

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, September 17, 2002**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, September 17, 2002, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, and Elizabeth Waner. Leroy Cartwright and Dyke Hoppe were 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 September 3, 2002, Planning Commission Minutes.

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

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

**NAYS:** None

The next item on the agenda was **Case #PR020018 Consideration of the Preliminary Plat of Hauser Station located at 1801 S. E. 15<sup>th</sup> Street. (Mary Hauser)**

The owner is proposing to remodel the existing house on 1.2 acres west of Turtlecreek Commons Condominiums and east of Chappelwood Financial. Under Title 21, this property is required to be platted and a Preliminary Plat has been submitted for one lot. The streets to the north and east are private as part of the Turtlecreek Commons project, so there is no need for connectivity into that existing private street addition. Since this lot is so small, there is also no need for connection into the Chappelwood project for fire protection or other connectivity purposes. This project has 162 foot of frontage along 15<sup>th</sup> Street and can meet the driveway policy without any connectivity measures. The adopted Trails plan illustrates a sidewalk linkage in front of this property on 15<sup>th</sup> Street but the trail is further north in Hafer Park. There is no need for a trail as long as the sidewalk is provided along 15<sup>th</sup> Street.

Size of Lots – 1.2 acres (162.55 x 328.17 feet); acres – 1.2 acres.

Building Line Setbacks – The property has a small amount of coverage; one house, two accessory buildings on 53,416 square feet. No new streets. Commercial drive on 15<sup>th</sup> Street. 220 feet to the nearest driveway to the east.

Complies with driveway policy. Turtlecreek is located to the north as a separate project containing 55 units with one access to the arterial. That project meets the current policy. The current project is commercial and does not require additional access to the north, east or west to adequately distribute traffic to the arterial streets.

Five foot sidewalk needed along 15<sup>th</sup> Street for the building remodel.

Existing water line and fire hydrant along 15<sup>th</sup> adequate to serve remodeled house. Part of the compliance relates to the small size of the structure, open space and access around the structure, setback of structure from property lines.

A new sewer line will be constructed along the north property line extending to the west side of the property for future service.

Elizabeth Whitlock, Engineer with Red Plains, stated this project is an office use, there will be no large signs, and they do not want to attract people off the street. The trees in front will block it from view. Staff stated that the existing landscaping meets code. John Luton with ENA inquired about the fence and Ms. Whitlock stated that it would be restored at the end of the project.

Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** by a vote of 3-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #PR020020 Consideration of the Final Plat of Hauser Station located at 1801 S. E. 15<sup>th</sup> Street. (Mary Hauser)**

Elizabeth Whitlock with Red Plains Engineering requested Final Plat approval of Hauser Station located on the north side of 15<sup>th</sup> Street 1137 feet east of Bryant. The Turtlecreek Commons Addition is located to the east and north and Chappelwood Financial to the west. This property has 162 feet of frontage along 15<sup>th</sup> Street and is 328 feet in depth of 53,360 square feet (1.2 acres). The property is zoned "D-3" Office Commercial. Water is currently available along 15<sup>th</sup> Street and there will only be one drive opening on 15<sup>th</sup>. A 20 foot sanitary sewer easement is needed along the north side of the property running east and west. While the Chappelwood Financial building is already served with a septic system, the sewer will be available for properties west of Chappelwood to be served with extension of the sanitary sewer line along the north side of the Hauser property. The right-of-way along 15<sup>th</sup> will be 50 foot from center line and an easement has been previously provided when 15<sup>th</sup> Street was four laned a number of years ago. With the remodeling of the house, a sidewalk will be required along the frontage on 15<sup>th</sup> Street. No interior water line is required with this plat.

Motion by Waner, seconded by Moyer, to approve this request. **Motion carried** by a vote of 3-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #SP020030 Consideration of commercial site plan for an office remodeling of the existing house at 1801 S. E. 15<sup>th</sup>. (Mary Hauser)**

Zoning is "D-3" Office Commercial and the use is office.

The property to the east is developed as Turtlecreek Commons, a multi-family density one-story condominium project. Those buildings are constructed nearer to the property line of the subject property than is planned by this project. A sight proof fence has already been constructed along the north and east sides of this property with the Turtlecreek project. The property to the west is zoned "D-O". The property to the south is zoned "D-3".

Building Design/Exterior Walls – The majority of the building exterior will be the brick veneer of the existing home, pitched composition roof. New doors and windows will be placed on the front elevation. A cupola is planned on the roof of the building.

The mechanical equipment will be the same as used for the home. No roof mounted structures are identified. The air conditioning compressor will be located on the ground.

No pole lights are planned. Building lighting will be used.

No sight proof fencing is planned. None is required adjacent to existing office.

Planning Commission Mrs. Hauser's current office is in Turtlecreek. She plans a small  
September 17, 2002 or for the sidewalk entrance to the property.

105

Four spaces are provided, one of which is ADA.

Landscaping - Lot area = 53,347 sf.

Ten per cent of lot = 5,335 sf.

Required in front yard = 2,667 sf. (50%)

Landscape provided on plans submitted

8,500 sf. landscaping/lawn area

2,667 sf. in front yard



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 planned Unit Development at 1912 S. Boulevard. (Somsong Cortese) (amended application)**

The single commercial use PUD would provide for a beauty shop. The house would also be used as a dwelling. Site Plan would be required separate from this PUD application for the conversion of the house to a business. A limited PUD would be the best practice considering the additional homes north of this location fronting on Boulevard where additional "D-1" zoning may be requested. The future practice should be that any changes from "D-O" to "D-1" be in the Planned Unit Development format to discuss uses and design details at the time of rezoning.

Motion by Waner, seconded by Moyer, to approve this request. **Motion denied** a by a vote of 0-3 as follows:

**AYES:** None

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

The next item on the agenda was **Public Hearing and Consideration of a one year extension of the commercial site plan approval for a water tower, water storage tanks and associated equipment building to be located on the northeast corner of Coffee Creek Road and Boulevard. (City of Edmond)**

On October 8, 2001, the City Council approved the site plan for the northwest water tower and water storage tanks on four acres immediately north of Coffee Creek Road between Boulevard, the railroad tracks and Broadway. The property is zoned "F-1" Light Industrial. The industrial site plan is requested to be extended at the same standards as approved originally. The City has agreed to 15% landscaping which is primarily an increase in the number of plant units on the property. Thirty percent of the area of the lot was left for landscaping on the original plan and that is combined with a 15% plant count standard. This water tower and storage facility is one of the most important public improvements planned in the City.

Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** by a vote of 3-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #Z020058 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling District to "E-2" Open Display Commercial District located at 501 West Edmond Road. (Pete Reeser)**

Pete Reeser representing Collyar Development requested rezoning from "A" Single Family Dwelling District to "E-2" Open Display Commercial District on the property located at 501 West Edmond Road, on the corner of Edmond Road and Madison Street. This property is approximately 24,000 square feet in size. Located to the south is Bakery Outlet store and Kennedy Tire Shop. To the east is north and west are single-family homes. 107

The Edmond Plan III projects Open Display Commercial for this property; therefore, a plan amendment is not required. The Plan also projects Open Display Commercial for the property

that is located to the east, west and south of the subject property. General Commercial is projected for the property located to the north, so if this request is approved then all surrounding uses are projected to change to commercial. Mr. Reeser stated he had talked with the neighbor to the north and he supported the project.

Motion by Waner, seconded by Moyer, to approve this request. **Motion carried** by a vote of 3-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #ES020003 Public Hearing and Consideration of closing an electric utility easement at 2500 N. Douglas. (Craig Brudzinski)**

Craig Brudzinski provided a utility easement for electric service in May of 2002. The easement was filed of record and is 20 foot in width, 375 foot in length. This property is located east of Douglas south of Covell Road. The easement was granted to serve a house on a 5.03 acre tract. The Electric Department has no objection to the closing. Service was provided from another location.

Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** by a vote of 3-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #PR020021 FP Consideration of Final Plat of The Gardens of Fairfax II located east of Coltrane approximately one-half mile north of Covell Road.**

J. W. Armstrong requested approval of a 13.12 acre Final Plat containing 29 single family lots. This property is zoned as "A" PUD. The lot sizes range from 10,200 sf to 12,580 sf. The addition will be served with City water, sanitary sewer, electric, police, fire and sanitation services. The streets are private. The front setbacks are 20 feet except when there is a side loading garage which is then reduced to a 15 foot front yard setback. The minimum rear yard is 15 feet rather than the 20 foot required in a standard addition. These variances are requested as part of the PUD. In the future, Garden Vista will continue east connecting with future phases of Fairfax. The Fairfax golf course is located to the north of this addition. A driving range has also been planned north of this property as a part of the overall PUD plan. Approximately 10 of the lots provide for a private drive of approximately 30 feet of right-of-way with a green belt parallel to Garden Vista street. This allows for landscaping and avoids a direct driveway access on what will in the future be a busy street connecting to other phases of Fairfax. The water line along Coltrane was originally extended by Caleb McCaleb from Danforth north to Steeplechase. That represents an off-site water line extension requiring a payback for future developments connecting to the line. Even though the connection fee 108 Planning Commission division process, the \$100 an acre fee will apply to this addit September 17, 2002 payback agreement.

Motion by Waner, seconded by Moyer, to approve this request. **Motion carried** by a vote of 3-0 as follows:

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

**NAYS:** None

The applicant requested a continuance to the October 22<sup>nd</sup> Planning Commission meeting of the following four items.

**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)**

**Case #Z020004 Public Hearing and Consideration of rezoning from “D-O” Suburban Office to “B” Two Family Dwelling Planned Unit Development 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 Moyer, seconded by Waner, to continue these four requests to October 22<sup>nd</sup> Planning Commission meeting. **Motion carried** by a vote of 3-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Consideration of 2003 Calendar of Meetings**

Motion by Moyer, seconded by Waner, to approve the calendar. **Motion carried** by a vote of 3-0 as follows:

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

**NAYS:** None

Under **New Business**, Commissioner Waner expressed concerned about what could be done to prevent loss of landscaping such as at the Equine Veterinary Clinic on I-35 where the buffer trees are gone. Staff stated that it could be more specific in minutes describing exactly what would be done for each project and that if it is not defined, it would be continued. Chairperson Woods felt that that our standards are higher today than when the vet clinic was approved, but they could do a better job of stating in the motions what they want. John Luton said that the site plan on the vet center was not extremely clear and that buffers should be better defined by width, height, etc.

Planning Commission September 17, 2002 I by Moyer, to adjourn. **Motion carried** by a vote of 3-0 as foll 109  
Waner, Moyer and Chairperson Woods

**NAYS:** None

**Meeting adjourned at 6:30 p.m.**

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David Woods, Chairperson

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Robert Schiermeyer, Secretary

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