

## EDMOND PLANING COMMISSION MEETING

Tuesday, December 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, December 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; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the November 18, 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, Waner, Thrash and Chairperson Woods

**NAYS:** None

The next item on the agenda was **Case #SP030040 Public Hearing and Consideration of Commercial Site Plan approval for retail and offices in the Signal Ridge Business Park on the southwest corner of 15<sup>th</sup> and Fretz Drive. (Turner and Company)**

Existing zoning – “E-2” Open Display

Setbacks – 100 feet off the center line of 15<sup>th</sup> Street and 25 feet west off Fretz Drive – 20 feet off the east property line and 35 feet off the south property line.

Height of buildings – 20 feet

Parking - 31 parking spaces, 24 spaces required. This is a shared parking and drive area with uses to the west.

Building size – 4,800 square feet

Lot size – 29,687 square feet. One of the proposed uses is for the Framing Gallery.

1. Landscape Plan –

Landscaping - Lot area = 29,687 sf

Ten per cent of lot = 2,968 sf

Plant units required = 237 plants

Required in front yard = 118 sf

Evergreen required = 95 plants

Landscape provided on plans submitted

sf landscaping = 2,968 sf

plant units = 237

sf in front yard = 118

plant units = 95

2. Lighting Plan - Mr. Derek Turner is developing this project. He developed the offices to the south and will continue with the same lighting design in the area, 15 feet tall. Three new poles are planned.

3. Driveways/Parking

a. sidewalks and fire lanes – One new driveway on Fretz is planned. The driveway to the west on 15<sup>th</sup> Street is in place and is shared with common access. Sidewalks are required along 15<sup>th</sup> and Fretz

4. Mechanical equipment – The roof is pitched so all air conditioning units will be placed on the ground.

5. Fencing/screening – No fencing is required. The adjoining uses on all sides is commercial zoning. Windrush Apartments is located to the east, but is zoned “E-2”.

6. Signage – One ground sign is proposed 6 feet in height, 42 square feet in area. The best location for that sign is on the southwest corner of 15th and Fretz Drive.

7. Elevations – One story buildings are proposed with a combination of split face block, brick veneer and EFIS sign fascia. The roof is combination shingles. A clock tower is planned and, as long as it does not exceed 45 feet, is an accessory use permitted.

8. Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage. Drainage report for Signal Ridge was done on an area wide basis.
9. Refuse facilities – Enclosure has been provided on the southeast corner of the property identifying the brick on three sides to match the building.
10. Sensitive borders – Not applicable. Multi-Family residential to the east is zoned Commercial..
11. Street paving and access management – Full compliance with City standard. New traffic light installed at Fretz and 15<sup>th</sup>.
12. Title 21 Water and Sanitary Sewer Plans – Water and sewer available adjacent and are being connected to as required.

Commissioner Waner asked if the landscaping was greater than 10% required and Derek Turner indicated that landscaping would be installed along 15<sup>th</sup> Street which had not been done for the buildings to the west, such as Waddell and Reed. He felt there was at least 11% or 12% of the lot in landscaping.

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

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

**NAYS:** None

The next item on the agenda was **Consideration of request for Deed Certification on property located on the west side of Kelly, south of West Edmond Road. (Kelly Second Investment LLC)**

Kelly Second Investments LLC requesting deed approval to sell a 43,485 square foot lot west of the Total Convenience/Gas Station at the southwest corner of Edmond Road and Kelly. The property is zoned “D-1” Restricted Commercial. The Copperfield Addition is located 50 feet to the west. The dimensions of the property are 195 feet by 174 feet, not including the right-of-way on Edmond Road. Title 21 will require a plat on the property with a Site Plan or before if the owner chooses. There is a City water main along Edmond Road and a sanitary sewer line at the south end of the property. Detention has been done individually on projects like the Total Convenience and the Fast Lube business.

Included with this memo are the minutes from the July 27, 1992 City Council meeting when the City Council discussed a buffer next to Copperfield. The specifications of the buffer need to be addressed with this deed approval. If the current owner is going to sell some of the land to another party, the access issues should be addressed even before the plat. If there is an expectation that the 50 foot “buffer” remain unimproved or landscaped next to Copperfield, that needs to be considered. In addition, any further drive cuts on West Edmond Road need to be generally considered to create the separation required and to limit the number of drive cuts to meet the driveway policy. A drive along the west side of the subject property could access the remainder of the current ownership to the south of the subject tract and also interconnect with Total as well as provide the adequate driveway separation. These issues need to be discussed with the application. The owner is generally aware of these issues and understands only one drive approach will be approved from the east line of Copperfield to the west line of the Total store.

Kim McClendon spoke representing the owner. He indicated he was proposing a restaurant would be open from 11:00 a.m. to 10:00 p.m. Commissioner Waner indicated that she felt the 50 foot buffer east of Copperfield should be left as open space and not include any portion of the driveway. Commissioner Cartwright indicated that the 50 foot appeared to be un-buildable based on the size and the driveway limitation. The staff indicated that the seller owns land south of the subject lot and fronting on Kelly north of It's A Wrap restaurant. That location would represent the building site. The seller was hoping to have access to Edmond Road with at least a shared drive with Mr. McClendon's proposed restaurant property. Commissioner Cartwright indicated the driveway would be determined at the time of site plan. It was noted that in 1992, the City Council required the 50 foot buffer as a part of the rezoning.

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 **Consideration of request for deed certification on property located south of Danforth, south of Commercial Federal Bank on the west side of Santa Fe. (Aldi's Grocery Store)**

Aldi's is proposing to purchase a 77,520 square foot tract south of the Commercial Federal Bank under construction on the west side of Santa Fe at the traffic light at the Wal-Mart Supercenter, south of Danforth. This parcel is adjacent to water, sanitary sewer, and the location is not in a FEMA or City standard floodplain. The driveway used by Commercial Federal Bank will be shared with Aldi's. The property has been previously platted. Aldi's is dividing a portion of Lot 1, Block 1, Trails Commercial Center Addition, leaving a 140 foot parcel north of Puppy Love as a separate lot. ONG has a 50 foot wide gas line through a portion of this lot historically extending from the southwest to the northeast. That angular portion of the easement has been released and is recorded in Book 9104, page 67, at the Oklahoma Country Courthouse. A car wash is generally planned south of Aldi's. The Aldi's lot is adequate in size for the 15,000 square foot building proposed; so the issue with this deed approval is considering the ONG easement, does that leave a buildable portion of the lot for another party to build on and with the release or abandonment of the easement that is the case. Aldi's is adjacent to water and sewer and will comply with the access management plan and has adequate space for the proposed grocery store and a detention area on the west side of the project. This tract is zoned "D-2" Neighborhood Commercial.

Matt Smith with Smith Roberts represented the applicant. It was noted that there was a narrow lot but a buildable lot left within the Trails Commercial plat to the south of the subject site. With the gas easement, the lot was only 90 feet wide but that was adequate for a small commercial building. A car wash has been discussed for the 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 **Public Hearing and Consideration of a one year extension of the commercial site plan approval for a water tower, water storage tanks**

**and associated equipment building to be located on the northeast corner of Coffee Creek Road and Boulevard. (City of Edmond)**

On October 8, 2001, the City Council approved the site plan for the northwest water tower and water storage tanks on four acres immediately north of Coffee Creek Road between Boulevard, the railroad tracks and Broadway. The property is zoned "F-1" Light Industrial. The industrial site plan is requested to be extended at the same standards as approved originally. The City has agreed to 15% landscaping. See attached. This water tower and storage facility is one of the most important public improvements planned in the City. The previous memorandum describing the project is attached.

John Luton with ENA asked when the construction would be started. City Engineer Steve Manek indicated that an engineer had been selected to prepare the plans. The project is likely to be constructed in phases based on the water supply required.

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

Commissioner Cartwright stated he felt this was the highest priority of any project in the City and he encouraged that the work be started as soon as possible.

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, Waner, Cartwright and Chairperson Woods

**NAYS:** None

**Meeting adjourned at 6:10 p.m.**

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission