

## EDMOND PLANNING COMMISSION MEETING

Tuesday, February 19, 2002

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, February 19, 2002, 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 Steve Murdock, City Attorney. The first item on the agenda was the approval of the February 5, 2002, Planning Commission Minutes.

Motion by Moyer, seconded by Cartwright, to approve the minutes as written. **Motion carried** by a vote of 3-0 as follows, Hoppe and Waner not voting:

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of Ordinance amending Edmond Plan III from Suburban Office to Medium Density Residential Planned Unit Development Usage west of Bryant, south of LeCour Office Park. (Kerr 3 Design Group, Ind.) Z020003**

Infrastructure: There is a 8" water main along Bryant and the developer would extend from that line to serve this project. Based on the multi-family usage including the Assisted Living Center, there will have to be a looped water line to 9<sup>th</sup> Street to provide adequate supply. This could be met by connecting with the Bryant Nursing Center water line or the extension of a new water line north to 9<sup>th</sup> Street through the undeveloped property under another ownership. The developer has not indicated that he has access through either property to accomplish this looped water line. A dead end water line extending from Bryant is not sufficient for service. There is also a concern regarding sanitary sewer service which the developer will need to mitigate as a part of this project. The Utility Line Maintenance staff is still evaluating the sewer line adjacent to the Oakslawn Addition. With the connection of multi-family onto this sewer line, there needs to be a determination that there is adequate capacity remaining in the line. The developer may need to consider other design options if there is a capacity problem. The Community Connections meeting identified complaints regarding the Bryant Nursing Center's detention area, although that detention area will not be used for this project. New facilities would be constructed. The initial master plan does indicate considerable coverage of the property and with the multi-family type uses, fire lanes are a minimum standard. While a drainage study will be a minimum requirement of the platting process, no variance in drainage compliance will be recommended at this location in the basin. The Engineering staff would prefer a project area drainage solution rather than a series of very small detention ponds for each phase of this project.

Traffic: Approximately 20,000 vehicles per day north and south bound on Bryant.

Existing zoning pattern:

North – “D-O” Office

South – “A” Single Family

East – “D-O”

West – Special Use Permit, Bryant Nursing Center

Land Use:

North – Undeveloped

South – Developed Single Family

East - Undeveloped

West – Developed Assisted Living Center

Density: 10.7 units per acre, duplex type structures on 12 unit per acre “C-2” Zoning.

Land ownership pattern:

North – 3 ½ acre tract.

South – City lots.

East – Same ownership as applicant.

West – Bryant Nursing Center 5 acre parcel

Physical features: Heavily wooded, gentle elevation slope to the south.

Location of Schools and School Land: nearest school is Will Rogers on 9<sup>th</sup>. Memorial High School on 15<sup>th</sup> approximately ½ mile southwest.

Compatibility to Edmond Plan III: The duplexes are substantially higher density than the single family to the south. The “D-O” District does not allow a multi-family usage, although it does allow single family at a maximum of 7 units per acre. However, 3.5 units per acre is the typical in Edmond. The duplexes would be a compatible use with the Nursing home. The utility issue does need to be resolved for higher density residential.

Site Plan Review: With the PUD, there would be a preliminary plat as step 2 and a site plan and final plat as steps 3 and 4.

Randel Shadid, representing Mr. Owsley, requested approval indicating this use was compatible with the neighboring nursing home to the west and office to the north. He indicated that the sewer and water lines as well as drainage would all be constructed to city code and the owner was willing to evaluate connecting utilities on Bryant and looping the water line to 9<sup>th</sup> Street through the nursing home to meet Edmond standards. Mr. Shadid indicated that the Pelican Bay would have extended hours and represented a commercial use selling food and containing lights and a parking lot not unlike the commercial characteristics of this project.

Ronnie Williams of ENA spoke in opposition indicating the commercial was unacceptable and would start a trend for other commercial in the area. He indicated the multi-family was too dense and that the traffic congestion on Bryant alone was unacceptable for the multiple uses planned on this property. Mrs. Kay Emery spoke in opposition indicating the property was too densely developed with the commercial proposed assisted living and duplexes. She indicated all the trees would be removed and the grading of the property substantially changed to solve the utility and drainage problems. Access on Bryant would be severely congested with the one entry near the pool entry. She felt like the duplexes and the assisted living should be spread across the majority of the property to produce less coverage.

Commissioner Waner asked about the community center for the duplex portion of the property. Commissioner Hoppe asked if there was 10% landscaping for the duplex area. It was indicated there was not a full 10% but all of the yards are open since the streets and yards would be common area and there would be no individual fences. Randel Shadid indicated that the units could be individually owned and would range in price from \$90,000 to \$100,000. He also indicated they were planning a walkway to the Bryant Nursing Center. Commissioner Cartwright

indicated the project was a good idea but the connectivity for general traffic and for emergency traffic needed to be reevaluated. Mr. Shadid indicated the Bryant Nursing Center was in bankruptcy and they had tried to contact the owner regarding water connection and access.

Chairperson Woods indicated the length of the property from Bryant was too long for a single entry. Commissioner Moyer asked how many units could be in the assisted living center. It was indicated there would be 54. He felt that 32 units plus the 54 capacity assisted living center would create congestion on Bryant. City Engineer Steve Manek indicated the problems with the sewer line in the area relate to the old vitrified clay pipe and there are cracks in the pipe that need to be addressed before any additional connections are made. The Engineering staff is recommending a connection to Bryant rather than 11<sup>th</sup> Street as shown on the first plans. Commissioner Hoppe indicated it was a good concept but the density was too high. He had a problem with the restaurant location and the uses allowed in the commercial. Commissioner Moyer thought that the trafficability was not appropriate without additional connections to adjoining areas. Commissioner Waner indicated she had problems with the connectivity, the density, traffic on Bryant, retail usage and buffers to the existing single family area. She felt the justification for the plan amendment was not sufficient and that this represented a major change in the Edmond Plan. Chairperson Woods indicated there was 100,000 square foot of new construction and 270 parking spaces on a very narrow area with only one entrance. He felt the project needed to be reevaluated by the applicants as to traffic, utilities and coverage; he felt there was a better plan possible. He asked the owners if they wanted more time to research this project. Randel Shadid indicated they would like to proceed to City Council and asked for a recommendation vote. Mr. Shadid the area would not be developed as single family because of the high land cost and that he felt this was compatible to the Bryant Nursing Center and the Pelican Bay project.

This public hearing discussion covered all five applications.

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

**AYES:** None.

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

The next item on the agenda was a **Public Hearing and Consideration of Ordinance rezoning from “D-O” Suburban Office to “C-2” Medium Density Residential Planned Unit Development District west of Bryant, south of LeCour Office Park. (Kerr 3 Design Group, Ind.) Z020004**

Terry Kerr representing Larry Owsley is requesting approval to rezone 2.99 acres to “C-2” Medium Density Residential Planned Unit Development approximately 700 feet west of Bryant south of 9<sup>th</sup> Street. Mr. Owsley is planning 16 duplexes or 32 living units on this property. Each unit would be owned separately and the street would be private with gates near the east property line. The duplexes will have garages and would range from 950 square feet to over 1200 square feet. The maintenance of the street, yard areas and exterior building and roof would be done as a common ownership even though each of the dwelling units could be owned separately. A 1700 square foot community center is planned near the entry. All the units are planned at one story construction. The density is approximately 11 units per acre; 12 units per acre is permitted in “C-2” zoning. The Bryant Nursing Center is located immediately to the west. The area to the north is zoned for “D-O” Office and is undeveloped. The Oakslawn Addition is immediately south and there are three residential lots adjacent to the

southwest corner of this “C-2” Multi-Family portion of this PUD. The remainder of the property to the south is owned by Mr. Crum.

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

**AYES:** None

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

The next item on the agenda was a **Public Hearing and Consideration of Ordinance amending Edmond Plan III from Office Commercial to Restricted Commercial Planned Unit Development Usage west of Bryant, south of LeCour Office Park. (Kerr 3 Design Group, Ind.) Z020001**

Infrastructure: There is a 8” water main along Bryant and the developer would extend from that line to serve this project. Based on the multi-family usage including the Assisted Living Center, there will have to be a looped water line to 9<sup>th</sup> Street to provide adequate supply. This could be met by connecting with the Bryant Nursing Center water line or the extension of a new water line north to 9<sup>th</sup> Street through the undeveloped property under another ownership. The developer has not indicated that he has access through either property to accomplish this looped water line. A dead end water line extending from Bryant is not sufficient for service. There is also a concern regarding sanitary sewer service which the developer will need to mitigate as a part of this project. The Utility Line Maintenance staff is still evaluating the sewer line adjacent to the Oakslawn Addition. With the connection of multi-family onto this sewer line, there needs to be a determination that there is adequate capacity remaining in the line. The developer may need to consider other design options if there is a capacity problem. The Community Connections meeting identified complaints regarding the Bryant Nursing Center’s detention area, although that detention area will not be used for this project. New facilities would be constructed. The initial master plan does indicate considerable coverage of the property and with the multi-family type uses, fire lanes are a minimum standard. While a drainage study will be a minimum requirement of the platting process, no variance in drainage compliance will be recommended at this location in the basin. The Engineering staff would prefer a project area drainage solution rather than a series of very small detention ponds for each phase of this project.

Traffic: Approximately 20,000 vehicles per day north and south bound on Bryant.

Physical features: Heavily wooded, gentle elevation slope to the south.

Location of Schools and School Land: nearest school is Will Rogers on 9<sup>th</sup>. Memorial High School on 15<sup>th</sup> approximately ½ mile southwest.

Compatibility to Edmond Plan III: “D-1” Restricted Commercial would represent a substantial change from the office designation.

Site Plan Review: With the PUD, there would be a preliminary plat as step 2 and a site plan and final plat as steps 3 and 4.

Motion by Cartwright, seconded by Hoppe, to approve this request. **Item denied** by a vote of 5-0 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 Ordinance rezoning from “D-3” Office Commercial District to “D-1” Restricted Commercial Planned Unit Development District west of Bryant, south of LeCour Office Park. (Kerr 3 Design Group, Ind.) Z020002**

Terry Kerr representing Larry Owsley with Contempra Holdings, LLC, is requesting rezoning of 3.84 acres from “D-3” Office commercial to “D-1” Restricted Commercial PUD. The developer proposes a restaurant of approximately 8300 square feet and a retail center of 16,700 square feet. The PUD Design Statement does not limit the uses beyond the standard list allowed in “D-1” or, in other words, uses permitted “by right”. The property to the north is an office building, part of a three office building complex. The property to the east is zoned “D-O” Office but is still used as single family homes on one acre and two acre tracts. The land immediately south is zoned “D-3” but also contains a home. The Edmond Aquatic Center and Park Office is to the southeast. At this location, all of the 9<sup>th</sup> and Bryant intersection is office or other use such as a church or park or recreational use. There’s no retail near this location. The nearest commercial is north of the Church of Christ being the Putt-A-Round Miniature Golf under construction.

Even submitted as a Planned Unit Development, this application will represent a consideration for additional retail in the 9<sup>th</sup> and Bryant area and that represents a new direction from the Edmond Plan III policy. A floodplain area lies south of the Putt-A-Round and that’s the furthest extension of the retail type uses in the area. The property southeast and north would be appropriate for retail consideration if this rezoning is approved to maintain an orderly and reasonable pattern of consistent land uses.

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

**AYES:** None

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

The next item on the agenda was a **Public Hearing and Consideration of Ordinance rezoning from “D-O” Suburban Office District to “D-3” Office Commercial Planned Unit Development District west of Bryant, south of LeCour Office Park. (Kerr 3 Design Group, Ind.) Z020005**

Terry Kerr representing Larry Owsley is requesting a rezoning from “D-O” Suburban Office to “D-3” Office Commercial Planned Unit Development south of 9<sup>th</sup> Street west of Bryant. This tract of land contains 2.04 acres and is an interior tract of land on the entire parcel owned by Mr. Owsley. The PUD Plan provides for an access road to the south. The Edmond Plan III does project the property as suitable for “D-3” Office Commercial. In fact, it suggests that all of the Owsley property be developed as “D-3”. This is the parcel proposed for the Assisted Living Center at some time in the future. A Special Use Permit will be required.

The Oakslawn Addition is located to the southwest on 11<sup>th</sup> Street. There are some large parcels west of the Aquatic Center also south of the subject property owned by Mr. Crum. Land to the north is developed as the LeCour Office Park and the Robtrice Office Park. The Edmond Aquatic Center is located to the east and office zoning extends north of the Park Department tract to 9<sup>th</sup> Street west of Hafer Park. Some of the Crum land has also been zoned for office immediately adjacent to the south. This property is intended to be developed as one component of the overall PUD. The parcel is not adjacent to a water main at this time, but that would be part of the PUD development.

Motion by Cartwright, seconded by Moyer, to approve this request. **Item denied** by a vote of 5-0 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 ordinance to close a portion of a utility easement 2709 Spyglass Hill Road, Fairfax Estates. (Wilkerson)**

This item is continued for 2 weeks at the request of the applicant.

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

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

**NAYS:** None

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for a dental clinic at 515 S. Santa Fe. (Dr. Mark Allen) SP020004**

Use – Dental Clinic and one leased space.

Sensitive Borders –The Colony at Williamsburg lies to the west of the site. That property is zoned “C-2” PUD. There is already a fence to the west which has represented the buffer for the first two office buildings.

Building Design/Exterior Walls – The building is a single story 62 foot by 85 foot 4 inch structure, 4840 square feet. The building will have a pitched roof of composition shingles. There will be a roof element of standing seam metal at the front of the building. The building is brick veneer on all sides with two soldier course accent bands, EIFS columns and EIFS accent panels. This office will house a lease space, a waiting room/reception area, a supply room, two offices, eight treatment rooms, a break room, mechanical room, two restrooms and storage areas.

Signs – The sign is double sided with a brick base and it is internally illuminated. The sign is located less than 50 feet from the side property line; however, the lot is only 85 feet wide. A side yard variance is recommended in this case. There is a hundred foot of separation from the Charles Vision Center sign and the Williamsburg Addition sign.

<u>Landscaping</u> – Lot area = 17,000 sf.	Landscape provided on plans submitted
Ten per cent of lot = 1,700 sf.	2,904 sf. landscaping/lawn area
Required in front yard = 850 sf.	978 sf. in front yard
Plant units required = 136 plants	189 plant units
Evergreen required = 54 plants	120 plant units

Driveway Location – This site shares driveways with the Charles Vision Center and John Alexander’s original office. There is no new curb cut for this property.

Fire lane – A fire lane has already been constructed on the west side of this lot as a part of the Charles Vision Center requirements. The fire lane will need to be 20 feet in width.

Refuse Collection – A dumpster is already located on the west side of this lot on a concrete pad. This dumpster is shared with the existing offices.

Drainage –Detention requirements have been provided for during previous site development and is located off site.

**SPRT Recommendation** – Recommend approval.

Rob Elliot represented the applicant.

Motion by Cartwright, seconded by Hoppe, to approve this request. **Motion carried** by a vote of 5-0 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 on the east side of North Boulevard approximately 600 feet north of Coffee Creek Road. (Riverbend Corp) SP020003**

Use – Office warehouse, 5,000 square feet.

Sensitive Borders – None. Oil storage tank to the north, vacant industrial to the south, further south city property to be developed for a water tower. East is the railroad and to the west is Turner Brothers.

Building Design/Exterior Walls – The building planned is metal with a 4/12 pitched roof. The building height is 18 feet tall to the peak of the roof. The front exterior wall is a combination of brick and wood. The brick is 10 feet in height with the remainder of the surfacing being wood finish. Plans to wrap the building side walls 10 feet on each side with the brick veneer. The elevation nearest to the railroad and the remainder of the side walls would be metal. There are three overhead doors facing south.

<u>Landscaping</u> - Lot area = 108,890 sf	Landscape provided on plans submitted
Ten per cent of lot = 10,890 sf	10,890 sf landscaping/lawn area
Required in front yard = 5,445 sf	7,000 sf in front yard
Plant units required = 880 plants	880 plant units
Evergreen required = 352 plants	352 plant units

Driveway Location – The drive approach is concrete. The owner is requesting a variance to the widening section for the 220 foot of frontage of this site. Turner Brothers has received variances in the past in widening Boulevard.

Fire Department – The Fire Marshal has approved the plans with a “t” turn around due to the small size of the building and open space around the building. The Fire Marshal’s approval applies only to this site plan and if the building was made substantially larger, the Fire Department’s requirements would be different.

Refuse Enclosure – Staff recommends the dumpster be located behind the building even though that does require access through the fenced in area. The area is zoned Industrial and this is the most effective for the Sanitation Department.

Drainage – Detention drainage is in order.

SPRT Recommendation – Recommends approval.

Lax Godhania, representing the owner, indicated that trees would be moved to the front of the property as recommended by staff.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** by a vote of 5-0 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 Commercial Site Plan approval north of 33<sup>rd</sup> west of Technical Drive. (Adfitech) SP020005**

Zoning – “F-1” Light Industrial.

Use – Financial, mortgage property services

Setbacks – Front setback is 300 feet from Technology Drive, 80 feet from the north property line for side yard, 50 feet from the south property line which is the side yard, and 60 feet from the west property line which is the rear yard.

Building Design/Exterior Walls – The proposed building is the same footprint as the existing Afitech except that the building will have an EFIS exterior on the south, east and north property lines. The west wall will be metal as permitted at this location with metal buildings on two sides. The building is 35,000 square feet. There are standing seam metal portions of the wall facia or roof.

Mechanical Equipment – The roof is flat and the mechanical equipment will be located on the roof but screened from the street view by the wall.

Lighting – The same standard lighting will continue with approximately 25 foot tall light poles. No fencing is required.

No ground signs are proposed.

Parking for 260 cars will be available.

Landscaping - Lot area = 217,805 sf

Landscape provided on plans submitted

Ten per cent of lot = 21,780 sf

10,890 sf landscaping/lawn area

Applicant proposes 10,890 sf at a 5% standard because of the “F-1” zoning in the area. The original building increased from 5% to 7%.

Required in front yard = 10,890 sf for 10%

9,000 sf in front yard 5,445 for 5%

Plant units required = 1740 plants at 10%

871 plant units 871 for 5%

Evergreen required = 748 plants at 10%

374 plant units 374 at 5%

Driveway Location – One new drive approach is planned on Technology Drive connecting with 33<sup>rd</sup> Street. The driveway meets all Edmond's standards.

Fire Department – The Fire Department has reviewed the plans. The fire hydrants, water lines and sprinkler system are in order.

Refuse Enclosure – The refuse container will be located in the northwest corner of the site and will not be seen from a public street.

Drainage – The detention area is already in place to the north and grading plans have been approved.

SPRT Recommendation – Recommend approval.

Bill Badget representing the owner requested approval He indicated they would prefer to use the 7% use for the first building for landscaping plant units counts but would increase to 10% as indicated in the discussion of the first building in 1998.

Motion by Waner, seconded by Moyer, to approve this request. **Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

**ABSTAIN:** Cartwright

There was no **New Business**.

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

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

**NAYS:** None

**Meeting adjourned at 6:55 p.m.**

---

David Woods, Chairman  
Edmond Planning Commission

---

Robert Schiermeyer, Secretary  
Edmond Planning Commission

