

EDMOND PLANNING COMMISSION MEETING

Tuesday, November 6, 2001

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, November 6, 2001, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, Dyke Hoppe, and Elizabeth Waner. Present for the City were Robert L. Schiermeyer, City Planner; Kristi Anthony, Planning Intern; Steve Manek, City Engineer; and Paul Lakin, City Attorney. The first item on the agenda was the approval of the October 16, 2001, Planning Commission Minutes.

Motion by Moyer, seconded by Cartwright, to approve the minutes as written. **Motion carried** 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 an Ordinance Rezoning from "G-A" General Agricultural District to "F-O" Limited Light Industrial and General Office Corridor District on the southwest corner of I-35 and Sorghum Mill Road. (Dr. French Hickman)**

Randel Shadid represented Dr. French Hickman in requesting rezoning to Limited Light Industrial on approximately 36 acres south of Sorghum Mill Road, west of I-35. This request is in compliance with Edmond Plan III. Dr. Hickman owns more land west of this application; his ownership extends to Sooner Road, but only a portion of his property is projected for Limited Light Industrial. This is a unique zoning district that allows offices and manufacturing operations but does not allow free standing retail or shopping center uses. The only retail uses allowed must be located entirely within the office or industrial building for the benefit of employees and customers of the industry or office.

The land to the north is zoned "F-1" Light Industrial and is undeveloped. The land on the northeast corner of I-35 and Sorghum Mill Road is zoned "F-1" Light Industrial and is developed with metal buildings. The land on the southeast corner of I-35 and Sorghum Mill Road, approximately 12 acres, is zoned "F-2" Heavy Industrial and is one of the few tracks zoned in that manner in Edmond. There are no utilities in the area. The nearest water line is ¾ miles to the south on Sooner Road; the nearest sanitary sewer line is a 1½ miles to the south along Coffee Creek. Buildings over 4,000 square feet are required to have fire protection with the use of hydrants and fire lanes. The Blackjack Acres and Marshan Heights Additions are located approximately ½ mile south located at Coffee Creek and Sooner and the Northwood Estate Addition is located approximately 1 mile west, north of Sorghum Mill Road west of Sooner. There's also the Coffee Creek Mobile Home Park located between Marshan Heights and Blackjack Acres east of Sooner Road. Canaan Creek Farms is located southeast of the subject property, east of I-35.

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to this rezoning. This area does not need industrial utilities and other support services for industrial buildings. Sl 174
ns to build on the property.

Tommy Sishaw also spoke in opposition to this request indicating he lived on the property to the south and would not be interested in granting easements to access utilities. He felt the value of his property would decrease. He said the area should remain all residential.

Valley Boulevard.

The Planning Commission needs to request a copy of the mandatory Homeowners Association document, in draft form, to ensure that the common area "A" is maintained. If modifications are needed to the draft copy, changes can be made prior to the City Council meeting. Each homeowner on Lots 1 through 7 will be responsible for protecting the drainage easement on the west side of those lots; there is a 15 foot drainage and utility easement at that location. The Engineering Department requests that the side slopes on the detention pond be changed to four to one. Engineer Lax Godhania has indicated he will make this change.

Commissioner Waner asked if the median opening at the entrance to the new street would be made wider and John Alexander indicated he would be reducing the length of the current median to provide a wider opening.

Motion by Hoppe, seconded by Moyer, to approve this request subject to a draft of the mandatory homeowners agreement. **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 an Ordinance Amending Edmond Plan III from Limited Light Industrial and General Office Corridor to Open Display Commercial Usage south of Covell Road, east of I-35. (Curtis Harris)**

Ray Vaughn, representing Curtis Harris, said that the property was originally planned for five acre home sites and that the City of Edmond had requested a change to the new "F-O" Limited Light Industrial District which Mr. Harris complied with. Since that time, there has been no interest in the development of the property so an increase to a more appropriate zoning district is needed. Mr. Vaughn indicated there is adequate buffer to the east and to the south nearest residential with over 800 foot of separation. He indicated the Transfer Station is located to the north and other municipal uses are being planned to the north.

Cindy Gladden, president of the Sleepy Hollow Homeowners Association, spoke in opposition indicating they were directly affected as the nearest addition. The City has the opportunity to make I-35 unique and maintain a high quality; changing to open display would not be appropriate.

Richard Haag spoke in opposition to this rezoning. He indicated he represented the I-35 Corridor Planning Commission and without a specific plan, the I-35 standards will be ar lots. Edmond Plan III suggests "F-O" PUD. Mr. Haag felt the November 6, 2001 d without the "F-O" District.

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John Niemeyer also spoke in opposition. He felt there was inadequate justification to change for the wide open zoning of "E-2" which allows dance halls and kennels. He indicated there were less than 12 owners adjacent and that other families near this site were opposed.

Leigh Brown indicated she lived east of I-35 and lived on the property for 20 years and was opposed to this rezoning. She indicated she was proposing to sell her land and felt this would have an adverse affect on the value of her property.

Ronnie Williams with the ENA spoke in opposition to this speculative zoning with no plan. He indicated this does not fit within the Edmond HQ objectives. In fact, he thought this was the opposite of what the City wanted.

Ray Vaughn indicated he felt the area was going to change with the Transfer Station and that nothing could be done with the "F-O" zoning in place. He felt there was insufficient demand for "F-O".

Commissioner Hoppe indicated he empathized with the applicant but he felt he could not support the request without more information about the plans and development standards along I-35. Ms. Waner indicated she agreed; she felt I-35 needed to be preserved. Mr. Cartwright indicated 41 acres was a lot of property to change without knowing what was going to occur. Mr. Moyer indicated he had the same concerns. Mr. Woods said he could not support the request as submitted. If there was more information on how the property would be developed, that would be important to provide.

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

AYES: None

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

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "F-O" Limited Light Industrial and General Office Corridor District to "E-2" Open Display Commercial District south of Covell Road, east of I-35. (Curtis Harris)**

Attorney Ray Vaughn is representing Curtis Harris in requesting that 41 acres on the southeast corner of I-35 and Covell Road be rezoned to "E-2" Open Display Commercial. The Edmond Plan projects this property for "F-O" Limited Light Industrial and General Office Corridor and the "E-2" District is not a District permitted as a lesser included category under the "F-O" District. The "E-2" District would allow individual retail uses as well as some wholesale distributing and would still fall within the I-35 Corridor requirements for construction standard, but would not be the special zoning category that the "F-O" District provides for with only interior retail uses serving the persons working in an office building or manufacturing operation.

No additional comments were provided by the applicant or the persons opposed.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion failed** by a vote of 0-

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ght, Moyer, Waner, Hoppe and Chairperson Woods

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for a new building in the Centennial Industrial Park, west of 308 Westland Drive. (Contemporary Cabinets)**

Use – Contemporary Cabinets warehouse.

Building Design/Exterior Walls – The single story building will be 80 feet by 150 feet, 12,000 square feet. Metal siding will be used on the exterior and roof of the building. The roof will have a 1 to 12 pitch. Two 8' by 8' overhead garage doors, a walk through door and an exhaust fan will be located on the front elevation of the building. A 18' by 14' overhead garage door, a 14' by 14' overhead garage door and two walk through doors will be located on the east side of the building.

A walk through door and exhaust fan will be located on the south side of the building. The building will house a large shop/warehouse area, seven lock up rooms, and break room and a restroom. The city code requires that 50% of the south be a masonry material. On the first phase of Contemporary Cabinets, the E.F.I.S. exterior was placed vertically, leaving some of the sides of the building metal. This is recommended for this building. No variance is recommended to provide for a consistent practice.

Mechanical Equipment – The mechanical equipment will be located on the ground or inside the building.

Signs – No additional signs will be added.

Landscaping - The Contemporary Cabinets Warehouse lot area is 29,500 square feet. The ten percent required landscape area equals 2,950 square feet, of which 1,475 square feet must be in the front. A minimum of 236 plant units are required, of which 94 plant units are required to be evergreen. Code requires that 118 plant units be located between the building and the street. The applicant is proposing to provide 2,385 square feet of landscape and lawn area, of which 683 square feet will be in the front. The applicant is proposing to provide 186 plant units of landscaping, of which 186 plant units are evergreen. There will be 95 plant units located in the front. All trees must be staked. All planting beds must be mulched. All planting beds that are not bordered by concrete must have edging to separate them from turf areas. The proposed landscape plan is deficient 565 square feet of green space overall. The plan is deficient 792 square feet of green space in front of the building. The plan is deficient 50 plant units overall. The plan is deficient 33 plant units in the front. Thirty-five plant units that have not been counted towards minimum requirements are located on the lot immediately to the east of the site. Sixteen plant units that have not been counted towards minimum requirements are located on the north edge of the property in a bed that will be less than five feet wide unless the right of way is utilized. If the plant units and landscape space located off site on the lot immediately to the east of the site is counted, the proposed landscape plan will be deficient 285 square feet overall, deficient 322 square feet in the front, deficient fifteen plant units overall and deficient twenty-two plant units in the front.

Fire Department – At this time, the Fire Department has not approved the plans. Fire Marshal David Wiist has reviewed the requirements with Mark Farris, engineer on the project and the plans are being amended as per Mr. Wiist's requirements.

Elizabeth Whitlock with Red Plains indicated the applicant would comply with the masonry on the wall and they felt the landscaping was consistent with the Centennial Industrial standards.

Motion by Moyer, seconded by Cartwright, to approve this request subject to the masonry on the wall and the landscaping consistent with the Centennial Industrial standards. 178
Planning Commission City code. **Motion carried** by a vote of 5-0 as follows:
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NAYS: None

The next item on the agenda was a **Consideration of the Preliminary Plat of Hunter's Creek III located south of Coffee Creek Road, 1/8 mile west of Kelly Avenue. (Hunter's Creek L.P.)**

Motion by Hoppe, seconded by Waner, to continue this request to November 20 at the request of the applicant. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Consideration of request for variance for the height of sign Windrush Apartments, 200 W. 15th Street.**

Oakwood Graphics representing Windrush Apartments is proposing a new ground sign that includes a waterfall which extends 8.83 feet in height exceeding the 6 foot height standard for commercial signage along 15th Street. Windrush Apartments is zoned "E-2" Open Display and a Special Use Permit has been approved for "C-3" density apartments in an "E-2" District. The size of the sign is only 30 square feet and a 42 square foot sign is allowed. The height of the base and the additional sign copy is 5.8 feet. Since the structure is all one piece involving the monument or support for the sign, the sign copy and the basin for the water circulation and the rock wall that will form a waterfall as background to the sign copy, the overall height of the entire structure must be counted as the height of the sign. There is no copy beyond the 5.8 foot height but the entire structure will be taller.

Ed Johnson, representing Oakwood Graphics, indicated that the apartments are undergoing a refurbishing and a new sign is part of that plan. The existing sign was nine and a half feet tall and was non-conforming. The water feature makes this sign unique and adds a quality to the overall site. Another non-conforming sign has been removed from the location at the corner of Fretz and 15th. The sign will be lighted at night. Other alternatives have been considered, such as reducing the height of the basin for holding the water but it might be more accessible and not as safe as the proposed design. Landscaping is planned around the base of the sign and if the entire structure were lowered, the copy on the sign would be lowered and the landscaping would need to be eliminated or substantially less installed to insure that you could read the sign.

Mr. Cartwright indicated it was a very attractive sign. He was concerned that others may want the same height with less quality. Mr. Hoppe indicated he felt the water feature made it unique and distinguished it from other signs along the entire street or other locations in Edmond. Ms. Waner agreed that this was an unusual feature. Mr. Woods indicated he had never seen a business succeed or fail based only on their sign.

Motion by Hoppe, seconded by Waner, to approve this request as submitted. **Motion carried** by a vote of 3-2 as follows:

AYES: Members: Hoppe, Waner, and Moyer

NAYS: Cartwright and Chairperson Woods

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**a General Discussion and Consideration of ordinance
for pruning and trimming trees planted as a part of the
ulti-Family, Commercial, Office and Industrial Districts.**

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Section 22.29.093 Landscaping Maintenance of the City Code provides that it is the continuing duty of the property owner to maintain designated landscaping in a live and healthy condition and if necessary to replace any dead, diseased, or damaged plantings in kind as soon as natural conditions allow.

To review some examples, attached is an ordinance from South Lake, Texas identifying pruning standards. A permit is required in this example and the staff is not recommending a permit at this time since we do make annual inspections. A second example includes the Pruning Standards of International Society of Arboriculture. This identifies that no more than one-third of the foliage should be removed. Other standards have indicated that no more than 20% of the crown of the tree should be trimmed and a 10% standard has been identified.

Jan Fees with the Urban Forestry Commission indicated that education was a major factor to the individual business owners. Kirk Atkins with the State Department of Agriculture indicated he

would be willing to help the City develop or assist in training for good pruning practice. He indicated that the rule of thumb is that no more than one-third of the crown is removed at any one time. The only exception would be severe wind damage or other storm damage. Severe trimming could result in the death of the tree.

Commissioner Moyer indicated he was disappointed in locations that had severely trimmed the trims not following standard arborist practices. Commissioner Waner felt the trees trimmed severely would have future problems and could even create the opposite effect with more leaf growth and dense branches than trimming the one-third crown approach. Commissioner Woods asked the staff to determine if there were violations of the existing codes and to place this item on the next agenda for additional information.

Tom Godkins, a resident of Homestead, spoke indicating that the City needs to have codes to prohibit topping of trees and the Bradford Pear trees are a variety that requires attention to trimming because of their branch structure and brittle trunks. Cindy Johnson also spoke in opposition objecting to severe trimming at any location.

Motion by Moyer, seconded by Hoppe, to continue this request to the next meeting. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Current Information and Listing of Amendments to Edmond Plan III through September 24, 2001.**

This was an informational item.

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)**

Motion by Cartwright, seconded by Hoppe, to continue this request to November 20 at the Planning Commission November 6, 2001 **n carried** as follows: 180
right, Hoppe, Moyer, Waner and Chairperson Woods

NAYS: None

There was no **New Business.**

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

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

NAYS: None

Meeting adjourned at 7:50 p.m.

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission