

## EDMOND PLANNING COMMISSION MEETING

Tuesday, January 6, 2004

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, January 6, 2004, 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 December 16, 2003, Planning Commission Minutes.

Motion by Cartwright, seconded by Thomas, to approve the minutes as written. **Motion carried** by a vote of 4-0 as follows:

**AYES:** Members: Cartwright, Thomas, Thrash and Chairperson Woods  
**NAYS:** None  
**ABSTAIN:** Waner

The next item on the agenda was **Case #SP030044 Public Hearing and Consideration of Bryant Square Self Storage Facility located east of Bryant Square Shopping Center, one-eighth mile south of Second Street. (Birdsell Properties)**

The Bryant Square Apartments are located to the north of this site, Bryant Square Shopping Center is located to the west, the Oxford Oaks apartments are located to the east and the National Guard Armory is located to the south. There will be no residential component of the office. A manager will be on site some of the time. Access from the customers will be with a key pad entry and the Fire Department will have accessibility.

General Site Criteria:

Existing zoning – “E-1” General Commercial.

Setbacks – This property is not located adjacent to a public street. Birdsell Properties uses an easement on the east side of the Bryant Square Shopping Center to access this 2.39 acre lot. The project does show a 40 foot setback on the east and the west, a 5 foot setback on the north and a 30 foot setback on the south.

Height of buildings – 12 feet

Parking – There are 5 parking spaces although the entire lot is covered with paving for fire lane and general circulation around the storage units

Building size – 27,200 square feet

Lot size – 104,100 square feet

1. Landscape Plan

<u>Landscaping - Lot area = 104,100 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 10,410 sf	10,410 sf
Required in front yard = 5,205 sf	9,000 sf in front yard
Plant units required = 833 plants	834 plant units
Evergreen required = 333 plants	333 plant units

2. Lighting Plan – No light poles are planned, wall packs on the building.

3. Driveways/Parking – The property will be fenced as is typical with the self storage facilities. There will be one access on the west side of the property along the driveway behind Bryant Square, east of the current Academy Sports.

4. Mechanical equipment – The roof line is flat as with most self storage. There is no mechanical equipment to be placed on the roof. A portion of the building is climate controlled and the a/c compressor will be protected by bollards located on the ground.
5. Fencing/screening – The entire project will be fenced with chain link, stockade is not planned.
6. Signage – One 42 square foot ground sign, 6 foot in height is planned at the entry and 1 wall sign.
7. Elevations – The building have a 1/12 roof pitch and are metal framed buildings.
8. General architectural appearance – The owner plans to spray material on the exterior to resemble stucco or EFIS exterior. There are many overhead doors based on the storage use.
9. Drainage Report and related Grading Plan – The Drainage Report has been approved by Engineering. The detention area is located in the front of the property or the east elevation.
10. Refuse facilities – No screening is planned for a dumpster enclosure due to the location behind other established uses.
11. Sensitive borders – Single family units are not adjacent to this property. Apartments are located to the north and east. A landscaping border is planned along the east side of the property.
12. Street paving and access management – The fire lanes have also been approved. The property complies with good cross access.
13. Title 21 Water and Sanitary Sewer Plans – There will be one office for the Bryant Square Self Storage. The project will be served with City water and sewer and fire hydrants will be spaced for fire department access.

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 **Public Hearing and Consideration of request for a variance for wall size sign at 2501 S. Broadway, Academy Sports and Outdoors.**

The Sign Services Company representing Academy Sports and Outdoors requested a variance to allow larger signs on the south elevation of the building. The existing ground sign would be re-faced at its present size and location. The largest wall sign allowed is 400 square feet. The standard provides for 100 square foot for the length of the wall of the building plus an increase of 1 square foot for the wall sign for each foot that the building sits back from the property line with a maximum 300 square foot addition to the initial 100 square feet allowed for the wall sign. Almost all buildings face the public street. The subject building has been used as a Venture and as a K Mart but does not face the nearest public street. The proposed sign would not qualify because it exceeds the 400 square feet even measuring from the south property line near the El Chico Restaurant. The proposal is for a new wall sign at 632 square feet identifying Academy Sports and Outdoors. In addition, two Academy logos at 74 square feet each would be added to the ends of the building facing south for a total signage of 780 square feet or 380 square feet more than allowed by code. Academy believes they have a unique condition with the building not facing the street. No additional signs have been shown on the north or east elevations.

John Luton with the ENA stated that he felt that this was a good use of the building but was concerned about the size of the sign. Commissioner Thrash was concerned about giving a variance to this sign and Commissioner Waner also agreed as she felt it was a bad precedent.

Commissioner Cartwright stated that he might be able to support it if the ground sign on Broadway was removed but he could not support the current request.

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

**AYES:** None

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

The next item on the agenda was **Case #SP030047 Public Hearing and Consideration of Commercial Site Plan approval for an office warehouse located on the north side of Enterprise Drive just over one-eighth mile east of Kelly. (Paul Blair)**

Paul Blair proposed a 6,000 square foot building on the north side of Enterprise Drive approximately one-eighth mile east of Kelly. The Enterprise Business Park is zoned "F-1" Light Industrial and is located north of Centennial between 15<sup>th</sup> Street and 33<sup>rd</sup> Street east of Kelly.

General Site Criteria:

Existing zoning – "F-1" Light Industrial

Setbacks – 84 feet from the front building line, 30 foot off the west property line, 60 feet off the east property line and 100 feet off the north property line.

Height of buildings – The building is approximately 18 foot in height.

Parking – 26 parking spaces have been provided.

Building size – 6000 square feet

Lot size – 45,000 square feet

Landscape Plan

Landscaping - Lot area = 45,000 sf

Landscape provided on plans submitted

Ten per cent of lot = 4,500 sf

4,500 sf landscaping/lawn area

Plant units required = 344 plants

355 plant units

Required in front yard = 172 sf

172 sf in front yard

Evergreen required = 138 plants

138 plant units

Lighting Plan – No light poles will be provided, only wall pack lighting on the building.

Driveways/Parking – Two drives will be provided along Enterprise Drive.

sidewalks and fire lanes - graphic

Mechanical equipment

roof location – The roof has a 12/2 pitch, no mechanical is shown on the roof which would be obvious on this pitch.

ground location – Mechanical equipment will need to be located on the ground or inside the building.

Fencing/screening – All the land surrounding the building is industrial (F-1). No fencing is required. The developer is planning a fence for a service yard.

Signage – The proposed use is Blair Vending and Coffee. Only 1 ground sign 6 feet in height, 42 square feet is allowed and wall signs.

Elevations - number of stories – one story. Enterprise Business Park allows for metal buildings on the sides and rear with 50% of the front wall required to be masonry.

Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – Lax Godhania has submitted drainage plans for review. Each lot designs for individual detention.

Refuse facilities – Dumpster location is in the northwest corner of the property. It is not necessary to screen the dumpster due to its location from the street.

Sensitive borders – There are no sensitive borders adjacent to the site.

Street paving and access management – Enterprise Drive is a public street.

Title 21 Water and Sanitary Sewer Plans – City water and sewer are adjacent to the site and will be connected for service.

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 # PR030046 Consideration of Preliminary Plat of Villages at Clegern Park Addition located east of Rankin, south of the University Park Apartments north of Clegern Park Addition. (Steve Blair)**

Steve Blair requested Preliminary Plat approval of Village at Clegern Park. This project is only one lot and one block. The land area contains 20,412 square feet, just enough space for 7 units zoned “C-3” High Density Multi-Family. The units would not be sold by fee simple ownership with a deed for each unit. They will be sold under the “unit ownership estate” where exterior of the buildings will be owned in common but each person will own the interior of the unit. Each unit will be served with sanitary sewer and city water. Detention plans have now been completed and reviewed. Setbacks have been approved at a 12-foot front building line. The side yard to the south is 8 feet and 8 feet to the north with a 10-foot rear yard to the east next to the detention pond. All structures are two story and the side yard setbacks do comply with City code. Variances were approved for the front and rear yard.

Mike McEwen, a property owner next to the subject property, had been away due to military duty and had not had a chance to speak at prior meetings. He was concerned about the density of this project, the detention being adequate, and the parking not being adequate along with the on street diagonal parking being a traffic hazard. Commissioner Woods responded that the detention had been reviewed by City staff and had met approval. Maintenance of the pond needed to be worked out by the applicant. He also stated that the angled parking been approved for the special use by the City Council. Steve Blair agreed to work with Mr. McEwen to answer his questions and resolved maintenance requirements of the detention pond.

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

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

**NAYS:** None

The next item on the agenda was **Case #PR030045 Consideration of Preliminary Plat of Fairfax Estates V Addition located north of Covell Road, one-half mile east of Coltrane Road. (Fairfax Joint Ventures, LLC)**

Bryan Coon of Coon Engineering, Inc., representing Fairfax Joint Ventures, requested Preliminary Plat approval for a 9.86 acre addition located north of Covell Road, one-half mile east of Coltrane Road. The property is zoned “A” Single Family Dwelling District Planned Unit Development. This location is surrounded by the Fairfax golf course on three sides. There is not an opportunity to connect this one cul-de-sac to other streets in Fairfax but this street layout does match the PUD Master Plan. The fifteen lots will range in size from 0.46 to 0.73 acres. Fairfax Estates V proposal is for a gated access private street addition. The new street will be Fairfax Heights Drive and will terminate in a cul-de-sac. Each of the lots will have City of Edmond water and sewer utilities. Seventy feet of right of way is shown on the preliminary plat

along Covell Road. The streets will have to be constructed to city standard even though they are private. The Edmond Trails Plan identifies linkage on Covell and Coffee Creek Trail to the north of the addition.

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 **Case #PR030041 Consideration of Final Plat of Oak Tree Park IV Addition located west of Kelly Avenue and one-half mile south of Sorghum Mill Road. (Jim Meyer)**

Oak Tree Park Development, LLC, represented by Jim Meyer, requested Final Plat approval for a 18.6 acre phase of Oak Tree Park Addition. The plat includes 38 single family lots ranging in size from 13,000 square feet to 15,400 square feet. This addition will be served with city water, sanitary sewer, electric, police, fire and garbage collection. This phase is adjacent to Sorghum Mill Estates on the north. The developer understands the right-of-way requirements on Kelly of 70 foot from center line. This phase does not include land along Kelly since that additional 20 foot would change the lot size for the cul-de-sac that backed up to Kelly. The original wall built along Kelly now owned by the Homeowners Association was constructed for 50 foot of right-of-way being provided along Kelly and that wall will have to be changed in order to produce a continual 70 foot of right-of-way along Kelly. Access to this addition is from W. B. Meyer Parkway in Phase 3 of Oak Tree Park, just south of the addition. All streets will be public in this section of the development. All setbacks are standard with 25 foot front yards, 15 foot side yards for corner lots. The private street/gated phase of this project will be developed later. Other development in the area includes Belmont Farms Addition to the east (single family) and Crosstimbers Elementary School to the northeast. Sorghum Mill Estates Addition consisting of 117 lots is located to the north. There are 183 lots in Oak Tree Park phases 1, 2, and 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, Waner, Thomas and Chairperson Woods

**NAYS:** None

The next item on the agenda was **Case #PR030047 Consideration of Final Plat of Woody Creek 2<sup>nd</sup> Addition located south of Danforth one-quarter mile east of Coltrane. (Matt Wilson)**

Matt Wilson requested Final Plat approval of Woody Creek 2<sup>nd</sup> single family addition. This plat contains 50 lots on 27.94 acres. The lots range in size from 16,300 square feet to 18,200 square feet. All streets are private with gated access. The addition is served with city water, sanitary sewer, electric, police, fire and sanitation. Woody Creek 1<sup>st</sup> Addition contains 56 lots. All setbacks are standard at 25 foot front setbacks with 20 foot rear yards. There is common area along the back of some of the lots at the entry street for landscaping improvements. "Limits of no access" needs to be added along Danforth. The owners certificate needs to be corrected to remove the street dedication from the owners certificate.

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 deed approval for two parcels on East Second Street 1/8<sup>th</sup> mile west of Coltrane. (Best Western)**

Attorney James P. Kelley, representing Satyam Enterprises, LLC, requested deed approval for a 1.8 acre 80,046 square foot parcel (the existing hotel) and a 2.7 acre 118,082 square foot parcel (vacant east of the hotel). The property is zoned "E-1" General Commercial and a plat will be required prior to a building permit on at least the vacant parcel as required by Title 21 of the City code. Deed approval requirements for a site are 1) is the location adjacent to city water, 2) is the site adjacent to city sewer, 3) is the site adjacent to public access or acceptable public access by common drive and is access management in order, 4) is the site in a floodplain or special drainage study performed by the City.

In order for the vacant parcel to be approved, a cross access driveway easement will be required connecting Second Street to the Best Western driveway. The lot has 139 feet of frontage on East Second which is not adequate for a separate curb cut. In addition, the detention pond from Best Western is on the vacant parcel. A private easement will be needed and recorded at least until a new detention area is constructed on the vacant parcel meeting the requirements for both tracts. The temporary detention area seems to be located in such a way that it may not be the best design for permanent detention. The driveway in the southwest corner of the hotel property would need to connect to the vacant parcel with an interconnecting easement to meet the fire lane requirements and access to the fire hydrants and a firelane easement from Second Street to the southeast corner of the property will be needed across the 1.8 acre tract. Sanitary sewer is located along Second Street adjacent to both parcels. Water is available along Second Street but may need to be looped depending on the use of the vacant tract. A common driveway will need to be shared on Second for access management and driveway standard and separation requirements. The property is not located within a floodplain. Plats are required even though deeds are approved for at least undeveloped tracts. The Commissioners were concerned about approving this deed approval. They asked the applicant to commit to platting the property and he agreed, however he did not want to plat until after the property had been put under contract, which could take several months to even years. The Commission was concerned about the driveway easement and the detention pond not being clear to future buyers of the property. They didn't want any surprises to happen after the property was bought. Commissioner Cartwright asked if these requirements could be shown on the deed, City staff responded that conditions were not typically on deeds, but a letter of conditions could be attached. Commissioner Woods suggested platting with the conditions on the plat and having both the plat and the deed approval on the agenda at the same time. The Commission did not feel comfortable voting on this until the situation is cleared up. The applicant asked for a two-week continuance.

Motion by Thomas, seconded by Waner, to continue this request two weeks to the next meeting. **Motion carried** by a vote of 5-0 as follows:

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

**NAYS:** None

There was no **New Business**.

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

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

**NAYS:** None

**Meeting adjourned at 7:00 p.m.**

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission