

EDMOND PLANNING COMMISSION MEETING

Tuesday, August 6, 2002

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, August 6, 2002, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, and Elizabeth Waner. Dyke Hoppe 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 16, 2002, Planning Commission Minutes.

Motion by Moyer, seconded by Waner, to approve the minutes as written. **Motion carried** by a vote of 3-0 with one abstention as follows:

AYES: Members: Moyer, Waner and Chairperson Woods

NAYS: None

ABSTAIN: Cartwright

The next item on the agenda was **Case #Z020054 Public Hearing and Consideration of amendment to Edmond Plan III from Limited Light Industrial to Light Industrial Usage located approximately one-fourth mile east of I-35 and just less than one-half mile north of Covell Road. (Progressive Development, LLC)**

Randel Shadid was requesting an amendment to Edmond Plan III from "F-O" to "F-1" Planned Unit Development. Approximately 15 years ago, the "F-O" Limited Light Industrial District was established as a future zoning district for undeveloped land along I-35 beginning one-half mile north of Danforth. The standard "F-1" Industrial District had already been used for development at one location north of Sorghum Mill Road. The site plan process had not been established nor were there site plan standards. The "F-O" District was a first approach to additional design criteria before individual review of plans by Planning Commission and City Council started. Improvement plans to I-35 were under way during this time with additional interchanges being constructed, planned or upgraded. The I-35 Corridor has now been added identifying more standards especially focused on the entire seven mile long corridor overlaying all zoning districts. The "F-O" District was unique in that industrial uses and offices were allowed but free standing retail was not permitted. The District was not cumulative allowing all lesser uses. Retail uses located entirely within the office or industrial building for the benefit of the customers and employees of the office or industry may be permitted. The application of the "F-O" District is best suited to a special office or office and industrial park where there was a continuity of development standards, large scale projects or even an association of developers. Based on this application, the Planned Unit Development approach along with site plans and the I-35 Corridor standards may be another way to maintain high quality development.

Randel Shadid stated the primary reason he requested the zoning was to re-discuss the fencing around the property and the landscaping standard of 15%. The only use proposed was for the Transfer Station. Commissioner Moyer inquired where the gate would be located and Mr. Shadid answered that it would be inside the facility, not at Covell. Mr. John Preston spoke in favor of the zoning change since there is only "F-O" in the area. John Lutton spoke against the change stating I-35 is becoming more retail and he did not want to see it become like Midwest City or Moore. Dan O'Neil spoke in opposition stating that the I-35 Corridor is the north gateway to Oklahoma City and there should be more landscaping. Chairperson Woods indicated the fence would aid in security and eliminate blowing trash from the south prevailing winds which

seem to be inevitable in Oklahoma. Commissioner Waner indicated there was an attractive nuisance character to this use and that the fencing was very important. She felt nothing had changed to justify the rezoning.

Motion by Moyer, seconded by Waner, to approve this request. **Motion failed** by a vote of 2-2 as follows:

AYES: Members: Moyer and Cartwright

NAYS: Waner and Chairperson Woods

The next item on the agenda was **Case #Z020055 Public Hearing and Consideration of rezoning from "F-O" Limited Light Industrial and General Office Corridor District to "F-1" Light Industrial Planned Unit Development located approximately one-fourth mile east of I-35 and just less than one-half mile north of Covell Road. (Progressive Development, LLC)**

Randel Shadid, representing Progressive Development, is requesting "F-1" Planned Unit Development on 12 acres consisting of the Transfer Station site north of Covell west of Air Depot. The primary purpose for the "F-1" PUD is to qualify for 15% landscaping rather than the 30% required in "F-O". The owner also proposes to eliminate the fence originally required for the project. The applicant feels that the other requirements of the "F-O" or the I-35 Corridor standards are being met with the completion of the Transfer Station.

It appears the intended use for this "F-1" PUD is for the Transfer Station and the accessory structures needed for that, such as the scale house. There may need to be a clarification that if this is the only "F-1" use allowed on the 12 acres being requested.

Commissioner Cartwright stated he has been concerned about the fence issue since the beginning. Commissioner Waner agreed. Mr. Shadid stated the city will also rezone for "F-1" PUD adjacent to the property. He stated that the building and landscaping would be a nice industrial site, no trash would be coming out of the facility, that there is not a need for the fence and it will not be attractive. Commissioner Moyer stated he was not in favor of the fence, that it will not look as nice.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion failed** by a vote of 2-2 as follows:

AYES: Members: Cartwright and Moyer

NAYS: Waner and Chairperson Woods

The next item on the agenda was **Consideration of Deed Certification for Johnnie's Restaurant located south of Danforth, just over one-eighth mile east of Kelly. (Tom Parker)**

Randel Shadid is representing Tom Parker regarding the Deed Certification of 25,625 square feet of land on the south side of Danforth, west of the Oak Tree Assembly of God Church. This property is currently zoned "D-1" Restricted Commercial and is proposed for a Johnnie's Express. There is a pad site on the northeast corner of the shopping center. The pad site would be divided into two parcels.

Tom Parker is the current owner and plans to use the existing driveway east of the site and cross access from the overall shopping center site for the Johnnie's. There would not be sufficient separation to meet the driveway policy if the existing driveways were not used.

City water is available along Danforth; sanitary sewer is not adjacent to the subject property and will need to be extended from the south adjacent to the Meadow Lakes Addition. Each lot separately owned must have its own public sewer line. There may be a design that includes one public main extended to serve the Johnnie's Express and the future use immediately west. The property is not located within a flood plain and with the sharing of the driveway and the cross access easements and an extension to off-site sanitary sewer, the lot can meet City deed certification approval. A utility easement should be required for the sewer line.

Mr. Shadid stated he understood easements would be provided and public sewer lines would be constructed.

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

AYES: Members: Cartwright, Waner, Moyer 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 Restricted Commercial Planned Unit Development Usage generally located on the northwest corner of Sooner and Covell Road. (J. W. Armstrong)**

This item was continued indefinitely by applicant.

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 "D-1" Restricted Commercial District Planned Unit Development generally located on the northwest corner of Sooner and Covell Road. (J. W. Armstrong)**

This item was continued indefinitely by applicant.

The next item on the agenda was **Case #PR020012 Consideration of the Final Plat of Carriage Park I at Coffee Creek, formerly Redrock at Coffee Creek, located one-quarter mile north of Covell Road north of Shortgrass Road in the Coffee Creek Addition. (Bob Turner)**

Zoning/Edmond Plan III - "A" Single Family PUD/Plan III use - Single Family PUD.

PUD - In compliance with PUD Master Plan, Preliminary Plat, and density.

Number of Lots – 23 lots.

Size of Lots – 8,610 to 14,000 sf.

Acres – 15.301 acres, net acres = 8.

Density - 2.87 units per acre.

Building Line Setbacks - 20 foot front as a PUD variance.

Streets (Public or Private) – Public.

Sidewalks - Required with a modified plan for sidewalks along Shortgrass Road.

Streetlights - Required. A letter received from owner agreeing to install his own lights or payment of a fee for city to install lights.

Common Areas (Homeowners Associations) – Required. Common Areas equal A, B and C parcels. Existing Homeowners Association. This project just continues the current Homeowners agreements.

Floodplain – N/A

Parks/Trails – T21 funded 6/02 for a trail quarter mile north connecting to Mitch Park. This project will have access through the common area or Shortgrass Road to the trail.

Part 2 Engineering Department Report – Corrections are being made as per the Engineering Department review. The owner has not asked for any variances from the adopted standards. The plans reflecting full compliance are anticipated prior to the City Council meeting.

Part 3 Fire Prevention Bureau Report – Hydrant locations and water line sizes must meet the requirements of the city. Corrected plans have not been returned for final approval.

Part 4 Edmond Electric Report – The owner has verified he will install his own street lights.

Part 5 Building Department Report – For this standard single family addition, no additional comments.

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

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

NAYS: None

The next item on the agenda was **Case #SP020054 Public Hearing and Consideration of Commercial Site Plan approval for a new office building generally located at 2020 SE 15th Street. (Jana Ratliff)**

Zoning – “D-O” Suburban Office.

Use – Accounting office to include one rental space and gazebo on the south side of the property.

Sensitive Borders – To the south is Turtle Creek, to the east is Turtlecreek.

Setbacks – Front setback is 160 feet to the center line of 15th Street, east setback is 100 feet (meets sensitive border standard), rear setback is 100 feet (meets sensitive border standard) and the west setback is 25 feet.

Existing Easements – Property is unplatted and has been submitted in advance of July 24th requiring plats for all commercial.

Building Design/Exterior Walls – All brick and stone on all four sides. The building contains 6300 square feet with a pitch roof construction. Mrs. Ratliff has met with the Turtlecreek residents and they are aware of the appearance of the building elevations including the gazebo accessory structure.

Mechanical Equipment – Mechanical will be located on the ground based on the pitch roof.

Lighting – Several pole lights will be located in the front parking lot. No pole lights will be located in the rear yard. Soffit lighting will be used. A motion sensitive light is being considered on the back of the building as a security measure.

Fencing – No sight proof fencing is required in “D-O” next to Single Family.

Signs – One ground sign will be used, 60 square foot 6 feet tall as allowed in office districts. The sign will be located on an island on the west side of the drive.

Parking – There are 30 parking spaces provided, 21 are required.

Landscaping - Lot area = 87,120 sf

Ten per cent of lot = 8,712 sf

Required in front yard = 4,356 sf

Plant units required = 680 plants

Evergreen required = 272 plants

Landscape provided on plans submitted

8,712 sf landscaping/lawn area

4,356 sf in front yard

680 plant units

272 plant units

Driveway Location – One drive is provided on 15th Street toward the east side of the property. The driveway median is being narrowed to meet the entry radius requirements for garbage and fire trucks.

Fire Department – The fire hydrants will be located on the 15th Street frontage to meet the service requirement to the back of the building. There's also a drive around the front of the property serving as a fire lane.

Refuse Enclosure – The dumpster enclosure is located on the east side of the property just south of the detention area and is the only location accessible by the garbage trucks.

Drainage – There are 2 detentions areas, one on the northeast corner of the site and one on the southeast corner of the site. The Turtlecreek Addition has a detention area to the east.

SPRT Recommendation – Recommend approval.

The staff cited that site distance has been an issue and that there should be flexibility on where the sign will go to protect site distance. The neighbors appear to be satisfied with the site plan. No one has attended the meetings after notice and Mrs. Ratliff has talked with the property owners about her plans.

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

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

NAYS: None

The next item on the agenda was **Case #Z020052 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling to Restricted Commercial Usage at 1912 S. Boulevard. (Somsong Cortese)**

Infrastructure: City water and sewer. There's a 12" water main along Boulevard and an 8" main along Reynolds adjacent to the property. There is an 8" sanitary sewer line along the east side of the property. Boulevard has been four laned as an arterial street and Reynolds Road is approved as a minor street.

Traffic: 16,000 to 18,000 north and south bound on Boulevard per day.

Physical features: The land is already developed, graded and landscaped for single family detached homes.

Special conditions: N/A

Location of Schools and School Land: Nearest school is Orvis Risner Elementary to the southeast quarter mile.

Compatibility to Edmond Plan III: An amendment is required to mix the "D-1" Retail with the "D-O" Office.

Commissioner Cartwright expressed concern with possible parking problems. Leon Ray stated that only one person would be there with his wife, that he doesn't see a lot of business being done there, and there should be no more than 4-5 cars at one time. Mr. Ray said there were nine spaces and the use was retail. Commissioner Moyer expressed concern about where to stop the commercial uses and thought that it stopped at Reynolds. Chairperson Woods stated he was not in favor of strip retail zoning and Commissioner Waner agreed.

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

AYES: None

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

The next item on the agenda was **Case #Z020053 Public Hearing and Consideration of Rezoning from “A” Single Family Dwelling to “D-1” Restricted Commercial District at 1912 S. Boulevard. (Somsong Cortese)**

Mr. Somsong Cortese is requesting rezoning on the northeast corner of Boulevard and Reynolds to “D-1” Restricted Commercial. The property contains a 1,750 square foot single family home. The home faces to the southwest. The immediate use of the property would be for a beauty salon and a new garage is planned. Parking will also be added. City utilities are available to this location, water on both Reynolds and Boulevard and sanitary sewer to the east side of the property. Boulevard is four laned on the west side of the lot.

Land to the north is zoned Suburban Office. When the Edmond Plan was amended to include office north of this property, factors that were considered included the fronting of homes on Boulevard, existing home conversions to office only uses, similar office zoning on the west side of Boulevard and duplex zoning on the west side of Boulevard. The property contains 15,500 square feet. Approval of this request requires a plan amendment.

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

AYES: None

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

The next item on the agenda was **Case #SP020030 Public Hearing and Consideration of Commercial Site Plan approval for retail shops located north of On The Border Restaurant under construction on the west side of Broadway, north of 33rd Street. (John Henry & Company)**

Zoning – “F-1” Light Industrial.

Use – 4500 sf retail building to be located just north of On The Border Restaurant. The building could hold as many as six occupants. No particular tenant has been identified. The building is being with a potential for drive-in windows.

Sensitive Borders – None. Property to the north is the vacant Perkins, property to the south is the former Winslow building, property to the west is the Hope Lumber west of the railroad and property to the east is WalMart, Burger King and Hardee’s.

Setbacks – 60 feet from the front property line along Broadway, 64 foot setback to the south, 60 foot setback to the north and 80 foot setback to the west. The property to the west will be built with a two story 50,405 square foot building.

Existing Easements – The property is platted as part of the Elwood Heights Industrial Addition but some additional easements are being provided.

Building Design/Exterior Walls – The building exterior will tie in with the appearance of the two story building to the west. The exterior walls are a combination of brick, EFIS and glass. There will be a canopy designed around at least two sides of the building. The color of the brick will match the two story building and the brick being used on the On The Border Restaurant.

Mechanical Equipment – Mechanical equipment will be placed on the roof. The parapet wall should block the air conditioning equipment. The Planning Commission needs to verify this with the owner from the discussion at the meeting.

Lighting – The lighting plan will be the same for the entire center. 30 foot poles are being used with down directed lights.

Fencing – No fencing is proposed or required except for the dumpster enclosure.

Signs – The owner is planning a second 20 foot tall sign at the north side of the driveway just south of this building pad site. The sign face is allowed to be 75 square feet.

Parking – There will be 53 parking spaces, 25 spaces are required.

Landscaping – John Henry is not selling any of the property and the landscaping has been designed for the entire ownership. Pad sites like On The Border may be installing landscaping around their building to complete the requirements for occupancy and the other pad sites will likely complete the landscaping in phases. The landscaping for the entire property is as follows:

Lot area = 305,946.49 sf.	Landscape provided on plans submitted
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Ten per cent of lot = 30,595 sf.	31,432 sf. landscaping/lawn area
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Required in front yard = 15,297 sf.	19,874.71 sf. in front yard
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Plant units required = 2,448 plants	3,271 plant units
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Evergreen required = 979 plants	1,981 plant units
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Driveway Location – The driveways have been planned as part of the overall site plan and are being constructed. This subject lot will have no direct drive approach on Broadway.

Fire Department – Fire lanes, fire hydrants and waterline sizes have been designed as part of the total project and are being installed. A new fire hydrant is being installed on the subject lot.

Refuse Enclosure – The dumpster is located on the far west side of the building and will be enclosed by a brick enclosure.

Drainage – Drainage is being designed for the entire project at the north end of the property.

SPRT Recommendation – Recommend approval.

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

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

NAYS: None

The next item on the agenda was **Case #SP020026 Public Hearing and Consideration of extension of Commercial Site Plan approval of the Edmond Exchange retail and office building on the west side of Broadway, north of 33rd Street. (John Henry & Company)**

Jeff Norman, representing John Henry & Company, is requesting extension of the Edmond Exchange building located north of 33rd Street, west of Broadway. The 50,000 square foot two story building located on the west side of the property behind On The Border Restaurant and the two additional pad sites planned is brick veneer on three sides and will be used for both retail and office uses. The site plan expires September, 2002. There are no changes in the site plan. Staff recommends a one year extension.

Jeff Norman stated they would be starting construction in about 6 months, that they have some commitments on the building.

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

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

NAYS: None

The next item on the agenda was **Consideration of Deed Certification on property located 534 feet west of Coltrane, immediately north of Cricket Hollow in the Huntwick I Addition. (Robert Harris)**

Robert Harris is requesting deed approval for one 15,625 square foot lot located on "A" Single Family property west of Coltrane, immediately north of the Huntwick I Addition. The property will be requested to connect to City water and sanitary sewer since it is less than 60,000 square feet. Mr. Harris lives on a larger tract of land immediately east. The dimensions of the lot are 125 feet by 125 feet. A concrete driveway will be required on Cricket Hollow and public sidewalk will be required to be extended. If additional right-of-way is needed for a sidewalk easement, that should be provided as a part of the deed requirements. Even though this lot is not platted as a part of the Huntwick Addition, it should complete the engineering improvements started at the end of this Cricket Hollow cul-de-sac. The property is not within a flood plain and does meet the requirements of compliance to the lot size, capability of complying with the driveway policy, capability of complying with utility service requirements and a survey was presented.

Ray Vaughn, representing the Huntwick I property owners, indicated he felt this lot should be the only residential lot developed at the end of Cricket Hollow and it would be desirable if the owner would participate in the voluntary homeowners association. The dues were set at \$100 a year. Commissioner Waner said it would be desirable to have the homeowners notified in this case even though that is currently not required for deed approval. Robin Harris spoke indicating plans to build a home compatible with Huntwick on the property and he had talked with Ronnie Williams prior to the meeting. He indicated he was willing to pay the homeowner dues voluntarily.

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

AYES: Members: Cartwright, Moyer and Chairperson Woods

NAYS: Waner

The next item on the agenda was **Public Hearing and Consideration of Ordinance amending Edmond Plan III to adopt the Trails and Sidewalk Master Plan map.**

The City of Edmond has approved of the Trails Master Plan developed by Keith Franklin with Land Plan and that Plan has also been adopted by Edmond Parks and Recreation Advisory Board. To complete the implementation of the Trails Master Plan, the staff recommends that Edmond Plan III be amended to include the Trails Plan Map to be made part of the Edmond Plan III Map. Mr. Franklin prepared the Trails Plan in the GIS format and that will be demonstrated at the Planning Commission meeting by the staff presentation. The Trails system is also referred to in Title 21 and by adopting the Trails Plan as a part of Edmond Plan III, that system will be evaluated with plan amendments and subdivision plats. The Map can be produced in various sizes and provided to applicants where projects establish the need for a trail as part of the overall system and plan.

Mr. John Preston spoke regarding this issue indicating that he thought the Trails Plan had been dropped. He felt like the City should consider alternatives for sidewalk locations rather than just those shown on the land plan trails and sidewalk plan.

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

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

NAYS: None

The next item on the agenda was **Public Hearing and Consideration of Ordinance amending Edmond Plan III to require arterial street widening for Zone 1 affecting properties along Air Depot and west to the Edmond city limits and Zone 2 not requiring arterial street widening for section line roads and highways east of the east right-of-way of Air Depot to the east city limits. (City of Edmond)**

In coordinating Edmond Plan III with the new Title 21 providing for an arterial street paving plan, all section line road and major streets west of Air Depot to include both sides of Air Depot are designated to be improved with full widening sections to include concrete curb and gutter and no less than 44 foot of paving for the street width. These streets are designated in the ACOG Regional Street Plan as arterials for making applications for street improvements. The extent of development and requirement of providing public services provides for a fully improved arterial street system in this location known as Zone 1 extending from the east right-of-way line of Air Depot west to the west city limits to Pennsylvania. All subdivision plats, multi-family, commercial, industrial and Special Use Permits require this street widening as a part of the development requirements. Lots developing on individual unplatted land parcels are not impacted by this standard.

Mr. Preston objected to this designation on the Edmond Plan. He felt that a number of streets west of I-35 should remain rural such as Sorghum Mill and parts of Coffee Creek where development has already occurred. He felt the City should approach this requirement from a traffic impact fee standpoint where if the density was justified, improvements would be based on the impact of additional traffic from each addition rather than the more blanket approach. City Engineer Steve Manek indicated that the plan on file with ACOG and ODOT generally follow the proposal to make improvements west of Air Depot. This area was identified as part of the urban boundary on the OCARTS Regional Transportation Plan. Even if rural lots develop, many of the streets in this area will need to be upgraded to four lanes

Motion by Moyer, seconded by Cartwright, to continue this item to determine if a workshop is possible with the City Council. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

There was no **New Business**.

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

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

NAYS: None

Meeting adjourned at 8:25 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission