

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, March 19, 2002**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Vice Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, March 19, 2002, 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; Kristi Anthony, Planning Intern; Steve Manek, City Engineer; Paul Lakin, City Attorney; Nancy Kennedy, Stormwater Engineer; and Larry Stevens, City Manager. The first item on the agenda was the approval of the March 5, 2002, Planning Commission Minutes.

Motion by Moyer, seconded by Hoppe, to approve the minutes as written. **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 amended rezoning application from "D-2" Neighborhood Commercial to "D-3" Office Commercial Planned Unit Development on the south side of Medical Center Drive west of the Legacy Woods Apartments. (Henry J. Pearce) Z020025**

Randel Shadid, representing Dr. Pearce, is requesting approval of an amended application for an ambulatory surgical center and hospital with no additional "D-3" uses permitted. If the ambulatory surgical center was to be discontinued, any other use proposed for the building will have to be reconsidered as an amended PUD. This makes this request a more limited application than the original requesting "D-3" Office Commercial. There are no changes to the site plan for the proposed building. The parking, the exterior of the building, the landscaping are all the same as the original approval.

Attorney Randel Shadid indicated that the Planning Commission recommended approval the first time they reviewed the "D-3" District which allowed more uses. The application was in conformance with the Edmond Plan and even though the City Council has asked about a certificate of need review procedure, none is in effect at this time.

Stan Tatum with Edmond Regional Hospital spoke in opposition to this rezoning. He described that the City should consider the hospital as a utility or as part of the community infrastructure where too many specialty hospitals actually do not benefit the community as a whole. The surgery part of a hospital operation is critical to maintain at the main hospital rather than create a number of outlying locations. Mr. Tatum asked that this item be delayed for further study based on the Council's request for certificate of need standards similar to other cities in the state. Commissioner Hoppe indicated he understood the implications from the Edmond Regional Hospital but that the review of the zoning would not provide for consideration of the needs standard. Commissioner Waner asked how many beds would be in the hospital. Dr. Pearce indicated eight.

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

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

**NAYS:** None

It was requested that this item be moved from the end of the Agenda to the front.

The next item on the agenda was a **Consideration of the Preliminary Plat of Bridgewater Addition located east of Santa Fe Avenue, approximately one-half mile south of Danforth. (ERC Properties) PR020003**

Bob Thorpe, representing ERC Properties, is requesting Preliminary Plat approval of a 36.17 acre addition consisting of 104 single family lots. This property is zoned "A" Single Family and the lots are 6,000 square feet in size. The adjoining land uses include Park Lane Addition (318 lots) to the east, Oak Brook Addition (280 lots) to the south, Santa Fe Trails (50 lots) to the west and The Orchard at the Trails (56 lots) to the west. The land to the north contains the Wal-Mart Supercenter, Security Self-Storage to the northwest and the Frank Battle 3 acre "D-1 PUD" parcel is located immediately north and is vacant.

#### Streets/Access

The street access to the proposed Bridgewater will be from Santa Fe Avenue. Yosemite Place in the Park Lane Addition to the east has been closed. Lockport Drive to the south in the Oak Brook Addition is not planned to be connected. Oak Brook streets were not required to connect to the proposed Dooley Farms Addition to the east. ERC Properties is proposing that the southern street Bridgeview Boulevard is to be private with gated access, just east of the office property along Santa Fe. The private street contains 52 lots. The northern street would be dedicated as a public street and contains 52 lots. While the private street proposed does not provide the connection between the two sections of this plat; the developer has identified a 20 foot wide alley between the two areas as an alternate emergency access or a public connection in the event the homeowners want to dedicate the streets in the future. The staff recommends that the private street be constructed to city standards and that all inspection fees for the streets be paid by the developer to insure full level of public standards are met. Gate standards will need to meet Fire Department standards and verified on the final plat submittal. Fifty-two lots with a single entry is very consistent with other gated street subdivisions. The alley connection between the two areas would allow for an emergency only type of access.

#### Drainage

The area of this plat has been reviewed by the SWAB due to the wetland area on the east side of the addition next to Park Lane and the creek and pond area in the southern portion of the property. Those areas will be maintained by homeowners associations. Minutes of the SWAB meeting are attached.

#### Utilities

City of Edmond waterlines will be extended east from Santa Fe through the two streets with a connection between the two cul-de-sacs. In addition, the waterline will connect to Park Lane, Oak Brook and the Security Self-Storage to insure service from more than one direction and maintain the adequate water pressure for the area as a whole. Sanitary sewer lines in Park Lane and Oak Brook will be connected on the east and south boundaries. Sewer lines installed with the commercial connection to the north will also serve this new addition.

Lots and Setbacks

The developer is requesting a 20 foot front building line rather than 25 foot. This has been done in a number of additions and the staff would recommend this as a variance. All of the lot widths do comply with the 35 foot standard. The lot sizes are 6,000 square feet. In the private street area just north of Castle Rock in the Oak Brook Addition, there are four lots, Lots 21-24 Block 4, that are constructed like "flag" lots without direct frontage on the street. This has been done in Planned Unit Developments and to approve it in this particular case would also represent an exception under the neighborhood plan discussed in Title 21. The access to those lots would be a shared driveway 25 foot in width. Lot 24 is located 210 feet west of the public street.

Stormwater Engineer Nancy Kennedy spoke indicating that the Ogden Study was used when the SWAB evaluated this project and the Ogden Standard did not prohibit fill in the area that was designated for floodplain. The developer will have to receive a LOMR from FEMA based on the fill planned but filling is not prohibited in that area. The developer indicated that one lot would be removed to comply with the SWAB approval; that lot was incorrectly shown on the plat. Fill is normally prohibited in the FEMA floodplain.

Attorney Randel Shadid indicated the developer would pay the inspection fees and build the streets to city standards. John Luton with the ENA objected to the plat with the two separate entries. He asked about how a buffer would be corrected between the commercial and residential adjacent to the office area. Commissioner Moyer asked if the wetlands was a particular issue. City Engineer Steve Manek indicated that the Corps of Engineers will enforce the wetland area.

Commissioner Waner indicated she was against any fill in the floodplain area including the Ogden Study since the area may be subject to erosion or extraordinary settling during the fill. Commissioner Cartwright asked if the developer would be compacting the fill to meet appropriate stabilization of the lot south of the existing pond. Commissioner Waner indicated she had concerns about the proximity of the pond and the location of the lots, one street being public, one being private. She preferred that FEMA evaluate the plat prior to approval.

Motion by Hoppe, seconded by Moyer, to approve this request. **Motion carried** by a vote of 3-1 as follows:

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

**NAYS:** Waner

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 application was withdrawn by the applicant.

Motion by Hoppe, seconded by Moyer, to accept this withdrawal. **Motion carried** by a vote of 4-0 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 extension for Site Plan approval of the University Village Center located on the north side of East Second Street, east of Blackwelder and west of Wal-Mart Neighborhood Market. (Sooner Investments) SP020009**

Randel Shadid, representing Sooner Investments, is requesting an extension of the University Village commercial project located west of the Wal-Mart Neighborhood Market east of Blackwelder on the north side of East Second Street. The Edmond Regional Hospital is located east of the Wal-Mart Neighborhood Market. There are no changes to the original site plan approved over 2 years ago. The original plan provides for two out buildings and a series of four retail buildings connected to the Wal-Mart store and extending west to Blackwelder. The site plan reflects the brick veneer and EFIS trim similar to the Wal-Mart store. The quick brick will extend around all four sides of the building. No additional drives are planned on Second. None of the uses are known. Sign details are also not sufficient with this plan to verify compliance with the code. That includes wall signs and ground signs. Wal-Mart voluntarily installed a shorter sign than the standard code on Second Street.

John Luton of ENA asked if a street light should be studied or a new traffic study provided for Blackwelder and Second Street. With the actual traffic, existing conditions should be reevaluated.

Motion by Moyer, seconded by Hoppe, to approve this request. **Motion carried** by a vote of 4-0 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 Commercial Site Plan approval for two new commercial buildings for retail space, including restaurant, located west of Waterwood Parkway, north of SSI, southwest of Denny's and south of the University Self Storage. (Sooner Investments) SP020007**

Use – Proposed restaurant and retail sales. Rack Room Shoes is listed as one of the tenants. Building Design/Exterior Walls – The exterior of the buildings will be the tan quick brick and split face block accents in the same character as the Paper Warehouse, Pier 1, Target and Lowe's. The Target represents the lightest color of quick brick used in the project. The roofs are flat but do include a parapet to block the view of the mechanical equipment. All four sides of the building are quick brick. The building is 17,080 square feet.

Lighting – The lights are limited to 25 feet in height as they are with the Target and for this site, that shall include the base and the pole.

Parking – There are 117 parking spaces which is adequate for one restaurant and retail.

Landscaping - Lot area = 93,554 sf (2.15 ac)	Landscape provided on plans submitted
Ten per cent of lot = 9,355 sf	9,355 sf landscaping/lawn area
Required in front yard = 4,677 sf	4,667 sf in front yard
Plant units required = 740 plants	740 plant units
Evergreen required = 296 plants	296 plant units

Commissioner Waner indicated she thought this site was small and it would be difficult to place all of the improvements on the site. She was concerned about the seating in the restaurant which was not identified and was concerned there would be enough parking spaces if parking had to be removed around the fire hydrants or for the relocation of the dumpster.

Motion by Hoppe, seconded by Moyer, to approve this request. **Motion carried** by a vote of 3-1 as follows:

- AYES:** Members: Hoppe, Moyer and Vice Chairperson Cartwright
- NAYS:** Waner

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for a Federal Employees Credit Union located on the northwest corner of Kelly Avenue and Kelly Pointe Parkway. (Bockus-Payne Associates) SP020008**

Use – Federal Employees Credit Union Office Building.

Building Design/Exterior Walls – The 92' 2" by 56' 1" building will contain 4,842 square feet. The building is one story and will house a vestibule, lobby, tellers and drive-thru teller area, vault, special accounts room, work room, six offices, a break room, a conference room and restrooms. Seven covered drive through lanes will be located on the north side of the building. The Petra building is located to the south and the Cavalry Temple Church is located to the north. The remainder of the land to the west is part of the Kelley Pointe Technology Park. All four sides of the exterior walls are brick. The Kelley Pointe office building is nearly completed approximately 1/8<sup>th</sup> mile south of this location. This is the two story building that contains 20,000 square feet.

Landscaping – Lot area = 74,018 sf.	Landscape provided on plans submitted
Ten per cent of lot = 7,402 sf.	40,181 sf. landscaping/lawn area
Required in front yard = 3,701 sf.	20,212 sf. in front yard
Plant units required = 592 plants	592 plant units
Evergreen required = 237 plants	274.5 plant units

City Engineer Steve Manek indicated that the plans for the city include a raised median on Kelly which will prohibit left turns into or out of the property. The driveway on Kelly will be used for right turns only in or out of the property. This has been planned for at least 3 years and is proceeding towards a project to be constructed. The bank should consider this in the traffic pattern for their drive-in windows which do not appear to anticipate this type of traffic flow on site.

Motion by Hoppe, seconded by Moyer, to approve this request. **Motion carried** by a vote of 4-0 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 Ordinance amending Edmond Plan III from Neighborhood Commercial Usage to General Commercial Planned Unit Development Usage west of Santa Fe, south of Danforth. (John Alexander) Z020024**

Infrastructure: Infrastructure is being completed as per the Trails Commercial Plat. Water lines Planning Commission March 19, 2002 Santa Fe sized for commercial use. Sanitary sewer is being . The City completed street improvements along Santa Fe over a es need to complete the west side of the traffic light across from the Wal-Mart Supercenter.

Traffic: There are approximately 19,000 cars north and south bound in a 24 hour period in front of this parcel on Santa Fe. The road improvements would have been completed for the general

growth of the area under the City/s transportation program regardless of the specific land use on the adjoining property.

Compatibility to Edmond Plan III: Not compatible with projections of the Plan. A PUD has been filed to limit the use to a Sonic Drive-In Restaurant but this is an increase in the land use.

David Pearce, president of Orchards at the Trails Homeowners Association, spoke in opposition to this request indicating that the odors, lights and other external effects of an "E-1" type use adjacent to single family homes is not compatible. He indicated this would be a precedent for higher uses should the Sonic not remain as the only use of the property or that the surrounding properties requested the same special PUD approach.

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

**AYES:** None

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

The next item on the agenda was a **Public Hearing and Consideration of Ordinance rezoning from "D-2" Neighborhood Commercial to "E-1" General Commercial Planned Unit Development District west of Santa Fe south of Danforth. (John Alexander)**  
Z020014

John Alexander is requesting rezoning at the Trails Commercial Center to allow a Sonic Drive-In Restaurant west and south of the traffic light on Santa Fe across from the Wal-Mart Supercenter. This tract of land contains 41,491 square feet and the proposal is for "E-1" General Commercial Planned Unit Development. The only use listed is for the restaurant. The land is currently zoned "D-2" Neighborhood Commercial. The Orchards at the Trails is located to the west; Puppy Love is located a short distance to the south. The land to the north is zoned "D-2" and is undeveloped. Immediately south of the Seven-Eleven at Danforth and Santa Fe, a Kwik Lube and Kwik Cleaners are under construction. Wal-Mart Supercenter is located to the east. Approval of this rezoning requires an amendment to the Edmond Plan III. Drive-in restaurants were once allowed in the 1955 "D" Local Commercial District which was later changed to "D-2" Neighborhood Commercial in 1972, but a drive-in restaurant is now allowed in "E-1" General Commercial.

David Pearce also objected to the rezoning as incompatible with the area.

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

**AYES:** None

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

The next item on the agenda was a **Consideration of deed certification for a Sonic Restaurant on the west side of Santa Fe north of Puppy Love east of Orchards at the Trails. (John Alexander)**

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I by Moyer, to approve this request. **Motion denied** by a vote of C

as follows:

**AYES:** None

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

The next item on the agenda was a **Consideration of deed certification for the south side of Ninth street, west of Bryant Ave. (Edward Lee)**

Edward Lee, Attorney at Law, is requesting a deed certification approval for the splitting of his property, which is located on the south side of 9<sup>th</sup> Street and west of Bryant. The property is west of the LeCour Office Park and east of the Bryant Nursing Home, with the Church of Christ located to the north and the Kids Place to the northwest. The split property will contain approximately 1.70 acres and is zoned D-O office. The parcel has 228 feet of frontage on 9<sup>th</sup> and it also adjacent to a water line located on the north side of 9<sup>th</sup>. Additional fire hydrants and a bore on 9<sup>th</sup> street may be necessary depending upon the building plans for an additional office building. Ninth street would have to be widened for any new construction. Sanitary sewer is near the northeast corner of the property. Mr. Lee will need to have an engineering study done to determine the depth of the sewer line on 9<sup>th</sup> street for serving the subject lot. There may be an option to extend west to the Bryant Nursing Center or the north, across 9<sup>th</sup> and off site from the 9<sup>th</sup> street right of way, if the sewer to the east is not accessible. The lot is not large enough for a septic tank for a large office building and parking lot. The owner should verify that he is willing to conduct the drainage study to confirm which sanitary sewer solution works for this property. This property is not located in a flood plain.

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

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

**NAYS:** None

There was no **New Business**.

Commissioner Waner asked the staff to evaluate the Senior Residence project on Ayers west of Bryant to determine if they are in compliance with the required landscaping plan. It was indicated that existing trees would be left as part of the requirement and they have been removed.

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

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

**NAYS:** None

**Meeting adjourned at 7:00 p.m.**

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David Woods, Chairman  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission