

## EDMOND PLANNING COMMISSION MEETING

Tuesday, October 8, 2002

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, October 8, 2002, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, Dyke Hoppe, and Elizabeth Waner. 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 17, 2002, Planning Commission Minutes.

Motion by Moyer, seconded by Waner, to approve the minutes as written. **Motion carried** by a vote of 3-2 as follows:

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

**NAYS:** Hoppe and Cartwright

The next item on the agenda was **Public Hearing and Consideration of amendment to the Edmond Plan III from Single Family Dwelling to Suburban Office Usage on the north side of Danforth, west of Santa Fe. (Randel Shadid/ Williams, Boren and Associates, P.C.)**

Randel Shadid, representing the applicant, felt this was a good use for the property and it goes with the Plan. He stated that they are not sure what is going to happen to the house currently located on the property. A resident of Homestead Addition, located to the north of the subject property, stated that her only major concern was about losing trees; otherwise, she was in favor of the project. Chuck Neal felt it was an improvement over an empty house but he was in favor of it and of saving as many trees as possible.

Motion by Cartwright, seconded by Hoppe, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #Z020060 Public Hearing and Consideration of ordinance rezoning from "A" Single Family Dwelling "D-0" Suburban Office District on the north side of Danforth, west of Santa Fe. (Randel Shadid/Williams, Boren and Associates, P.C.)**

Motion by Waner, seconded by Cartwright, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #Z020061 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "E-1" General Commercial District on the north side of West First Street, west of Santa Fe and east of Fretz. (Prism Energy, Inc.)**

Prism Energy, Inc., is requesting rezoning on .56 acres on the north side of West First Street, 100 feet west of Santa Fe Street and 225 feet east of Fretz. The land is currently zoned "A" Single Family and "E-1" General Commercial is requested. There are no structures located on the property. This location is adjacent to city water on First Street and a sanitary sewer line near

the north edge of the property. The land is projected for General Commercial on the Edmond Plan III. Commissioner Cartwright left the room during this discussion.

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

**ABSTAIN:** Cartwright

The next item on the agenda was **Case #PR020022 Consideration of the Preliminary Plat of Gourley-Masters Medical Park located at 920 South Bryant Avenue. (Robert Gourley, M.D. & Lonnie Masters)**

The owner is proposing to remove the existing residence and accessory buildings on the site and construct a 14,103 square foot medical building on the 1.67 acre site. An optician will be located within the building, but will not be evident from the outside of the building. The site is located on the east side of Bryant between the Diagnostic Radiology Clinic and an existing residence. Hafer Park is located to the east of the site and the proposed Owsley project is located to the west across Bryant. Under Title 21, this property is required to be platted and a Preliminary Plat has been submitted for one lot. The current project is commercial and does not require street access to the east north or south to adequately distribute traffic to the arterial streets. This project has 228.75 foot of frontage along Bryant. The adopted Trails plan illustrates a sidewalk linkage in front of this property on Bryant. The existing trail is located across the creek to the east of the site in Hafer Park.

Commissioner Waner stated she was concerned about connectivity to the south property. Matt Cooper, representing the applicant, expressed concern for their elderly patients from traffic going through the property to get to the south property. Staff stated that a connecting drive must be included on the plat because it could not be added later but because it was on the plat does not mean they have to connect to the south. The applicant agreed to put the connection on the plat.

Motion by Moyer, seconded by Cartwright, to approve this request to include the easement connection in the Final Plat. **Motion carried** by a vote of 5-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Consideration of Request for Lot Split on the south side of Danforth, west of Santa Fe, west of the 7-Eleven Store. (John Alexander)**

Designs by Tammy Your Florist is proposing a new business to be located on the south side of Danforth, 250 feet west of Santa Fe, immediately west of 7-Eleven Store at Danforth and Santa Fe. The property has 115 feet of frontage along Danforth so the site will not qualify for a separate driveway. The drive on the west side of the property will be shared and is shown on the plat of Trails Commercial as a 24 foot wide common access, fire lane and drainage easement. This is a re-division of part of Lot 1, Block 1 creating a lot split on a previously platted property. The parcel is zoned "D-2" Neighborhood Commercial. City water and sewer is available to the lot and the common access has been provided which also connects with the new Kwik Kar Lube and Kwik Cleaners.

Motion by Hoppe, seconded by Moyer, to approve this request. **Motion carried** a by a vote of 5-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #PR020025 Consideration of the Preliminary Plat of Village Center at Coffee Creek located generally on the northeast corner of Kelly Avenue and Covell Road, 295 feet north of Covell. (Derek Turner)**

Zoning/Edmond Plan III – “D-1” PUD, Restricted Commercial District Planned Unit Development and on Edmond Plan III.

PUD – Village Center at Coffee Creek Planned Unit Development.

Number of Lots – Ten.

Lot size – Lot 1 – 25,494 sf / 0.60 acres    Lot 6 – 66,512 sf / 1.53 acre

Lot 2 – 45,875 sf / 1.05 acres

Lot 7 – 225,632 sf / 5.18 acres

Lot 3 – 30,590 sf / 0.70 acres

Lot 8 – 122,729 sf / 2.82 acres

Lot 4 – 141,903 sf / 3.26 acres

Lot 9 – 76,296 sf / 1.75 acres

Lot 5 – 22,308 sf / 0.51 acres

Lot 10 – 54,128 sf / 1.24 acres

Acres – 18.64 acres.

Streets (Public or Private) – No internal streets. Kelly is on the west of this project, Covell on the south and the existing Village Parkway on the east.

Connectivity – This property complies with the access management standards for driveway along Kelly and Covell essentially a separation of 165 feet or more between driveways. The overall circulation for the area is very good with a collector street pattern established for Coffee Creek.

Sidewalks – Five foot sidewalks will be needed along Kelly and Covell Road.

Water – Existing water lines along Covell and Kelly. Additional fire hydrants may be needed based on the separation and existing location.

Sewer – Sewer lines are already available and have been intended to serve nearby office buildings.

Derek Turner commented that he would provide for the right-of-way along Kelly that his company still owned but he could not commit to American Bank and another property owner to provide for such right-of-way with this preliminary plat.

Motion by Cartwright, seconded by Moyer, to approve this request to exclude Lots 3 and 10 from the 70 foot of right-of-way due to a different ownership. **Motion carried** by a vote of 5-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #PR020026 Consideration of the Final Plat of Village Center at Coffee Creek located generally on the northeast corner of Kelly Avenue and Covell Road, 295 feet north of Covell. (Derek Turner)**

Motion by Hoppe, seconded by Waner, to approve this request to exclude Lots 3 and 10 from the 70 foot of right-of-way due to a different ownership. **Motion carried** by a vote of 5-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #SP020035 Public Hearing and Consideration of Commercial Site Plan approval for Building N at Village Center at Coffee Creek located north of Covell, east of Kelly. (Derek Turner)**

Zoning – “D-1”

Use – Dental office.

Setbacks – The building will be setback 68 feet from the property line after it is adjusted to the 70 from the center line of Kelly. The side yard setback (on the south) is 35 feet, 18 feet at the nearest proximity of the building and 32 feet from the north property line. The building is 50 feet from the south property line.

Building Design/Exterior Walls – The building is brick veneer and siding. There is a covered access on one side of the building where a pharmacy drive through. The drive through pharmacy is on the south side of the building. The roof is pitched with composition shingles. The building still maintains the residential character common to the architectural theme used in Coffee Creek. The building is 3,973 square feet, 2,315 square feet is dental, 1,658 is pharmacy.

Lighting – Lighting will be from the eaves of the building and ground lights will be similar to the lights in place approximately 25 feet in height.

Signs – A sign has been shown in the 70 foot right-of-way needed along Kelly. Any approval of such a ground sign will have to be contingent on a temporary encroachment with a right to remove the sign once Kelly is improved.

Landscaping - Lot area = 25,955 sf

Landscape provided on plans submitted

Ten per cent of lot = 2,595 sf

5053 sf landscaping/lawn area

Required in front yard = 1297sf

2000 sf in front yard

Plant units required = 200 plants

200 plant units

Evergreen required = 80 plants

80 plant units

Driveway Location – One drive approach will be provided on Kelly which will be shared in order to meet the driveway separation policy. The subject lot only has 135 foot of frontage on Kelly which would not allow a separate driveway.

Motion by Moyer, seconded by Cartwright, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

**NAYS:** None

There was no **New Business**.

Motion by Cartwright, seconded by Hoppe, to adjourn. **Motion carried** by a vote of 5-0 as follows:

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

**NAYS:** None

**Meeting adjourned at 6:35 p.m.**

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission