

EDMOND PLANNING COMMISSION MEETING

Tuesday, October 16, 2001

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, October 16, 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; Kristi Anthony, Planning Intern; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the October 2, 2001, Planning Commission Minutes.

Motion by Cartwright, seconded by Moyer, to approve the minutes as written. **Motion carried** as follows:

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

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)**

This item was continued to November 6 at the request of applicant.

Motion by Hoppe, seconded by Cartwright, to continue this request to November 6. **Motion carried** by a vote of 5-0 as follows:

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

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.)**

Dennis Clowers requested that a portion of the Highlands at Oak Tree Plat be modified to allow for a cul-de-sac turn-around to be installed at the end of Aberdeen Road on the west side of this addition. These are private streets and there is a gated access to the Highlands at Oak Tree. Portions of the undeveloped lots would be made part of the new right-of-way. No new lots are being created by this re-plat. The cul-de-sac will allow for a more standard turn-around at the end of this dead end street. The land to the west of this addition is part of the golf course and open space and is not subject to another phase or plat by the terms of the Oak Tree PUD. The need for the cul-de-sac was initiated by the current owner.

Motion by Hoppe, seconded by Waner, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of a Special Use**
 Planning Commission **ry generally located south of Coffee Creek Road, one-quarter**
 October 16, 2001 **vard (Donald H. Amy)**

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Donald H. Amy requested approval of a one acre private family cemetery 408 feet south of Coffee Creek Road, approximately 1225 feet west of Midwest Boulevard. Brian Amy owns 51

acres at this location which is zoned "G-A" General Agricultural and the cemetery would be located near the center of the property. Donald Amy spoke regarding this proposal. He indicated he was willing to install the driveway as requested by the City of Edmond which may call for a wider drive and a different radii than a standard commercial drive. Mr. Amy indicated that at this time he was considering only one mausoleum burial site on the property and that the cemetery would be limited to family use.

Richard Dennis, who owns property to the south, expressed concern with what would be placed on the cemetery site and how the property would be maintained. He asked if it would be mowed regularly, fenced or if there would be a number of monuments placed on the property. Mr. Amy indicated there is no fencing planned at this time and that the property would be maintained and that he planned to have a home on the property in the future.

Motion by Waner, seconded by Hoppe, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance amending Edmond Plan III from Single Family Usage to Suburban Office Usage on the east side of Santa Fe, south of Del Simmons Drive, south of Covell Road. (Waterhouse Development, LLC)**

David Jones with Cardinal Engineering and Architect David Hornbeek spoke in favor of this rezoning. Mr. Hornbeek indicated that they had talked with the residents of Cedar Point about the adjustment from attached residential units originally planned for the property for a series of three possible office buildings. Mr. Hornbeek indicated the office buildings would become a member of the Homeowners Association to the extent that the commercial development adds run-off to the detention pond and that had also been discussed with the Cedar Point homeowners.

Linda Walin, property owner in the Cedar Point addition, indicated the residents had no objection as long as the commercial developer assisted in the maintenance of the detention pond. John Luton, representing the Neighborhood Alliance, asked if the detention pond was in good shape at this time.

Commissioner Waner asked how does the participation in the maintenance of the detention pond become a part of the official records. The staff indicated that the site plan would be the only opportunity to develop an agreement between the two parties that could be reviewed by the City. If there was a platting requirement, that would be another opportunity, but the rezoning will not require participation.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** by a vote of

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Cartwright, Moyer, Hoppe, Waner and Chairperson Woods

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The next item on the agenda was a **Public Hearing and Consideration of an Ordinance rezoning from "A" Single Family Dwelling Planned Unit Development to "D-O" Suburban Office on the east side of Santa Fe, south of Del Simmons Drive, south of Covell Road. (Waterhouse Development, LLC)**

David Hornbeek, representing Jay Graham, requested rezoning to “D-O” Suburban Office on 2.16 acres west of the Cedar Pointe Addition north of Pebble Creek along Santa Fe. This property has previously been approved as a residential PUD anticipating town house single owned units. This small tract of land is located south of the pond at the entry to Cedar Pointe which serves both detention and as an aesthetic feature for the development. The eastern portion of the subject property is adjacent to a portion of the detention pond. The current proposal suggests that possibly three office buildings could be constructed on the site. The remainder of the property would be landscaping and parking. A rendering has been submitted of the proposed office building style which is a combination of brick and siding; it is residential in character with a pitched roof approximately one story and a half in height.

City water is available along Santa Fe and sanitary sewer is adjacent to the south and southeast. Grading of the property to handle the runoff into the pond will be a significant review feature at the time of the site plan. The general plans reflect three 3,800 square foot buildings totaling 11,400 square feet, which is less square footage than what would have occurred with residential development. The site plan identifies two drive openings on Santa Fe. With the site plan application, the new property owner should become a member of the Cedar Pointe Homeowners Association to assist in maintenance at least of the detention portion of the pond. Only the Cedar Pointe residents use the streets and recreation facilities.

Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for two office warehouse buildings in the ChapelRidge Commerce Park north of 15th Street, west of Fretz. (ERC-Wyrrick, LLC)**

Setbacks – Minimum required front setback is 25 feet from the front property line and 45 feet is shown. Side yard setback is 5’9”, with a fire wall the developer could build to the side property lines. Rear yard setback is 20 feet, 90 shown on plans. Part of the rear yard is programmed for a detention pond, privately maintained but this commits the very west side of this property to an area designed to hold water during the peak rainfalls.

Building Design/Exterior Walls – **The owner is requesting a variance to provide a brick front on the buildings with 30 foot wrap of brick on the north and south sides of both buildings. This location requires brick veneer on all four sides and does not qualify for a variance for masonry on the front wall only as does Centennial and other locations in town where there is a history of metal buildings. The commercial buildings on the east side of Fretz do have some exteriors that are metal, primarily facing the railroad; that has**

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is area. The majority of buildings along Fretz are brick or sides. This is the first site plan in ChapelRidge Commercial. The buildings will need to be used throughout the project. The two buildings proposed are 11,915 s.f each. The proposed roof is metal with a 2 and 12 pitch. **The building is a little over 18 feet in height. The staff does not recommend a variance on the brick exterior. This would represent a major policy adjustment for the existing character of the area.**

Mechanical Equipment – There will be one mechanical unit inside the building and a second HVC will be located on the outside of the building on the ground. Other than vent pipes required by the plumbing code, there will be no mechanical equipment on the roof of the building and the site plan does not reflect any equipment on the roof.

Lighting – No light poles are planned, only wall packs, on the buildings.

Fencing – **Fencing is required along the west property line because the adjacent land is zoned Multi-Family.** A stockade fence will be constructed on the west portion of the lot, just west of the paving. The applicant has agreed to “a 6’ high sight proof fence along the rear west end of lots 6 & 7, Block 2, running north and south, from property line to property line, a total of approximately 270 lineal feet to meet City code.”

Signs – Mr. Wyrriick does not know who the tenants are at this time and indicates he does plan one ground sign for each site. One lot is approximately 120 foot wide and one is 115 foot which will allow for the fifty side setback from the side property lines. There’s adequate parking to take up one stall for the ground sign. The wall signs would meet the minimum standard. No variances are requested on signs. The applicant has indicated the following: “Should a tenant front yard sign be requested in the future, it will be no more than 6’ high and 42 sq. ft. on a pedestal and will meet City code.”

Parking – 35 parking spaces have been provided in the front and back of the buildings and an additional 12 parallel parking spaces have been provided for a grand total of 47. For medium manufacturing, at least 27 spaces are required.

Landscaping – Of the two lots in this review, one contains 39,403.8 square feet and 3,940 square foot of landscaping is required; the second lot contains 33,951.2 square feet and 3,395 square foot of landscaping is required. 315 plant units are required for the 39,403 square foot lot; 272 plant units are required for the 33,951 square foot lot. 1970 square foot of landscaping is required in the front yard area for the 39,403 square foot lot and 1698 square foot of landscaping in the front yard is required for the 33,951 square foot lot.

Driveway Location – One drive is proposed to be shared between the two lots on Fretz Drive.

Refuse Enclosure – The dumpster will not be located in the front of the building. The dumpster is planned on the west side of the property just off the parking area behind the building. The buildings should screen most of the view of the dumpster so sight proof fencing could be an option. The fence is required along the west side of the property adjacent to the apartments. This will screen the view from the west.

Drainage – Detention for this project is being completed as a part of the ChapelRidge Commercial Plat.

Attorney Randel Shadid, representing Gene Wyrriick, indicated ERC Properties would provide a covenant to provide that all four sides of the buildings on the west side of Fretz Avenue and along 15th Street (1 building site) will have brick veneer which would coordinate with the existing buildings along the east side of Fretz and along 15th Street. Mr. Shadid felt that the buildings along the new portion of Fretz Drive were along the interior of this project and could reasonably have a different exterior wall standard. Mr. Shadid agreed to meet the 10% landscaping requirement and plant unit count although 50% of the landscaping area could not be in the front; however, all of the plant units would be in the front of the buildings.

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ERC Properties, protested the variance on the exterior walls. He felt that the 20 foot height on the walls was not justification for only doing partial brick. Michael Patton objected to the variance because the buildings can be seen from 15th Street and the buildings should be uniform in appearance. John Luton with ENA also objected to metal buildings because there was nothing to block these buildings from the apartments.

Mr. Shadid stated that ERC owns the apartments and that they will require them to be brick through covenant. Michael Patton commented that they would not be affordable if done in all brick and they should consider what everyone has done to make it all go together.

Commission Cartwright indicated he can't support it because of the 20 foot tall buildings, the landscaping in back and changing the brick requirement after everyone else has complied with it. The roof was not an issue. Commission Waner agreed with Cartwright on all points and that they owe the apartment tenants consideration. Commissioner Hoppe remarked on the dilemma of wanting afford warehouse but not where they can develop it.

Motion by Cartwright, seconded by Hoppe, to approve this request. **Motion denied** by a vote of 0-5 as follows:

AYES: None

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

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.**

This item was continued from the last meeting to address landscaping in the front of the property. Evergreen trees have been identified in the southwest corner of the parcel and so this will provide trees in front of the building, substituting for some of the trees that will be removed from the east side of the building, west of Fretz. The landscaping is as follows:

<u>Lot area = 34,973 s.f.</u>		<u>Landscape provided on plans submitted</u>
Ten per cent of lot	= 3,497 s.f.	10,585 s.f. landscaping/lawn area
Amt. required in front yard	= 1,748.5 s.f.	5,858 s.f. in front yard
Plant units required	= 280 plants	354.5 plant units
Evergreen required	= 112 plants	112 plant units

Existing trees that will be preserved account for 260 of the 354.5 plant units. A credit of 46.5 plant units has been allowed for existing evergreen shrubs adjacent to the building.

Michael McCoy who prepared the landscape plan has provided for 9 new trees in the front of the property, all evergreen; 3 will be 8 foot Eastern Red Cedars, 2 will be 8 foot Austrian Pines, and 3 more directly in front the building will be 8 foot Austrian Pines. The four existing trees on the east side of the building will be retained.

Motion by Moyer, seconded by Cartwright, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Planning Commission** **ce warehouse on property east of Kelly, south of Edmond**
October 16, 2001 **iza Shopping Center. (Donald L. Smith)**

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Use – Retail and Office/Warehouse.

Sensitive Borders – Kelly West Shopping Center is located to the north and is zoned “D-2” Neighborhood Commercial District. An undeveloped tract of land zoned “E-2” Open Display Commercial District is located to the east. The “A” Single Family Dwelling District neighborhoods of Ingleside First Addition and Terrace Addition are located to the east and south. The property to the west across Kelly is zoned “E-1” PUD General Commercial District PUD and “D-1” Restricted Commercial District.

Setbacks – 123 foot off the center line of Kelly for the front setback, 36 feet off the north property line, 40 feet off the east property line and 75 feet off the south property line.

Building Design/Exterior Walls – Mr. Don Smith is planning Phase I of a retail office warehouse service type development south of Big Lots, east of Kelly. He is prepared to add on to the south side of the building as the market dictates. He owns additional land to the east extending toward

the Bill Howard Recreational Vehicle storage and he owns the land south to the single family residential in the Terrace addition. He is developing about 1/3rd of his current ownership. The building will be a single story structure of 22,050 square feet. The building will have a roof of standing seam metal pitched ½ inch per foot. The building will contain ten to twelve 25 or 30 foot by 70 foot units. Each unit, other than the far northwest unit, will have an overhead garage door on the back wall. The front elevation of the building will have a veneer of king size brick and E.F.I.S. The north elevation will have a veneer of metal siding with a brick wainscot. The south wall will be a concrete block firewall that will be sealed and painted.

Mechanical Equipment – Air conditioners will be placed on the roof of the building and will need to be screened by an extension of the wall on both the north, west and south elevations.

Lighting – Light poles should be limited to no more than 25 feet in height due to the nearby residential. This would include the base for the light pole. The light fixture needs to be directed at 90 degrees to the ground.

Fencing - Fencing is not planned since the land to the east and south is already zoned commercial.

Parking – Seventy-nine parking spaces are proposed for the site on the west side of the building. Two of the parking spaces will be handicap parking spaces. One of the handicap parking spaces will be van accessible. There will be a sidewalk with handicap ramps in the right of way adjacent to Kelly.

Landscaping - The lot area is 106,050 square feet. The ten percent required landscape area equals 10,605 square feet, of which 5,303 square feet must be in the front. A minimum of 848 plant units are required, of which 339 plant units are required to be evergreen. The applicant is proposing to provide 25,053 square feet of landscape and lawn area, of which 21,753 square feet will be in the front. The applicant is proposing to provide 751.5 plant units of landscaping, of which 573 plant units are evergreen. There are 104 plant units located in front of the building that cannot be included in the plant unit totals because the planting bed is too narrow. Plant material located in beds less than five feet in width cannot be considered for meeting minimum space or plant unit requirements. The applicant must provide edging and mulch for all planting beds. All trees shall be staked. All deciduous trees shall have tree wrap applied.

Driveway Location – A thirty foot wide drive is proposed for location at the northwest corner of the site and a variance has already been granted by the City Council for the separation from the Big Lots drive. Both of these drives will be service drives and fire lanes and are not expected to generate customer traffic. A twenty-four foot wide drive is proposed at the southwest corner of the site on the east side of Kelly and this represents ½ of a divided driveway that will be completed with Phase II.

Fire Lane/Refuge Enclosure – The Fire Department has approved the drive access and fire lane. Planning Commission planned because they will be located on the northeast and the east
October 16, 2001 served from Big Lots.

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No one appeared in opposition.

Motion by Hoppe, seconded by Moyer, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Hoppe, Moyer, 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 Lube Center to include gasoline sales and a dry cleaners located on the west side of Santa Fe, south of the Seven-Eleven store, south of Danforth. (Kwik Industries, Inc.)**

Eric Smith representing Kwik Industries indicated that the hours of operation would be from 7:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays; the stores would be closed on Sundays. He indicated there would be no outdoor storage and no tires would be sold.

Zoning – “D-2” Neighborhood Commercial District.

Sensitive Borders – The property to the north is zoned “D-2” Neighborhood Commercial District; Seven-Eleven is located on this site. Wal-Mart Supercenter and Murphy Oil are located to the east across Santa Fe and zoned “E-1” General Commercial District. Puppy Love is located just over 1/8th mile to the south and is zoned “D-2”. To the southwest and west is The Orchards at the Trails neighborhood which is zoned “A” Single Family Dwelling District. The Pine Valley addition is located to the northwest of the site.

Setbacks – The Kwik Kar Lube & Tune building will be set back 10 feet from the north property line, 90 feet from the east, 22 from the south and 66 feet from the west property lines. A island with one gasoline dispensing pump has been provided in front of the Kwik Lube and that island is 62 feet from the front property line, 78 feet from the north property line and 28 feet from the south property line. The Kwik Dry Cleaners will be set back 36 feet from the north property line, 74 from the east, 34 feet from the south and 111 feet from the west property lines. The porte cochere will be set back approximately thirteen feet from the south property line.

Building Design/Exterior Walls – The Kwik Kar Lube & Tune building will be a 44 foot by 83 foot single story building, 3,652 square feet. The building will have a 4 to 12 pitched roof of Forest Green standing seam metal. All exterior walls of the building will have a veneer of Burgundy brick with a White brick base and accents of Peach brick. White EIFS will be used as trim at the top of the wall. A gated brick enclosed compressor room will be located on the rear wall of the building near the south end. The front of the building will have five windows, a walk through door and four 10 foot by 12 foot overhead doors. The south elevation of the building will have four windows and one walk through door. The back/west elevation will have four 10 foot by 12 foot overhead doors, one window and two walk through doors. The north elevation will have no doors or windows. There will be no canopy over the pump island.

The Kwik Kar Lube & Tune building will contain four bays, a customer waiting area and an office. The metal overhead garage doors for the Kwik Kar Lube & Tune will have one row of windows. The metal will be painted to match colors used on the exterior of the building.

Planning Commission g will be a 100 foot by 40 foot single story building, 4,000 square 169
October 16, 2001 4 to 12 pitched roof of forest green standing seam metal. All

exterior walls of the building will have a veneer of burgundy brick with a white brick base and accents of peach brick. White EFIS will be used as trim at the top of the wall. A chiller will be located on the north side of the building near the west end. The front of the building will have a glass store front and entry door with an awning across the front. The south elevation of the building will have four exhaust vents and one patio door for drive through service. The back/west elevation will have two overhead doors and two vents. The north elevation will have one door and four exhaust vents. The porte cochere on the south side of the building will have brick support columns. **The staff does recommend at least a two foot brick course be added to the cleaners elevation to frame the windows. This was a standard used for the retail to the southeast of this site.** A similar design was incorporated in the Fast Lube.

Mechanical Equipment – The mechanical equipment for the Kwik Kar Lube & Tune will be located on the west side of the building on a concrete pad on the ground.

The mechanical equipment for the Kwik Cleaners will be located behind a brick wall in the same area as the chiller.

Lighting – The Kwik Kar Lube & Tune building will have one 175 watt wall pack light on the east, south and west walls. Parking lot lights are not proposed for the site. The Kwik Dry Cleaner building will have one 175 watt wall pack light on the east, south, north and west walls. Parking lot

lights are not proposed for the site.

Fencing – No fencing is proposed for the site.

Signs – Two ground signs will be provided, one for each use. The Kwik Kar Lube & Tune is 6 feet tall with a brick base with a 40 square foot sign face. The 47 square foot shown on the plans is not allowed by code and was the first submittal. AABSCO Sign Company did not correct the full spec sheet. The cleaner sign is exactly the same size and AABSCO also did not change the 47 square foot size on the spec, but the sign is actually only 40 square feet.

Parking – Nineteen parking spaces are proposed for the Kwik Kar Lube & Tune site. Eleven of the parking spaces, including a van accessible handicap parking space, will be located in front of the building. Eight parking spaces will be located behind the building. Thirty-one parking spaces are proposed for the Kwik Dry Cleaners site. Fifteen of the parking spaces, including two handicap parking spaces, will be located in front of the building. Nine parking spaces will be located on the north side of the building. Seven parking spaces will be located behind the building.

Landscaping - The Kwik Kar Lube & Tune lot area is 29,587 square feet. The ten percent required landscape area equals 2,959 square feet, of which 1,480 square feet must be in the front. A minimum of 237 plant units are required, of which 95 plant units are required to be evergreen. Code requires that 119 plant units be located between the building and the street. The applicant is proposing to provide 9,911 square feet of landscape and lawn area, of which 1,592 square feet will be in the front. The applicant is proposing to provide 311.5 plant units of landscaping, of which 195 plant units are evergreen. There will be 234.5 plant units located in the front. The Kwik Dry Cleaners lot area is 31,350 square feet. The ten percent required landscape area equals 3,135 square feet, of which 1,568 square feet must be in the front. A minimum of 251 plant units are required, of which 100 plant units are required to be evergreen. Code requires that 126 plant units be located between the building and the street. The applicant is proposing to provide 10,746 square feet of landscape and lawn area, of which 1,590 square feet will be in the front. The applicant is proposing to provide 353.5 plant units of landscaping, of which 202 plant units are evergreen. There will be 270.5 plant units located in the front.

Driveway Location – A twenty-four foot wide shared drive is located at the northeast corner of the site, the west side of Santa Fe. A twenty-four foot wide cross access will be provided with the Planning Commission at the southeast corner. There will be cross access in the parking lot on October 16, 2001 between the buildings. A twenty-four foot wide roadway will extend the west and north of the site to provide a link with Danforth. 170

Firelane/Refuse Enclosure – Sam McNeiland has approved the dumpster location. The Fire Department has approved the fire access plans.

Drainage – Two detention facilities will be located at the west/back side of the property.

David Pearce spoke regarding this application. Mr. Pearce was concerned about the additional Fast Lube and Cleaners operations so close to the Christian Brothers and Wal-Mart facilities. He indicated that none of the existing Kwik Kar Lube Centers sell gasoline and he felt there were questions about who would supply the gasoline? Mr. Pearce was also concerned about lighting from both buildings extending to the residential area to the west and he felt that the roof on the compressor enclosure was not adequate and there would still be noise from the compressor that could be heard from the residential area. He noted that the dumpster pick up would also be a noise disturbance to the residential area.

John Luton with ENA also was concerned that the gas pump operation would be temporary if there was not enough volume for the supplier with just the one pump operation. John Alexander, speaking in favor of the project, indicated that this was a free market economy and that if another dry cleaners and fast lube center wanted to operate on property zoned for their usage, that was

not part of the Commission's criteria. Eric Smith indicated that the pump island would be an additional convenience for the customers and it was not expected that much gasoline would be sold. Ms. Waner commented that the gas pump did clutter the project and if it was an absolute requirement that the pump be included. It was indicated that gasoline sales was part of a service station use.

Eric Smith agreed to add the face brick on the front elevation, to frame the front window approximately two feet in height and agreed to the roofing over the compressor.

Motion by Cartwright, seconded by Hoppe, to approve this request. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Waner

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for a miniature golf business on the west side of Bryant, west of the National Guard Armory and 1/8th mile north of the Edmond Church of Christ. (Putt-A-Round)**

Sensitive Borders – Lowe's is located to the north and west of the site and is zoned "E-2" Open Display Commercial District PUD The property to the northeast of the site is zoned "D-2" and occupied by Bryant Square Shopping Center. The National Guard Armory is located to the east and southeast of the site. The Armory property is zoned "A" Single Family Dwelling District. The property to the south of the site is owned by the Edmond Church of Christ, is zoned "A" Single Family and is not improved.

Setbacks - The building will be set back 119.5 feet from the north property line, 81 feet from the east, 34.55 feet from the south and 240 feet from the west property line.

Existing Easements – A twelve foot wide access agreement is proposed across the north corner in order for Sooner Properties to access the 4 acre detentio
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Buildings – A 35 by 85 foot single story building is proposed for the site, 2,975 square feet. The building will have a 2/12 pitched roof of dark gray architectural composition shingles. The exterior of the building will have a red brick veneer. Split face block will be used as a wainscot and accent around the doors and windows. The entry area will be covered. Wood shingle siding will be used on the gable in this area and on the end gables of the building. There will be a covered patio on the west end of the building. The building will house a lobby, sales area, two party rooms, an arcade, an office, restrooms and storage areas. At some time in the future, 2 gazebos would be placed in the pond area. The course will have a maximum capacity of 72 players. The course's open hours will follow the Edmond curfew (12:00 pm) and limits because of weather conditions.

Mechanical Equipment – The three mechanical units will be located on the south side of the building on a concrete pad on the ground.

Lighting – Light poles matching the University Plaza Shopping Center will be used. They are 25 feet tall including the base of 3 feet and the pole of 22 feet.

Fencing – A six foot tall tan PVC fence will enclose the south and west sides of the course area. There will be a four foot tall PVC fence on the east side of the course area. A three foot tall PVC fence will separate the pond area from the building and parking lot. Additional fencing is provided on the north and the east.

Signs – The owner is planning a unique sign to be a boxwood hedge initially planted with 2 gallon plant stock to spell out the name Putt-a-Round as the hedge grows and is trimmed. The overall length is 60 feet and the lettering will be 3 feet tall and will be kept trimmed to continue to be read. As the sign is completed, it would total 360 square feet, but would represent permanent

landscaping. The sign will be located on a four foot berm.

Parking – Forty-nine parking spaces are proposed for the site. Two of the parking spaces will be handicap parking spaces. There will be a sidewalk with handicap ramps in the right of way adjacent to Bryant Avenue.

Landscaping - The lot area is 79,398 square feet. The ten percent required landscape area equals 7,940 square feet, of which 3,970 square feet must be in the front. A minimum of 636 plant units are required, of which 254 plant units are required to be evergreen. Code requires that 318 plant units be located between the building and the street. The applicant is proposing to provide 32,186 square feet of landscape and lawn area, of which 7,278 square feet will be in the front. The applicant is proposing to provide 1,053 plant units of landscaping, of which 566 plant units are evergreen. There will be 323 plant units between the front of the building and the street. All trees shall be staked. All deciduous trees shall have tree wrap applied. A 260 foot deep water well is planned.

Driveway Location – A twenty-two foot wide drive is proposed for location near the northeast corner of the site.

Firelane/Refuse Enclosure – The dumpster enclosure will be located in the parking lot near the northeast corner of the site. The dumpster enclosure will be gated. It will be constructed of wooden fence with brick columns at the corners. The brick will match the brick used on the exterior of the building.

Drainage – The detention/retention facility will be located on the south and east sides of the proposed building. The applicant will drill a private water well to supply water for the pond.

Commissioner Cartwright asked when it would be open and they said they would be running golf during nice weather and the arcade all year, and there are 48 parking spaces. Chairperson Woods asked about the sign which qualifies as a part of the landscaping requirement.

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Planning Commission Applicant agreed to move one hole so the Trails can come through
October 16, 2001 A indicated he liked their signs and appreciated their
accommodation of the Trails

Motion by Moyer, seconded by Hoppe, to approve the site plan, a Trails easement and a sign variance. **Motion carried** as follows:

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

NAYS: None

There was no **New Business**.

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

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

NAYS: None

Meeting adjourned at 7:25 p.m.

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission