

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, June 19, 2001**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, June 19, 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; Steve Manek, City Engineer; Kristi Anthony, Planning Technician; Jan Fees, Community Connections Coordinator, and Steve Murdock, City Attorney. The first item on the agenda was the approval of the June 5, 2001, Planning Commission Minutes.

Motion by Moyer, seconded by Hoppe, to approve the minutes as corrected regarding the vote indication that Mr. Woods attended the meeting. He was absent and Mr. Cartwright served as the Vice Chairperson. **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 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 indefinitely at the request of the applicant.

The next item on the agenda was a **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 33<sup>rd</sup> and Bryant, 19 acres. (Winchester Development LLC)**

This item was continued indefinitely at the request of the applicant.

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for a medical office building at Coffee Creek on the east side of Kelly, north of Covell Road. (Covell Road Properties, LLC)**

The property is zoned D1 Restricted Commercial PUD. The proposed use is a medical office building. This building will match the other buildings in Coffee Creek Office Park which will be a combination of brick and other trim features such as E.F.I.S. and siding. This project is referred to as Building C and is approximately 8800 square feet. The lot size is 45,875 square feet; 4,588 square foot of landscaping is required to meet the 10% requirement. 12,300 square foot of landscaping has been provided. The ordinance requires 367 plant units, 147 are required to be evergreen and 184 plant units are required to be in the front area. The plans have exceeded the requirement by providing 156 evergreen plant units and a total of 406 for the site. 7,281 square feet of the landscaping is in the front of the building and 293.5 plant units are to be located in front of the building. Two drives are provided on Kelly meeting the drive separation requirement and the shared access standard for future buildings to the north and south.

Motion by Hoppe, seconded by Cartwright, 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 an Ordinance closing a water well easement at 208 Ainsley Court. (Sean and Angie Shiplet)**

The Shiplets have contacted Premier Pools to consider constructing a new pool in the back yard at 208 Ainsley Court. There is a 50' by 50' water well easement in the northeast corner of their lot adjacent to Sooner Road. This location is in the far northeast corner of Clayton Pond, north of Second Street, west of the White Fence Farm project. This lot is on the end of a cul-de-sac and the house does extend to the 20' utility easement on the north side of the lot which is also the minimum rear yard setback. There's also a 5' utility easement on the east side of the lot, but the only practical place to construct the pool is where the water well easement is provided.

In reviewing the need for the water well site, Sherri Irving, the Water Resources Director, has evaluated this request. The water well site in the Clayton Pond system is an excellent location to tie into the existing or future system and is why the water well sites were originally provided when the plats were being reviewed. Staff recommends that the water well site not be closed.

Ben Merchin with Premier Pools, representing the applicant, stated that the easement for the well significantly restricts the applicant from using his backyard. Mr. Merchin said that they have sited the pool as close to the house as possible and asked that the Commission consider alternative drilling techniques in order to allow a portion of the easement to be closed.

Commissioner Woods explained that all easements are reflected on the 1997 plot plan. He stated that the applicant should have been aware of the easement prior to purchasing the property in 1997.

Commissioner Waner asked if a portion of the easement could be closed to accommodate the applicants needs. Commissioner Woods stated that it would take further review to determine that

Mr. Shiplet asked why the city couldn't use a different location to drill the well. Commissioner Woods responded that the public already has access to this location and that to gain access to an alternative location would necessitate a new study.

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

**AYES:** None

**NAYS:** Cartwright, Moyer, Hoppe, Waner, and Chairperson Woods.

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "G-A" General Agricultural to "R-2" Urban Estate Dwelling District on the northeast corner of Sorghum Mill Road and Coltrane. (Argus T and Josephine Hill)**

Argus T. and Josephine Hill are requesting a change in zoning from one 5 acre parcel to allow three 1.3 acre (60,000 square feet) parcels. The land to the west is developed as Belle Pointe Addition and it is zoned "R-2" Urban Estate. The Walnut Ridge Addition is located to the Southwest and it is zoned "R-2" for the north one-half and "R-1" on the south half. The land to the south is zoned "G-A" Agricultural and has not been divided into lots or tracts. The Northwood Estates Addition is located approximately one-half mile East. There are no water and sewer

utilities serving this general area.

Edmond Plan III suggests Residential for this portion of Edmond; the maximum density allowed because of the utility availability is for 60,000 square foot lots. The land to the north has been divided into 5 acre tracts and all driveways have been constructed on Coltrane. Mr. And Mrs. Hill are planning three lots. Two of the lots would measure 185 feet by 330 feet (each lot totals 61,010 square feet). The existing house on the immediate northeast corner of the intersection would retain a 75,900 square foot lot. This request is consistent with the Edmond Plan and the zoning in the area. Mr. Hill stated that he intends to give a lot to each of his two daughters.

Motion by Moyer, seconded by Waner, 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 new office building located on the southwest corner of Medical Park Drive and South Kelly Avenue. (Renaissance Law Offices)**

The property is zoned E-3 Restricted Light Industrial. The proposed use is an office building. Southwestern Bell has an equipment building in the southeast corner of the property with a driveway on Kelly. This project does not plan any drives on Kelly and will not connect into the Southwestern Bell equipment building, 30' by 30' easement. There is the potential for cross access drive with the church property to the south. The exterior of the building will be stone with a 12/12 pitch roof with copper accents. Composition shingles will be used. The building is residential in character and very consistent with the Renaissance Office Park.

The ten percent required landscape area equals 2,475 square feet. A minimum of 198 plant units are required, of which 79 plant units are required to be evergreen. The applicant is proposing to provide 3,784 square feet of landscape and lawn area, of which 1,638 square feet will be located in front of the building. The applicant is proposing to provide 423 plant units of landscaping, of which 237.5 plant units are evergreen.

The applicant is asking for a variance concerning a five foot wide landscape buffer on the east side of the property. Staff recommends placement of five trees in the right of way immediately adjacent to the east edge of the parking lot if the five foot wide landscape buffer is not provided. The applicant has identified the additional 20' of right-of-way for the Kelly Parkway 20'.

The owner originally planned for the dumpster enclosure to be located in the southwest part of the property. While this would be a desirable location from an aesthetic standpoint, the Sanitation Department could not access this site and the dumpster will need to be located on the north side of the property along Medical Park Drive.

Commissioner Woods confirmed from Dr. Forth that a cross access agreement is in place between the church and the proposed office. For that reason, Commissioner Woods requested Planning Commission June 19, 2001  
ort of agreement on trash collection. Lax Godhania stated that the  
ning radius of the collection vehicle. The applicant agreed to  
Council hearing. 111

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 new building on the south side of Second Street, east of Bryant, 2020 East Second. (AutoClean LLC)**

Mike Henderson, the developer of the car wash, had originally proposed an office building at this location immediately west of Jamil's Steakhouse. At the time, Mr. Henderson decided to expand the car wash to the east. He has indicated to the staff he's talked with the owner of Jamil's explaining the change in plans. This property is not zoned as a PUD and there's no mandatory requirement there be an office building between Jamil's and the car wash. Three new bays are being added to the car wash. One of the bays is an automatic wash and the others are self clean.

The exact appearance of the current car wash will be completed for the additional bays with brick walls and the green standing seam metal roof. There is no mechanical equipment on the roof of the building based on the use of the building. All lighting will be consistent with the existing car wash. Most of the lighting is on the building or under the car wash bays. No new signs will be added for this building addition. Landscaping will be installed around the base of the existing pole sign.

The lot area is 50,674 square feet. The ten percent required landscape area equals 5,067 square feet. A minimum of 405 plant units are required, of which 162 plant units are required to be evergreen. The applicant is proposing to provide 11,150 square feet of landscape and lawn area. The applicant is proposing to provide 427 plant units of landscaping, of which 387 plant units are evergreen. The original landscape plan that was approved by the Edmond City Council for the first phase of the site development has been revised to accommodate the proposed changes to the site. The revised landscape plan incorporates most of the elements of the original plans and provides 19 additional plant units. The applicant will provide landscaping around the base of the existing pole sign and replace missing, or undersized trees on the west side of the site.

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

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

**NAYS:** None

Under **New Business** Jan Fees presented the Commissioners with a draft copy of the Edmond Forestry Plan for their review. She invited the Commissioners to provide comments.

**Meeting adjourned at 6:30 p.m.**

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David Woods, Chairman  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission