

## EDMOND PLANNING COMMISSION MEETING

Tuesday, June 18, 2002

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, June 18, 2002, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Dyke Hoppe, and Elizabeth Waner. Commissioner Leroy Cartwright was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi Anthony, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the June 4, 2002, Planning Commission Minutes.

Motion by Waner, seconded by Hoppe, to approve the minutes as written. **Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #Z020003 Public Hearing and Consideration of amending Edmond Plan III from Suburban Office to Two Family Dwelling Planned Unit Development Usage west of Bryant, south of LeCour Office Park. (Bella Mira PUD-Larry Owsley)**

This item and the following three companion items were continued at the request of the applicant.

**Case #Z020004 Public Hearing and Consideration of rezoning from "D-O" Suburban Office to "B" Two Family Dwelling Planned Unit Development west of Bryant, south of LeCour Office Park. (Bella Mira PUD-Larry Owsley)**

**Case #Z020005 Public Hearing and Consideration of rezoning from "D-3" Office Commercial to "D-3" Office Commercial Planned Unit Development District west of Bryant, south of LeCour Office Park. (Bella Mira PUD-Larry Owsley)**

**Case #Z020039 Public Hearing and Consideration of amending Edmond Plan III from Suburban Office to Suburban Office Planned Unit Development Usage west of Bryant, south of LeCour Office Park. (Bella Mira PUD-Larry Owsley)**

Motion by Hoppe, seconded by Moyer, to continue these four requests to July 2<sup>nd</sup>. **Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #SP020013 Public Hearing and Consideration of Commercial Site Plan approval for Starbucks Restaurant on the southwest corner of 15<sup>th</sup> and Broadway. (BBS One, LLC)**

This site is zoned "E-1" General Commercial District. The building is setback 71 feet from the property line on Broadway, 13 feet off the south property line, 24 feet off the west property line and 32 feet off the north property line. The proposed building is brick veneer on all four sides. The roof will be a combination of pitched and flat roof. The view from Broadway will be pitched. The west side of the building does have a flat roof. Composition shingles will be used. Starbucks and AT&T Will have separate entrances.

Mechanical units will be placed on the roof but they could not be observed from Broadway. Their location near the center of the roof area should meet the code as to being screened from the property lines at ground level. There will be 4 light poles constructed on the site. The light poles are 25 feet tall. No fencing is planned. The wall signs comply in size, one for Starbucks and one for AT&T Wireless. They are individual letters. On Broadway the owner can qualify for a 20 foot tall sign 75 square feet in area. A shorter monument sign is being considered. There are 32 parking spaces on site. The building contains 4,000 square feet.

The lot area = 24,755 sf	Landscape provided on plans submitted
Ten per cent of lot = 2475 sf	2994 sf landscaping/lawn area
Required in front yard = 1237 sf	2461 sf in front yard
Plant units required = 198 plants	217 plant units
Evergreen required = 86 plants	86 plant units

There will be one drive on 15<sup>th</sup> and one on Broadway. The City Engineering Department is attempting to determine the possibility of a new right turn lane on 15<sup>th</sup> Street. There are peak traffic movements at this time for all traffic movements approaching the intersection. This is the 2<sup>nd</sup> busiest intersection in Edmond besides 33<sup>rd</sup> and Broadway. The dumpster enclosure will be located near the northwest corner of the property. With the demolition of the Texaco, removal of the tanks and the rebuild for the new structure, there will be no change in the impervious surfacing. The site will be lowered from the elevated concrete that can be observed from 15<sup>th</sup> Street presently. SPRT recommendation is for approval.

The applicant stated they were meeting the parking and landscaping requirements even with the right-of-way being bought by the city. They will take one foot off of the elevation of the property which will not affect the stormwater flow. Commissioner Waner inquired why there was not more landscaping along Broadway, that it appeared heavy in some places and that she would like to see more landscaping along Broadway. The applicant stated that due to parking it was hard to distribute it evenly but that they would select trees for the front to produce the best appearance.

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

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

**NAYS:** None

The next item on the agenda was **Case #SP020021 Public Hearing and Consideration of Commercial Site Plan approval for Creekside Village Apartments located 500 feet north of West Edmond Road, one-fourth mile west of Kelly. (Coon Engineering)**

The zoning is "C-3" High Density Residential and Commercial Services. There are 84 units planned in 21 fourplex structures. Total land area equals 8.5 acres for a density of 10 units per acre. Sensitive border is not applicable to Multi-family. The land to the north is a 40 acre undeveloped parcel, the land to the west is Dooley Farms also zoned Multi-family and Office, the land to the east is Multi-family and General Commercial, and the land to the south is projected for Office. This project meets full compliance with the 25 foot setback from the new proposed street, Creekside Drive and 25 foot on the east, west and north.

The buildings will consist of one story stone and siding exterior. All units will be fourplex structures, but each family lives independently. There will be a common community building and pool. There will be a looped driveway through the project. The developer is planning a controlled access gate off

of Creekside Drive and the project will be fenced. The detention area near the entry will be divided between this project and the seller of the property and the owner to the south. Mechanical equipment will be located on the ground due to the pitched roof one story construction design of the units. Lights are recommended to be 24 foot in overall height with the shoebox design. There has already been a concern about light shining outside the boundary of the site on some of the construction that has taken place in the general area. Lighting should be limited to the site itself. The overall site will be fenced although not required by code. The sign is proposed to be 7 feet in height, 30 square feet. Residential project signs are allowed to be 8 foot in height. There are 168 parking spaces provided for the 84 units, 2 spaces per unit. No variance is requested on the number of spaces.

The lot area = 370,260 sf	Landscape provided on plans submitted:
Ten per cent of lot = 37,026 sf	37,100 sf landscaping/lawn area not including detention
Required in front yard = 18,513 sf	The landscaping is around the units rather than just in front of the structures like other residential.
Plant units required = 2960 plants	3000 plant units provided
Evergreen required = 1184 plants	1184 plant units provided

A new street will be constructed to access this property located 500 feet north of West Edmond Road. The developer will complete that street as a commercial standard street. The Creekside Village developer will connect with one driveway to that new street to be known as Creekside Drive. The Water Resources Department has required a connection with the Chateau Addition water line to the northeast to provide service from Kelly through Chateau and through Creekside to the second supply location of the water line on Edmond Road. With the addition of the fire hydrants throughout the project, the Fire Department will approve the plans for a Building Permit. The line through the project needs to be at least 8 inches. At least two dumpster locations are being provided. Drainage/detention will be shared at the southwest boundary of the property between the Creekside developer and Dorothy Sadeghy. The run-off from this property continues west toward Dooley Farms. The SPR Team recommends approval subject to correction of all plans, and the provision of the off-site easements for water to the north to connect to Chateau and sanitary sewer to the west to connect to Dooley Farms Lane. A plat will be required for the street dedication of Creekside Drive.

Commissioner Waner asked what would be constructed to the south and Barry Lodge with Coon Engineering stated maybe an office development. Chairperson Woods asked if they have plans to tie in with Dooley Farms and Mr. Lodge stated yes, that they have an easement into Dooley Farms. Mr. Lodge stated the right turn at the entrance has not been decided. City Engineer Steve Manek stated there will be a signal at a future date. Commissioner Moyer asked if the units are leased or for sale and the applicant stated they would be leased. The applicant stated you have to be age 62+ to lease a unit and that there are 10 units per acre and thus will have fewer cars since this age group does not drive as much. He stated he had met with Marilyn Williams of the Edmond Senior Center and will arrange transportation for them.

Douglas Simons from Copperfield stated that traffic is his main concern and the water pressure in the area. City Engineer Steve Manek stated that Water Resources has a master plan, they are working on increasing the pressure and storage tanks, that this involves a great deal of money and there is a commitment in next year's budget to implement the plan. Mr. Simons was concerned about a large group of people on the same water line. Mr. Woods indicated that there was a loop required to the Kelly water line which would help the pressure for peak times. Mr. Joe Mandinno, Pastor of the Edmond Road Baptist Church, asked about the sewer and what the buildings will look like. The applicant identified photographs of the building. It was indicated the sewer would be

brought from the west to the east. Commissioner Waner asked how the public record would reflect senior tenants. Ms. Conine indicated the application was for seniors to the OHFA, the site plan identified that as a condition the project was for elderly persons.

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 Chairperson Woods

**NAYS:** None

The next item on the agenda was **Consideration of Planning Commission appointment to the Central Edmond Urban Development Board.**

Commissioner Moyer thanked Mr. Hoppe for serving on the Urban Board. Elizabeth Waner had volunteered to serve on the Board.

Motion by Moyer, seconded by Hoppe, to nominate Commissioner Waner. **Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

There was no **New Business.**

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

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

**NAYS:** None

**Meeting adjourned at 6:20 p.m.**

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission