

EDMOND PLANNING COMMISSION MEETING

Tuesday, August 5, 2003

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Vice Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, August 5, 2003, in the City Council Chambers at 20 South Littler. Other members present were Elizabeth Waner, Allen Thomas and Suzy Thrash. Chairperson Woods was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi Anthony, Assistant City Planner; Steve Manek, City Engineer; and Paul Lakin, Assistant City Attorney.

The first item on the agenda was the approval of the July 22, 2003, Planning Commission Minutes.

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

AYES: Members: Thomas, Thrash and Vice Chairperson Cartwright

NAYS: None

ABSTAIN: Waner

The next item on the agenda was **Case #U020002 Public Hearing and Consideration of a five year extension of the Planned Unit Development zoning and Design Statement for Henderson Hills Baptist Church property located on the northeast corner of I-35 and 15th Street.**

Attorney Randel Shadid represented Henderson Hills Baptist Church in requesting a five year extension of the Planned Unit Development zoning which includes "E-1", "D-3", "C-1" and "C-2" Districts. A Special Use Permit has been approved for the new church. The legal description for the Special Use Permit has been over-layed on the existing zoning; the church falls within "E-1" parcel, except the detention falls within some of the Multi-Family. The church plans to maintain the Office and General Commercial zoning for future development. The Multi-Family property is part of the detention area and is not intended to have a particular use other than the possibility of parking based on the current plan for the church and the accompanying projects which would incorporate an area wide detention on the east side of the entire parcel where the Multi-Family zoning occurs. The updated PUD Design Statement approved in 1998 is attached and is requested to be extended as previously approved.

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

AYES: Members: Thomas, Waner, Thrash and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #SP030019 Public Hearing and Consideration of amendment to Commercial Site Plan approval for University Village on the north side of East Second Street west of Wal-Mart Neighborhood Market. (Sooner Investments)**

General Site Criteria: – Wal-Mart Neighborhood Market has been completed (42,569 square feet) and the Long John Silvers/A&W has been approved (2,866 square feet). Sooner Investments is proposing to proceed with a shopping center and one additional restaurant pad site west of the Neighborhood Market.

Existing zoning – "E-2" Open Display Planned Unit Development.

Setbacks – approximately 300 feet from Second Street on the front setback; approximately 75 feet from the north property line; a building will be adjacent to the Neighborhood Market on the east; the nearest building to Blackwelder will be 22 feet from the property line.

Height of buildings – 28 feet for the tallest building.

Parking – the total square footage for buildings planned is 47,775 square feet, 238 parking spaces are required for that additional square footage and 270 spaces are provided. One location is for a restaurant.

Building size – 47,775 square feet.

Lot size – 243,529 square feet, 5.5 acres.

1. Landscape Plan

- a. calculations – provided below
- b. plant schedule listing all plant units
- c. maintenance plan – sprinkler system.

Restaurant pad:

Landscaping - Lot area = 43,049 sf

Ten per cent of lot = 4,305 sf

Plant units required = 340 plant units

Required in front yard = 2,152 sf (170 pu)

Evergreen required = 136 plant units

Landscape provided on plans submitted

4,350 sf landscaping/lawn area

340 plant units

2,152 sf in front yard (170 pu)

136 evergreen plant units

Shopping Center:

Landscaping - Lot area = 200,480 sf

Ten per cent of lot = 20,048 sf

Plant units required = 800 plant units

Required in front yard = 400 sf

Evergreen required = 320 plant units

Landscape provided on plans submitted

20,048 sf landscaping/lawn area

800 plant units

400 plant units in front yard (10,024 sf)

320 plant units

2. Lighting Plan – continue with existing light pole styles

- a. number of poles – 8 poles
- b. location of poles – shown on plans
- c. pole heights (including support base) – 30 feet
 - a. type of lighting fixtures – shoebox style
 - b. type of illumination – metal halide

3. Driveways/Parking – no additional drive cuts on Second Street are planned; 3 curb cuts on Blackwelder, one at the north end which is a firelane/service lane. A center drive extending west from the Neighborhood Market front drive; an additional drive to the pad site, Building 500

- a. sidewalks and fire lanes – shown on the plans

4. Mechanical equipment – a parapet wall will be extended to block from ordinary view along Blackwelder and Second Street. Based on the cut from Main Street, all the mechanical is visible, not able to be screened from the property line on Main Street.

- a. roof location – main shopping center building continues with a flat roof.
- b. ground location – n/a

5. Fencing/screening – the property to the east and west are zoned commercial, no screening required.

- a. height – 6 foot fence along the north property line

6. Signage – 20 foot tall ground sign, 75 square feet allowed for the shopping center sign; separate 15 foot tall sign, 54 square feet allowed for pad building (Building 500).

- a. location – pad site sign on Blackwelder, shopping center sign in the median driveway or in front of the parking between the two pad sites.
- b. height – 20 feet and 15 feet
- c. type – ground sign to include pole cover
- d. size – 75 square feet and 54 square feet

7. Elevations
 - a. number of stories - one
 - b. materials used on exterior walls – tan quick brick matching the Target, Lowe’s, Wal-Mart
 - c. roofs, mansards, windows and all other structures - flat
8. General architectural appearance
 - a. exterior finishes – brick on all four sides
 - b. materials and colors – quick brick tan in color
9. Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – regional detention in place south of Target. Subject property has already been graded.
10. Map of area adjacent to site identifying boundaries and existing drives
11. Refuse facilities – dumpster is located in back of the building and on the north side of the restaurant.
12. Sensitive borders – A sight proof fence is already in place along the north side of the property next to Main. The site is substantially lower than the Main Street grade. The buildings are set back more than the minimum, 40 to 60 feet, since the north side of the subject property is a service drive and fire lane.
13. Street paving and Access Management – already in place along Second Street, no new curb cuts.
14. Title 21 Water and Sanitary Sewer Plans – water and sewer mostly in place, new water lines will be extended with fire hydrants for the new buildings.

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

AYES: Members: Thrash, Thomas, Waner and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #Z030035 Public Hearing and Consideration of amendment to Edmond Plan III from High Density Multi-Family and Single Family Dwelling to Suburban Office Planned Unit Development Usage north of West Edmond Road, one-fourth mile west of Kelly. (Sean Brownlee)**

Case #Z030036 Public Hearing and Consideration of rezoning from “C-3” High Density Multi-Family and “A” Single Family to “D-O” Suburban Office Planned Unit Development north of West Edmond Road, one-fourth mile west of Kelly. (Sean Brownlee)

Case #Z030037 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling to Restricted Commercial Planned Unit Development north of West Edmond Road, one-fourth mile west of Kelly. (Sean Brownlee)

Case #Z030038 Public Hearing and Consideration of rezoning from “A” Single Family Dwelling to “D-1” Restricted Commercial Planned Unit Development north of West Edmond Road, one-fourth mile west of Kelly. (Sean Brownlee)

Case #PR030021 Consideration of Preliminary Plat for Creekside Village located north of West Edmond Road, one-fourth mile west of Kelly. (Sean Brownlee)

The Planning Commissioners and citizens were concerned about the water and sewer easements along with connectivity of the property and the uses that will be permitted. Bob Rudkin and Bob Cassidy spoke against this project. The Commissions decided to continue this

project to allow the applicant more time to get the easements and connectivity issues worked out before they approved or rejected this project.

Motion by Waner, seconded by Thomas, to continue the above items #5, 6, 7, 8 and 9 to the August 19 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Waner, Thomas, Thrash and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #SP030018 Public Hearing and Consideration of Commercial Site Plan approval for retail shops on the north side of Danforth, west of the Pebble Creek Addition. (Walter Morris and Son/Danforth Village)**

General Site Criteria:

Existing zoning – “E-1” General Commercial

Setbacks – The building is setback 75 feet from the property line on Danforth, 74 feet from the property line on the east side adjacent to Pebble Creek, 45 feet from the north building site line and 35 feet from the west property line adjacent to KFC.

Height of buildings – approximately 21.4 feet

Parking – 35 parking spaces are required, 36 spaces are provided.

Building size – 7,040 square feet,

Lot size – 35,473 square feet

1. Landscape Plan

- c. Calculations – shown on the plans
- d. plant schedule listing all plant units - provided
- e. maintenance plan – description

Landscaping - Lot area = 35,473 sf

Ten per cent of lot = 3,547 sf

Landscape provided on plans submitted

3,547 sf landscaping/lawn area, more if the detention is counted (7,447sf)

Required in front yard = 142 sf

142 sf in front yard

Plant units required = 284 plants

285 plant units

Evergreen required = 113 plants

113 plant units

The owners are attempting to develop a landscaping bed along Danforth similar to the KFC/Long John Silver's but there is less room to accomplish this at the same width based on a different parking layout and building setback. There will be a landscaped area along Danforth but it may be reduced in width from the previous projects. The developer is evaluating more plant units at the detention pond adjacent to Danforth in the southeast corner of the property than shown on the original plans. This may be an alternative since the detention pond is adjacent to the single family and at the corner of the commercial tract. A higher volume of plant units on the south side of the detention area adjacent to Danforth may be an improved aesthetic even if the landscaping bed is more narrow than existing beds are along Danforth.

2. Lighting Plan – provided

- a. number of poles – 4
- b. pole heights (including support base) – 20 feet
- c. type of lighting fixtures – metal halide
- d. type of illumination – shoebox style lights
- e. pattern of illumination for each light – provided

3. Driveways/Parking – the existing driveway on the west side of the property will be used for this building. The diesel lane has been completed; this drive is shared with KFC/Long John Silvers.

- b. sidewalks and fire lanes – a sidewalk is required along Danforth.

4. Mechanical equipment – the roof is generally flat or gently sloping for runoff to the north. The mechanical units have been shown to be screened from the east elevation. The parapet wall does extend along the north side of the building to also screen the mechanical units from the north view.
 - a. roof location - yes
 - b. ground location – N/A
5. Fencing/screening – A brick wall will be constructed on the east property line.
 - a. height – needs to be a minimum of 8 feet in height and it will be equal to the existing height of the stockade fence along Pebble Creek due to the grade that it will be
6. Signage – one ground size is provided.
 - a. location – on the east side of the driveway. This sign is not more than 100 feet from the KFC sign, but the sign is recommended for a variance from the separation standard of 100 feet so that it can be further from the residential backyard.
 - b. height - 6 foot
 - c. type – monument with brick base, 1 ½ foot in height
 - d. size – 42 square feet

Wall sign area has been identified, specific tenants have not been. A sign is proposed on the east elevation; staff recommends it not be lighted since it is approximately 18 feet in height and could be observed from a residential lot. This is not a minimum code but does relate to protection of the sensitive border.
7. Elevations - provided
 - a. number of stories - one
 - b. materials used on exterior walls – brick veneer and EFIS on three sides.
 - c. roofs, mansards, windows and all other structures
8. General architectural appearance – the fence on the east side of the property is planned to be brick, 8 feet in height. The fence will be slightly lower than the stockade fence along the west side of the single family lots in Pebble Creek, but due to the 8 foot height as compared to the 6 foot, it should be equal to their existing fence line. The fence will stop near the north property line of the site. A separate site plan and plat will be presented to the north of this location in the future.
9. Refuse facilities – Dumpster will be located at the northeast corner of the property in a six foot brick enclosure.
10. Sensitive borders – The Pebble Creek Addition is located immediately to the east. An 8 foot brick wall will be constructed on that elevation. Existing trees in that area will be removed for the new drainage pipe. The setback on the east side of the property is 74 feet.
11. Street paving and access management – improvements are completed. A decal lane has been provided for the combined access of KFC and the subject property.
12. Title 21 Water and Sanitary Sewer Plans – The sewer line extended by KFC will be connected for service, not the line to the east in the backyards of the Pebble Creek Addition.

A citizen residing at 1313 Simon spoke out against the project that she opposed the brick wall that would be directly behind her lattice fence. The applicant stated that this had been addressed and the wall would stop at her property line before the lattice fence starts. John Lutton with the ENA asked to change the location of the dumpster to help avoid noise into the surrounding residential area. Clint Evans representing the applicant stated that this was the best location found but would look for other options before City Council. He also agreed that the sign on the corner would not be lit to help prevent the light from going into the residential area.

Motion by Waner, seconded by Thrash, to approve this request. **Motion carried** by a vote of 4-0 as follows

AYES: Members: Waner, Thrash, Thomas and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Consideration of deed approval southeast corner of Campbell Street and Story. (Scott Loper)**

Mr. Loper owns four lots (14,000 square feet) south of the Street Department offices, one block east of Kelly and east of Barnett fields. There is an existing house on the property and that house would be situated on a 5,829 square foot lot. The new lot will be 8,170.80 square feet on the corner of Campbell and Story. There is an alley to the south of the lots. The property is zoned "A Single Family Dwelling. The existing house connects to water on Story Avenue and sanitary sewer is in the alley to the south. The new lot will connect to water on Campbell and sanitary sewer in the alley. The new land division includes a 5 foot wide portion of the lot connecting to the alley for extension of the sewer service line to the house. The existing house and lot is 61.36' by 95'. The new lot is 78.64' by 100' plus the 5' by 61.36' connection to the alley. This property is not in the floodplain and there is access to public streets. This deed request meets all requirements for certification.

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

AYES: Members: Thomas, Thrash, Waner and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #U030005 Public Hearing and Consideration of a Special Use Permit for a crematorium to be part of the Animal Welfare Facility in the CrossTimbers Municipal Complex located south of Covell Road, west of Air Depot Boulevard. (City of Edmond)**

As a part of the Animal Welfare Shelter, a crematorium is necessary. That structure will be located on the south side of the facility and will have a stack of 15 feet in height as measured from the ground level. The property is zoned "F-1" Light Industrial Planned Unit Development. The basic Animal Welfare Shelter is one story with a brick veneer and a painted board and batten siding.

General Site Criteria:

Existing zoning – "F-1" Light Industrial Planned Unit Development

Setbacks – 200 feet east of the I-35 right-of-way, 1800 feet west of Air Depot and over 600 feet to the south property line and 1200 feet to the north property line.

Height of buildings – 25 feet

Parking – 25 spaces

Building size – 6,472 square feet

Lot size – 3 ½ acres

1. Landscaping – City Councilman Charles Lamb will represent this site plan and a GIS presentation is being prepared identifying the buildings and the landscaping improvements. The overall property will provide for the 30% open space. The presentation will identify new landscaping materials which are primarily on the south 165 feet and along Covell and Air Depot. With the detailed tree survey that has been taken on the property, the GIS maps represent the best way to demonstrate how groups of trees will be retained in dense clusters and how trees on site will be replanted to meet the requirements.
2. Lighting Plan

- a. number of poles – the west parking lot shall have 5 pole mounted 250W Metal Halide fixtures on 4 twenty foot poles; the west driveway shall have one pole mounted 250W Metal Halide on 20 foot pole; the east parking lot shall have 4 pole mounted 250W Metal Halide fixtures on 4 twenty foot poles.
 - b. location of poles – graphic
 - c. pole heights (including support base) – 20 feet
 - d. type of lighting fixtures – 250W Metal Halide
 - e. type of illumination – Metal Halide
 - f. pattern of illumination for each light – provided
3. Driveways/Parking – access to the facility is from Covell on a new street that will be constructed extended from Brass Lantern lane to be renamed Cross Timbers Court.
 4. Mechanical equipment – some mechanical equipment is located on the roof but will be screened from view from the Interstate, Covell Road, Air Depot and the south property line. The majority of the buildings have pitch roof but the kennel portion of the shelter is flat.
 5. Fencing/screening – no fencing is required; chain link security fencing will be installed around the west side of the west parking lot. A wood fence will screen the dumpster enclosure.
 6. Signage – one entry sign will be provided on Covell, 8' 6" in height and 42 square feet.
 7. Elevations
 - a. number of stories – a one story structure with rural architectural character
 - b. materials used on exterior walls – brick veneer to match the Public Service Center around kennel areas with painted board and batten (2" cedar) system on remaining building facade
 - c. roofs, mansards, windows and all other structures – 6/12 pitch standing seam metal roof system; green in color to match the Public Service Center and ¼" slope SBS modified bitumen roof system above the kennel areas; exposed steel structure painted at entrance canopy.
 8. General architectural appearance
 - a. exterior finishes – one story brick and siding exterior
 - b. materials and colors – green in color to match the Public Service Center
 9. Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage
 10. Map of area adjacent to site identifying boundaries and existing drives.
 11. The dumpster location is on the south side of the animal shelter, stockade fence enclosure.
 12. Sensitive borders – N/A
 13. Street paving and access management – Covell will be widened adjacent to Brass Lantern Lane/Cross Timbers Court.
 14. Title 21 Water and Sanitary Sewer Plans – City water and sewer will be extended to this project and will be identified on a plat of the next phase of the project.

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

AYES: Members: Thomas, Thrash, Waner and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #SP030021 Public Hearing and Consideration of Commercial Site Plan approval for the CrossTimbers Municipal Complex located south of Covell Road, west of Air Depot Boulevard. (City of Edmond)**

City Councilman Charles Lamb will present the site plan for the Municipal Complex including the Fire Station, Fire Administration building, Fire Training Facility and Public Works Center. The

buildings are all constructed of stone and hardy board. The majority of all roof lines are pitched as suggested by the I-35 Corridor Standards. The Fire Equipment Storage building which will be located south of Covell, south of the main Fire Station and the Administration building and will contain metal on the southern exterior; however, the metal panels are architecturally finished. The access to the project will be from Brass Lantern Lane to be renamed Cross Timber Court and additional drives required for the Fire Department, one for the fire truck exit and one for the parking lot to the administration building. Covell will be widened to the edge of the Fire Administration parcel. The Fire Training grounds will not be fully completed with the initial construction. The five story fire training tower is located approximately 900 feet south of Covell in a low area of the property and is brick veneer. A second access will be established on Air Depot. The individual sites will be fenced internally with a black vinyl coated chain link fence; however, at the entries to the facilities, a black metal and brick column fence will be used. The property west and south of the Fire Station is privately owned and will have access to the new public road, Cross Timber Court. The south 165 feet is set aside as a buffer area for landscaping, to include berms adjacent to Sleepy Hollow and other property owners to the south. There is a 50 foot buffer in the southeast portion of the property adjacent to another property owner. City water and sewer is being extended to serve each of the buildings. The sewer line is extending off site to the northeast east of Air Depot and a final plat will be submitted after the site plan is reviewed.

Thirty percent of the property will be retained as open space. Additional landscaping will be installed around each of the buildings and along Covell Road and the 165 foot buffer area on the south side of the property. Existing trees from the site are being considered for re-planting in the 165 foot buffer area. A tree survey has been completed as a part of the site plan study and recently the Edmond Sensitive Area Study was also completed that identifies early forest lands that include the City property. Groupings of trees will be retained and there will be no grading near these areas to meet the plant count standards. A GIS presentation is being prepared for the Planning Commission to illustrate the buildings, grading, elevation views from the adjacent streets, landscaping and preservation of existing tree cover on existing forested parcels.

John Lutton spoke out that he was concerned about the metal buildings and if a variance was given, that could create more problems. He was also concerned about the buffer not being stated in the planned unit development guidelines and he felt it needed to be added. Commissioner Cartwright stated that the buildings were not metal, although they included a metal roof, but the intent of the ordinance was to not limit metal roofs. He also responded that buffers are shown on the site plan. David Jones stated that the language in the PUD will be updated and the plat will have the easements. Commissioner Cartwright also commented that he thought it was an excellent project and that the staff had done a great job on it.

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

AYES: Members: Thomas, Thrash, Waner and Vice Chairperson Cartwright

NAYS: None

There was no **New Business**.

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

AYES: Members: Thomas, Thrash, Waner and Vice Chairperson Cartwright

NAYS: None

Meeting adjourned at 8:40 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission