

EDMOND PLANNING COMMISSION MEETING

Tuesday, July 3, 2001

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, July 3, 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; Kristi Anthony, Planning Intern; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the June 19, 2001, Planning Commission Minutes.

Motion by Hoppe, seconded by Waner, to approve the minutes as written. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Consideration of the Preliminary Plat of Woody Creek located south of Danforth, just over one-fourth mile east of Coltrane. (Matt Wilson)**

Lax Godhania with MGR Engineering is representing Matt Wilson in requesting Preliminary Plat approval of Woody Creek. A Preliminary Plat of this addition was approved in 1997 and a Final Plat was approved in December of 1997 for Phase One, providing for 56 lots on 27.68 acres. Lot sizes are planned at 10,000 square feet or greater. The addition is served with full city utilities. All the streets in this addition are private. The controlled access gate has already been constructed to Fire Department standards in Title 17 and there is also a construction access on Danforth. Detention has been reviewed with the Preliminary Plat and First Phase of the Final Plat; there are no detention requirements. There are approximately 117 lots to be completed in this Preliminary Plat.

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

AYES: Members: Moyer, Hoppe, Waner, Cartwright 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 bank located on the northeast corner of Santa Fe and Danforth. (American Bank)**

John Calvin, the architect for the Bank, presented this request. He identified the property as zoned "E-1" General Commercial District and indicated the Bank would be displaying a vehicle, a boat or a product display from various businesses in the Lobby area. The Lobby would be oversized for this purpose and would be visible from the parking lot. This type of display is appropriate in "E-1". The building will be an 88 foot 6 inch by 66 foot single story building of 5,116 square feet. The building will have flat, pitched and curved roof elements. The pitched and curved roof elements will be of silver standing seam metal. The exterior of the building will have a brick veneer.

Thirty-four parking spaces are proposed for location on the south and west sides of the building. The lot area is 92,800 square feet. The ten percent required landscape area equals 9,280 square feet. A minimum of 742 plant units are required, of which 297 plant units are required to be evergreen. The applicant is proposing to provide 48,400 square feet of landscape and lawn area. The applicant is proposing to provide 770 plant units of landscaping, of which 308 plant units are evergreen. Detention facilities will be located at the northwest, southeast and southwest corners of

the site.

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

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Ordinance closing a portion of a street easement at 4001 Derby Run Drive north of the Steeplechase Addition one-eighth mile south of Coffee Creek Road, at the far north end of Derby Run. (OHC Properties, Inc.)**

Bryan Turner is building a home at 4001 Derby Run for Bill Vansant at the north end of Derby Run north of the Steeplechase Addition. This 7 acre parcel is unplatted but will be accessed from Derby Run and will back up to Coffee Creek Road. Derby Run was stubbed out to continue for another phase of Steeplechase but the plans have changed for this unplatted tract. Mr. Turner is planning to install a new curb and drive approach on Derby Run and the purpose of this closing is to eliminate the 20 foot extension of Derby Run north of River Downs Drive. All of the street easement is still being retained as a utility easement so there will be no impact for water lines, sanitary sewer lines, cable, telephone or gas service. The portion of the street to be closed is 20 foot measured north and south and 50 foot measured east and west for street access purposes only, not utility usage.

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

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of a Special Use Permit for a classroom at 1603 N. Santa Fe. (Santa Fe Presbyterian Church)**

Jeff Van Hoose is representing the Santa Fe Presbyterian Church in requesting approval of a classroom building to be located northwest of the church building adjacent to the parking lot. The proposed building is 1120 square feet. The exterior building would consist of siding and is not intended to be a permanent building but there is no time limit that is part of the Special Use Permit for this addition to the church. The church owns 8 acres at this location north and east of the Homestead Addition. This use is not for a pre-school or new use at the school; it is being added to provide classroom space needed at this time. There is no new parking required since the sanctuary is not being increased in seating capacity.

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

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

NAYS: None

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nda was a **Consideration of Preliminary Plat of Olde North Village Memorial Road and Jordan. (Alan Spencer)**

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Alan Spencer is represented by Mark Farris with Red Plains Engineering in requesting Preliminary Plat approval of Olde North Village on the northwest corner of Jordan and Memorial. This project consists of 4.6166 acres and 25 lots. The lots will contain Single Family detached homes but they will be zero lot line homes, where the units will be built close to the side property lines. The front setbacks are established at 20 feet so there can be enough room for off-street parking. The streets will be private with a controlled access gate located west of Jordan. There are three guest

parking spaces planned in the two cul-de-sacs. The lots are approximately 4567.5 square feet.

This project will be served with water from Oklahoma City and an agreement between Oklahoma City and Edmond is being developed for that purpose. Edmond will respond for fire protection. There are substantial connection fees that will be paid by the developer to Edmond and those fees will be returned to Oklahoma City as part of the agreement. This project will have drainage detention in the south and southeast portion of the project. Sanitary sewer will also be extended for service. No sidewalks will be required along Jordan because of the rural street design.

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 **Consideration of Final Plat of Olde North Village on the northwest corner of Memorial Road and Jordan. (Alan Spencer)**

Mark Farris with Red Plains Engineering is representing Alan Spencer requesting Final Plat approval of Olde North Village. This project contains 25 lots on 4.61 acres for a density of 5.4 units per acre. The streets are planned to be private with a gated access. The street right-of-way is only 30 feet but there are utility easements on each side of the right-of-way bringing the total to 50 feet with the utility easements. The paving width and turning radii meet minimum traffic codes. The location of the entry street has been agreed to by the neighbors so that the outlet from this addition to Jordan Avenue is as close to Memorial as practical to discourage traffic from driving through this rural addition as much as possible.

Water will be purchased from Oklahoma City through an agreement between Edmond and Oklahoma City. The connection fees required to Oklahoma City will be paid by Mr. Spencer. Edmond will serve this area for fire protection so the water lines do meet Edmond codes. The sewer service is also part of the Oklahoma City sewer system.

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

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Ordinance closing a portion of a public utility easement at 1208 Wood Way. (Jim Evans)**

Property owner Jim Evans has hired Prestige Pools and Spas, Inc. to complete a new pool in the Planning Commission 1208 Wood Way in the Olde Town VII Addition west of Bryant north c 115 July 3, 2001. i. Mr. Evans indicated that the concrete apron or deck will not extend into easement, meaning that there will not be a concrete sidewalk around the entire boundary of the pool. The sanitary sewer service line will be relocated to allow room for the pool and the gas service line will also be relocated. The pool is approximately 10 feet by 20 feet and Mr. Evans is expecting to amend his application to close an area 5 feet into the easement by 30 feet measured east and west to allow just enough room to install the in ground oval shaped pool.

Motion by Waner, seconded by Hoppe, to continue 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 Ordinance amending Title 22 regarding setbacks and height for Storm Shelters allowed as Accessory Structures.**

Recently, a homeowner in the Oak Brook Addition built a storm shelter in the side yard on a corner lot that was 5 feet from the side property line. The City code presently requires that the storm shelter be setback 15 feet from the side yard on a corner lot just like the house would be required. A one story residential storage building can be located 5 feet from the side yard setback in the same case. In addition, the current standard requires the storm shelter to be not more than 12 inches above the grade. The current code also allows storm shelters to be located in the front yard and they may encroach into the 25 foot front setback. The ordinance prepared by the staff provided for a 5 foot sideyard on corner lots and increase the height to 3 ½ feet when the shelter was in the front yard. Mr. Lehman attended the meeting.

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

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

NAYS: None

The next item on the agenda was a **General Discussion of Landscaping modification at the Market Place Shopping Center on the southwest corner of 33rd Street and Boulevard.**

Ms Julie Shelton with Price Edwards provided a concept plan that would eliminate trees in 4 islands on the south side of the Market Place Shopping Center and substitute crepe myrtle and other shrubbery to allow for a better view of the front of the stores. The Commission generally discussed the landscaping at the site emphasizing the mature trees on this 20 year old project. The Commission suggested that a full landscape plan be discussed including the possibility of relocating trees at other places in the parking lot, if the height of the vegetation is to be reduced in front of the stores on the south side of the center.

Motion by Waner, seconded by Hoppe, to continue 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 Commercial Site Plan approval for a Physicians Medical Clinic southeast corner of Medical Center Drive and Bryant Avenue. (Dr. Paul Massad)**

This item was continued to July 17 at the request of applicant.

There was no **New Business**.

Meeting adjourned at 7:40 p.m.

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission