

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, August 7, 2001**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, August 7, 2001, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Dyke Hoppe, and Elizabeth Waner. Leroy Cartwright was absent. Present for the City were Robert L. Schiermeyer, City Planner; Jan Ramseyer-Fees, Assistant City Planner; Steve Manek, City Engineer; Kristi Anthony, Planning Intern; Paul Lakin, Assistant City Attorney, and Sara Cobb, GIS Manager. The first item on the agenda was the approval of the July 17, 2001, Planning Commission Minutes.

Motion by Moyer, seconded by Hoppe, to approve the minutes as corrected. **Motion carried** as follows:

**AYES:** Members: 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 an of the Swedish Imports business at 201 W. 15<sup>th</sup> Street.**

Staff advised that Jim Hackler, the business owner, asked for a continuance to further study the drainage proposal for his planned addition.

Motion by Moyer, seconded by Waner, to continue this item to August 21. **Motion carried** as follows:

**AYES:** Members: Moyer, Waner, 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 eye clinic on the northeast corner of Medical Park Boulevard and Renaissance Boulevard in the Renaissance Office Park at 15<sup>th</sup> and Kelly Avenue. (Dean A. McGee Eye Institute)**

The new building will be 102' 8" by 96' 8", 8,075 square feet. The building will be single story with a pitched roof of high definition composition shingles of weathered wood color. All exterior walls will have a veneer of gray tone colored brick. EIFS will be used on the fascia and soffit. A covered entry area will be located on the south side of the building. The building will house a vestibule, reception/ waiting area, sub-waiting area, display/fitting room, work area, business office, five offices, lounge, janitor/mechanical room, nine exam rooms, storage areas and four restrooms.

The landscaping provides for the following:

<u>Lot area = 37,905 s.f.</u>		<u>Landscape provided on plans submitted</u>	
Ten per cent of lot	= 3,791 s.f.	10,266 s.f. landscaping/lawn area	
Planning Commission	yard = 1,895 s.f.	4,645 s.f. in front yard	124
August 7, 2001	= 303 plants	344 plant units	
-	= 121 plants	198 plant units	

**Fire Department** – Approved subject to a 20 foot fire lane on the south and west sides of the building.

**Refuse Enclosure** – Architect Jim Moore has discussed sanitation pick-up with Sanitation Director Sam McNeiland. The agreement is that the driveway adjacent to the parking will be concrete (this is also the fire lane). Based on the location of the dumpster enclosure, the sanitation truck will have to drive through the parking lot and subject to the adequate thickness of concrete, 20 foot in width where the main driveway extends through the site, this condition would meet Sanitation Department’s conditions and approval.

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

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of request for extension of Office Building “G” at Coffee Creek on the northeast corner of Covell Road and Kelly. (Bob Turner)**

Mr. Bob Turner is requesting an additional one year extension of the three story office building originally approved in 1998 at the Coffee Creek PUD. The surrounding uses include Cheyenne Middle School located on the northwest corner of the intersection. The Coffee Creek Post Office is located to the east. The property to the north is zoned “D-1” PUD Commercial and is being developed with an individual office building. Jerry McNabb presented a rendering of the proposed building.

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

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of Request for extension of the Coffee Creek PUD located north of Covell Road, east of Kelly Avenue, west of Boulevard and south of Coffee Creek Road. (Bob Turner)**

Ernie Isch represented Bob Turner who was also in attendance. Mr. Isch asked that the Commission vote to extend the Coffee Creek PUD at this time and explained where the rezoning and plan amendments would be located when in the future Mr. Turner filed his applications to bring the PUD into conformity with the actual infrastructure improvements. Mr. Isch indicated he understood that this item would be delayed between the Planning Commission and City Council until the rezoning applications were prepared and presented to the Planning Commission. Mr. Isch identified the Stonebrook change in the PUD and the Shortgrass Road alignment that changed. Mr. Isch indicated there are 280 lots and 9 single family plats covering 151 acres.

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

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

**NAYS:** None

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The next item on the agenda was a **Public Hearing and Consideration of a Special Use r (extension of existing tower height) north of 15<sup>th</sup> Street, west of the electrical sub-station. (AT&T Wireless)**

Mr. Jim Marlow with Kukulica & Associates is representing AT&T Wireless in requesting approval to provide for a 120 foot cellular tower in lieu of the 80 foot tall tower already in place at the electrical substation north of 15<sup>th</sup> Street between Coltrane and Bryant. The tower site will increase in size from a 30’ by 40’ area to a 40’ by 45’ area. This will allow for a new shelter for the electrical equipment. The entire area will be fenced with a chain link fence. A trailer will be placed

on the site that will allow for an 80' tall tower to be temporarily located while the 120' monopole and antennas are under construction. The overall height of the pole, including the antennas will be 120'.

Currently, there are 18 cellular communication towers in Edmond and the modification of this tower from 80' to 120' will allow for the service area requirements of this area to be met at an existing tower location. The nearest homes are to the east in the Chimney Hill Addition, the Turtle Creek Addition lies to the south. The 120' tower will be placed at the same location as the existing tower. The City is the property owner where the tower is situated and that was the case when the 80' tower was approved adjacent to the substation and the Hafer Park Property. Both the Edmond Electrical Department and the Park and Recreation Advisory Board have reviewed this plan.

Jim Marlow was in attendance indicating the tower was 211 feet from the east property line and 537 feet to the south property line. Mr. Woods asked if he could co-locate other antennas. Mr. Marlow indicated he could. John Luton with the Neighborhood Alliance objected that the pole height was too tall for this residential area.

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

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance to close an eight foot sidewalk easement at 800 Scott, 800 and 801 Elmwood and 801 Belle Air. (Shohreh Hashemi, Jan Baty, Nona Swan and Kim Woodward)**

Shohreh Hashemi, Jan Baty, Nona Swan and Kim Woodard submitted an application to close an 8 foot sidewalk easement which runs along the west sides of their properties in Willow Creek located at 800 Scott, 800 and 801 Elmwood and 801 Belle Air. The plat of the Willow Creek Addition was dedicated to the city in 1985. The plat dedicated this 8 foot sidewalk easement along the west sides of Lots 13 and 14 Block 2 and Lots 11 and 12 Block 3 of the Willow Creek Addition for a pedestrian way. The west sides of these properties contain a 4 foot sidewalk. There are fences on the east and west of the sidewalk.

The Willow Creek Addition is immediately adjacent to a section of Henderson Hills. This created very long blocks on Scott, Elmwood and Belle Air between Edgewood on the west and Pine Oak on the east. The sidewalk was put in with the Willow Creek Addition to give a break in these very long blocks and to provide an easier access to Edmond Memorial High School.

In recent years, the sidewalk has become a nuisance for the property owners who have the Planning Commission August 7, 2001  
y as well as those who abut the sidewalk. The fences on each side  
andalized and private property has been destroyed, the area has be  
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l adjacent back yards are teased, residents are verbally abused, and the  
general area provides a place for students to smoke, fight, and do illegal activities out of the  
public eye. The residents of the area feel that the sidewalk creates more of a detriment to the  
neighborhood than the benefit it was originally created for and requests that the easement be  
closed for public access.

Darrell McBride, resident at 722 Scott, spoke representing the request. Mr. McBride said the students gather at the sidewalk before and after school, fights sometimes break out; the students smoke pot and vandalize the area, leave lots of trash and have foul-mouth language.

Commissioner Hoppe questioned if the police or school have made any efforts to correct the problem. Mr. McBride said yes, he has contacted both the police and school. Mr. McBride said he school can't control the kids and the police can't be there all the time. Chairperson Woods commented that the easement was put there for a purpose and is reluctant to close the sidewalk since he feels this is a discipline problem for the school or it is a law enforcement problem. Mr. McBride said it is a hassle for the neighbors living close by and when he does call the police, the kids go out the other way.

Officer Rusty Fees with the Edmond Police Department, who works as the School Resource Officer at Memorial High School, said it is not uncommon to see 25-30 kids in the area smoking cigarettes or pot. Officer Fees said he has worked with the neighborhood to try to resolve this problem for many years and by closing the easement, the neighbors could have this area blocked off and restored which would make the neighborhood and the school safer. Officer Fees also said that since it is very dry, and kids smoke in the area, it could represent a possible fire hazard. Commissioner Waner questioned how many students use this sidewalk to get to school? Officer Fees said it is used a lot but when the police come to do anything there, the kids run out the other end.

Bob Morrison, Principal at Edmond Memorial High School, was also present at the meeting. Mr. Morrison said there is a \$100 fine for smoking on campus and so the kids go over to this sidewalk area to smoke and do other things. Mr. Morrison said the idea of the sidewalk was good but now it is a problem. Mr. Morrison said fights frequently occur in this area and disband quickly when the police come. Mr. Morrison said if he lived there, he would not like to deal with the 25-30 kids who hang out in this area. Mr. Morrison said the school and the police have addressed this issue but the harassment of the patrons close to the school continues. Mr. Morrison said he thought the worst problem was the teasing and harassing of the animals in the yards next to the sidewalk.

Chairperson Woods questioned if teachers had been stationed at the entrances to the sidewalk. Mr. Morrison said he had 2 parking lot attendants who are busy with parking issues on the school grounds, and since the location is off the school campus, he does not have the authority to ask teachers or counselors to monitor this area. Mr. Morrison did say that he has his parking lot attendants patrol the sidewalk area the last six weeks of school. Chairperson Woods questioned where the kids would go if the sidewalk is closed. Officer Fees said the kids may find another area. Chairperson Woods questioned if the problem is just in the morning and the afternoon and Officer Fees replied that it is a problem all day. Commissioner Waner questioned what happens if the easement is closed, and Ms. Ramseyer-Fees replied that the neighbors would fence across the openings and then the fences on the west side of the sidewalk could be removed and the  
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Commissioner Moyer asked if this was a closing request or a vacation. On  
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closing request and then the residents could take it to district court to have it vacated should they so desire.

Commissioner Waner said she regrets that this problem has come to this and sorry it can't be solved some other way. Commissioner Hoppe agreed but has some reservation and concern about the residents. Diana Losh, concerned citizen, expressed concern that this problem exists since she recently moved to Edmond and they chose Edmond because of its quality public schools. Ms. Losh said the parents, the police, and the administration need to work together to solve this problem. Commissioner Waner questioned if the parents are aware of the problem. Chairperson Wood commented that he thinks the easement was put there for the right reason and is sad that the students can't be controlled in the morning, lunch and afternoon. Chairperson Woods said he does not see the problem going away with closing the sidewalk easement.

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

**AYES:** Members: Moyer and Hoppe

**NAYS:** Waner and Chairperson Woods

The next item on the agenda was a **Consideration of a request for deed certifications (9 parcels) south of Danforth and west of Santa Fe. (John Alexander)**

John Alexander is scheduled before the City Council on August 13 with the Trails Commercial site plan. He has been approved for 2 deed certifications on parcels south of the Seven-Eleven west of Santa Fe. The plans for The Trails Commercial provide for new water line construction along Santa Fe, new sanitary sewer line construction for service to each of the 11 parcels (the two approved on July 17 plus the 9 new ones), storm water improvements along the east side of the Orchards at the Trails Addition and an interconnecting driveway parallel to Santa Fe and one along Danforth so that there is a sharing of access with the 110 to 120 foot wide parcels proposing to be sold. Mr. Alexander is also providing a new drainage easement from the Seven-Eleven connecting to the storm sewer to the southwest so that he can be approved for a release of an earlier drainage easement granted at the time the Seven-Eleven was built.

The engineering plans have been submitted and approved for the new public improvements. Utility easements need to be submitted for storm sewer improvements, sanitary sewer improvements and the common access drive and water line utility easement. The property is not located within a floodplain. The access management policies are being met in terms of driveway separation and alignment with drives on the east side of Santa Fe and the cross-over on Danforth. Each lot will have to meet a drainage/detention requirement at the time of site plan. Mr. Alexander is also improving at 100% of his cost, the traffic light on the west side of Santa Fe in alignment with the Wal-Mart Supercenter traffic light.

Conditions of the deed approval include:

1. Completion of the traffic light at Mr. Alexander's expense
2. Provision of all utility easements needed for the construction improvements – water, sewer, storm sewer.
3. Submittal and recording of the interconnecting driveway easement along the front of the property to meet the access management standard.

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Commissioner Moyer asked if the gas lines have been abandoned. Mr. Alexander indicated the ONG line would be rerouted, the other line would be abandoned. Commissioner Waner expressed concern about not having enough information since the site plan was not connected to this project with landscaping, buffers next to residential. It was unclear as to how much space would be available on the lots for parking and other access requirements and landscaping if construction is authorized on the utility improvements before buildings are known.

Motion by Hoppe, seconded by Moyer, to approve this request subject to the City Council approving the site plan on August 13. **Motion carried** as follows:

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

**NAYS:** Waner

The next item on the agenda was a **Consideration of a Request by Jim Hargrove for deed certifications on the northwest corner of West Edmond Road and Kelly Avenue.**

Property owner James Hargrove is requesting two deed approvals on the northwest corner of West Edmond Road and Kelly Avenue. Mr. Hargrove owns the property where the Commercial Bank (901 West Edmond Road) is situated and additional land to the west. The Bank is wanting to build a new facility on the west 160 feet of the property. The existing bank building would be removed leaving the corner parcel vacant for new construction. City water is accessible on the south side of West Edmond Road and along the east side of Kelly.

Sanitary sewer is not available to the new bank lot and MGR Engineering is preparing plans for the extension of sanitary sewer to the southwest south of West Edmond Road immediately east of the Copperfield Addition. A bore under West Edmond Road will be needed and an off-site utility easement will be needed for the new sewer line extending south to west of the Total Service Station and immediately east of the Copperfield Addition. Driveways will need to be shared between the two properties. A north drive on the corner lot on Kelly Avenue will need to connect with a drive planned for the parcel on West Edmond Road. This will be especially applicable for the proposed bank drive-in window access and traffic circulation. This property is zoned "D-2" Neighborhood Commercial and has been since 1969. The proposed bank lot is 160.01' x 331.16' or 1.2167 acres and the remaining corner lot is 303.80' x 331.15' or 2.31 acres. Additional street easements on Kelly Avenue will be needed to meet section line road improvements. Kelly Avenue is classified as a parkway requiring 140 feet of total right-of-way or 70 foot each side of the centerline of Kelly Avenue. There is no flood plain affecting this property but drainage/detention will be required.

These two lots meet deed approval standards subject to the following conditions:

1. Submittal of sanitary sewer plans for the off-site extension south under West Edmond Road next to Copperfield which will include boring Edmond Road.
2. Submittal of an off-site utility easement from the property owner on the south side of West Edmond Road.
3. Provision of all street easements in accordance with street standards.
4. Extension of water lines under West Edmond Road including the required bore or under Kelly Avenue.
5. Approval of one new drive cut on West Edmond Road for the bank interconnecting with one new drive approach on Kelly at the north end of the corner parcel. The provision

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Lax Godhania representing Mr. Hargrove asked that the easements be granted when the site plans are submitted rather than in advance of the deeds being certified. Chairperson Woods asked Mr. Godhania if he would be sure to inform the buyers of the easement requirements so that they would understand how much land is available based on the deed approval conditions. He indicated that he would.

Motion by Waner, seconded by Hoppe, to approve this request subject to the five conditions identified in the minutes and notice to the purchaser about the street easement requirements.

**Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of Ordinance Amending the "D-O" Suburban Office District to establish Special Permit uses for a veterinarian office and bank.**

The following uses listed in the “D-O” Suburban Office District are suggested to be amended to be Special Permit Uses:

1. Savings and Loans, Banks and other similar financial institutions including self-serve, automated facilities
2. Veterinarian’s office, provided that there are no outside pens, kennels or other materials stored outside the confines of the building and provided that no activities are conducted outside the confines of the building.

These uses represent the more intensive impact to the adjoining area in terms of traffic, noise, hours of operation, lights or other external effects. This amendment will create improved compatibility with the lowest density adjoining residential or on small sites not suited for drive through lanes, higher noise levels or later hours of business not compatible with homes.

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

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

**NAYS:** None

The next item on the agenda was **Public Hearing and Consideration of an Ordinance to amend Edmond Plan III from Single Family Residential to Suburban Office west of Bryant and North of 33<sup>rd</sup> Street. (City of Edmond)**

General Planning Considerations representing some of the factors to be evaluated in reviewing Plan Map Amendments:

1. Infrastructure: There is an 8 inch water main on the south side of 33<sup>rd</sup> Street. At this time, individual taps have been made for service to the churches. There is a public main extending north on Oakwood Drive serving Coffey’s 2<sup>nd</sup> Addition. A larger water main may be required along the north side of 33<sup>rd</sup> to serve a series of commercial offices in order to have more fire hydrants available on the north side of the street. There is a 12 inch water main on the east side of Bryant. The city sanitary sewer is available in the Coffey’s Addition and to the west in the Prairie Meadows Addition. Some of the acreage lots are served with septic tanks and water wells and if the land is redeveloped commercially new sanitary sewer lines most likely need to be extended. Electricity is available along 33<sup>rd</sup> Street.

2. Traffic: The 24 hour Average Daily Traffic count by year along 33<sup>rd</sup> is as follows:

<u>33<sup>rd</sup> St west of Bryant</u>	<u>33<sup>rd</sup> St east of Bryant</u>
2001 – 13,700	1999 – 13,496
2000 – 14,087	1997 – 10,062
1998 – 15,347	1995 – 4,512
1996 – 8,111	
5. Density: As commercial intensity of coverage would apply rather than residential density. The general residential density is about 3 units per acre excluding the Fisher Hills area which is 2 acres per residence.
6. Land ownership pattern:
  - North – Properties to the north, other than the Coffey's Addition, are developed into 1 acre, 2 acre and 5 acres tracts in the Fisher Hills area.
  - South – The land is divided into urban sized lots, approximately 9600 square foot, except for the First Baptist Church parcel and a 10 acre parcel between Smiling Hills and Whispering Additions.
  - East – 2 acre and 5 acre lots in Fisher Hills area. There are larger ownerships on the corners of Bryant and 33rd including Thornbrooke and the 11 acres east of Bryant, west of Cheyenne Ridge.
  - West – Urban lots in the Prairie Meadows Addition.
7. Physical Features: A majority of this area is developed with homes either in platted urban additions or rural lots. The land west of Bryant is much flatter than the rolling terrain and creek areas that are prominent east of Bryant. Both native trees and private landscaping exist along 33<sup>rd</sup>. Many of the homes on the north side of 33rd are 35 to 45+ years in age. The Coffey's 2<sup>nd</sup> Addition is a newer area (approximately 12 years old) and the 3 churches represent some of the most recent construction in the area.
8. Special conditions: No extraordinary or special conditions exist. There are no oil wells in the area, no floodplains in the area, no previous environmental problems, no historical buildings or sites along 33<sup>rd</sup> Street.
9. Location of Schools and School Land: Chisholm Elementary School is located to the east, ½ mile east of the intersection of 33<sup>rd</sup> and Bryant. Cimarron Middle School is located ¼ mile south of 33<sup>rd</sup> and Bryant on the west side of Bryant. These schools are significant traffic generators for the area.
10. Compatibility to Edmond Plan III: Purpose of the City initiating this Plan study is to determine what the overall pattern for office usage could be from Bryant ½ mile west.
11. Site Plan Review: The review at this time is for an Edmond Plan Amendment. Site plans are required if there is a change in zoning.

Charles Lamb presented a computer representation of the factors listed in Edmond Plan III for evaluation of Plan Amendments that could be initiated by the City. After the presentation, comments were heard from residents.

Beverly Terry spoke in opposition to this Plan Amendment indicating there would be traffic problems in Fisher Hills, there are already difficulties exiting onto 33<sup>rd</sup>. She indicated homes in the area still had water wells. Dale Birdwell spoke in opposition indicating he would like the office on Bryant developed before additional office usage is approved on 33<sup>rd</sup> Street. He felt there were drainage problems in the area with many of the homeowners having french drains and with commercial development, this could worsen the problem. He felt that the office usage would be a reason to increase to retail later. He felt the area should be left to single family only. Dan Losh spoke in opposition indicating this is not a buffer area and that approval of office use would lower the property values for the homes backing up to the area. Ms. Losh also spoke in opposition indicating that the traffic is not a problem along 33<sup>rd</sup> that prohibit people from continuing with

residential usage. She said she checked the zoning before she bought and it was indicated as being residential. She did not feel there was a need for more offices when there were other office areas not fully developed. Nila Roark also spoke in opposition.

Commissioner Hoppe indicated he could not support the amendment. He liked the proactive approach of evaluating the whole area proposed for this land use change. He felt it was premature to consider office usage on 33<sup>rd</sup> Street. Commissioner Waner also complimented the GIS approach. She felt that the office uses along Bryant were different than on 33<sup>rd</sup>. She was opposed to the Plan Amendment with developing this much office near existing homes. She felt that many section line roads would not develop with higher uses than residential even when lots faced the section line road.

Chairperson David Woods commented that he still has misgivings about office on 33<sup>rd</sup>. He feels like the traffic has gone down in volume about 12%. The Bryant properties have not developed and he feels there is nothing happening in the area that requires this as an imminent change. Some new houses are being built in Fisher Hills and there are alternate locations for offices in the City.

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

**AYES:** Members: Moyer

**NAYS:** Hoppe, Waner and Chairperson Woods

The next item on the agenda was a **General Discussion and Consideration of Recommendation on Forestry Master Plan.**

Planning Commissioner Elizabeth Waner asked that this item be reviewed at the next Planning Commission meeting for comments to the Urban Forestry Board. The Planning Department provided the following comments:

The Edmond Zoning Ordinance establishes landscaping requirements for multi-family, commercial and industrial uses. Special Use Permits may also require landscaping. The landscaping standards, as reviewed through the site plan process, may establish different standards for: (1) The I-35 Corridor Planning District, (2) The Arcadia Lake District, (3) The Downtown Planning District, and (4) The remainder of the City Limits.

The Planning Department administers the code standard as each site plan is submitted. The Planning Commission and City Council review the site plans and inspections are made to insure that the landscaping on the approved site plan is installed. Based on administering the code during the last few years, the staff would submit the following recommendations:

1. No landscaping improvements required by the zoning code are recommended to be placed in the street right-of-way/utility easements. One exception could be on local streets where vegetation removal in the easements may be able to be controlled to a higher level than on the arterial streets. Landscaping is not encouraged in utility

Planning Commission **recommended that landscaping in utility easements not be**  
August 7, 2001 **minimum requirement because they are subject to being removed by private and/or public utility companies.**

2. **Greater efforts should be made on each site plan to locate planting materials in the detention areas, especially when the detention areas are observed from a public street. The Engineering Department would support this as long as the inlet and outlet structures to the detention area are not blocked, or where an**

**overgrowth of a particular plant material could occur.**

3. Materials suited to the Oklahoma environment and/or climatic conditions are becoming more important. The last three summers have been extremely harsh on commercial vegetation and watering needs to be kept to a minimum. When the landscaping plan is approved, an emphasis on the hardiness of the plants should be discussed.
4. The code requires and the staff attempts to get a five foot wide landscape bed along all streets and parking lots. **This five foot area should not be a utility easement. Based on fire lane and driveway requirements, the five foot landscape area is difficult to provide in every location. It would help the staff if a consensus could be reached that if the developer cannot preserve existing trees on the lot or create a substantial and quality landscaping adjacent to the building, including trees, that there will be no variance on the five foot landscaped area along the street exclusive of all utility easements and street right-of-ways. The code doesn't need to be changed, there just needs to be a consensus of what the objectives of the landscaping plan should be.**
5. Under the current landscaping requirements, there is no **continuity** or **theme** that serves as a starting point in evaluating landscaping plans. The inclusion of a particular plant material is sometimes used as a theme, that may not be what we are wanting in Edmond. Another example could be a concerted effort to landscape the corner of the property, especially at major intersections, which could often be the first street impression. The five foot landscape area is an attempt to create an improved view along the streets, but the size of each site causes these areas to be broken up between small and large parcels; i.e., the Home Depot landscaping creates a planted area along the street for approximately 500 feet. The individual pad sites often minimize the landscaping along the arterial streets. Trees planted along the street are often criticized because they eventually block signs or views of the building although the street trees represent an important benefit to the arterial streets. **It may be time for the Planning Commission to identify in more detail what they think the objectives should be to meet a good landscape plan for the community.**
6. **No one has made any direct statements, but it appears that there is an interest in more trees being planted than shrubbery. If this is a consensus, we can emphasize this on landscaping plans, especially along the street view of the property. Landscaping enforcement is an active part of the Title 22 requirements. Approximately sixty letters have been mailed out over the last few months requesting businesses to replace dead plants. The letters that are being sent now request compliance in November because planting before then is not recommended due to the extreme weather conditions. Landscaping enforcement will always be an continuing process and additional resources will be applied by the City in the immediate future to add a Code Enforcement officer and/or Urban Forester to the City Beautification and Code Enforcement prog**

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the Requests for Qualifications for a consultant to work on Title 22 Zoning Ordinance review and analysis would include a landscaping element to develop new standards or improve the ones we have since landscaping is a major part of a site plan criteria. That study should start within approximately six months.

Commissioner Waner indicated she was impressed with the Planning document. She was concerned about replanting issues that would come up on older landscape sites. She indicated the document looked as if it could bring together private and public landscaping and vegetation conservation. Chairperson Woods and Commissioner Moyer supported the Forestry Plan. They indicated that mature trees should be preserved to the greatest degree possible and that a

program to bring all of the elements related to tree preservation, landscaping, and public improvements is a positive approach.

Motion by Moyer, seconded by Waner, to commend the Plan. **Motion carried** as follows:

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of Ordinance Amending Title 21 Subdivision Regulations for review by the City Council on August 27, 2001.**

Commissioner Waner commented that she encourages the Trails Master Plan to be added to the review criteria and standards for new additions. She felt this helped with the connectivity issue although it was understood that was a larger issue connecting additions. Commissioner Moyer asked about standards for one point of ingress and egress for additions and whether that should be considered with Title 21. Chairperson Woods indicated that he wanted to continue with the connectivity study as soon as possible and that might deal with the issue how many lots are suitable with one ingress and egress point. Charles Lamb indicated that there would be a plat review team created to develop a memorandum for each plat, that would be a new element similar to the site plan review.

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

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

**NAYS:** None

There was no **New Business.**

Motion by Hoppe, seconded by Moyer, to adjourn. **Motion carried** as follows:

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

**NAYS:** None

**Meeting adjourned at 8:20 p.m.**

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David Woods, Chairman  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission