EDMOND PLANNING COMMISSION MEETING

Tuesday, July 8, 2003 **5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, July 8, 2003, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Suzy Thrash, Allen Thomas 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 June 17, 2003, Planning Commission Minutes.

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

AYES: Members: Waner, Thomas, Cartwright, Thrash and Chairperson Woods
NAYS: None

The next item on the agenda was **Case #Z030029 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling to Single Family Planned Unit Development Usage at 800 East 33rd Street on the south side of 33rd between Whispering Heights Addition and Smiling Hills Addition. (Jim Case Homes, Inc.)**

Staff Report:

1. Infrastructure: City water is available along 33rd Street. Sanitary sewer is located adjacent to the property in the Smiling Hills Addition or the Whispering Heights Addition. The developer is planning to use the existing sewer line as much as possible, so he will be accessing existing easements located in the rear yards of the existing homes. The developer is planning a detention area and the City has actually had to make some drainage improvements to the west of this property due to a pre-existing problem in the area. 33rd has been four-laned.
2. Traffic: The 2002 traffic count on 33rd is approximately 14,000 vehicles per day including both directions.
3. Existing zoning pattern:

North – "A" Single Family Dwelling
South – "A" Single Family Dwelling
East – "A" Single Family Dwelling
West – "A" Single Family Dwelling

4. Land Use:

North – "A" Single Family Dwelling on large lots
South – "A" Single Family Dwelling conventional single family
East -- "A" Single Family Dwelling conventional single family
West –"A" Single Family Dwelling conventional single family

5. Density: 42 units on 10 acres, approximately 5 units per acre.
6. Land ownership pattern:

North – Large lot residential
South – Standard single family lots
East – Standard single family lots
West – Standard single family lots

7. Physical features: The land has been developed with one home on a larger tract, approximately 10 acres with pastures and accessory buildings. Urban lots have developed around the property. The land is very flat. The dimensions of the property are 330 feet by 1321 feet.

8. Special conditions: None. The existing house will be removed.
9. Location of Schools and School Land: Nearest schools are Orvis Risner Elementary and Cheyenne Middle School.
10. Compatibility to Edmond Plan III: The Edmond Plan has identified the property for standard single family. The proposal is to generally stay within the single family density, although use common areas such as the detention to off-set the lot sizes below the 6000 square foot minimum. Lots are generally 5500 square foot. This 10 acres could develop with 6,000 square foot lots without a zoning change and with either public or private streets. There is no minimum requirement in the Edmond Plan or other codes which require a transition between different lot sizes. The Smiling Hills and Whispering Heights additions were developed in the early 70s and the adjacent lots are from 9100 square foot in Whispering Heights and 9500 square foot or larger in Smiling Hills to 17,000 square feet. At this time, each location is evaluated on a case by case basis regarding the compatibility between the areas. It is not planned for Owens Street to connect, 33rd Street will be the only access to the lots partly because of the private street gated access. Through the PUD, 15' front yard setbacks rather than 25 foot are requested.
11. Site Plan Review: Preliminary and Final Plats and Site Plan will be required as part of the PUD.

Randel Shadid, representing Mr. Case, requested approval indicating that the average lot was 7,000 square feet even though some were 5500 and that the drainage plans exceeded the City code. The homes will have a steep roof construction with a 65% brick. Commissioner Waner indicated she had a concern about traffic with a single entrance. Chairperson Woods said he was concerned about the drainage maintenance if the detention area silted in too quickly or became overgrown, the excess capacity would be used up. Mr. Gregory, 1209 Sims Avenue, objected based on traffic flow. Ann Schulke, 3816 Jim Robison, asked about the minimum setbacks which would be 10 feet to the adjoining property.

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

AYES: Members: Cartwright, Thomas, Waner, Thrash and Chairperson Woods
NAYS: None

The next item on the agenda was **Case #Z030025 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "A" Single Family Planned Unit Development District at 800 East 33rd Street on the south side of 33rd between Whispering Heights Addition and Smiling Hills Addition. (Jim Case Homes, Inc.)**

Since the April 22 Planning Commission meeting, Mr. Case has amended his request to provide for a new Design Statement and has amended the site plan. Specifically, on the site plan he has fully complied with the Fire Department's requirements for the 90 foot turn-around on the south cul-de-sac and has modified the gate design to meet the Fire Department's requirements. Design Engineers have submitted final plat level drainage plans and calculations to document that the detention area meets or exceeds Edmond Title 23 requirements. This additional level of review was justified since the City has spent funds to the west of this addition in Whispering Heights solving previous drainage problems for a very flat area that provides for a difficult drainage solution.

The Design Statement provides for the following criteria:
1. Minimum lot of 5500 square foot with an average lot of 7,000 square feet.

2. Minimum home of 1600 square feet
3. 60% of the exterior will be brick or stone, roof pitches will be a minimum 7/12 with accent gables at 12/12, out buildings will not be permitted unless matching exterior of the home
4. All homes will be one story with second floor storage only
5. Rear yards will remain at 20 feet as in "A" Single Family; on the 7 lots that side next to Whispering Heights or Smiling Hills, a 10 foot side yard is established and since those areas are also utility easements, there can be no roof overhang into the 10 foot U/E. Without this provision, the setback could be 5 feet.
6. The common area is .41 acres which does account for the additional open space not including street right-of-way not met with the 5500 square foot lots (there are approximately fifteen 5500 square foot lots).
7. The two lots at the entry are larger than the remaining lots. The developer has indicated that a masonry wall will be constructed along 33rd Street and will have to be placed within those lots since the additional 50 foot of right-of-way is needed for utility, side walks and street improvements. A six foot privacy fence will be erected on the east, south and west of the addition.

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

AYES: Members: Cartwright, Thomas, Waner, Thrash and Chairperson Woods
NAYS: None

The next item on the agenda was **Case #PR030009 Consideration of Preliminary Plat for Georgetowne Addition at 800 East 33rd Street on the south side of 33rd between Whispering Heights Addition and Smiling Hills Addition. (Jim Case Homes, Inc.)**

Kendall Dillon with Design Engineers represented Jim Case in requesting Preliminary Plat approval of the Georgetowne Addition. The plat has been amended to address some of the issues and a complete drainage study has been submitted for review even with the Preliminary Plat since the drainage is a critical issue with this property. The project still consists of 42 lots on 10 acres of land. The property dimensions are 330' by 1321'. The development will still have the gated access and private streets. The gate design including location of a pedestal has been modified to meet the Fire Department requirements in Title 17. A widened turn around for the southern cul-de-sac has been modified to meet Title 17 Private Street standards also.

The results of the drainage study indicate the detention area is large enough and is designed to accommodate extra detention capacity due to the very flat conditions for handling peak rainfalls in this area. Since the street has been modified to fully meet the Fire Code from the original submittal, the difference between the proposed addition and a addition meeting the Single Family standards is a difference of 3 lots. Mr. Case plans 42 lots in Georgetowne; the same 10 acres could be developed with 39 single family lots with most being above 6,000 square feet The PUD Design Statement adds features not provided for in a standard addition such as square footage of homes, 1600 square feet, roof pitch and per cent of brick or stone, 60%. If these standards need to be improved, the Commission needs to discuss this with the applicant.

Owens Avenue would be connected with a water line but no street access due to the private streets and difference in lot size. The private streets will need to be constructed to city standard and verified through the inspection. The detention area is being over designed to address the existing conditions in the area. Setbacks are requested at 15 feet for the front

yard. Some of the lot widths are reduced to 25 feet and there will be a shared driveway for those properties. The density excluding the street paving is 4.99 units per acre.

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

AYES: Members: Thomas, Thrash, Cartwright and Chairperson Woods
NAYS: Waner

The next item on the agenda was **Consideration of deed certification Dennis and Jennifer Barry 3755 Raccoon Circle, Lot 19, Block 2, Windmill Estates Addition**.

Attorney Randel Shadid, representing the applicant, requested a continuance to the July 22 Planning Commission meeting.

Motion by Thrash, seconded by Thomas, to continue this request two weeks. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Thrash, Thomas, Waner, Cartwright and Chairperson Woods
NAYS: None

The next item on the agenda was **Case #SP020044 Consideration of a sign variance for Station at UCO/Starbucks on the northeast corner of Bauman and Second Street. (Joe Javadzadeh)**

Attorney Barry Rice represented Joe Javadzadeh in requesting a sign variance to allow the existing Texaco sign located on the northeast corner of Bauman and Second Street to be used for the new Starbucks and retail space under construction. The existing sign is 30 feet in height and 93 square feet. Mr. Javadzadeh arranged for General Lighting to measure the sign with the City staff available on site for the verification. Because this property is on the Second Street corridor, City code allows a 20 foot tall sign, 75 square foot per side. Minutes of the site plan review are attached,

The staff understands that when the site plan was approved, that the existing sign could remain if it was 20 feet tall and 75 square feet. I believe at the time of the site plan, it was uncertain as to just how tall and how big the existing sign was. The sign is structurally sound and located out of the site triangle. Even if the sign is shortened to the current code of 20 feet, it can still be used at it's present location. There is also no reason to install a new sub-grade base for the sign.

If the existing sign can remain taller and larger than currently permitted for a new building, the non-conforming status of the sign will be allowed to continue, separate from the improvements that are being made on the property. The Dairy Queen removed all their signs when they closed. McAlister's Deli is installing a new sign that fully complies at the 20 foot height 75 square foot standard. Code Enforcement has received cooperation from Grandy's to remove their sign, McDonald's already removed their non-conforming sign and the billboard adjacent to Harley Davidson was removed and cannot be replaced. Staff recommends denial of a variance that allows a non-conforming sign to remain and be refurbished.

Attorney Barry Rice, representing Joe Javadzadeh, indicated that the owner thought he had a choice to leave the existing sign or elect to conform when the site plan was approved. It was noted there were other non-conforming signs in the area and that the existing sign was not substantially over the City Code. The owner was adding a brick planter at the base and

additional landscaping. John Luton of ENA spoke in opposition indicating that the owner had agreed to comply and that there would be a precedent set. Mr. Rice indicated that with the construction of the new building to the current site plan standard represents a substantial improvement to the property and that the restaurant has modified their building without compliance with the Sign Code. He felt there was already a precedent for leaving such a sign.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion denied** by a vote of 2-3 as follows:

AYES: Members: Cartwright and Thomas
NAYS: Thrash, Waner and Chairperson Woods

The next item on the agenda was **Case #Z030011 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling and Suburban Office to Restricted Commercial Planned Unit Development Usage on the northeast corner of Bryant and 33rd Street. (Winchester Development LLC/Thornbrooke Plaza)**

Brent Goodwin spoke in opposition indicating that there was a $48 million investment in the homes in the Thornbrooke Addition. He asked the Commission to keep the "D-O" Plan in effect in order to protect Thornbrooke. Leonard Marti spoke in opposition, a resident of Cheyenne Ridge. Nyla Roark spoke in opposition representing Forest Oaks. John Luton representing the ENA spoke in opposition. Jack Kimbler, resident of Thornbrooke, indicated he had checked the zoning and the Plan prior to purchasing a home and was opposed to any change. Van Jones from Thornbrooke spoke in opposition based on the safety, impact of retail uses, traffic, noise, and drainage conditions. James Thomas also spoke in opposition, from Cheyenne Ridge.

Commissioner Waner was concerned about the wide disparity between what is proposed and the Edmond Plan in terms of scale and usage. Chairperson Woods indicated this change was not substantial by his thinking since there were high standards built into the PUD. Mr. Woods asked Mr. Shadid if he would remove one of the drives on 33rd, increase the landscaping to 20% and add architectural features equivalent to the Spring Creek development one mile north, possibly add a public art piece. Mr. Shadid agreed to the drive, landscaping and architectural element and indicated he would encourage the art.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion denied** by a vote of 1-4 as follows:

AYES: Members: Chairperson Woods
NAYS: Cartwright, Waner, Thrash and Thomas

The next item on the agenda was **Case #Z030014 Public Hearing and Consideration of rezoning from "A" Single Family to "D-1" Restricted Commercial Planned Unit Development on the northeast corner of Bryant and 33rd Street. (Winchester Development LLC/Thornbrooke Plaza)**

Attorney Randel Shadid, representing Winchester Development LLC, requested 23.41 acres of "D-1" Restricted Commercial Planned Unit Development on the northeast corner of Bryant and 33rd Street. The PUD Design Statement provides that the following uses are not permitted in this PUD:

1. Grocery story except that a Fresh Market, Whole Foods, or Wild Oats type high quality specialty food operation not to exceed 35,000 square feet is allowed. A Special Use Permit is required for a grocery store, convenience store, filling station, car wash and

retail liquor store in a “D-1” District regardless of size and that has not been submitted at this time. This provision in the PUD tells the City there’s an intent to do this.

2. Convenience Store
3. Filling Station
4. Car Wash
5. Retail Liquor Store
6. Laundry
7. Full Service Dry Cleaner (this does not prohibit a drop off dry cleaner)

No business will be allowed to be open to the public 24 hours a day.

Approximately 7½ acres is projected in Edmond Plan III for “D-O” Office on this northeast corner of 33rd and Bryant. No retail uses were anticipated in Edmond Plan III. The retail commercial extends east to Cheyenne Drive. The eastern border of the retail site would be a driveway shared with the office parcel planned to the east. Sewer utilities will have to be extended from the south to serve this use. Water is available along Bryant and 33rd Street and 33rd is planned for four-laned.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion denied** by a vote of 1-4 as follows:

AYES: Members: Chairperson Woods
NAYS: Cartwright, Waner, Thrash and Thomas

The next item on the agenda was **Case #Z030015 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to Suburban Office Planned Unit Development Usage north of 33rd Street, east of Bryant. (Winchester Development LLC/Thornbrooke Plaza)**

Motion by Cartwright, seconded by Waner, to approve this request. **Motion denied** by a vote of 1-4 as follows:

AYES: Members: Chairperson Woods
NAYS: Cartwright, Waner, Thrash and Thomas

The next item on the agenda was **Case #Z030016 Public Hearing and Consideration of rezoning from “A” Single Family to “D-O” Suburban Office Planned Unit Development District north of 33rd Street, east of Bryant. (Winchester Development LLC/Thornbrooke Plaza)**

Attorney Randel Shadid is representing Winchester Development LLC in requesting 19.47 acres of “D-O” PUD located north of 33rd Street east of the “D-1” parcel and extending east to Thornbrooke Boulevard. The office development would meet the minimum site plan standards and at least 65% of the exterior walls will be masonry. The main access to the office will be with a shared drive to the retail area directly across from Cheyenne Drive. A traffic study may be needed based on the 199,000 square foot of retail proposed and at least 80,000 square foot of office possible. In comparison, Canyon Park is approximately 20 acres. Sanitary sewer will have to be extended from the west and the southwest to serve this project. 33rd Street is funded for four-laning. No access should be permitted from Thornbrooke Boulevard.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion denied** by a vote of 1-4 as follows:

AYES: Members: Chairperson Woods
NAYS: Cartwright, Waner, Thrash and Thomas

The next item on the agenda was **Case #Z030017 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to Single Family Planned Unit Development Usage on four parcels north of 33rd Street, east of Bryant. (Winchester Development LLC/Thornbrooke Plaza)**

Motion by Cartwright, seconded by Waner, to approve this request. **Motion denied** by a vote of 1-4 as follows:
AYES: Members: Chairperson Woods
NAYS: Cartwright, Waner, Thrash and Thomas

The next item on the agenda was **Case #Z030018 Public Hearing and Consideration of rezoning from "A" Single Family to "A" Single Family Planned Unit Development on four parcels north of 33rd Street, east of Bryant. (Winchester Development LLC/Thornbrooke Plaza)**

Attorney Randel Shadid is also requesting 30.08 acres to be zoned "A" PUD along the border of the "D-1" and "D-O" parcels to the north and east to create a transition of Single Family uses immediately adjacent to the existing Thornbrooke Addition and the Thornbrooke Village Addition. A 3.31 acre tract will be adjacent to the "D-1" parcel extending from Bryant east and that tract will serve as a greenbelt and may be improved but will not be developed with structures. The remainder of the residential areas will be single family homes. The PUD Design Statement identifies that the same architectural guidelines for the existing Thornbrooke Addition will be used in the new residential construction. All streets will be concrete and the new signs and lights will match Thornbrooke I. The Master Plan identifies that Thornbrooke Boulevard will extend from 33rd Street to Bryant as a collector street.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion denied** by a vote of 1-4 as follows:
AYES: Members: Chairperson Woods
NAYS: Cartwright, Waner, Thrash and Thomas: and Chairperson Woods

The next item on the agenda was **Case # PR030020 Consideration of Final Plat of Thornbrooke Manor Addition located one-eighth mile east of Bryant, just over one-quarter mile north of 33rd Street. (Winchester Development LLC)**

Ken Rees, operating as Thomas Trails LLC, is requesting approval of the first phase of this addition. The property is zoned "A" Single Family PUD and contains 99 lots on 30.56 acres for a gross density of 3.23 units per acre. Lots sizes are generally 7200 square feet or larger. Each lot is served by public water, sanitary sewer and public streets. There will be a homeowners association for the common area to be located along Covell and other locations within the addition. The trail planned along the west side of the addition is shown as Homeowner Association Common Area B (HOACA B). This may need to be adjusted since the staff's understanding with the Preliminary Plat is that the trail would be a public trail; so a public easement may need to be provided even if the homeowners association continues to be the record owner. If the trail was to be used only the Thomas Trail residents, the trail may be able to stay private. The staff understood that the trail could be used by Coffee Creek residents that may be traveling to John Ross School or the trail may be expanded since it is

along the west property line if the property to the west develops. The public Trails Plan establishes the principal that the Trails are open to the public as an alternate means of transportation, recreation and accessibility if this is the correct principle the trails need to be open to the public. Through the "A" Single Family PUD, variances in the setback are provided to include 20 foot and 15 foot front setbacks.

Seventy foot of right-of-way is provided along Covell Road. Limits of no access is established along Covell and Thomas. Street improvements are not planned along Thomas. The right-of-way provided from the center line of Thomas is 50 feet. There are 35 lots on Ozark Trail, Mohawk Trail and Bozeman Trail which meets the Title 21 standard for number of lots on a cul-de-sac. A variance is requested along Thomas Trail to provide for a 6 foot wide sidewalk only on one side of the street. If the trail to the west is public, this may be acceptable. The 10 foot trail walk on the west side of the addition will be constructed in lieu of sidewalks along Covell and Thomas. If the 10 foot trail is open to the public, this is reasonable. Otherwise, the addition has limited public access if the homeowners association chooses to exclude non-residents. Note #6 on the plat "Utility connection fees shall be paid by the lot owners at the building permit stage" is recommended to be removed. That is the current code standard but the code will be evaluated in July and if there is a change, this note could be a conflict. Individual builders are usually aware of which fees apply at the time of a building permit and the term "Utility Connection Fee" is now called "Capacity Fee" under the City code.

The Engineering Department comments include the following: 1) the requirement of an off-site extension of a sanitary sewer line and easement to serve this phase; 2) an accel-decel lane on Covell to safely serve traffic until Covell is improved and payment of fee in lieu of widening anticipating the Covell parkway improvements; 3) satisfactory drainage/detention and storm sewer or grading to handle drainage along Thomas Drive since the street will not be improved with concrete curb and gutter; 4) discussion of standard for trail paving on the west side of the addition (which is an alternative to sidewalks along Thomas), delaying sidewalks along Covell is done anticipating the Covell Parkway improvements whether a fee in lieu of the sidewalk is needed is to be determined by Engineering.

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

AYES: Members: Cartwright, Waner, Thrash, Thomas and Chairperson Woods
NAYS: None

The next item on the agenda was **Case #PR030018 Consideration of Preliminary Plat of Fairfax Estates located east of Coltrane, north of Covell Road (Fairfax Joint Ventures, LLC)**

Owner J. W. Armstrong is requesting Preliminary Plat approval of Fairfax Estates. He is indicating three future phases as follows:

A. Fairfax Estates III – 13.59 acres – 33 lots
B. Fairfax Estates IV – 12.49 acres – 24 lots
C. Fairfax Block 20 – 3.43 acres - 1 lot

The property is zoned '"A" Single Family PUD and Office PUD. Existing development in Fairfax includes: Fairfax Estates I contains 50 lots; Fairfax Estates II contains 42 lots; Gardens of Fairfax 1 contains 12 lots. This addition will develop with private streets. Utilities are public and include water and sanitary sewer. Connectivity for this development includes a street connection to Coltrane and one connecting with Covell Road, by way of Sawgrass Road, in the existing

addition. The street pattern follows the Planned Unit Development Master Plan previously approved and allows for good distribution of traffic to more than one arterial street.

Bryan Coon represented the applicant.

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

AYES: Members: Cartwright, Thomas, Waner, Thrash and Chairperson Woods
NAYS: None

The next item on the agenda was **Case #SP030017 Public Hearing and Consideration of Commercial Site Plan approval for a commercial building located on the southwest corner of First Street and Fretz. (Pete Reeser)**

Commissioner Leroy Cartwright left the room for this discussion.

General Site Criteria
Existing zoning – "E-1" Planned Unit Development, office/warehouse.
Lot size – 10,500 square feet (75' x 140')
Setbacks – Minimum: 25' from First, 20' from the alley, 20' from the west property line and 0' on the side adjacent to Fretz. Shown on plans 25' from First, 7' from Fretz, 28' from the west property line adjacent to the home and 35' from the south property line.
Height of buildings – 16 feet height of wall, 22 foot to the peak of the roof
Parking – 6 spaces, meets code for office/warehouse
Building size – 3,000 square feet

1. Landscape Plan – Graphic
   a. calculations
   b. plant schedule listing all plant units
   c. maintenance plan – description

Landscaping - Lot area = 10,500 sf	Landscape provided on plans submitted
Ten per cent of lot = 1,050 sf	1,050sf landscaping/lawn area
Required in front yard = 525 sf	689 sf in front yard
Plant units required = 84 plants	86 plant units
Evergreen required = 86 plants	86 plant units

2. Lighting Plan
   a. number of poles – no light poles planned, wall pack lights only
   b. location of poles – n/a
   c. pole heights (including support base) – n/a
   d. type of lighting fixtures – graphic – wall packs
   e. type of illumination – statement of -
   f. pattern of illumination for each light – graphic – contained within property
3. Driveways/Parking – one drive on west First, 15' in width, access through the property to the alley, the alley is paved to a concrete standard.
   a. sidewalks and fire lanes – graphic – sidewalks required along west First and Fretz
4. Mechanical equipment – graphic – located on the ground
   a.roof design – 4/12 pitch roof (the 4/12 pitch creates a nicer building profile but the materials on the roof will need to be standing seam or the architectural equivalent because it will be observed from the property lines.
   b.ground location – mechanical on the side of the building

5. Fencing/screening – 6' stockade fence planned along the west property line from the alley to the front property line
   a. height – graphic – 6 feet
   b. type including support poles – graphic
6. Signage – graphic – no ground sign provided, wall signs only
7. Elevations – graphic - provided
   a. number of stories - one
   b. materials used on exterior walls – metal frame building, but brick veneer, some stone trim along Fretz
   c. roofs, mansards, windows and all other structures - provided
8. General architectural appearance – brick veneer on metal frame building
   a. exterior finishes
   b. materials and colors
9. Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – detention area will be provided in the southeast corner of the property, that area has not been counted for landscaping, is recommended to be enhanced with at least grasses or other minimal height and minimal bulk materials.
10. Map of area adjacent to site identifying boundaries and existing drives - provided
11. Refuse facilities – Compacter location and height of screening – Graphic – access will need to be from the alley, no enclosure is recommended due to the limited space, the alley location will be less unsightly even without the enclosure.
12. Sensitive borders - A sensitive border is a site directly abutting residentially development land on any side – there is a residence immediately to the west, the fence is the only feature to separate the two uses but the lot is only 75 feet wide
13. Street paving and access management – only one drive on First and the paved alley, no access is recommended on Fretz, the owner is requesting a drive-thru lane.
14. Title 21 Water and Sanitary Sewer Plans – adjacent to the property.

Dana and Jerry Butler asked for a Community Connections meeting to discuss details about the site plan. Mr. Butler asked for a brick fence along the west side of the property in addition to the existing stockade. Mr. Butler said he had maintained the property for 22 years. Chairperson Woods indicated the drive on Fretz should be removed and Mr. Reeser agreed to delete that from the plans.

Motion by Thomas, seconded by Thrash, to approve this request subject to the above driveway change. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Thomas, Thrash, Waner and Chairperson Woods
NAYS: None

The next item on the agenda was **Consideration of a sign variance for Market Depot south of 33rd Street, west of Broadway. (Pascal Aughtry, Blackledge Architects)**

Architect Pascal Aughtry is requesting a variance to allow a sign at the new Market Depot to be mounted on the roof. The sign is 38.8 feet long and 4.2 feet tall. The sign totals 162 square feet. A variance is requested since this type of sign cannot be placed on the roof of the building above the height of any portion of the structure. Wall signs and ground signs would also be requested for at a later date for the individual businesses in compliance with city code. The remodel of the former Central Fixtures and Winslow building contains 85,000 square feet.

Randy Allen the owner requested approval indicating that the Market Depot sign added an architectural element to the building and was not beneficial as a product or business identity.

The sign was prepared specifically to match the historical architectural theme. The sign was scaled to fit the large building and significant frontage along Broadway.

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

AYES: Members: Cartwright, Waner, Thrash and Thomas
NAYS: Chairperson Woods

The next item on the agenda was **Case #SP030015 Public Hearing and Consideration of commercial Site Plan approval for Under The Sun garden center on the north side of 33rd Street, between Broadway and the railroad tracts. (John Henry and Company)**

General Site Criteria:
Existing zoning – "F-1" Light Industrial
Setbacks – 170' from the center line of 33rd Street, side yard towards the railroad is 110', the side yard to Broadway is 400' and the rear yard is 40'.
Height of building – 19 feet
Parking – 23 spaces
Building size – 31' by 60', 1860 square feet
Lot size – 7,250 square feet (this lot is not being sold, it will be retained by John Henry)

1. Landscape Plan – Graphic - provided
   a. calculations
   b. plant schedule listing all plant units
   c. maintenance plan – description – lawn sprinkler system

Landscaping - Lot area = 7,250 sf	Landscape provided on plans submitted
Ten per cent of lot = 725 sf	1205 sf landscaping/lawn area
Required in front yard = 362 sf	405 sf in front yard
Plant units required = 58 plants	102 plant units
Evergreen required = 35 plants	35 plant units

2. Lighting Plan – already in place
   a. number of poles – no new light poles for this business
   b. location of poles – graphic - provided
   c. pole heights (including support base) – 30 feet
   d. type of lighting fixtures – graphic – white poles with down directed light
   e. type of illumination – high pressure sodium
   f. pattern of illumination for each light – graphic
3. Driveways/Parking - existing
   a. sidewalks and fire lanes – graphic - existing
4. Mechanical equipment – graphic
   a. roof location – equipment on the roof; parapet walls will screen the mechanical; this building will be similar to the Quizno's.
5. Fencing/screening – not required
6. Signage – graphic – only wall signs will be used, Under the Sun and the Blooming Everything.
7. Elevations – graphic - provided
   a. number of stories – one
   b. materials used on exterior walls – combination of brick, EFIS and glass
   c. roofs, mansards, windows and all other structures – canopies will be used, similar appearance to the Quizno's building.
8. General architectural appearance
   a. exterior finishes – brick, glass and EFIS

b. materials and colors – tan color

11. Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – detention has been installed for the entire shopping center.
12. Map of area adjacent to site identifying boundaries and existing drives - provided
11. Refuse facilities – Compacter location and height of screening – Graphic – dumpster can be located near the railroad tracts out of the firelane.
12. Sensitive borders – n/a
13. Street paving and access management – 33rd Street is already four laned; curb cuts are already existing; textured paving is provided at the approaches.
14. Title 21 Water and Sanitary Sewer Plans – water and sewer are already adjacent to the site and are also installed with the shopping center master plan.

Commissioner Waner asked if the display of the tents would continue with the new 1850 square foot building and the Under the Sun owner indicated that at least 2 tents would remain 5 to 6 months a year. Ms. Waner indicated that it tended to detract from the building and create clutter in the parking area possibly interfering with traffic circulation. Chairperson Woods asked if the tents could be placed on the west side of the building covering only a few spaces during the year and creating a better appearance. The representative of Mr. Henry indicated they would reevaluate the tent location and provide an amended plan for the City Council.

Motion by Thomas, seconded by Thrash, to approve this request subject to the site plan being amended regarding the tent displays. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Thomas, Thrash, Cartwright, Waner and Chairperson Woods
NAYS: None

The next item on the agenda was **Consideration of Amended Final Plat of Oaktree Park III Addition located on the west side of Kelly, 1,040 feet north of Coffee Creek Road. (Oaktree Park Development LLC)**

Engineer Lax Godhania, representing Mr. White, is requesting to amend the plat of Oaktree Park 3rd Addition. This addition was originally accepted May 13, 2002. There are twelve property owners that are involved with this amendment. By amending this plat, the current lots will be divided to allow for additional lots. Block 10 will be divided into four lots, from the current lots 1, 2 and 3. Block 13, across the street from Block 10, the lots will be divided the same way, into four lots from lots 1, 2, and 3. They will be the same square footage as Block 10. Block 14 will be adding three more lots, affecting lots 3, 4, 5,6, 7, and 8. These lots still meet the code as required for “A” Single Family Residential and all structures will meet setback requirements.

The owner is responsible for any additional cost of extending more utilities to this area by adding the additional lots. Any impact to water, sewer, gas lines, or electric lines is 100 percent the owner’s responsibility to incur any cost or effort. No additional building permits will be issued until all utility lines are verified and approved.

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

AYES: Members: Thomas, Cartwright, Waner, Thrash and Chairperson Woods
NAYS: None

Under **New Business**, Chairperson Woods asked that the Planning Commission consider a workshop at the end of the meeting on August 19th to discuss the lot split approval within existing subdivisions. He asked the staff to prepare background information. The Commission agreed to discuss this at the end of the August 19th meeting in a workshop format.

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

AYES: Members: Cartwright, Waner, Thrash, Thomas and Chairperson Woods
NAYS: None

Meeting adjourned at 8:30 p.m.

David Woods, Chairperson Edmond Planning Commission	Robert Schiermeyer, Secretary Edmond Planning Commission