

EDMOND PLANNING COMMISSION MEETING**Tuesday, September 16, 2003****5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, September 16, 2003, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Elizabeth Waner, Allen Thomas and Suzy Thrash. Present for the City were Robert L. Schiermeyer, City Planner; Kristi Anthony, Assistant City Planner; Jan Fees, Assistant City Planner, Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the September 2, 2003, Planning Commission Minutes.

Motion by Waner to approve the minutes with one amendment regarding a 20 foot rear yard not side yard regarding the Fairfax III discussion, seconded by Thomas. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #PR030025 Public Hearing and Consideration of Preliminary Plat approval for Cheyenne Ridge Villas south of 33rd Street, east of Bryant. (Neal McGee)**

Builder Neal McGee, represented by Engineer Lax Godhania, is requesting approval of the Preliminary Plat of Cheyenne Ridge Villas. The property is zoned "D-O" Suburban Office which allows single family homes as a use permitted by right. The lots are generally 60 feet by 110 feet or 6,600 square feet. The proposed street, Cheyenne Villa Circle, will be dedicated as a public street and is a cul-de-sac. The center line of the new street is 405 feet east of the center line of Bryant. The developer would extend City water south of 33rd Street. Sanitary sewer will also be extended in the street right-of-way and connect with the sewer line at the south end of the addition serving Cheyenne Ridge Addition. Cheyenne Ridge is located immediately east and south of this development. The remainder of the undeveloped land is zoned "D-O" Office west of the addition south of 33rd Street and the land to the north is undeveloped, part of the Thornbrooke neighborhood. 33rd Street is planned for additional improvements with grade cuts along sections of the street and completion of the four lane between Bryant and Coltrane. The front setbacks are requested to be approved at 20 foot rather than 25 feet; otherwise, the side yard and rear yard setbacks of 5 foot, 8 foot for two story and 20 foot rear yards will apply. All access is required from Cheyenne Villa Circle. The addition contains 7.2 acres which provides for a gross density of 4.5 units per acre.

Lots 13 and 18 on the cul-de-sac are 6,051 square feet on Lot 18 and 6,053 square feet on Lot 13. The greenbelt has not been identified with a block number as requested by staff and a draft copy of the mandatory homeowner association has also not been submitted. The homeowners will have a significant maintenance obligation for the detention pond which will need to be accessed from Bryant Avenue, as well as the greenbelt which is included in the plat.

Jim Cloud, member of the ENA, asked if the maintenance of the detention pond would be with the homeowner's association. He asked if the lots could be made deeper to include the common area "A". He asked if the setbacks were acceptable at 20 feet. Peter Gray asked if there would be fee amounts approved for the homeowners to maintain the detention area. He

also expressed concern about the sight distance on 33rd based on the location of the street opening. Ms. Thrash asked how large the homes would be. It was indicated they would be 2,000 square feet in size. Ron Stangeland asked if the trees on the property would be removed behind his house and if his gate would have to be closed up. Mr. McGee indicated that individual fences would likely be put up for each house and that the trees may be saved, but could not be guaranteed based on the design of the house.

Steve Manek indicated that a swale would have to be constructed on the D-0 parcel to direct the runoff into the pond. That was not shown correctly on the drainage plans. An easement may be needed since the D-0 might sell after the homes were complete in order to make the drainage work to meet the code.

Motion by Cartwright, seconded by Thrash, to approve the preliminary plat subject to the swale being added, a copy of the homeowner's association document being submitted with the plat and the access to the common area being provided off Bryant. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Waner

The next item on the agenda was **Case # SP030027 Public Hearing and Consideration of Commercial Site Plan approval for the Bryant Plaza Office at 301 N. Bryant, south of Ayers and west of Bryant. (Dennis Chaumont)**

General Site Criteria

Existing zoning – "D-2" Neighborhood Commercial District.

Building size – 5,412 square feet

Use – office building

Lot size – 20,691 square feet, 0.475 acre

Setbacks – 100 foot from the center line of Bryant, 35 from the center line of the private driveway to the north, 50 feet off the side property line to the west and 40 feet off the south property line

Parking – 18 spaces are provided, the exact number required for 5,412 square feet for office use

1. Landscape Plan

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

Landscaping - Lot area = 20,691 sf

Landscape provided on plans submitted

Ten per cent of lot = 2,069 sf

7,944 sf

Plant units required = 165.5 plants

204 plant units

Required in front yard = 1,035 sf

6,971 sf in front yard

Evergreen required = 66 plants

96 plant units

2. Lighting Plan – light poles are already installed for the project. Chaumont's building is located to the north, Aldredge building located to the west, this building will be the last in the complex

- a. number of poles – N/A
- b. location of poles – N/A
- c. pole heights (including support base) – 25 feet
- d. type of lighting fixtures – N/A
- e. type of illumination –
- f. pattern of illumination for each light – wall packs will be placed on the building for basic security purposes, all of the surrounding uses are commercial.

3. Driveways/Parking – An existing drive on the north edge of the site will be utilized.
 - a. sidewalks and fire lanes – sidewalk shown along Bryant.
4. Mechanical equipment – located on the ground due to the pitch roof design of the building.
5. Fencing/screening – no fencing is required, none provided
6. Signage – existing sign will be utilized on the ground; wall signs will be incorporated to Code; the existing sign complies with the 6 foot height, 45 square foot size.
7. Elevations
 - a. number of stories – two (dormer windows – storage area)
 - b. materials used on exterior walls – brick on all 4 sides
 - c. roofs, mansards, windows and all other structures – pitch roof construction
8. General architectural appearance
 - a. exterior finishes – brick on all 4 sides, will match existing character of the area as to materials and colors
9. Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – the drainage/detention area is located at the east side of the property. Engineering has approved the plans.
10. Map of area adjacent to site identifying boundaries and existing drives
11. Refuse facilities – existing dumpster enclosure, no new location.
12. Sensitive borders – none.
13. Street paving and access management – Bryant is already four laned, driveway is in compliance
14. Title 21 Water and Sanitary Sewer Plans – water, sewer and fire hydrant are complete area is platted as Chaumont Plaza, Lot 3

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

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

NAYS: None

The next item on the agenda was **Case #SP030029 Public Hearing and Consideration of Commercial Site Plan approval for a 5,200 square foot office building in the Villages of Stonebridge one-half mile south of 33rd Street on the west side of Boulevard.**
(Derek Turner)

General Site Criteria:

Existing zoning – “D-O” Suburban Office, dermatology office

Setbacks – 100 foot from the center line of Boulevard, 48 feet from the south property line, 10 feet off the north property line and 30 feet off the west property line.

Parking – 33 spaces, 30 spaces are required due to the medical usage; however, this is a combined parking lot with future medical office buildings

Building size – 5200 square feet

Lot size – 26,721 square feet, Lot 5 of Stonebridge Addition

1. Landscape Plan

Landscaping - Lot area = 26,721 sf

Ten per cent of lot = 2,672 sf

Plant units required = 220 plants

Required in front yard = 110 sf

Evergreen required = 88 plants

Landscape provided on plans submitted

2,672 sf landscaping/lawn area

220 plant units

110 sf in front yard

88 plant units

2. Lighting Plan 20 poles Victorian style

a. number of poles - 4

b. pole heights (including support base) – 20 foot

3. Driveways/Parking- one on Blvd
4. Mechanical equipment –on ground
 - c. roof - 12/8 pitch
6. Signage – one 6 foot 42 square feet identifying the dermatology clinic
7. Elevations – one story
 - d. materials used on exterior walls – brick veneer
 - e. roofs, mansards, windows and all other structures
8. General architectural appearance
 - b. exterior finishes – brick veneer
9. Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – common to the entire Stonebridge project.
10. Refuse facilities – one location for the brick enclosed dumpster, will eventually be shared
11. Sensitive borders - A sensitive border is a site directly abutting residentially development land on any side.
12. Street paving and access management – Boulevard is already four laned;
13. Title 21 Water and Sanitary Sewer Plans - water and sewer lines are being constructed as part of the plat

Waner asked if there would be more landscaping. Derek Turner said there will be more in entrances and around property

Motion by Waner, seconded by Thomas, to approve this request subject to a shared dumpster once all buildings are in and will be toward the back. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #PR030033 Public Hearing and Consideration of Preliminary Plat for Danforth Village on the north side of Danforth, west of Pebble Creek. (Walter Morris and Son).**

The Edmond City Council has approved the site plan for the 7,000 square foot shopping center to be located east of the KFC/Long John Silvers and west of the Pebble Creek Addition on Danforth. Walter Morris and Son are requesting plat approval for one lot consisting of 0.91 acres. The property is zoned “E-1” General Commercial and the driveway on the west side of the lot is shared and a cross access easement shall be shown on the plat. Easements include the 17 foot of right-of-way along Danforth, 10 foot drainage easement on the east side of the property for a 36” reinforced concrete pipe. There is a 15 foot utility easement north of the north property line for sanitary sewer service. There will be an 8 foot brick wall on the east side of the property and the brick wall matches the building. Limits of no access recommended along Danforth except for the drive approach. The City Council required the dumpster on the west side of the site to separate it from the homes to the east. At this time, the enclosure is over a utility easement and that may be the best location even if the sewer line has to be maintained; the staff is still evaluating that condition.

Motion by Waner, seconded by Thomas, to approve this request. **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 **Public Hearing and Consideration of Ordinance amending Section 21.01.060 Deed approvals, lot splits or re-division of land of Title 21 Subdivisions.**

Suggested wording to amend Title 21 Subdivision Code:

“For all recorded plats of residential property located south of 15th Street, north of Danforth, east of Bryant and west of Kelly, a re-division of existing lots, where a new building site is created, is prohibited without a replat of the subdivision. This requirement does not apply to commercial or industrially zoned and platted property because there is no minimum lot size for those uses.”

This is added as a new bullet statement to the attached page from Title 21 referring to deed approvals and lot splits.

Mr. Cartwright indicated he did not favor this ordinance. He felt it would extremely difficult to have the entire addition to agree to change a plat to create new lots or any other addition.

There was no **New Business**.

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 7:00 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission