

EDMOND PLANNING COMMISSION MEETING

Tuesday, September 18, 2001

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Vice Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, September 18, 2001, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Dyke Hoppe, and Elizabeth Waner. Chairperson David Woods was absent. Present for the City were Robert L. Schiermeyer, City Planner; Steve Manek, City Engineer; Kristi Anthony, Planning Intern; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the September 4, 2001, Planning Commission Minutes.

Motion by Waner, seconded by Moyer, to approve the minutes subject to the following additions:

- 1) regarding the Transfer Station, Elizabeth Waner identified she was concerned about the landscaping variance in the "F-O" District and the precedent that would be set by a variance to 15%. She felt the overall landscaping plan could be substantially improved relating to the I-35 visibility.
- 2) regarding Suburban Rental, Ms. Waner identified she was concerned about the outside display being established at this location on Kelly.

Motion carried as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Special Use Permit and Site Plan approval for a new sanctuary addition to First Presbyterian Church, 1001 S. Rankin.**

Derek Turner is representing First Presbyterian Church in requesting approval of a new sanctuary addition to be located on the west side of Rankin, south of the existing sanctuary. The new addition is approximately 22,000 square feet, 1200 seats and will include a new steeple that will extend to a height of 98.6 feet. The church has been able to find a stone veneer that matches the existing church stone. There are single family homes to the south and a sight-proof fence is planned adjacent to those lots where the parking lot abuts the homes. The property to the west is a creek area. The property north of the existing church is residential but there are no changes other than the parking lot adjacent to that property. Central Middle School is located to the east.

The new sanctuary addition will have a 9 to 12 pitched roof of composition shingles. The exterior of the addition will have a predominately stone veneer with areas of E.F.I.S. The areas of E.F.I.S. will have E.F.I.S. accent bands. Cast stone will be used for the caps, sills and lintels. The steeple is 98.6 feet tall. Mechanical equipment will be placed on the ground based on the pitched roof design, except there will be a chiller unit detached from the church south of the driveway along the new sanctuary. The height of the chiller is 8 feet and is enclosed by a cedar fence. There will be a fence on the south side of the chiller. No new ground signs are planned.

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and the required 10% is 37,106 s.f., the landscaping/lawn area 150
126,172 s.f. Required in the front yard is 18,553 plant units required 2,969 plants, evergreen required 1,188 plants. Shown on the plans are 2,332 plant units with 583 evergreen. Existing trees that will be preserved account for 950.5 plant units of the 2,332 plant units. The applicant has committed to providing at least 637 additional plant units with the development of the future phases. At completion of the future phases, the landscape plan will meet the minimum number of plant units required by the current ordinance for the site.

The driveways have been approved by Engineering with the parking lot and grading plan. The project will have 2 drives on Rankin and 4 drives on 10th Street. There will also be a drive through or drop-off lane on 10th which will actually add 2 more curb cuts; these have been approved with the original Special Use Permit. The Fire Department has approved the fire lanes and fire hydrant location. The building will have a fire sprinkler system. Drainage plans have already been reviewed and approved.

Commissioner Waner asked Derek Turner when would the landscaping be completed for the overall site to meet the 10% requirement. Mr. Turner indicated they would be saving some trees with the parking lot, grading and drainage work, they would be completing new landscaping around the building after the new sanctuary is completed and any deficiency regarding the number of plant units or evergreen trees would be finalized in the following or third phase of the church addition which requires another Special Use Permit. Mr. Turner indicated he was not sure how many of the existing trees would be retained in the first construction but a new count would be taken prior to the occupancy of the sanctuary.

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

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Site Plan approval for a water tower, water storage tanks and associated equipment building on the northeast corner of Coffee Creek Road, east of Boulevard and west of the Burlington, Northern and Santa Fe Railroad tracks. (City of Edmond-Water Resources Department)**

Sherri Irving, Director of the Water Resources Department, is requesting approval of a new water tower, 2 water storage tanks and an accessory building for equipment north of Coffee Creek Road, east of Boulevard, west of the railroad. There will be no office or occupied structure on the property. The equipment will be checked regularly and the area will be fenced with a gate on Boulevard. A water line will connect to the west along Coffee Creek Road to supply the water. That 24" water main will not be suitable for tapping by adjoining properties.

The zoning is "F-1" Light Industrial with the structures to be used for storage and pumping equipment for municipal water supply. There are no sensitive borders. To the north is an oil field storage tank, to the west is the Turner Brothers pipe yard, to the east is the BNSF Railroad and to the south is Landcor Nursery. The water tower is 170 feet tall and will store 2 million gallons of water. The 2 underground storage tanks will also hold 2 million gallons each.

The underground tanks are concrete and extend 8 feet out of the ground. The tower pedestal is
Planning Commission The pedestal diameter is 46 feet. A 30 x 50 foot building for
September 18, 2001 id of split-faced block. The roof is standing seam metal. The pede 151
height is 100 feet. The dome and bowl on the tower extend approximately 70 feet. There will be a
stand-by generator. All equipment will be inside the accessory building. The lighting is minimal
and maximum pole height is 30 feet. There will be chain link fencing around the entire site with a
locked gate. There are a minimum of 4 parking spaces.

The lot area is 4 acres, 174,240 s.f, 10% being 17,424. Required in the front yard is 17,424 s.f of landscaping, 1394 plant units, 558 evergreen. The plans show 17,424 s.f. of landscaping /lawn, 17,424 in the front yard, 1394 plant units and 558 evergreen. The emphasis will be on trees, to include 168 deciduous trees, 93 evergreen trees. Based on the location of the permanent improvements, the landscaping will be along the street side of the property, mostly along Coffee

Creek and the intersection of Coffee Creek and Boulevard. One drive is planned on Boulevard. No drive planned on Coffee Creek. The property will be graded as needed and will meet City code and DEQ standards.

Mary Schooley from Edmond North Estates expressed a concern about any more water wells being drilled in the area. She also requested a possible Community Connections meeting since they were unable to attend on September 11. Jan Fees indicated she would meet with Ms. Schooley to discuss a meeting. Ms. Irving indicated the construction period would be approximately 1½ years for the first phase of the project to include the tower and one storage tank.

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

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance to close the east eight feet of the west 10 foot utility easement on the west side of Lot 1, Block 4 of Creek Bend First Addition, 901 Caines Hill Road. (Timothy and Amy Eldridge)**

Attorney Michael Denton and Amy Eldridge spoke briefly explaining the encroachment of the house into the easement. City Attorney Steve Murdock indicated that Mr. Denton might wish to set a meeting with the city staff to discuss all the facts regarding this matter so that all the alternatives could be evaluated. Mr. Denton suggested a continuance until October 16th.

Motion by Moyer, seconded by Hoppe, to continue this request to October 16. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Special Use Permit and Site Plan approval for a swimming pool to serve the Belmont Farms Addition, east of Kelly, north of Coffee Creek Road. (Gary Spencer)**

Gary Spencer, the developer of the Belmont Farms Addition, is requesting approval of a swimming pool and pool house to serve the Belmont Farms residents. This property is located east of Secretariat Lane next to the creek extending east and west through the property. The parcel covers 18,217 square feet or 0.42 acres and is unplatted. This lot has not been included in a previous Belmont Farms phase or plat.

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and 16 parking spaces. The pool and pool house are required to be approved by the Health Department. The chain link fence is 6 feet tall to be built around the deck area and there will also be a wrought iron fence around the entry through the pool house building. The pool building is brick veneer on all four sides with a 1 and 12 pitched roof. There is some siding on the building and the building is approximately 704 square feet under the roof. Some of that is an open area behind the wrought iron fence and gate. The project will connect to City water and sewer.

Commissioner Waner inquired as to how many lots there were; Engineer Ernie Isch replied they plan on 404 lots in the addition. Ms. Waner also inquired about the 16 parking spaces not being enough for such a dense development and she was also concerned about the creek location. Mr. Isch replied that another pool will be requested for the development. He indicated he had completed a drainage study and that none of the improvements were in the floodplain area

between the pool, parking and the creek. It was indicated that a homeowners association would maintain the pool. Ms. Waner asked if another location had been considered. Mr. Isch indicated there were plans for the remainder of the land.

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

AYES: Members: Hoppe, Moyer and Vice Chairperson Cartwright

NAYS: Waner and expressed concern about adequate parking and location of the pool site so near the creek when other locations could be considered within close proximity.

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for an addition to the Swedish Imports business at 201 W. 15th Street.**

The applicant requested a continuance to the October 2nd meeting.

Motion by Hoppe, seconded by Moyer, to continue this request to October 2nd. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Consideration of the Preliminary Plat Mill Creek Addition located east of Santa Fe, north of Mill Valley Boulevard, between West Edmond Road and 15th Street.**

Lax Godhania with MGR Engineering is representing John Alexander in requesting Preliminary Plat approval of a new addition located south of Chisholm Lake west of Mill Valley and 300 feet east of Santa Fe. The addition contains 2.75 acres and 14 single family lots for a gross density of 5 units per acre. The lots are generally 60 feet by 103 feet for a total of 6,180 square feet or larger. The addition will be served with full city utilities. Taber Lane will be dedicated as a public street. The proposal is to provide for a 20 foot front building setback line, which for this size lot is recommended since the buildable area of the lot will be increased. Limits of no access are recommended along Mill Valley Boulevard; no driveway should be approved on this collector type street especially if a detention area is required adjacent to Lot 1 Block 1 parallel to Mill Valley Boulevard.

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discussed about will there be enough room for construction in the backyard, because the lots are small and the easements take up a majority of the backyard. He indicated that he would be willing to help inform people how difficult these additional improvements are if there was a method to accomplish that prior notice. Ms. Waner asked if John Alexander owned the 2 developments, Mill Valley and Mill Creek; he indicated he did not.

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

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

NAYS: None

The next item on the agenda was a **Consideration of the Re-Plat of Highlands at Oak Tree 2nd located north of Sorghum Mill Road, east of Kelly. (Clowers Engineering Co.)**

Motion by Hoppe, seconded by Moyer, to continue this request due to the absence of the applicant. **Motion carried** as follows:

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

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. (Arvest Bank)**

The Dooley Farms Commercial project submitted by J. C. Farris, located immediately east and north of the subject property, has been partially completed, but Dooley Farms Lane is not complete nor is the widening section on West Edmond Road. The drainage detention area needs to be sodded, and that improvement is off-site from the bank, but will serve the detention requirements for the bank. The staff would recommend that the site plan for Arvest Bank be approved only subject to the following Dooley Farms Commercial plat improvements being completed:

1. Complete the paving on Dooley Farms Lane
2. Complete the widening improvements on West Edmond Road which includes a deceleration lane and an acceleration lane in front of the bank.
3. Provide for the acceptance of the water lines and sanitary sewer lines and the provision of utility easements.
4. Provide for drainage detention improvements that meet Title 23 requirements.

This will require easements off-site from the bank or improvements to be completed on the Dooley Farms Commercial plat which is not owned by the bank. These improvements or conditions are required prior to a building permit.

The zoning is "D-0" P.U.D., Suburban Office District Planned Unit Development with the use to be a bank to include drive-in lanes. The land to the east, north and west is zoned for offices. The property to the south of Edmond Road is developed as the Copperfield Addition and there's a Special Use Permit for an oil well within the Copperfield project southwest of the site. The building will be set back 61.5 feet from the north property line, 84 feet from the east property line and 76 feet from the south property line. The drive through canopy will be set back 56 feet from the west property line. The required set back from the center line of West Edmond Road has been exceeded by 26 feet.

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September 18, 2001 property. This tract has one driveway on Edmond Road that wil
; t to the west, but there is also a drive on Dooley Farm Lane which
is a new street still under construction in the Dooley Farm Commercial Plat.

The exterior walls of the structure are combination of brick and E.F.I.S approximately 60/40 split. The mechanical equipment will be located on the roof. Six parking lot lights are proposed for the site. Two will be located on the north, south and west sides of the site. The parking lot light fixtures will be bronze 400 W Metal Halide fixtures. Any light poles taller than 25 feet should not be approved. There is residential to the south. Fencing is not required except for the dumpster. A monument sign is proposed for location at the southeast corner of the site. The overall height of the sign, including the 2 foot tall brick base, will be 6 feet. The brick base will be 12 feet long. The sign face will be 4 feet tall by 10 feet 5 inches long, 41.7 square feet. The sign face will be constructed of plate aluminum with routed letters and graphics. All letters and graphics will be blue or black translucent acrylic.

Thirty-nine parking spaces are proposed for the site. The applicant must provide a sidewalk with handicap ramps in the right of way adjacent to Dooley Farms Lane and West Edmond Road.

The lot area is 59,713 sf, 10% is 5,971 sf and the plans show 29,856 s.f landscaping/lawn area. Required in the front yard is 2,986 sf, 478 plant units, 191 evergreen. The plans show 750 plant units and 380 evergreen.

A thirty-six foot wide drive will be located at the northeast corner of the site on the west side of Dooley Farms Lane. This drive will have one entry lane, and a left and right exit lane. A second thirty-six foot wide drive will be located at the southwest corner of the site on the north side of West Edmond Road. This drive will be shared with the lot to the west of the site. It will also have one entry and two exit lanes. The dumpster enclosure will be located at the northwest corner of the site. The dumpster enclosure shall be brick veneer to match the building and there will be a sight proof door.

Mr. Barry Lodge from Coon Engineering noted that the paving and detention facility have been completed but need to be redone. Mr. Lodge indicated the developer will post a bond for stormwater and all paving to have the plat accepted by the City Council with a guarantee of the improvements. Arvest Bank has agreed to not request an occupancy permit until all of the paving and drainage improvements are complete and accepted by the City of Edmond.

Motion by Hoppe, seconded by Moyer, to approve this request contingent upon the submittal of a bond or cashier's check and final plat of Dooley Farms Commercial to be approved by the City Council with the site plan. And has agreed to by the applicant, no occupancy of Arvest Bank will be requested until the subdivision improvements are complete and approved to the City's satisfaction. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Consideration of the Final Plat of Steeplechase 8th Addition located west of Coltrane and south of Coffee Creek Road. (Caleb McCaleb)**

Lax Godhania, representing Caleb McCaleb, is requesting Final Plat approval of Steeplechase 8th Addition located south of Coffee Creek Road, west of Coltrane. This property is zoned "A" Planning Commission contains 35.15 acres and 70 lots. The lots are generally 82 feet by 155 feet (larger). This addition will be served with full city utilities: water, sewer, electric, phone, gas, sanitation. One entry will be provided from Coffee Creek Road and there will be one street connection into the existing Steeplechase on Canterfield Lane. The Commission may recall there have been a number of deed certifications along Coffee Creek and Coltrane for acreage lots fronting those two streets. There's also one home site being constructed on a 5+ acre tract of land east of Windmill Estates, south of Coffee Creek Road. The lots along a tributary of Coffee Creek are setback further from the bank of the creek than homes in the original Steeplechase. There are several common areas in this phase of Steeplechase.

This plat has been delayed for Engineering to review the lots adjacent to the creek between Steeplechase 1st, 2nd and 3rd and this new section. The Engineering Department has completed their review and is ready for the plat to be considered. Mr. McCaleb stated that the salt water injection well was dormant and cannot build until plugged. Ms. Waner noted that the size of lots seem smaller than most and that not many could have a pool, let people know about easement. Mr. McCaleb noted that the lots are smaller to larger and priced accordingly and that they would let people know what is possible with their lot. Ms. Waner thought it should be addressed somewhere because it is a recurring problem. There will be 270 lots, approximately 180 on one entrance.

Caleb McCaleb attended the meeting. He indicated that he would be installing a sewer line to meet the agreement with John Preston for the Harper Lytle property. It was understood that this should exceed the city requirement. Mr. Preston was not in attendance and Mr. McCaleb indicated it was unclear as to whether all of the issues in Mr. Preston's letter of June 28th to the City Council were completed to his satisfaction, but the developer thought he had addressed the issues.

Ms. Waner was concerned about poor distribution of traffic within the addition. She indicated she had some regrets on the acreage lots approved as deeds along Coffee Creek and Coltrane since that limited the opportunity for additional street connections to the arterial road. It was noted that there are now 69 lots in this phase but there are nearly 200 in the first phases of Steeplechase with one entrance and exit. Mr. McCaleb indicated he had tried to connect with Autumn Ridge by giving up one of the lots but the homeowners were not in favor of connecting for security reasons.

The staff indicated for any development north of Coffee Creek Road, a water modeling study needs to be undertaken since the one water line extends from Danforth. There is a connection between Steeplechase and Asheford Oaks which then also connects to Covell Road but the densities are low in these additions and if the densities proposed north of Coffee Creek Road are high enough, there may be water availability problems just as there was with the Taragon situation. The staff indicated the Taragon water modeling study pointed out that new lines were needed along Covell Road and/or Coffee Creek Road to connect the east and west water supply sources to address some of the low pressure issues in the northern part of Edmond.

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

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

NAYS: None

The next item on the agenda was a **Consideration of 2002 Calendar of Meetings.**

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| Planning Commission Waner to accept the 2002 Calendar. Motion carried as follows:
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The next item on the agenda was **Appointment of Planning Commission member to serve on I-35 Tree Preservation Committee.**

Commissioner Moyer volunteered to serve on this committee.

Motion by Hoppe, seconded by Waner, to approve Moyer serving with the I-35 Tree Preservation Committee. **Motion carried** as follows:

AYES: Members: Hoppe, Waner and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was a **Consideration of Deed Certification to divide five acres into two parcels south of Covell Road, east of Covell Lane. (Dr. Freund)**

Dr. Freund was not in attendance.

Motion by Moyer, seconded by Waner, to continue this request until the October 2nd meeting.

Motion carried as follows:

AYES: Members: Moyer, Waner, Hoppe and Vice Chairperson Cartwright
NAYS: None

There was no **New Business**.

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

AYES: Members: Waner, Moyer, Hoppe and Vice Chairperson Cartwright
NAYS: None

Meeting adjourned at 6:50 p.m.

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission