

EDMOND PLANNING COMMISSION MEETING

Tuesday, September 4, 2001

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, September 4, 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; Steve Manek, City Engineer; Jan Ramseyer-Fees, Assistant City Planner and Steve Murdock, City Attorney. The first item on the agenda was the approval of the August 21, 2001, Planning Commission Minutes.

Motion by Waner, seconded by Hoppe, to approve the minutes as written. **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 a Request for Site Plan Approval for the Progressive Development Transfer Station generally located north of Covell Road and east of I-35.**

The Progressive Development Transfer Station is located on "F-O" Limited Light Industrial property, just under one-half mile north of Covell Road, east of I-35. Gary Spencer with Progressive Development LLC has indicated that there will be no containers outside of the building, no collection equipment outside of the building. The entire operation will be conducted within the building.

A greater landscaping requirement applies since Section 22.29b.060, Subsection 6.7 requires that "F-O" zoning districts shall provide for 30 percent landscaping of the net lot area. Section 22.29d.060, Subsection 6 for the I-35 Corridor requires no less than 15 percent landscaping, unless greater landscaping is required from another zoning category or the incentive standards have been met. The site consists of 4 acres and does not comply with the 30% requirement. The owner is requesting a variance to the 15 percent landscaping standard stated in the I-35 District.

The building exterior wall is concrete. The lower four feet will be a reinforced concrete push wall with a veneer stone form lined finish. These materials are not prohibited along the I-35 Corridor, only metal and painted concrete block is prohibited. It is clear that in areas near the Fire Station, Fox Lake Addition near the Holiday Express, and any other residential in the Corridor, the brick stone rock standard will need to be used or in combination with EIFS, which is limited to 15% in the I-35 Corridor.

Progressive is talking with John Preston representing the Harper Lytle property to the north to obtain an off-site sanitary sewer easement. If that easement cannot be granted, a sewer line will be extended east to Air Depot and north along Air Depot to Coffee Creek to connect to the sewer. This location would be in the Air Depot right-of-way.

The Transfer Station Building will be 80 feet by 140 feet, 11,200 square feet. The lower 4 feet of the exterior wall of the ground floor of the building will have a reinforced concrete push wall with a veneer stone form lined finish. This finish will extend downward 17 feet to cover the exterior wall of the tunnel floor area on the east end of the building. The remainder of the exterior walls of the building will be reinforced concrete tilt up panels with an elastomeric finish coating. The side walls of the building will vary in height from 26.5 feet to 39 feet. The end walls will be 41 feet tall from the

Planning Commission members raised questions about the hours of operation, the layout and the parking, the road into the site, and concerns over lack of fencing.

Mrs. Detrick, 3301 Air Depot, spoke in opposition to the request. Mrs. Detrick said she lives next to the proposed transfer station and it will impact her and is concerned about it causing cancer. Mr. Detrick questioned when the station would open. Mr. Shadid said construction would start soon after it is approved by the City Council and it will take 6-8 months for construction. Mrs. Detrick said the site is too close to people who live in the area.

Ralph Marklin, owner of 80 acres east of Air Depot, said he has just heard about this recently and is concerned about the proposal to decrease the landscaping, concerned about blowing trash from the site, concerned about people hauling trash to the site in private vehicles, concerned about contamination of ground water, concerned about smell, and concerned about the truck traffic. Mr. Marklin questioned the future of the site and Mr. Shadid replied that the site has the ability to double the transfer stations size. Mr. Marklin said he wants to be reasonable with the application proposed but thinks a fence should be required and that a maximum buffer should be maintained. Chairperson Woods questioned where the liquids from the site would go. Mr. Shadid said the liquids from the site would go into the sanitary sewer, not run off the site. Mr. Shadid noted that the project is modeled after a transfer station in Scottsdale, AZ.

Ronnie Williams, with the ENA, commented that the I-35 corridor representatives have dreams that this will be the best transfer station in the area. Mr. Williams said he was surprised at the variance from the 30% landscaping requirement and that the building's exterior would be tilt-up concrete. Mr. Williams noted that one of the partners for this project has an illegal sign on their property, and so their credibility is in question. Mr. Williams said the I-35 corridor is the crown jewel of the city and he expects the animal welfare facility to look better than the transfer station.

Marjorie Callahan, professor of architecture at the University of Oklahoma, spoke with concerns to the transfer station. Mrs. Callahan said she served on the previous I-35 Corridor committee that developed the ordinance for I-35 and so she has been involved with this area for a long time. Mrs. Callahan said that some of the great architectural buildings are mechanical. She said that Edmond could have a chance to create a good pattern and rhythm on I-35. Mrs. Callahan said there is a great opportunity for quality development and tilt-up concrete panels have never been considered quality material.

Damon Wingfield, 1500 Sleepy Hollow, spoke with concerns over the project. Mr. Wingfield said he reviewed the plan over the weekend and found it to be incomplete. Mr. Wingfield said his major disappointment is the material of the building. Mr. Wingfield said he does not understand why the standard of the north area of the I-35 corridor is different from the south area of the I-35 corridor.

Dick Haag, member of the I-35 Corridor Coalition, spoke about concerns regarding detention. Mr. Haag questioned if the trucks would be washed down and the water go into the storm sewer. Mr. Haag said the Planning Commission trucks would not be washed down, but the floor would which will go in. Haag also expressed concern about fencing the project due to safety concerns. Mr. Shadid agreed to install a fence and gate to secure the site.

John Luton questioned how wide a path would be cleared of trees for the road and site. Mr. Luton said he would like to get an assurance that this property would not be clear-cut. Mr. Shadid said they won't clear-cut the land but there are some grade changes to be made. Motion by Hoppe, seconded by Moyer, to approve this request with a variance for 15% landscaping and the exterior walls as stated in the packet, and the applicant agreeing to fence and gate the project. **Motion carried** as follows:

AYES: Members: Hoppe, Moyer, and Cartwright

NAYS: Waner and Chairperson Woods

The next item on the agenda was **Presentation by the I-35 Tree Preservation Committee regarding second grant from the Urban Forestry Commission, State Department of Agriculture.**

Dan O'Neal presented the attached material to the Planning Commission and also Marjorie Callahan spoke identifying the planning process for the tree grant study. Mr. O'Neal requested that a member of the Planning Commission be selected to serve with the study group. The Planning Commission thanked Mr. O'Neal for his presentation and indicated that there would be an item on the next agenda to appoint a Planning Commission member to serve on the committee.

The next item on the agenda was a **Consideration of Request for Deed Approval on three properties located south of Coffee Creek Road, west of Boulevard, covering 4 acres. (Bob Turner)**

Earnest Isch is requesting Deed Approval on three lots in the northeast corner of the Coffee Creek project. These properties are immediately west of Boulevard, south of Coffee Creek, across from Turner Brothers Pipeyard, west of Landcor Nursery. The city is proposing a water tower and storage tanks on the northeast corner of the intersection. That property is zoned "F-1" Light Industrial. The subject property is zoned "A" Single Family and Tract #1 includes a gross area of 87,400 square feet and a net area of 60,224 square feet, or 1.38 acres. Tract #2 contains 78,253 gross square feet and 61,753 net square feet, or 1.42 acres. Tract #3 includes 84,039 gross square feet and 60,037 net square feet, or 1.38 acres. The Coffee Creek Golf Course is to the south of all of these lots. There is no water line in front of the lots on Coffee Creek Road and no water line is planned until the water tower is started. There is also no new sanitary sewer to serve these parcels. There is no flood plain across this property and the owner is identifying 50 foot of right-of-way on Coffee Creek and Boulevard. If the right-of-way has not been given, the survey presented indicates there is a willingness to do so. Fifty foot building lines have been identified on the lots which gives them an extra setback from the twenty-five foot minimum setback.

Based on the lot size, septic tanks are acceptable especially since the net lot is 1.38 acres in size. There is no water adjacent to these parcels and they are large enough for individual water wells. There could be three curb cuts on Coffee Creek, but the properties cover 1,380 feet of frontage, so there is adequate separation to meet code.

M Planning Commission ded by Moyer, to approve this request. **Motion carried** as follows:
September 4, 2001 Cartwright, Moyer, Hoppe, Waner and Chairperson Woods 145

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Amending Edmond Plan III from Single Family Dwelling to Two Family Dwelling Usage on the west side of Fretz, north of Hurd Street. (Jay T. Fink)**

The property owner has submitted a letter of justification to amend from Single Family to Two Family Dwelling.

Infrastructure: There's a water line on both east and west sides of Fretz. While the City maps indicate limited sanitary sewer available, the Utility Line Maintenance Department has located on site a public sanitary sewer line. The six inch line is capable of serving one duplex structure.

Traffic: There is no current traffic count on Fretz Avenue.

Density: The lot size is 12,500 square feet. The surrounding land is owned by other parties. The effective density is 3.5 units per acre even though "B" Two Family zoning is required in order to attach individual living units. The maximum density in single family is 7.2 units per acre.

Jay Fink was present representing the request. Stephanie Buzzard, owner of property west, questioned how many units would there be on this property. Mr. Schiermeyer said there would be 2 attached duplexes or 4 units total. Candy Surrey, adjacent property owner said there are lots of trees and brush on the property now, and questioned how much would be opened to Fretz. Mr. Fink said the brush will be removed. Ms. Surrey expressed concern over opening her property up to the duplexes and to Fretz and requested a stockade fence between the properties. Mr. Fink said he proposes to put up a stockade fence on the south and west. Ms. Surrey questioned if this request has anything to do with the property north. Mr. Fink responded no, but noted that the property north is projected to have a land use of low-density multi-family.

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

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "A" Single Family Dwelling District to "B" Two Family Dwelling District generally located on the west side of Fretz, north of Hurd Street. (Jay T. Fink)**

The property owner is requesting "B" Two Family zoning for a duplex to be located on a lot facing Fretz Street, 140 feet north of Hurd Street. The subject lot contains 12,580 square feet and 7,000 square foot is the minimum lot size for a duplex. This lot will be larger than minimum but not large enough for two duplexes. The owner could build two single family detached homes in lieu of the duplex, but he could not build a duplex and one additional single family home; that would require 13,000 square feet of land. The property is adjacent to water along Fretz, sanitary sewer is also adjacent to the property and the location is not within a floodplain. There is an existing drive approach on Fretz but the property is only 68 feet in width. The owners are considering a circle drive which would allow circulation between the two living units and avoid cars having to back out onto Fretz. The design for the unit is not complete at this time.

The Disciples of Christ Assisted Living Center is located to the northeast approximately one-eighth of a mile on the east side of Fretz; that property is zoned "C-2" Multi Family. Fretz Street is a major collector street connecting Danforth to 15th Street and there is a mixture of land use along Fretz.

Such collector streets are rare in Edmond with 9th Street being the only similar collector street. Single Family zoning to Duplex fronting the collector street appears to be appropriate. Planning Commission Meeting Minutes, September 4, 2001

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 Commercial Site Plan approval on 7 acres on the northwest corner of 33rd Street and Broadway. (John A. Henry & Co.)**

Jeffrey Norman is representing John A. Henry, III, in requesting site plan approval for the first phase of a new project to be located on the northwest corner of 33rd and Broadway where the Payless Cashways was previously located. The first building is a two story, 50,405 square foot structure to be located on the west side of the property east of the railroad tracks. In the future, four

additional pad sites may be constructed along Broadway and/or 33rd Street. The estimated square footage is 66,610 square feet for the entire project. The Planning Commission is only considering the two story building site plan at this time.

“F-1” Light Industrial District. Retail and office uses to include restaurant in the future. This site plan includes 50,405 square feet; 29,379 square feet on the first floor and 21,026 square foot on the second floor. There are no sensitive borders. Perkins Restaurant is located to the north. There are other automobile repair and service businesses to the north on Broadway Court. Winslow is located to the south and Hope Lumber Company is located to the west, west of the railroad. The building will be set back 60 feet from the north property line, 280 feet from the east, 217 feet from the south and 28.63 feet from the west property line. The property is partially platted as part of the Elwood Heights Industrial Addition, so there are some easements of record. Some new easements may be needed for electrical service.

Brick will be used on three sides, the north, south and east. Concrete panels will be used on the west side by the tracks. The Hope Lumber building to the west is all metal. A 430 by 70 foot two-story building is proposed for location near the west edge of the site. The first floor of the building will house 16 retail spaces, 29,379 square feet. The second floor will house 16 office spaces, 21,026 square feet. The entire building will contain 50,405 square feet. The front and side elevations of the building will have a brick veneer and glass fronts. E.I.F.S. and cast stone will be used as accent materials. The first floor will have a covered walk across the front. The second floor will have a covered balcony supported with brick columns. Iron railing and stone balustrade railing will be used on the second floor. The back elevation of the building will be constructed of painted tilt-up concrete panels. Out-parcels #1, #3 and #4 will be located on the east edge of the site near Broadway. The approximate size of the building for #1 will be 7,000 square feet, 2,635 square feet for #3 and 3,995 square feet for #4. Out-parcel #2 will be located near the southwest corner of the site. It will contain a building of approximately 1,875 square feet.

Mechanical equipment will be located on the roof. The second story does not extend the full width of the first floor to the west towards the railroad. Much of the mechanical equipment will be located on the first floor roof and therefore will be screened from Broadway, 33rd or Broadway Court. The light poles are 40 feet. Fencing is not required except for the dumpster enclosure.

Two signs have been submitted 20 feet in height and illustrating only three, 2.5 feet by 10 foot sign. The top of the sign is a architectural piece and the Code does not require a signage including the name for the Center. Based on the square foot 147 square feet is the largest sign allowed. Jeff Norman representing Henry has indicated that the non-conforming Payless sign will be removed.

Three hundred seventy-two parking spaces are proposed for the site. Fourteen of the parking spaces will be handicap parking spaces. A sidewalk with handicap ramps will be located in the right of way adjacent to 33rd Street and Broadway.

Site Parking Space Requirements:

- Restaurant Parking Spaces – 155
- Retail Parking Spaces – 147
- Office Parking Spaces – 70
- *Total Required Spaces 372

*This total is based on the total square feet. Storage area, mechanical rooms and service areas have not been subtracted from the total area.

Landscaping - Lot area = 305,946.49 s.f.
Ten per cent of lot = 30,595 s.f.

Landscape provided on plans submitted
31,432 s.f. landscaping/lawn area

Motion by Cartwright, seconded by Hopper, to continue this request to the September 18th meeting. **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 Commercial Site Plan approval for a bank and drive-in windows on the north side of West Edmond Road, just under ½ mile west of Kelly Avenue. (Arvest Bank)**

This item was continued to September 18 at request of the applicant.

Under **New Business**, Commissioner Waner expressed concern about parking on the grass at Swedish Imports. Chairperson Woods commented on the large number of temporary signs all over town; he also would like to revisit connectivity in the future.

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

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

NAYS: None

Meeting adjourned at 8:20 p.m.

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission