

EDMOND PLANNING COMMISSION MEETING

Tuesday, October 7, 2003

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, October 7, 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 McCone, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the September 16, 2003, Planning Commission Minutes.

Motion by Cartwright, seconded by Thomas, to approve the minutes as written. **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 **Case #PR020037 Consideration of the Final Plat of Creek Bend 3rd Addition located north of 15th Street, east and west of Kerry Layne, extending east to Fox Lake. (Creek Bend, LLC)**

A continuance to the next meeting was requested by the applicant.

Motion by Cartwright, seconded by Waner, to continue this request to October 7th. **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 # U030008 Public Hearing and Consideration of Special Use Permit for a church parking lot Henderson Hills Baptist Church located north of 15th Street, east of I-35**

Henderson Hills Baptist Church located north of 15th Street, east of I-35 is requesting approval to add approximately 600 more parking spaces to the northeast of the church. The Special Use permit approved in May, 2002 identified 1800 seats requiring 600 parking spaces; 601 spaces have been provided on the plans supplied. The current request does not identify additional seating to be added at this time. To provide 1201 parking spaces indicates there could be at least 3600 seats according to the City code. Adding the additional parking gives the church flexibility for more people to drive their individual cars and arrive at different times. The original minutes reference that additional parking was planned but it was not originally approved. The total lot area of the new parking lot contains 307,178 square feet (7.05 acres). The Engineering Department has reviewed the plans as to erosion control and detention. The church has generally indicated that future buildings will extend into this area so the clearing for the current parking is a change that would need to be made at some time in the future.

Randal Shadid representing the applicant stated that at this time they are not changing anything with the buildings previously submitted, they are just adding parking due to the number of activities that go on at the church on Sunday and through out the week. They need an additional 600 spaces, making the total parking at 1200 spaces. Commissioner Waner asked if there were any plans for additional parking after this was built. Mr. Shadid responded that there would be additional parking needed when the buildings were expanded, as they would be built over the

current parking. This is in future though as the church continues to grow. Commissioner Cartwright felt that the church was aware of how much parking they needed and did not have a problem with the additional spaces. Commissioner Woods somewhat agreed but also did not understand why more parking was needed at this time with out making the building any larger.

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

AYES: Members: Cartwright, Thomas, Thrash and Waner

NAYS: Chairperson Woods

The next item on the agenda was **Case #PR030021 Public Hearing and Consideration of the Final Plat of Creekside located one-fourth mile west of Kelly on the north side of Edmond Road. (Sean Brownlee)**

Sean Brownlee and Dorothy Sadeghy are requesting Final Plat approval of the Creekside Addition located one-fourth mile west of Kelly on the north side of Edmond Road. The project contains 17.18 acres and is zoned a combination of "C-3" Multi-Family, "D-0" PUD and "D-1" PUD. Lots 1 and 2 of Block 1 and Lots 1 and 2 of Block 2 are zoned "D-1" PUD. The remainder of the lots in Block 2 are zoned "D-0" PUD. Block 3 is zoned "C-3" High Density Residential. Creekside Drive is proposed as a new public street and has 60 feet of right-of-way and is required to have 32 feet of paving as a commercial street. Common lots "A" and "C" shown as Homeowner's Association Common Areas will be parking lots at the back of the office and retail buildings. Lots 5 and 6 are zoned for office and will be constructed in a more conventional office layout with parking in front or to the side of the building. Common Area "B" needs to be labeled as a fire lane easement. This is the driveway connection to the Dooley Farms project to the immediate west. Since Common Area "B" is an access, it should also be marked "private" because the City will not be required to maintain this private driveway, although it is essential for circulation. The fire lane will be constructed to Dooley Farm Lane with this addition.

Block 3 will be developed as the Creekside Village Senior Housing and will have a series of interconnecting driveways. That lot will be served with public water and sanitary sewer and an off-site water line connection is required to the east for looping the water line between Kelly (through Chateau) to Edmond Road. An off-site easement has been submitted by Mr. and Mrs. Gazaway. Connie Farris with the Dooley Farms project has provided access to the public sanitary sewer line to the west; that easement has also been submitted.

Limits of no access need to be added to the plat on the lots along Edmond Road since the only drive approaches will be off Creekside Drive. The detention area is located partially in Lot 5, Block 1 and partially on Block 3. That area is marked as a drainage easement, but may need to be further identified as a Common Area to insure future maintenance and to more accurately describe the boundary of the detention area which meets Title 23 requirements.

Mr. Cassidy, the owner of 30 acres to the north of Block 3, is requesting access through this addition as a second access point to his property. His parcel is not landlocked since there is access through Chateau Addition to his ownership. His property is zoned "A" Single Family, and if his property was developed at the standard density, there would be approximately 100 homes constructed. With the traffic generated from such an addition, the most appropriate access to Edmond Road would be through the Dooley Farms project, directing traffic to the traffic light that is being planned at Hartford/Edmond Road/Dooley Farms Road. Since the traffic is less on Kelly than Edmond Road, it would represent a better distribution of traffic if Mr. Cassidy's property could also connect to Kelly through the former Circus ground parcel. Access through the

Creekside project to Edmond Road does not improve traffic movement since unprotected left turns would be required from the new Creekside Drive.

Sean Brownlee stated that they haven't changed anything from the preliminary plat, that the final plat was the same as what was approved previously. Commissioner Cartwright asked if the roads were to be put in before construction was started, Mr. Brownlee responded that a temporary road would be put in until the road construction was complete. Randal Shadid stated that he felt that this project did not meet connectivity standards because Mr. Cassidy's property, the 40 acres to the north, was almost completely landlocked. The land could potentially hold 100 homes, depending on design and they will need more access to the property and should require Mr. Brownlee to stub out. Commissioner Woods felt that the access for the property to the north should be dealt with through the signalized access point that is planned through Dooley Farms. He felt that it could be dealt with in future development of Dooley Farms and did not affect this project. Randal Shadid also requested that plats be noticed, due to the fact that Mr. Cassidy did not know about this project.

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

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

NAYS: None

The next item on the agenda was **Case #SP030033 Public Hearing and Consideration of Multi-Family Site Plan approval for Creekside Senior Living located one-quarter mile west of Kelly on the north side of West Edmond Road. (Meg Conine)**

Zoning – "C-3" High Density Residential and Commercial Services.

Use – 84 units constructed in 21 four-plex structures. Total land area equals 8.8 acres for a density of 9.5 units per acre.

Sensitive Borders – Not applicable to Multi-family. The land to the north is a 40 acre undeveloped parcel, the land to the west is Dooley Farms also zoned Multi-family and Office, the land to the east is Multi-family and General Commercial, and the land to the south is projected for Office.

Setbacks – Full compliance with the 25 foot setback from the new proposed street, Creekside Drive and 25 foot on the east, west and north.

Building Design/Exterior Walls – The buildings will consist of one story stone and siding exterior. All units will be four-plex structures, but each family lives independently. There will be a common community building and pool. There will be a looped driveway through the project. The developer is planning a controlled access gate off of Creekside Drive and the project will be fenced. The detention area will be located partially on Conine property and partially on Sadeghy (Brownlee) property.

Mechanical Equipment – Mechanical equipment will be located on the ground due to the pitched roof one story construction design of the units.

Lighting - Lights are recommended to be 24 foot in overall height with the shoebox design. There has already been a concern about light impacting single family homes in the area. Lighting should be limited to the site itself.

Fencing – The overall site will be fenced although not required by code.

Signs – The sign is proposed to be 7 feet in height, 30 square feet. Residential project signs are allowed to be 8 foot in height.

Parking – There are 173 parking spaces provided for the 84 units; 5 extra are provided. Based on the senior tenants, the five should be eliminated.

Landscaping - Lot area = 383,328 sf
Ten per cent of lot = 38,332 sf

Landscape provided on plans submitted
38,332 sf landscaping/lawn area not
including detention

Required in front yard = 19,166 sf
units rather than just in front of the structures like other residential.

Plant units required = 3820 plants

3820 plant units provided

Evergreen required = 1528 plants

1528 plant units provided

Driveway Location – A new street will be constructed to access this property which is 500 feet north of West Edmond Road. Developer Dorothy Sadeghy and Sean Brownlee will complete that street as a commercial standard street. The Creekside Village developer will connect with one driveway to that new street to be known as Creekside Drive.

Fire Department – The Water Resources Department has required, for adequate pressure purposes, a connection with the Chateau Addition water line to the northeast. This will provide service from Kelly through Chateau and through Creekside to the second supply location of the water line on Edmond Road. With the addition of the fire hydrants throughout the project, the Fire Department will approve the plans for a Building Permit. Mr. and Mrs. Gazaway have provided an easement for the waterline connection and Ms. Farris has provided an easement for the sanitary sewer connection.

Refuse Enclosure – At least two dumpster locations are being provided.

Drainage – Drainage/detention will be shared at the southwest boundary of the property between the Creekside developer and Dorothy Sadeghy. The run-off from this property continues west toward Dooley Farms.

The applicant stated that all buildings will have both stairs and be handicap accessible.

Commissioner Waner felt that the light poles were too tall for residential development. A lighting plan had not been submitted. The Planning Commission approved this item subject to lowering the lights to a maximum of 20 feet in height and that a lighting plan much be submitted before going to City Council.

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 **Case #Z030039 Public Hearing and Consideration of rezoning from “G-A” General Agricultural District to “R-1” Rural Estate Dwelling District south of Sorghum Mill between Post Road and Westminister. (Westminister Development, LLC)**

Attorney Randel Shadid is representing J. W. Armstrong in requesting 160 acres of “R-1” Rural Estate Residential zoning south of Sorghum Mill Road between Post Road and Westminister. The land is currently zoned “G-A” Agricultural. Edmond Plan III indicates the property suitable for single family. There is no water or sanitary sewer lines adjacent to the subject property. The proposed lot size of 90,000 square feet (2.06 acres) or larger qualifies building sites for individual septic tanks and water wells. The State Statues allow such development without city subdivision approval; however, a plat is being filed with the City. Streets for this development are planned to be private with gated access.

Commissioner Waner felt that this was a unique opportunity but stated that she felt that connectivity for future developments needed to be watched. Commissioner Cartwright felt that

this project was very well laid out and they would probably see the same type of layouts on future development. John Lutton with ENA, requested that the developers add language to the covenants to prohibit lot splits. Randal Shadid, representing the applicant responded that it would be considered.

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 **Case #PR030032 Public Hearing and Consideration of Preliminary Plat for Quo Vadis Addition south of Sorghum Mill Road between Post Road and Westminister. (Westminister Development, LLC)**

Westminister Development LLC is proposing a new 160.12 acre single family development. The addition will have a total of 37 lots ranging from 3 to 5 acres in size and one lot is a common area of 2.53 acres, Lot "A". The streets will be private with a gated access from Post Road and Westminister Road. "Limits of no access" is established along all exterior section line roads. A Homeowner's Association will be required for the addition to insure maintenance of the streets, gates and entry islands.

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 #PR030031 Consideration of Final Plat of Fairfax Block 20 located one-half mile north of Covell Road on the east side of Coltrane. (J. W. Armstrong)**

Fairfax Joint Venture, LLC, is requesting Final Plat approval of 3.43 acre plot in the Fairfax PUD. The subject property is zoned "D-O" Suburban Office Planned Unit Development. The access to the property is from Stone Haven Drive east of Coltrane north of the Gardens of Fairfax II. There will be "Limits of No Access" along that street and the drive approaches to the one lot addition will be from Garden Vista. This addition will be served with City water and sanitary sewer. All streets are private in this development.

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

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

NAYS: None

The next item on the agenda was **Case #U030007 Public Hearing and Consideration of Special Use Permit for a monopole cell tower located east of Santa Fe south of Danforth. (AT&T Wireless)**

This request was withdrawn by the applicant.

The next item on the agenda was **Case #SP030030 Public Hearing and Consideration of Commercial Site Plan approval for Dollar Tree Store located east of Kohl's north of Danforth. (Walter Morris and Sons)**

General Site Criteria:

Existing zoning – “E-1” General Commercial District.

Setbacks – Exceeds the required 100-foot from the center line of Danforth Road, exceeds the required 100 feet from the center line of Santa Fe Avenue, 202 feet from the north/back property line and 415 feet from the east/side property line adjacent to Pebble Creek Neighborhood.

Parking –75 parking spaces are required, 79 shown on plans.

Building size – 14,960 square feet

Lot size – 1.89 acres, 82,328 square feet.

Landscape Plan

Landscaping - Lot area = 82,328 sf

Landscape provided on plans submitted

Ten per cent of lot = 8,232 sf

8,232 sf landscaping/lawn area

Plant units required = 820 plants

820 plant units

Required in front yard = 410 units

410 plant units

Evergreen required = 164 plants

164 plant units

Lighting Plan – no new light poles are being added for this building; the only lighting added would be wall packs on the building recommended to be no more than 17 feet in height. The wall height is 23 feet.

Driveways/Parking – a temporary drive will be built along the east side of the building since this new building will be connected to Kohl's. The temporary drive will exist until additional retail is built to the east. There is a dock on the back of the building to be used for deliveries just as there is at Kohl's. The trash collection is also at the back. The service drive at the back of the building will be added to for connection to the temporary drive along the east side of the Dollar Tree Store.

Mechanical equipment – on the flat roof. It appears a structure is added to the roof to screen the mechanical; it is not clear as to what that material is. The mechanical has not been shown on the roof as a cross section. Staff is requesting additional information to verify compliance.

Fencing/screening – The 8 foot concrete block wall needs to be constructed on the edge of the paving at the back of the building for the most effective screening. This will help maintain the proper grade of the fence which was not initially accomplished with the first brick wall. For the time being, there is more than adequate room to access the back of the property and the detention area, if a new wall is constructed following the edge of the paving to the east line of the Dollar Tree Store at the elevation of the existing wall.

height – 8 feet

type of wall – concrete material matching the wall nearest to Kohl's. The concrete material is textured to resemble masonry blocks.

Signage – no ground sign. The wall sign is 128 square feet.

Elevations

number of stories – one, 23 foot tall wall.

materials used on exterior walls – quick brick is recommended in order to match the Kohl's. The front of the building other than the columns is all glass and EFIS. To improve it, a course of the quick brick is recommended along the sidewalk as a wainscot treatment at the bottom of the glass store front. Another option would be to mix the EFIS fascia with quick brick to connect with the appearance of the Kohl's store front.

General architectural appearance – EFIS, glass and quick brick

Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – use existing detention pond which has been sized for more than the Kohl's site.

Refuse facilities – at the back, enclosure required.

Sensitive borders – The Pebble Creek Neighborhood abuts the site on the north.

Street paving and access management – Santa Fe Avenue and Danforth Road are already four laned & have traffic control lights with left hand turn lanes to enter the Kohl's parking lot on the south and west sides.

City Planner Bob Schiermeyer stated that this project would be required to submit preliminary and final plat. Commissioner Waner was very concerned about this project. She felt that the property needed to have a safer access point plus she wanted to see a master plan of the development. Commissioner Cartwright responded that a master plan would be difficult with several different property owners and the project was already in motion. John Lutton was concerned about the long-term maintenance of the detention pond and the applicant responded that those details would be worked out in the platting stage. Commissioner Waner was also concerned about the number of parking spaces for the Dollar Tree. The Commission approved the item based on the continuation of the 8-foot wall behind the subject property plus 20 feet. They will also continue with the existing grade and elevation of the current developments.

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

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

NAYS: Waner

The next item on the agenda was **Case #U030009 Public Hearing and Consideration of Special Use Permit and Site Plan for an addition to the existing church at 3001 S. Boulevard. (Edmond First Church of the Nazarene)**

Edmond First Church of the Nazarene is proposing several building additions, a new parking lot and new canopies for their existing church on South Boulevard between Myra and Marilyn Drive. The additions to the church include a 2975 square foot fellowship hall, 4080 square foot of offices, 1300 square foot of new sanctuary and 1239 square foot of nursery area, Twenty-eight parking spaces are being added to the west side of the church and two canopies are added for the entrances facing Boulevard. The seating with the sanctuary addition is 420 requiring 140 parking spaces. The church is planning to add 447 plant units. The exterior walls of the buildings are primarily EFIS. The owner plans to remove the synthetic stones and replace with a textured block. Roof materials will be composition matching existing materials. The EFIS will match the neutral colors of the existing church. The trees to be added include maple, oak, cypress, red bud, pine, crepe myrtle and burford holly. Detention has already been constructed when the parking lot was added. Notices have been mailed to property owners, a sign has been posted on the property and a notice has been run in the local newspaper for the City Council hearing date.

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 **Public Hearing and Consideration by the City of Edmond for approval for a ground sign to be placed in the center median on Old Timbers Drive for the Cross Timbers Municipal Complex.**

The City of Edmond is proposing to install a ground sign at the entry street south of Covell Road to the Cross Timbers Municipal Complex. The sign is proposed to be 8 feet 6 inches tall and 47.93 square feet. The I-35 Corridor allows 25 foot tall and 75 square feet signs. The property to the north of this sign is "F-O" Light Industrial. Old Timbers Drive is the main entry to the City complex and will be used by the adjoining properties. Other curb cuts along Covell will be to the fire station and will need to be kept clear from non-fire business traffic as a public safety measure for fire response vehicles.

John Lutton with the ENA was concerned about the City possibly setting a precedent for signs in the median by granting this variance. Damon Wingfield a resident of Sleepy Hollow suggest adding an arrow point south to the sign to help prevent people from turning north to the transfer station.

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

There was no **New Business.**

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

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

NAYS: None

Meeting adjourned at 7:50 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission