates Heritage Truck Sales at this site. The property was zoned "E-2" Planned Unit Development on May 11, 1998. The City Council motion suggested that General Commercial uses and Used Vehicle Sales represent the only "E-2" use permitted. Don Booher who owns Branching Out Inc., a landscape company, would like to rent this location for his garden center operation. This would represent a change in the PUD Design

Statement conditions and Mr. Booher has filed a new Design Statement to allow for the garden center with outdoor sales and display of flowers, plant material and other materials used in this business.

The conditions or "Design Standards" for the Branching Out, Inc. "E-2" PUD at 315 S. Broadway are listed as follows:

Uses:

1. New or used or car and truck sales will no longer be a use permitted in this "E-2" PUD.
2. General Commercial uses will continue to be allowed in this "E-2" PUD.

Design elements:

3. One metal frame plant screen structure consisting of plastic screen and shade cloth shall be allowed north of the main building encompassing an area 60 feet by 56 feet.
4. Any bags of fertilizer, rock, soil, or any other material in bags shall be stored behind the building or under the plant screen enclosure.
5. The existing sign shall be brought into compliance with a 30% of the width of the sign pole cover extending from the ground to the bottom of the sign. This could include use of a lattice material.
6. 18 parking spaces shall be the minimum retained on the site regardless of the amount of outdoor display. This includes all maneuvering area required for the parking stalls.

Don Booher briefly described the design concepts he provided at the Commission's request. He stated the cover for the plant material will be BOCA rated, meeting the BOCA wind load requirements.

David Odle, City Architect, asked if the site plan would come before the Urban Board for review. Bob Schiermeyer stated that a site plan would come before the Urban Board. However, he stated that the applicant must first receive the zoning.

Commissioner Waner questioned what uses would be permitted as part of the PUD. Bob Schiermeyer explained that all "E-1" General Commercial uses would be permitted, plus the open display of landscape materials only. No other open display uses are permitted as part of the PUD design statement.

Commissioner Cartwright expressed concern about future open display uses in the area. Bob Schiermeyer advised that if the Commissioner were to approve additional "E-2" Open Display in the area, that it be by PUD only. He stated that requiring a PUD would be consistent with the precedence that is being set.

Commissioner Woods thanked the applicant for provided the design concepts requested. He explained the benefit of having the concepts and commended the applicant for his cooperation.

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

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**NAYS:** None

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) (Continued from February 20<sup>th</sup>)**

This item needs to be continued to March 20, 2001 to complete the engineering study.

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for an office building at 1725 East 15<sup>th</sup> Street. (ChappelWood Investment)**

The office is 5900 square feet. The office building will face to the southwest and will have a 12/10 pitched roof. The exterior will be a combination of brick and stone veneer. Columns will be used at the front entry. The existing house on the property will be retained but not used for an office at this time. A separate approval will be required to authorize the use of the house as a part of the office use on this property. There is 21 foot of separation between the two structures and Ms. Woods plans to remodel the home as a meeting room in the future. The corners of the new office building are staked on the site. No fencing is required.

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

**AYES:** Members: Waner, Moyer, Cartwright, Hoppe 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 Oral Surgery Clinic on the south side of Medical Park Boulevard, West Edmond Medical Park. (Dr.'s Holmgren and Lamb)**

David Hornbeek is representing Dr. Holmgren and Dr. Lamb in requesting approval of a new Oral Surgery Clinic on the south side of Medical Park Boulevard located west of Kelly between Drs. Wilcox and Rich and Dr. Limbaugh/Drain Medical Clinic. This building is approximately 5,089 square feet and will be constructed consistent with the architectural materials in the Renaissance Office Park.

The building will be brick and stone veneer on all four sides and a pitched roof with composition shingles. Slopes are generally 12 to 12 on the hip roof design. Twenty-six parking spaces are proposed for the site. The lot area is 26,000 square feet. The ten percent required landscape area equals 2,600 square feet, of which 1,300 square feet must be in the front. A minimum of 208 plant units are required, of which 83 plant units are required to be evergreen. The applicant is proposing to provide 6,184 square feet of landscape and lawn area, of which 2,809 square feet will be in the front. The applicant is proposing to provide 292.5 plant units of landscaping, of which 154 plant units are evergreen. Code requires that a landscaped bed be provided around the base on the ground sign.

David Hornbeek distributed elevation drawings of the project. He stated that the parking was purposely placed to the rear to allow for landscaping in the front. He added that they would use a shared dumpster.

Planning Commission March 6, 2001 ded by Hoppe, to approve this request. **Motion carried** as follows: 39  
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 15<sup>th</sup>, west of railroad tracks, east of Wind Rush Apartments. (Glenn Ashmore)**

This item was continued to April 3, 2001 at the applicant's request.

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)**

This item was continued to March 20, 2001 at the applicant's request.

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 33<sup>rd</sup> and Bryant, 19 acres. (Winchester Development LLC)**

This item was continued to April 3, 2001 at the request of the applicant.

**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 on the northeast corner of 33<sup>rd</sup> and Bryant 19 acres. (Winchester Development LLC)**

This item was continued to April 3, 2001 at the request of the applicant.

The next item on the agenda was a **Public Hearing and Consideration of request to close a portion of a utility easement at 1508 Echohollow Trail, Oaktree Park 1st Addition. (Thomas and Deborah Accardi)**

Mr. Accardi is requesting approval to close a ten foot sanitary sewer easement across the back of his house in the Oaktree Park Addition. The survey prepared at the time they bought their home indicated the patio roof extended into this 10 foot wide easement. Since then, there has been a storm shelter built in the easement. There is a 20 foot utility easement south of the 10 foot sanitary sewer easement and this house backs up to Coffee Creek Road which also includes a 50 foot easement from the center line of Coffee Creek. There are no improvements in the 10 foot sanitary sewer easement and the existing sanitary sewer line is located in the 20 foot easement adjacent to Coffee Creek Road. The encroachments can be resolved by closing the 10 foot sanitary sewer easement.

Commissioner Cartwright questioned how storm shelter would have been approved in an easement. Commissioner Woods added that the situation where structures are being placed in easements is becoming more frequent. He stated he would like the matter researched.

Planning Commission                      ded by Moyer, to approve this request. **Motion carried** as follows: 40  
March 6, 2001                              Cartwright, Moyer, Hoppe, Waner and Chairperson Woods

**NATS:** none

The next item on the agenda was a **Consideration of the Final Plat of Touchmark I Addition located west of Shortgrass Road, north of Covell Road in the Coffee Creek Addition. (Turner and Company)**

Engineer Earnest Isch, representing Robert Turner, is requesting approval of Touchmark I Final Plat. The parcel contains 13.44 acres and is zoned “C-2” Planned Unit Development/Special Use Permit. The Touchmark Living Center does include a child care center, 384 living quarters, and other service facilities for the residents. The Coffee Creek Post Office is located immediately west and the Touchmark II single, duplex and tri-plex living units are located northwest of the site. There will be no curb cuts on Covell.

One of the minimum conditions for the Touchmark Living Center building permit is the completion of an 8 inch water main along Thomas Avenue connecting the supply source on Danforth with a new water main on Covell. The Covell water line will also connect with the two new water wells

being completed in Mitch Park east of Santa Fe.

Ernie Isch, representing the developer, explained that the applicant will meet the City Engineer's requirements on sewer.

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

There was no **New Business**. **Meeting adjourned at 6:28 p.m.**

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David Woods, Chairman  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission