

EDMOND PLANNING COMMISSION MEETING**Tuesday, July 16, 2002****5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, July 16, 2002, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Dyke Hoppe, and Elizabeth Waner. 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 July 2, 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 #SP020016 Public Hearing and Consideration of amendment to site plan for the Solid Waste Transfer Station one-half mile north of Covell Road between I-35 and Air Depot. (Progressive Development LLC)**

Randel Shadid, representing Progressive Development, LLC, is requesting approval to amend the requirements for the solid waste transfer facility to provide for a 2000 gallon above ground tank to dispose of waste water. The staff understands this storage tank will handle wash down from the transfer station floor and the vehicles. The Oklahoma Department of Environmental Equality has approved this above ground storage tank. They have listed five conditions in their approval. It appears one of the conditions is to operate this system for a period not to exceed two years. The original solution involved connecting to a sanitary sewer line north of the property and requires an off-site easement or the extension of a sewer line to Air Depot to connect to the City's sewer main. The permit as to where the waste water will be taken from the waste water tank has not been identified. It appears that the septic system will continue to be the waste water treatment for the restrooms in the Transfer Station.

Randel Shadid stated the applicant wants to open August 1st and that they don't think the line will be finished by then. They can't do anything without DEQ approval. Everything will go into this tank and it will be hauled off. Commissioner Waner asked where the tank would be and Engineer Ernie Isch stated it would be 700 feet southeast of the building. Mr. Shadid stated the tank sits in a concrete basin with sides like an oil well. John Preston, representing landowners north of the proposed Transfer Station stated they are not sure if the tank is large enough, especially on rainy days, and they are worried about the overflow. Mr. Preston stated it is wrong to open without the sewer line and asked them to consider shortening the DEQ time less than 2 years, maybe 6 months.

Mr. Ralph Markum stated his concern about ground water and what substances are in the tank. He stated he thought the opening should be delayed. Mr. Shadid stated that there is no reason to be concerned about ground water contamination, nor with the time limit. He stated that rain can create need for a truck more often but the floor is washed every night, and the truck will not be out there daily. John Luton expressed concern regarding an eighteen wheeler and the tank being sealed. Commissioner Hoppe stated he felt a shorter time line could be used as a temporary measure and that a year would be adequate. Commissioner Moyer stated he agreed with that. Damon Wingfield stated he was bothered by water going in a trailer to a landfill and that landfills

sometimes do not accept liquid waste. He felt we needed to make sure they will take it. Mr. Shadid replied that whatever is in the trucks goes to a landfill just as it does now with the route trucks.

Motion by Hoppe, seconded by Moyer, to approve this request with a limit of one year for the tank use. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Hoppe, Moyer and Chairperson Woods

NAYS: Waner

The next item on the agenda was **Case #SP020024 Public Hearing and Consideration of a Request for Commercial Site Plan approval of a new office building located on the south side of 9th Street south of the Edmond Church of Christ Search Building. (Ed Lee)**

Zoning - "D-O" Suburban Office, Ordinance #2301.

Use - A 17,825 square foot office building. This does include the open breezeway in the middle of the building complex.

Building Design/Exterior Walls – The building will be brick on all four sides with cast stone set around the windows. The roof is a 12/12 pitch with composition shingles. There are columns on the front wall. This is a slightly different design than LaCour to the east but is clearly in character with the other office buildings built by Mr. Lee and the character of the area.

Parking – There are 61 parking spaces. The stalls are 9' by 20' with 22'-24' lanes.

Landscaping - Lot area = 62,955 sf

Landscape provided on plans submitted

Ten per cent of lot = 6,296 sf

7,500 sf landscaping/lawn area

The applicant proposes to preserve thirty-eight existing trees, whose value, when added to the value of the new plantings, will exceed the minimum plant unit requirements for the site. The proposed landscape plan is deficient 56.5 evergreen plant units. Since the project exceeds plant units because of preserving 38 existing trees, a variance could be considered for the 56.5 evergreen units.

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 Chairperson Woods

NAYS: None

The next item on the agenda was **Consideration of Deed Certification for two parcels located on the east side of Coltrane, south of Kingwood Addition, south of 15th. (Don Chesser)**

Builder Don Chesser is requesting a deed approval for two parcels, one 3.123 acres and one 2.907 acres located on the east side of Coltrane, south of Kingwood Addition. This property is zoned "A" Single Family and Mr. Chesser plans to build his own home on the northern parcel Lot A (3.123 acres). Each lot has over 200 foot of frontage along Coltrane. City water is available along Coltrane which is required for service to the homes. Based on the lot size, septic tanks could be used, but a sanitary sewer line extends across the property on the far east side of the lot. There is also a FEMA floodplain on the east side of the lot and the lateral fields are not suggested. Planning Commission July 16, 2002
77
on meets all requirements for deed approval.

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

The next item on the agenda was **Case #Z020003 Public Hearing and Consideration of amendment to Edmond Plan III from Suburban Office to Two Family Dwelling Planned Unit Development Usage one block south of Ninth Street, approximately 900 feet west of Bryant. (Larry Owsley)**

Applicant Larry Owsley requested a continuance of all his items to the September 17 Planning Commission meeting.

Case #Z020004 Public Hearing and Consideration of rezoning from “D-O” Suburban Office to “B” Two Family Dwelling Planned Unit Development Usage one block south of Ninth Street, approximately 900 feet west of Bryant. (Larry Owsley)

Case #Z020039 Public Hearing and Consideration of amendment to Edmond Plan III from Suburban Office to Office Commercial Planned Unit Development Usage one block south of Ninth Street, approximately 535 feet west of Bryant. (Larry Owsley)

Case #Z020005 Public Hearing and Consideration of rezoning from “D-O” Suburban Office and “D-3” Office Commercial to “D-3” Office Commercial Planned Unit Development one block south of Ninth Street, approximately 535 feet west of Bryant. (Larry Owsley)

Motion by Hoppe, seconded by Moyer, to continue the above four items to September 17. **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 #Z020046 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Planned Unit Development to General Commercial Planned Unit Development Usage generally located on the northwest corner of Sooner and Covell Road. (J. W. Armstrong)**

Infrastructure: Water and Sewer lines are available to the property

Traffic: 2000 Traffic Counts on Covell east bound shows approximately 1600 cars.

Land Use:	<u>Projected Edmond Plan III</u>
North –Undeveloped	Single Family PUD
South –Partially developed	Single Family
East - Undeveloped	Single Family
West –Undeveloped	Single Family PUD

Density: Proposed commercial on 6.5 acres

Physical features: Floodplain located to the North of the property

78

Planning Commission July 16, 2002 g golf course located to the northwest of the property

School Land: Northern Hills Elementary located on E Wayne, Sequoyah Middle School located on NE Danforth and North High School located on W Danforth.

Compatibility to Edmond Plan III: The Edmond Plan III projects Single Family Planned Unit Development for this piece of property, to blend in with the surrounding area, all projected as single family.

Commissioner Moyer asked about widening of Covell and the staff stated that Title 21 and 22 require it. Engineer Earnest Isch stated "F-O" zoning by I-35 was in existence when Edmond Plan III was adopted and that commercial is needed on the section line for service to the surrounding area. James Wright spoke against commercial use because of the nice homes in the area. Dwight Chambers of Steeplechase Addition felt that commercial does not fit the area and that residents do not need commercial. Ray George stated he felt commercial does not fit. John Preston, representing owners north of Fairfax and north of Steeplechase, stated that commercial would be more appropriate closer to I-35. Bruce Cook stated that residential drew people to this area, not commercial and John Luton felt commercial is inappropriate. Mr. Isch stated he understood the residents concerns but that it is also necessary to look at economic growth. J. W. Armstrong stated that he did not realize people would be against it and that it would be a high quality commercial and would be an asset. John Luton stated "D-1" would be okay and there is no reason for "E-1" zoning.

Commissioner Waner expressed concern about the precedent and that she did not see a need for commercial at this location when I-35 is just down the street. Commissioner Hoppe stated he did not see a problem with a convenience store and service station and wanted to see the applicant come back with a "D-1". Commissioner Moyer agreed with concerns about setting a precedent. Chairperson Woods stated it would be setting a precedent. Mr. Isch agreed to amend the request to Restricted Commercial with an indication that if a convenience store or service station is needed, a Special Use Permit may be filed.

Motion by Moyer, seconded by Hoppe, to amend this request to Restricted Commercial PUD and to continue it to the August 6th Planning Commission meeting. **Motion carried** 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 #Z020047 Public Hearing and Consideration of rezoning from "A" Single Family Planned Unit Development and "G-A" General Agricultural to "E-1" General Commercial Planned Unit Development generally located on the northwest corner of Sooner and Covell Road. (J. W. Armstrong)**

A Community Connections meeting was requested by the Planning Commission to be held before the next Planning Commission meeting, August 6.

Motion by Moyer, seconded by Hoppe, to amend this request to "D-1" Restricted Commercial and to continue this request to the August 6 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

Planning Commission

79

July 16, 2002

da was **Case #Z020048 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Planned Unit Development to Suburban Office Planned Unit Development Usage generally located north of Covell Road west of Sooner Road. (J. W. Armstrong)**

Engineer Ernie Isch stated this use would fit in with the area and Mr. Armstrong stated the office use will serve as a buffer between the golf course and homes. Ray George inquired what kind of offices are planned and Mr. Armstrong replied that he was considering a French country design

for the commercial buildings. John Preston requested a Community Connections meeting to talk about this and they want to see more of their plan. Dwight Chambers expressed concern about lights and wants a use that neighbors can agree to. Resident Mary Wright stated she wasn't aware of offices, only commercial. Chairperson Woods asked if the "D-O" is contingent upon getting the "D-1" zoning. Mr. Isch stated no, it stands alone. Commissioner Hoppe stated he understands the neighbors' concerns and that they need to decide if it is appropriate or not. Commissioner Waner expressed concern about the corner area waiting to see about the "D-1". Commissioner Moyer also was concerned about the neighbors. Mr. Armstrong stated that his plan was on display in the Golf Clubhouse and was available for them to see.

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 Chairperson Woods
NAYS: Waner

The next item on the agenda was **Case #Z020049 Public Hearing and Consideration of rezoning from "G-A" General Agricultural and "A" Single Family Residential to "D-O" Suburban Office Planned Unit Development generally located north of Covell Road west of Sooner. (J. W. Armstrong)**

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 Chairperson Woods
NAYS: Waner

The next item on the agenda was **Case #Z020050 Public Hearing and Consideration of amendment to Edmond Plan III from Medium Density Residential and Suburban Office Planned Unit Development to Single Family Planned Unit Development Usage generally located north of Covell Road between Sooner and Coltrane. (J. W. Armstrong)**

Engineer Ernie Isch, representing the applicant, stated the density was two units per acre. John Preston asked if the streets were private and Mr. Isch answered yes. No one objected to this request. This approval not only updated the PUD with a new zoning of the property. A new five year PUD plan would be approved so there is no need for an extension of the previous plan.

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

AYES: Members: Waner, Hoppe, Moyer and Chairperson Woods
NAYS: None

Planning Commission agenda was **Case #Z020051 Public Hearing and Consideration of**
July 16, 2002 **General Agricultural, "C-2" Medium Density Residential and "D-O"**
Suburban Office Planned Unit Development to "A" Single Family Planned Unit
Development generally located north of Covell Road between Sooner and Coltrane. (J.
W. Armstrong)

Motion by Waner, seconded by Hoppe, to approve this request. **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 #PR020014 Consideration of Preliminary Plat of Fairfax Golf Community located north of Covell Road between Sooner and Coltrane. (J. W. Armstrong)**

Earnest Isch representing J. W. Armstrong is requesting Preliminary Plat approval of Fairfax Addition located west of Sooner Road, east of Coltrane, north of Covell. The proposed plat contains 403 single family lots. The property is being presented as a Planned Unit Development. Existing improvements include the Fairfax Golf Course and two phases and two phases of Fairfax, one started in 1994, Fairfax Estates I consisting of 21 lots and Gardens of Fairfax containing 12 lots. The lots are 70 feet by 120 feet (8,400 sq. ft.) to 130 feet by 160 feet (20,800 square feet). The Golf Course is zoned Agricultural which is a use permitted, and Fairfax Additions are excluded since they are platted and at least partially developed.

The proposed Addition is planned with gated access entries and is intended to be served with City water, sewer, electricity as well as police, fire and sanitation. The Golf Course establishes restrictions to the access and the owner plans two additional permanent streets connecting to Covell, but no access to Sooner. One additional access would connect to Coltrane where the office area is planned. A temporary construction access is planned on Covell for the next phase; however, that will not be a permanent street. Seventy foot of right-of-way is required along Covell for the adopted Parkway standard street. The 50 foot right-of-way is incorrect and needs to be modified in accordance with past approvals for Coffee Creek and Cheyenne Crossing. Limits of no access needs to be added on for lots adjacent to Covell. There are existing oil wells located on the property operated by Pedestal and pipelines and access will need to be provided for as the final plats are submitted. An off-site easement is indicated to the north on the Harper property for access to the sewer line. Earnest Isch has indicated that he has obtained the easement from Mr. John Preston.

Dwight Chambers spoke about traffic concerns on Coltrane and drainage issues along Covell & Coltrane since Coltrane floods. Mr. Isch replied that the stormwater detention is on the golf course. Commissioner Waner inquired if the applicant would consider changing names to keep them even.

Motion by Moyer, seconded by Hoppe, to approve this request subject to the 70 foot of right-of-way along Covell Road as required by City resolution. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

Planning Commission
July 16, 2002

81

The next item on the agenda was **Case #PR020014 Consideration of Final Plat of Fairfax Estates II located north of Covell Road between Sooner and Coltrane. (J. W. Armstrong)**

Developer J. W. Armstrong is requesting Final Plat approval of Fairfax Estates II located north of Covell Road approximately one-half mile east of Coltrane Avenue. This phase of the Addition is zoned "A" Single Family Planned Unit Development and is accessed through a gated private street. The Addition will be served with City water, sanitary sewer, electric and garbage services. The private streets need to be Fire and Police Department accessible with a note provided on the plat. The Addition consists of 22.09 acres and 42 lots. Property along Covell

Road has been excluded; this was a significant issue for "The Ranch Addition" on Coffee Creek and "Limits of no access" at a minimum needs to be added on the plat or by separate document.

The right-of-way for Covell is required to be 70 feet from center line; this needs to be modified on the plat. Front building lines are shown at 35 feet rather than 25 feet as standard. On the Preliminary Plat the developer has indicated a temporary construction access to Covell Road. A detailed letter from the developer describing the full condition of this access needs to be submitted so the improvement standards and operational details will be understood by the City and existing residents in Fairfax I.

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

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 7:40 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission