

EDMOND PLANNING COMMISSION MEETING

Tuesday, August 20, 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 20, 2002, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer and Dyke Hoppe. Elizabeth Waner 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 August 6, 2002, Planning Commission Minutes.

Motion by Cartwright, seconded by Moyer, to approve the minutes as written. **Motion carried** by a vote of 3-0, 1 abstention as follows:

AYES: Members: Cartwright, Moyer and Chairperson Woods

NAYS: None

ABSTAIN: Hoppe

The next item on the agenda was **Case #Z020056 Public Hearing and Consideration of amendment to Edmond Plan III from Restricted Commercial to General Commercial Planned Unit Development Usage on the south side of Danforth, east of Kelly, west of the Oak Tree Assembly of God Church. (Jackson Land II, LLC)**

Attorney Randel Shadid, representing the application, stated the PUD was only for Johnnie's and that it is for this single use only. He felt this was not a precedent for additional zoning and that the site plan was in order meeting all city requirements. Joan Helm opposed it, stating there was already too much traffic in the area and this will only increase and needs a lesser use. John Lutton stated he was opposed because the land to the east and south will turn to that use also and it is too close to homeowners.

Commissioner Cartwright asked how large the tract was and if there was another vacant parcel west of Johnnie's available. Commissioner Hoppe felt this was an appropriate use.

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

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

NAYS: None

The next item on the agenda was **Case #Z020057 Public Hearing and Consideration of rezoning from "D-1" Restricted Commercial to "E-1" General Commercial Planned Unit Development District on the south side of Danforth, east of Kelly, west of the Oak Tree Assembly of God Church. (Jackson Land II, LLC)**

Jackson Land II, LLC requested rezoning the area located on the south side of Danforth road to the west of the Oak Tree Assembly of God Church and to the east of Snyder's IGA, from "D-1" Restricted Commercial to "E-1" General Commercial Planned Unit Development. Duplexes are located to the north and the south of the property. The North Oaks Shopping Center is to the northwest of the subject property.

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

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

NAYS: None

The next item on the agenda was **Case #SP020028 Public Hearing and Consideration of Commercial Site Plan approval for a drive-in restaurant on property generally located on the south side of Danforth, east of Kelly, west of the Oak Tree Assembly of God Church. (Johnnie’s Charcoal Broiler Express)**

Zoning – Currently “D-1” Restricted Commercial, rezoning requested to “E-1” PUD.

Use – Johnny’s Charcoal Broiler Express drive-in restaurant to include drive through window and 8 order in your car covered drive-in parking spaces.

Sensitive Borders – The sensitive border standard of Section 6.8 of 22.29B.060 Review Criteria states that if a site directly abuts residentially developed land on any side additional landscaping or setbacks may be required. In this case, there is commercial to the west, duplexes to the north zoned “B-2” Family, a church to the east and commercial to the south, the east side of the shopping center.

Setbacks – The front setback from Danforth is 100 foot from property line or 150 foot from the center line of Danforth; the minimum is 100 foot from center line. The side setbacks are 20 foot on the east and 60 foot on the west. The cover for the drive-in parking is 28 feet from the west property line. The rear setback is 85 feet or 45 feet from the nearest in car dining space.

Building Design/Exterior Walls – The building will be a combination of split face block and EFIS and will also include fiber optic lights on the side of the building.

Mechanical Equipment – The roof will be flat. Parapet walls need to be extended to block the mechanical view from this very flat tract of land so as not to be viewed from the church, Danforth or the interior parking lot.

Lighting – Light poles in the Snyder’s IGA shopping center are approximately 30 feet in height and are down directed as required. Johnnie’s proposes 12 foot lights.

Fencing – No sight proof fencing applies to this property.

Signs – Mr. Shadid commented that he would comply with the six foot tall 42 square foot sign..

Parking – There are 24 parking spaces for employees and inside dining. There are 8 dine in and order in your car parking spaces and there is a substantial drive through window reservoir parking around the building.

Landscaping - <u>Lot area = 25,625 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 2,563 sf	2,571 sf. landscaping/lawn area
Required in front yard = 1,282 sf	1,440 sf. in front yard
Plant units required = 205 plants	218 plant units
Evergreen required = 82 plants	185 plant units

The trees that were originally planted on the north, east and south sides of the site as a part of the original Baker’s Site Plan cannot be removed. They may be relocated with approval of the property owner and the Edmond Planning Department. Any dead/missing trees in this area must be replaced. All shrub beds not bordered by paving must have edging. All trees must be staked. All deciduous trees must have tree wrap applied to their trunks. Any ground signs proposed for the site must have a landscape bed around their base.

Driveway Location – In order to meet the driveway policy with the 105 foot of property width along Danforth, no drives on this parcel can be permitted. In recognizing this, the owner will be sharing the existing drives to the west of the property and interconnecting to the existing parking lot to the west.

Fire Department – The Fire Department has approved the plans.

Refuse Enclosure – The dumpster was modified to meet city code for accessibility.

Drainage – The drainage has been approved by the Engineering Department and was constructed with the original shopping center near the south side of the property.

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

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

NAYS: None

The next item on the agenda was **Case #SP020023 Public Hearing and Consideration of setback and on-street parking exceptions for site plan review of the proposed multi-family townhouse project to be known as The Village at Clegern Park located east of Rankin, south of Third Street, south of University Park Apartments. (Steve Blair)**

Steve Blair with Blair Remy Corporation has developed plans for seven units located on property on the east side of Rankin, south of the University Park Apartments, north of the Clegern Park Addition. Fink Park is located east of this property. Four of the multi-family units will be constructed as townhouse structures facing Rankin and three are proposed on the interior with a center drive court. University Park Apartments, developed approximately 40 years ago and was permitted to have on-street parking, diagonal to the curb. Mr. Blair would like to continue with diagonal parking or the drive-through in front of the units as shown on the plans. On-street parking is not permitted with multi-family, variances can be considered.

Additionally, the two story townhouse type units with walk-up entries would be located 12 feet from the front property line. The detention pond for Clegern Park is located to the east adjacent to Fink Park and the topography of the east side of the subject property does not allow additional adjustment of the units further. It is also important for a fire truck to be able to have a center access area and the garages to the units on Rankin are also accessed from that center driveway. Sanitation pick-up is also planned from that center drive. There is also a 10 foot rear setback for unit "E-1" in the southeast corner of the property rather than 20 foot normally required. This property would back up to the established detention area and does not represent a crowding of the lot with only a 10 foot setback.

The lot contains 20,279 square feet and the property is shown as "C-3" High Density Multi-Family. The seven units fall within the density allowed. The advantage of this design provides for one curb cut on Rankin. The center drive provides access for individual units, fire access, sanitation access and establishes space for at least three guest parking spaces. There are two parking spaces for each dwelling designed for either the garage or individual driveway. The detention area and natural topography discourage relocating structures to the east. The staff recommends approval of the 12 foot setback based on the design represented on the site plan. The Engineering Department prefers the continuation of diagonal parking spaces on Rankin, rather than the pull-through shown on the plans. There is still room for a sidewalk in front of the units on Rankin.

Steve Blair stated the style was New England with nice views to Fink Park. Ray Tassin lives within 300 feet and stated it was too much density for multi-family. He had a lot for almost the same size for just one home. Lisa Wyatt spoke in opposition, there's too much traffic, too crowded. Stacey Wyatt also commented about the drainage in the area and the slope of Rankin which provides for a dangerous ice situation in the winter. Mr. Blair provided her with a copy of the site plan. Commissioner Cartwright said he has lived in the area 27 years and he felt it was a reasonable plan including the variances and noted the land was already zoned.

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

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

NAYS: None

The next item on the agenda was **Case #SP020032 Public Hearing and Consideration of Site Plan approval for the Edmond Police Training Center building located on the north side of Danforth just under one-half mile east of Midwest Boulevard at the existing firearms training facility, 7707 NE Danforth Road. (City of Edmond)**

The City of Edmond is proposing a 3,000 square foot building as an addition to the firearms training center in the southeast portion of the 160 acres owned by the City at Midwest Boulevard and Danforth. The City operates the Coffee Creek Wastewater Treatment Plant at this location, the 911 Communications tower, the police firing range and at the north end of the property the David Bickham Softball complex. The property is zoned Agricultural. The 40 by 75 foot building would be accessed by the existing drive on the far east side of the property. There is also an existing asphalt parking lot to the east of the building. The building is a metal structure with a wainscot brick base. There is an overhead door on the north side of the building and the main entry is on the east side. The roof is a 1/12 pitch. The training center building will include a training room, offices and restrooms.

Damon Wingfield spoke in opposition to this proposal based on the metal building and the appearance of the overall site plan. Ray Payne indicated an all metal building resembled a chicken shed and that he had built a building on his property of similar size as a garage with a hip roof and full brick veneer. He suggested the city not allow an eye sore to be constructed. The Planning Commission indicated this type of construction was consistent with the construction at the Coffee Creek sewer plant and the agricultural zoning applicable to the property.

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

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

NAYS: None

The next item on the agenda was **Case #SP020031 Public Hearing and Consideration for extension of Commercial Site Plan approval for Building G at the Village Center at Coffee Creek located at the northeast corner of Covell and Kelly. (Patrick Myers)**

Derek Turner is requesting an additional one year extension of the three story office building originally approved in 1998 at the Coffee Creek PUD. There are no changes planned in the site plan.

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

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

NAYS: None

The next item on the agenda was **Consideration of the Final Plat of Hunter's Creek III located east of Saratoga Farms approximately one-quarter mile south of Coffee Creek Road.**

Bryan Coon representing developer Tim Hughes is requesting Final Plat approval of Hunter's Creek III. This addition is located east of Saratoga Farms approximately one-quarter mile south of Coffee Creek Road. Hunter's Creek 1st and 2nd are located to the north. Hunter's Creek I contains 36 lots on 30 acres and Hunter's Creek II contains 21 lots on 13 acres and with Hunter's Creek III 19 lots on 12 acres, there will be a total of 76 lots all accessed to Coffee Creek Road by way of Hunter's Creek Road. As of August, 2002, 48 building permits have been issued in Hunter's Creek I and II. This project does meet the policy on connectivity because there are only 76 lots accessed to the nearest arterial. It is recommended that this represent the final phase of Hunter's Creek until a connection to Hunter's Pointe is completed to public street standard allowing access to two arterial streets, Kelly and Coffee Creek. The 90 lot standard was the average of 30 additions reviewed in November, 2001, when the policy was first discussed and was felt to be the most supportable standard using the various traffic engineering sources.

The Engineering Department received an early submittal of this plat since there was the resolution of some drainage issues on the creek that runs from the northeast to the southwest through this property. The submittal did include paving, water and sewer plans. Engineering has completed their review. While Title 21 does not directly reference a construction access, residents of Hunter's Pointe have called on a regular basis to track the progress of this addition since they are aware of the future need to connect Hunter's Pointe to the east with the lots in Hunter's Creek on the west side of the main creek extending through the quarter section. There may be some confusion about construction access for Hunter's Creek III which shall be

from Coffee Creek through the existing Hunter's Creek 1st and 2nd Additions. Temporary access through Mitch Park has not been approved as discussed with the Hunter's Pointe residents and a temporary access with gravel across the creek with access from Kelly has not been approved. Coon Engineering has verified to Rush Clinkscales that access would come through the Hunter's Creek Additions.

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

AYES: Members: Hoppe, Cartwright, Moyer 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)**

Motion by Hoppe, seconded by Cartwright, to continue this request to September 3. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

Under **New Business**, Commissioner Moyer congratulated Bob Schiermeyer for 30 years of service as City Planner with the City of Edmond.

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

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

Meeting adjourned at 6:30 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission