

## EDMOND PLANNING COMMISSION MEETING

Tuesday, September 2, 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 2, 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; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the August 19, 2003, Planning Commission Minutes.

Motion by Thrash, seconded by Thomas, to approve the minutes as written. **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 #PR030018 Consideration of Final Plat of Fairfax Estates 3 east of Coltrane, north of Covell Road (Fairfax Joint Ventures, LLC)**

J. W. Armstrong is requesting Final Plat approval of Fairfax Estates 3<sup>rd</sup> located 352 feet north of Covell Road one-quarter mile east of Coltrane. The subject property is zoned "A" Single Family Planned Unit Development and is accessed with private streets by one entry street north of Covell. The addition contains 13.57 acres, 33 single family lots. The lot sizes are generally 105 feet by 130 feet or 13,650 square feet. All the new streets will be private and the addition will be served with full City utilities. All the setbacks are provided as standard "A" Single Family; 25 foot front setbacks and 5 foot side yards for one story, 8 foot for two story and 20 foot side yard setbacks. Existing additions adjacent include Fairfax Estates 1; Fairfax Estates 2 is located to the east.

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

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

**NAYS:** None

The next item on the agenda was **Public Hearing and Consideration of Final Plat Silverleaf Office 3 south of Edmond Road, west of Kelly (Lambrecht Properties, LLC)**

Engineer Lax Godhania, representing Lambrecht Properties LLC, is requesting Final Plat approval of Silverleaf – Phase III Addition. This plat contains 1.97 acres and one lot zoned "D-1" Restricted Commercial District. Silverleaf Phases I and II are located to the north of the site. Terrace Addition residential neighborhood is located to the east across Kelly. A convenience store is located to the south across 7<sup>th</sup> Street. The Copperfield Addition residential neighborhood is located to the west. The Edmond Trails Plan identifies a new trail in the Copperfield Addition with sidewalk linkage on Kelly and 7<sup>th</sup> Street. No private improvements of any kind, including landscaping, curbs, driveways or decorative stones, can be allowed in the seventy feet of right of way required on Kelly Avenue for the Parkway Street Standard. The plat has been correctly drawn to provide for the 70 foot of right-of-way dedication for the Kelly Avenue Parkway. The City Council granted them an exception to the Preliminary Plat for this property but required the Final Plat.

Motion by Thrash, seconded by Thomas, to approve this request. **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 **Consideration of lot split for Steve's Rib Restaurant in the Dooley Farms development on West Edmond Road.**

Engineer Barry Lodge representing Ms. Connie Ferris is requesting a lot split to divide a portion of Lot 5, Block 1, and Lot 4, Block 1 of the Dooley Farms Office Park Addition for a Steve's Rib Restaurant. The subject property is zoned "D-1" Restricted Commercial Planned Unit Development. Ms. Ferris is providing a fire lane easement which will serve as a cross access between the Steve's Rib location on the west side of the drive and the future uses on the east side of the drive. The driveway location on Edmond Road has been shown on the plat but the cross access easements were to be determined just prior to site plan. Steve's Rib is working on the site plan and will be submitting that in the immediately future. There is an oil well and tank battery located north of the Steve's Rib site so the sanitary sewer will need to extend south from the north side of the lot to serve the frontage building site. Ms. Ferris has also submitted an easement for that utility. This location is not within a floodplain and will meet the access management standard for driveway separation and cross access. The lot has 237 foot of frontage on West Edmond Road and is 211 feet in depth for a total of 50,007 square feet. Water is available along Edmond Road and sewer is being extended with the property easement to serve the new lot. This property will comply with the detention requirements within the boundary of the new lot. Staff recommends approval.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion carried** 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 #PR030026 Public Hearing and Consideration of the Final Plat of Cheyenne Crossing 3<sup>rd</sup> Addition on the south side of Covell Road, west of Kelly (Ron Jewell)**

Engineer Lax Godhania, representing Ron Jewell, is requesting approval of a the 44 lot Cheyenne Crossing 3<sup>rd</sup> Addition on the south side of Covell, west of Kelly. The addition contains 15.128 acres and is zoned "A" Single Family Dwelling District. Mitch Park is located to the north across Covell from the site. Unplatted, undeveloped land zoned "A" is located to the east. Cedar Pointe II Addition, Pebble Creek and Ketch Acres residential neighborhoods are located to the south and southeast. Cheyenne Crossing 2<sup>nd</sup> Addition is located to the west. Cheyenne Crossing 3<sup>rd</sup> Addition provides for lot sizes ranging from 7,500 square feet to over 14,500 square feet. All lots will be served by city water and sanitary sewer. The proposed Clear Cut Street will access Covell. Cheyenne Crossing 3<sup>rd</sup> Addition will connect with Cheyenne Crossing 2<sup>nd</sup> Addition in six places. Linkage to surrounding properties is not proposed. The Edmond Trails Plan identifies a new trail on the south and southwest edges of the Cheyenne Crossing Addition. An existing on street trail is presently located on the north side of Covell fronting Mitch park. Building setbacks are planned with 20 foot front, 5 foot side yard, or 8 foot for two story and 20 foot rear yards. Detention is provided along Covell Road. Seventy feet of right-of-way is provided along Covell Road.

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

The next item on the agenda was **Case #SP030026 Public Hearing and Consideration of Commercial Site Plan approval for a bank on the west side of Santa Fe, west of the Wal-Mart Supercenter and south of Kwik Cleaners. (Commercial Federal Bank)**

General Site Criteria

Existing zoning – “D-2” Neighborhood Commercial District (drive-in facility allowed in D-2).

Building size – 3,600 square feet

Use – bank to include drive-in lanes

Lot size – 66,975 square feet, 1.537 acres

Setbacks – 126 feet from property line; on the south, setback is 95 feet; from the north 30 feet; from the west the building is set back 100 feet; the drive lane is 64 feet from the property line.

Parking – 40 spaces are provided for the 3600 square foot building. Twenty spaces are required using a retail standard. This should be discussed with the Bank. The Council will want an explanation of why there are so many extra spaces. It appears the Bank has left room for expansion of the building without the necessity to expand the parking.

1. Landscape Plan

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

Landscaping - Lot area = 66,975 sf

Ten per cent of lot = 6,698 sf

Plant units required = 536 plants

Required in front yard = 3,349 sf

Evergreen required = 215 plants

Landscape provided on plans submitted

15,000 sf landscaping/lawn area  
detention pond deducted not an effective landscape area

546.5 plant units

8,303 sf in front yard

238 plant units

2. Lighting Plan

- a. number of poles – 6 light poles
- b. location of poles – shown on plans
- c. pole heights (including support base) – 25 feet
- d. type of lighting fixtures – metal shoebox
- e. type of illumination – coated metal halide, 250 watts
- f. pattern of illumination for each light – shown on plans

3. Driveways/Parking – there is connectivity with the Kwik Cleaners to the north and with the common drive to the south which is the traffic light at the entrance to Wal-Mart on Santa Fe.

- a. sidewalks and fire lanes – sidewalk shown along Santa Fe.

4. Mechanical equipment – the roof is flat. Mechanical equipment will need to be screened by the parapet walls which is not shown clearly on the plans. There is a change in the elevation which could accomplish screening but additional information is needed.

5. Fencing/screening – a stockade fence is required along the west side of the property at least 6 feet in height. Homeowners have installed such a fence in the past but this would be a requirement of the bank should the homeowners remove their fence. A fence is a requirement of the “D-2” District. It is not a requirement of the “A” District.

6. Signage – The sign is 20 feet in height, 126 square feet in area, greatly exceeding the standard of 6 foot, 42 square feet. Joy Lohman with the Bank has been notified of this requirement.

7. Elevations
  - a. number of stories - one
  - b. materials used on exterior walls – synthetic stone veneer with calcium silicate masonry wainscot, stucco cornices and reveals and slate tile accent panels
  - c. roofs, mansards, windows and all other structures – The maximum height of the walls is 23 feet. The roof will be flat. A four lane drive covered drive through will be located on the north side of the building. A royal blue canvas awning will be located on the east and south elevations. A sign was identified on the canopy which is prohibited since it is not an enclosed structure. Murphy Oil has been prohibited from having a sign on their canopy.
8. General architectural appearance
  - a. exterior finishes – synthetic stone veneer with calcium silicate masonry unit wainscot, stucco cornices and reveals and slate tile accent panels
  - b. materials and colors
9. Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – the drainage/detention area will be located at the west side of the property.
10. Map of area adjacent to site identifying boundaries and existing drives
11. Refuse facilities – Dumpster location has not been shown on the plans. The staff recommends the dumpster be located near the south side of the property as far east of the residential yards as possible. The enclosure will need to match the building exterior.
12. Sensitive borders – The Orchard at the Trails (Bradford Park) neighborhood is located to the west of the site. There is a substantial setback from this elevation of the property although the detention area is in this location. Eight Austrian Pine trees are located along the west side of the property in a irregular pattern.
13. Street paving and access management – meets the minimum codes.
14. Title 21 Water and Sanitary Sewer Plans – Engineering is continuing to review the fire hydrant locations and the water line sizes. There is a storm sewer pipe to the south side of the development.

The applicant stated that there would be no mechanical equipment on the roof and to move the dumpster location to the southwest corner of the property, reducing the parking number to 38 spaces. They also agreed to bring their sign into compliance with the code. They also want to relocate three large trees behind the building further to the west, to allow for the entire perimeter of the building to be open and seen by others and to prevent potential hiding spots.

The Planning Commission was concerned about the large number of parking spaces. The applicants felt that this amount was necessary for the current building and future expansion. The applicants understood the Commission's concerns and agreed to remove the 14 spaces to the front of the property and label them on the plans as proposed future parking, if needed when the development is expanded.

The Planning Commission approved this item with that agreement.

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

**AYES:** Members: Waner, Thrash, Thomas, 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 33<sup>rd</sup> Street, east of Bryant. (Neal McGee)**

A two week continuance was requested by the applicant.

Motion by Cartwright, seconded by Waner, to continue this request to the September 16<sup>th</sup> meeting. **Motion carried** by a vote of 5-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #PR020037 Consideration of Final Plat of Creek Bend 3<sup>rd</sup> Addition north of 15<sup>th</sup> Street, east and west of Kerry Layne, extending east to Fox Lake. (Creek Bend, LLC)**

The applicant requested a continuance to October 7<sup>th</sup> .

Motion by Waner seconded by Cartwright, to continue this request to the October 7<sup>th</sup> meeting. **Motion carried** by a vote of 5-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #PR030022 Public Hearing and Consideration of Preliminary Plat for Stone Creek Office Plaza located on the northwest corner of Locust Lane and Bryant. (Contempra Holdings LLC)**

Terry Kerr is representing Contempra Holdings LLC in requesting Preliminary Plat approval of Stone Creek Office Plaza south of the Cedar Ridge Addition west of Bryant, north of Locust Lane. The plat contains 1.93 acres and 6 lots are planned for "D-O" PUD offices. Lot 7 is a common area which serves as a parking driveway area to include fire lane. The one driveway will be from Bryant with detention to be built along Bryant. The lot sizes are as follows:

Lot 1 is 3,727 sf

Lot 2 is 4,078 sf

Lot 3 is 3,639 sf

Lot 4 is 6,224 sf

Lot 5 is 5,463 sf

Lot 6 is 4,794 sf

The lots will contain the individual office buildings and there will be some landscaping around each of the buildings. However, much of the landscaping will be included along Bryant adjacent to the detention area. While a landscaping plan is not required and may be premature to review at the plat stage, the improvements of the detention area should be discussed in some detail with the Preliminary Plat so a follow through on the Final Plat can produce effective landscaping in the front yard area of this development. The slopes of the detention area, the ability to plant trees and shrubs along the viewable edge of the detention area is extremely important to insure landscaping along the arterial street. The majority of the remainder of the property will be hard surfaced by paving, car port or buildings. Another opportunity for landscaping is along Locust Lane but Bryant will be the primary view of this project. The utilities serving the project need to be to City standard.

The applicant has requested individual addresses with the creation of a street name, Stone Creek Plaza. The internal circulation is private and would not be named. The address will be off of Bryant where the driveway is located. This provided as information to the Planning Commission so they can be aware that the applicant requested this. There is a formal process for naming streets and establishing addresses. The interior drive will not be dedicated.

Terry Kerr, the applicant, stated that his development would have no more than 75 parking spaces and no more than six buildings. Utilities and common area landscaping will be provided before buildings are built. They are currently working on fencing types for the north and west of the property, but have not made any decisions yet.

Nancy Nelson, a nearby property owner, spoke that she felt that the project had improved and that Mr. Kerr had been very helpful in the addressing her concerns. She was concerned about landscaping along Locust Lane, and felt that there should be more.

Terry Kerr commented that they would address that in the landscaping plan and submit it to the City soon. Commissioner Waner agreed with the landscaping along Locust and suggested having fewer than six buildings.

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

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

**NAYS:** None

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 6:55 p.m.**

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission