

EDMOND PLANNING COMMISSION MEETING

Tuesday, October 22, 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 22, 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 October 8, 2002, Planning Commission Minutes.

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

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

NAYS: None

The next item on the agenda was **Case #PR020028 Consideration of Final Plat for Gourley Master Medical Park located 240 feet south of 9th Street on the east side of Bryant, 920 S. Bryant. (Dr. Robert Gourley and Lonnie Masters)**

Dr. Robert Gourley and Lonnie Masters are requesting Final Plat approval of the "D-O" zoned property on South Bryant proposed for the medical clinic and optical sales. This tract of land consists of approximately 1.8 acres and extends east to Spring Creek and lies south of Diagnostic Radiology. The property has 228 foot of frontage along Bryant and extends 429 feet east. A 50 foot right-of-way easement has been provided along Bryant. There is an existing floodplain and a series of utility and drainage easements on the east side of the property. The creek along the east side has been improved with gabions to stabilize Spring Creek. The owner has provided a cross access easement along Bryant to the south property line behind the building; that easement is 24 foot in width. The plat is divided into only one lot and block. An additional utility easement will be needed for the water line to be extended from Bryant and connecting to the Diagnostic Radiology property to the north for a looped water main. Sewer is available to the property on the east.

The easement was discussed and the applicant stated that it would be shown on the Final Plat prior to City Council.

Motion by Cartwright, seconded by Moyer, to approve this request. **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 #SP020034 Public Hearing and Consideration of Commercial Site Plan approval for an office building located at 920 S. Bryant. (Dr. Robert Gourley and Lonnie Masters)**

Use – Optical clinic

Sensitive Borders – None. Diagnostic Clinic to the north, house to the south, Hafer Park to the east, offices to the west.

Setbacks – The setback is 120 feet off the center line of Bryant, 67 feet from the north property line, 12 foot from the south property line.

Existing Easements – Provided for with the Plat of Gourley Masters Medical Park.

Building Design/Exterior Walls – Brick and stone veneer on all four sides. The building will be split level with entrances in the back and front. The building contains 14,203 square feet.

Mechanical Equipment – Mechanical will be located on the ground.

Lighting – Lighting will be primarily on the building. No parking lights are planned.

Fencing – No fencing is planned.

Signs – Only one ground sign will be provided, six feet in height, 42 square feet in area near the entry drive.

Parking – 73 parking spaces are provided.

Landscaping - Lot area = 86,373 sf

Ten per cent of lot = 8,637 sf

Required in front yard = 4,319 sf.

Plant units required = 691 plants

Evergreen required = 276 plants

Landscape provided on plans submitted:

8,637 sf landscaping/lawn area

6,284 sf. in front yard

691 new plant units

194 new plant units

The landscape architect for the project suggests saving many existing trees on the site to equal the 691 plant units required, a credit of 421 plant units. The building and required parking and maneuvering area will require the removal of most of the trees where the existing house is. There are 5 trees in the north parking lot that need to be saved. These are very large post oak trees that may require some modification of the parking lot to save. Trees near the creek on the far east side of the property should be saved since that area will be left open. The 5 trees to be saved have been marked. One additional catalpa tree near the front center of the property is in healthy condition and may be able to be saved even with the front parking lot. Even if the 5 trees are saved, that only totals 150 plant units, so additional new plantings will be required to meet the plant unit count. The owner will also need to identify he wishes to save the 5 large post oak trees. If he can't, the 421 new plant units need to be provided.

Driveway Location – One drive approach on Bryant has been located to meet Engineering Department standards.

Fire Department – The Fire Department has approved the plans with a sprinkler system, an additional fire hydrant and connection to Diagnostic Radiology and with the fire lane in the back.

Refuse Enclosure – A dumpster with no enclosure could be approved on the far east side or back of the building. The garbage truck will need to back up to turn around. If a preferred location in the front, a full brick enclosure will be needed with sight proof gates.

Drainage – Drainage plans have been approved by the Engineering Department.

SPRT Recommendation – Recommend approval subject to landscaping requirements met.

Applicant Matt Cooper stated they will screen the dumpster and will meet the plant unit count and will save 5 trees in the front. Commissioner Waner expressed concern that surrounding buildings are lower, won't be screened in the winter and an attempt should be made to save other trees. The applicant stated evergreens could be planted on the east to help screen the building.

Motion by Cartwright, seconded by Hoppe, to approve this request subject to enclosing the refuse container, saving trees to the northeast of the site and meeting all landscaping requirements. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Waner

The next item on the agenda was **Case #SP020036 Public Hearing and Consideration of Commercial Site Plan approval for a new building generally located on the south side of Danforth, west of Santa Fe, west of 7-Eleven. (Designs by Tammy Florist)**

connecting the property to the north and east of this parcel and allowing for the DRIVEWAY POLICY to be met. There is already a storm sewer and that has been constructed along 33rd and Santa Fe for the original development of Bristol Park. Sanitary sewer will need to be extended to serve this property. A water line will also be extended along Santa Fe and 33rd. The driveway location on the two streets does not need to be specifically identified on the plat as long as there is an interconnecting easement with the property to the north and to the east. The developer has indicated that is a condition of the sale of the land. The location of a driveway or some other requirement indicating the provision for an interconnecting driveway shall be shown on the final plat.

The setbacks along 33rd and Santa Fe are 50 foot from property line. The land to the north and east is zoned commercial so the setbacks are variable in those situations. The Fire Department may need a fire lane to the east and/or north of any structure built on the property. There are pipeline and drainage easements along either 33rd and/or Santa Fe. There is no trail through this particular property as shown on the official Trails Plan. Sidewalks will be needed along Santa Fe and 33rd.

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

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

NAYS: None

The next item on the agenda was **Case #Z020062 Public Hearing and Consideration of amendment to Edmond Plan III from Limited Light Industrial and General Office Corridor Planned Unit Development to Light Industrial Planned Unit Development Usage generally located south of Covell Road, west of Air Depot Boulevard, east of I-35. (City of Edmond-Cross Timbers Municipal Complex)**

Dr. Curtis Harris has retained 40 acres on the southeast corner of Covell and I-35 where the original Brass Lantern Lane development was planned. That property is zoned "F-O" PUD. There is another property in the southeast portion of the quarter section also separately owned. The City will own the remainder of the land to the half section line adjacent to Sleepy Hollow and the Neimeyer ownership.

Infrastructure: A 12 inch water main exists along the west side of the property extending to Covell. The City will extend additional water lines along Covell and Air Depot as the Municipal Complex develops. Sanitary sewer is approximately 3400 feet to the northeast across other property owners. The City plans to extend off-site for sanitary sewer service. Electric is available on site. Covell has been improved as an interchange and additional street improvements will be completed as the site develops.

Traffic: There are no current traffic counts at Covell and I-35. The Progressive Transfer Station is located to the north and will soon be start operation. I-35 is located to the west with approximately 35,000 vehicles per day.

Infrastructure: A 12 inch water main exists along the west side of the property extending to Covell. The City will extend additional water lines along Covell and Air Depot as the Municipal Complex develops. Sanitary sewer is approximately 3400 feet to the northeast across other property owners. The City plans to extend off-site for sanitary sewer service. Electric is available on site. Covell has been improved as an interchange and additional street improvements will be completed as the site develops.

Traffic: There are no current traffic counts at Covell and I-35. The Progressive Transfer Station is located to the north and will soon be start operation. I-35 is located to the west with approximately 35,000 vehicles per day.

Physical features: Rolling terrain, one major creek extending from the southwest to the northeast, tree cover along the creeks and low areas and near the existing ponds on the property.

Special conditions: Pipelines along Covell.

Location of Schools and School Land: Nearest school is Northern Hills Elementary approximately 3 ¾ miles to the southwest.

Compatibility to Edmond Plan III: Projected for industrial and proposed uses are limited through a Planned Unit Development Design Statement.

David Jones with The Orion Group stated that modifications had been made to help solve concerns of people and believes there is a favorable take on the master plan. He stated there were 3 variances needed. One is the potential use of metal panels on 2-3 buildings and will use only if budget dictates so; their goal is not to use metal panels. Two is tilt up concrete panels; he stated that the I-35 standards do not prohibit or allow them and that they can give the illusion of rock and stone. Three is the five story brick facility for the fire training center. David Wingfield of Sleepy Hollow said he would like a berm east to west just beyond Sleepy Hollow. Mr. Jones stated they were finding every 4" caliper tree to save and they could add a berm. Commissioner Cartwright stated that he thought the berm was a good idea and Mr. Jones stated it would be in the site plan. Dan O'Neil stated he was in favor of the berm and the project and he appreciated the tree saving efforts. However, he was concerned about rezoning to "F-1" PUD because it allows outside storage; he thought that "F-O" PUD would be adequate.

Commissioner Hoppe stated that the PUD could prevent outside storage from showing. Steve Douglas, who lives northwest of this site, also wants a greenbelt around the north and west line. Mr. Jones said that they could extend the buffer but they would not make a commitment for that much because of the 50 year plan. Commissioner Woods felt that the area was heavily wooded on that side and a buffer was not as necessary as on the other side. Commissioner Waner stated she likes the project but is concerned about amending Edmond Plan III too much and she is in favor of "F-O" zoning.

Commissioner Moyer commended the staff and contractors for their effort in helping the community and protecting the I-35 Corridor. Commissioner Woods agreed with the "F-1" PUD because the PUD will be so specific and it will be tough on future developers by setting strict guidelines.

Motion by Moyer, seconded by Cartwright, to approve this request subject to berm and buffer easement worked out prior to Final Plat and increase the southeast buffer to 100 feet and no berm. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Waner

The next item on the agenda was **Case #Z020063 Public Hearing and Consideration of rezoning from "F-O" Limited Light Industrial and General Office Corridor Planned Unit Development to "F-1" Light Industrial Planned Unit Development District generally located south of Covell Road, west of Air Depot Boulevard, east of I-35. (City of Edmond-Cross Timbers Municipal Complex)**

The City of Edmond is requesting rezoning on 135 acres from "F-O" Limited Light Industrial and General Office Planned Unit Development to "F-1" Light Industrial Planned Unit Development. This property south of Covell east of I-35 and west of Air Depot has been selected for the Cross Timbers Municipal Complex to develop Fire Station #5, Fire Administration and Training Grounds to include apparatus storage, Animal Welfare Facility and the Public Service Center. The Public Service Center does include outdoor storage of materials associated with the Edmond Electric, Street Department, Sanitation Department and Vehicle Maintenance. The primary reason for the "F-1" request is that the outdoor materials while done on a restricted manner through the PUD are not ordinary uses in an "F-O" District.

The Planned Unit Development Design Statement has been prepared by The Orion Group as requested by the City and the Design Statement sets out general criteria for the development standards for the property. In addition, greenbelts will be established on the plats also to be filed as required in the PUD process. The greenbelt easement has been designated at 19.4 acres with additional open space consisting of another 9.6 acres. Utilities will be extended off site for sanitary sewer service to the northeast and other water lines will be extended into the property to serve each of the buildings. The main road will be an extension of Brass Lantern Lane location south of Covell and then west parallel to I-35.

Steve Douglas commented that he wants a green belt around the north and west property lines. Mr. Jones stated he can extend the buffer, but will not make a commitment because of the 50 year plan. He stated the views will be shown in the site plan. Mr. Douglas

Motion by Hoppe, seconded by Moyer, to approve this request. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Waner

The next item on the agenda was **Case #PR020027 Public Hearing and Consideration of Preliminary Plat for The Cross Timbers Municipal Complex generally located south of Covell Road, west of Air Depot Boulevard, east of I-35. (City of Edmond-Cross Timbers Municipal Complex)**

The City Council has employed The Orion Group, represented by David Jones, to prepare a Preliminary Plat for 135 acres south of Covell Road, west of Air Depot. Dr. Curtis Harris will retain approximately 40 acres in the northwest quarter of this particular quarter section, immediately adjacent to the interchange at Covell and I-35. Mr. Neimeyer owns another 10 acres in the southeast corner of this quarter section adjacent to Air Depot. The existing road south of Covell, sometimes referred to as Brass Lantern Lane, will be extended south and then west along I-35 right-of-way to access the Animal Welfare facility and the Public Service Center. Another road will connect with Air Depot north of existing trees and eventually connect through the property.

The Plat identifies a 165 foot greenbelt along the entire south edge of the property. There are additional greenbelts 25 foot in width adjacent to the Neimeyer property and along Air Depot and Covell. The greenbelt will be recorded on the Final Plat and therefore will not be subject to improvements in the future. The Harris property will use Brass Lantern as an access for development on that property. A 60 foot road easement is provided for all of the commercial collector roads in this project. There is a floodplain along the creek extends from the southwest to the northeast. Sanitary sewer will be extended approximately 3400 feet off-site

to the northeast. City water is available along the west side of the property and will be extended to the far property line on Air Depot as the property is developed. Detention is proposed in accordance with City Code and the right-of-way along Air Depot and Covell Road is being provided for in accordance with the street plan.

Staff recommends approval. This Preliminary Plat will be presented to the City Council since some of the roads are effectively private roads. There will not be unrestricted access on all of the circulation through the project twenty-four hours a day. The hours of access will vary by use for the interior road system and so the Plat is being treated as if the roads are private under Title 21 review.

Motion by Moyer, seconded by Cartwright, to approve this request contingent on including a berm, a buffer easement and to increase the southeast buffer before the Final Plat. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Waner

The next item on the agenda was **Case #ES020006 Public Hearing and Consideration of a partial easement closing at 1009 Capital Drive, Bradford Park south of Danforth, west of Fretz. (Arnett Bros. Prop. LLC)**

Steve Arnett is requesting closing two foot of a ten foot easement be closed where the home at 1009 Capitol Drive in the Bradford Park Addition encroaches into the easement. This addition is generally located south of Danforth, west of Fretz. The encroachment was determined at the time of a mortgage survey and was not realized until the house was totally completed. The survey prepared by Curtis Hale indicates the house is two feet into the north ten foot easement.

There is a sanitary sewer line in this easement, 9.53 feet in depth. This is a sewer line serving several homes so the most that can be closed would be for the actual two foot encroachment the width of the house. Mr. Arnett will also need to provide a hold harmless agreement for any damage done to the home or to the air conditioning compressor or any other improvement in the easement in the event of any maintenance or work done on the sewer line. An area two feet wide by fifty-one feet long is the only portion of the easement that could be closed in order to maintain enough area to work on the sewer line. Modified setbacks were approved for this lot, twenty foot and fifteen foot, to give adequate room to build on this double frontage lot. The City cannot be responsible for any damages based on this encroachment. The 119 line has been verified to be on the south side of the easement and not within the two feet within the north seven foot of the ten foot easement.

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 #Z020067 Public Hearing and Consideration of rezoning from "G-A" General Agriculture to "R-2" Urban Estate Dwelling District approximately one-eighth mile north of Sorghum Mill Road on the west side of Bryant. (Gerald and Donna James)**

Gerald and Donna James own 13.5 acres on the west side of Bryant just over 700 feet north of Sorghum Mill Road. There is an existing house on the property near Bryant. At this time, the owners wish to have another house moved onto the property, and since it could be sold separately, they want to rezone to "R-2" (1.4 acre lots). There are no city utilities near their location, so each building site or lot will operate with a septic tank and water well. Access to the lots on the 13.5 acre tract will be from an existing private road, also used as access to an oil or gas well west of the road. The James have submitted a companion item to move a house from 9 West Edwards to this site.

The staff recommends that the application be amended to the lesser "R-1" Rural Estate District providing for a minimum lot of 90,000 square feet (2.06 acres). The roads in this area are private and have developed over the years as access to oil wells or other informal access routes. This location is more than one mile from city water and over three-quarters of a mile to city sewer if the line is available for service. No city utilities are planned in the area. To require an amendment to the "R-1" District would be consistent with other locations in Edmond that have been limited in density due to the road conditions. Examples include the area north of Memorial, east of Coltrane and the Sandy Lane/Midwest Lane projects east of Midwest Boulevard. This is an appropriate practice on private roads with limited maintenance throughout the city and is consistent with that State Statute standards.

Marvin Stewart and John Green, both residents of this area, were opposed to the rezoning because they did not want the area going to less than 5 acre tracts and they wanted the home to be brick. Commissioner Cartwright said he could not support this because it was not fair to other home owners in the area. Commissioners Hoppe and Waner agreed.

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

AYES: None

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

The next item on the agenda was **Public Hearing and Consideration of house moving on property generally located one-eighth mile of Sorghum Mill Road on the west side of Bryant. (Gerald and Donna James)**

Gerald and Donna James are proposing to move a house from 9 West Edwards to property they own generally at 5701 North Bryant. The house is 720 square feet generally 34 feet by 22 feet and approximately 13 feet tall. The house contains 2 bedrooms and one bath and will operate with a water well and septic tank. The owners plan to repair the siding, replace the windows if needed, rebuild the laundry room, paint the exterior and replace sheet rock and paint the interior and remodel the kitchen and bathroom. Economy House Movers plans to move the house east on Edwards to Broadway, north on Broadway to Danforth, east on Danforth to Boulevard, then north on Boulevard/Broadway to Sorghum Mill Road, then east on Sorghum Mill Road to Bryant and north on Bryant to the subject property. The house will also be rewired and plumbed to meet current codes. The house is over 50 years old.

Property owners within 300 feet have been notified and the James family owns 13 acres. There is one existing house on the property at 5701 North Bryant. The procedure after the Planning Commission hearing and City Council hearing is for the owner to receive a Building Permit verifying compliance with all current building codes and then to complete construction to meet existing codes. Mr. and Mrs. James have submitted examples of other locations they have moved and refurbished or remodeled as an example of their experience.

This application was amended to meet General Agricultural zoning requirements.

Motion by Cartwright, seconded by Moyer, to approve this request subject to meeting all current building and zoning codes. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Consideration deed certification 60,000 square foot lot on north I-35 Industrial Boulevard north of Sorghum Mill Road, east of I-35. (Mike Kelly)**

Capitol Abstract representing Michael D. Kelly is requesting the division of one parcel approximately one-half mile north of Sorghum Mill Road on the east side of I-35. This property is zoned "F-1" Light Industrial and the area is basically developed south of this tract. Mr. Mike Kelly is selling 1.37 acres to Todd Wilson. The parcel is 150 feet by 400 feet or 60,000 square feet which is the minimum lot size for a septic tank and water well. There are no city utilities near this property, all of the other buildings have been built with well and septic. There is no floodplain on this property. It meets all the requirements of deed approval.

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

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

NAYS: None

The next four companion items on the agenda were continued to December 3rd Planning Commission at the request of the applicant.

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)

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 Usage one block south of Ninth Street, approximately 900 feet west of Bryant. (Larry Owsley)

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

AYES: Members: Hoppe, Cartwright, Moyer, 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, 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