

## EDMOND PLANNING COMMISSION MEETING

Tuesday, March 2, 2004

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, March 2, 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 February 17, 2004, Planning Commission Minutes.

Motion by Thrash, seconded by Waner, to approve the minutes as written. **Motion carried** by a vote of 4-1 as follows:

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

**NAYS:** Thomas

The next item on the agenda was **Case #U040003 Public Hearing and Consideration of Special Use Permit for a 140 foot tall monopole cell tower at 2111 E. 15<sup>th</sup> Street. (U.S. Cellular)**

Several options have been considered and there are no alternatives available for placement of the U. S. Cellular equipment on the ground if the antenna was located on the existing cell tower. Doug Henderson will request a vote from the Planning Commission to proceed to the City Council on his application for a 140-foot tower. There are no changes from the previous material provided to the Planning Commission.

Dick Howard a resident in Chimney Hill stated that he had looked at other cell tower sites and this one was the closest to residential that he could find. Due to the fact that the application hadn't changed from the original proposal and the proximity to the addition, he was opposed to the application. Other citizens who lived in the area were concerned about drainage, removal of trees and the look of the cell tower. They were also opposed to this application. Commissioner Woods stated that he tried to help find an alternate solution for the site and there just wasn't one. The tower is located in the best place for this situation, landscaping will be added and removal of trees will be minimal.

Motion by Cartwright, seconded by Thomas, to approve this request. **Motion carried** by a vote of 3-2 as follows:

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

**NAYS:** Thomas and Waner

The next item on the agenda was **Case #U040002 Public Hearing and Consideration of Special Use Permit for a 125 foot monopole cell tower at 3840 East Second Street east of I-35 and south of the Holiday Inn Express. (U.S. Cellular)**

Doug Henderson representing U. S. Cellular has verbally indicated that the company has elected to move the tower to the southeast corner of the Holiday Inn Express property into the last landscaping island in the parking lot. This location would be west of an undeveloped property south of the Conoco at the Fountains. This location was suggested by the Planning Commission at the last meeting. If the monopole is still 125 foot tall and incorporates the flag

pole or if it is standard monopole with an antenna, this location is more suitable because of the over 300 foot setback from Second Street and the landscape island is a better location for the equipment cabinet. Mr. Henderson has not revised the plans at the preparation of this agenda.

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 **Public Hearing and Consideration of Second Street booster pump station located on the north side of East 2<sup>nd</sup> Street, one-quarter mile west of Coltrane. (City of Edmond)**

General Site Criteria:

Existing zoning – “D-2” PUD

Setbacks – 75 foot from the front property line, 10 foot off the west side and 40 foot off the east side of the property.

Height of building – 20 feet

Parking – two spaces, no employees actually work at this facility, it will be checked occasionally in the operation of water lines for this part of the City.

Building size – 1,040 sf

Lot size – 60’ by 100’, 6,000 sf

1. Landscape Plan

Landscaping - Lot area = 6,000 sf      Landscape provided on plans submitted

Ten per cent of lot = 600 sf              600 sf landscaping/lawn area

Plant units required = 60 plants        60 plant units

Required in front yard = 60 sf          60 sf in front yard

Evergreen required = 24 plants        24 plant units

2. Lighting Plan – no light poles will be provided. There will be a security fence and a roll type gate with lighting on the building.

3. Driveways/Parking – one driveway on Second Street

4. Mechanical equipment – the roof is a standing seam metal pitch roof, all of the mechanical equipment will be located on the ground.

5. Fencing/screening – security fencing.

6. Elevations – The exterior will be brick veneer. There is one overhead door that faces Second Street for access to the equipment.

7. Drainage Report – drainage plans have been reviewed and approved.

8. Street paving and access management – Second Street already meets standards.

9. Title 21 Water and Sanitary Sewer Plans – no sewer required for this use. The purpose of the building and equipment is to increase the water pressure as needed in the Edmond system.

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 pump station annex addition to the water tower complex on Woods and Sons Boulevard east of I-35. (COE)**

This location is at the two water towers northeast of I-35 and Second Street. There is already a pump station at the base of the towers and the proposal is to add additional equipment and expand the pump station. All of the infrastructure is in place in terms of driveway, parking, lighting, detention and fencing.

General Site Criteria:

Existing zoning – “F-1” Light Industrial and surrounding property is zoned Light Industrial  
Setbacks – 250 feet south of Woods and Sons Boulevard on the south side of the existing pump station.

Height of buildings – 15 feet

Parking – all existing

Building size – 1,000 square feet

Lot size – 2565 square feet

1. Landscape Plan

Landscaping - Lot area = 2565 sf	Landscape provided on plans submitted
15 per cent of lot = 385 sf	385 sf landscaping/lawn area
Plant units required = 62 plants	67.5 plant units
Required in front yard = 62 sf	62 sf in front yard
Evergreen required = 25 plants	30 plant units

2. Lighting Plan – no new light poles will be added.

3. Driveways/Parking – existing driveway on Woods and Sons will remain. No change.

4. Mechanical equipment – the building will have a pitch roof, no mechanical equipment will be observed from any street.

5. Fencing/screening – no change in any of the fencing on the site. There is currently a security fence.

6. Elevations – one story or less brick building, pitch roof.

7. Drainage Report and related Grading Report Plans and Calculations – no impact to the existing drainage. Engineering has reviewed the plans.

8. Street paving and access management – no change to the Woods and Sons Avenue or driveway location.

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 **Public Hearing and Consideration of Commercial Site Plan approval for 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)**

Zoning – “F-1” Light Industrial.

Use – Single story 600 square foot building located north of Coffee Creek east of Boulevard.

Setbacks/Height – The water tower is 170 feet tall and will store 2 million gallons of water. The 2 underground storage tanks will also hold 2 million gallons each. The building is setback 140 feet from the center line of Coffee Creek Road and over 100 feet from Boulevard.

Structure Design – The underground tanks are concrete and extend 8 feet out of the ground. The tower pedestal is concrete. The bowl is steel. The pedestal diameter is 46 feet. A 30 x 50 foot building for equipment will be constructed of split-faced block. The roof is standing seam metal. The pedestal height is 100 feet. The dome and bowl on the tower extend approximately 70 feet. There will be a stand-by generator.

Mechanical Equipment – All equipment will be inside the accessory building.

Lighting – Minimal. Maximum pole height is 30 feet.

Fencing – There will be chain link fencing around the entire site with a locked gate.

Parking – There are a minimum of 4 parking spaces.

Landscaping - Lot area = 139,543 sf. Landscape to be provided:

Fifteen per cent of lot = 20,932 sf. 20,932 sf. landscaping/lawn area

Plant units required = 1,675 plants 1,684 plant units

Evergreen required = 888 plants 888 plant units

Required in front yard = 20,932 sf. 20,932 sf. in front yard

Driveway Location – One drive is planned on Boulevard. No drive planned on Coffee Creek.

Drainage – The property will be graded as needed and will meet City code and DEQ standards.

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 #PR040001 Consideration of Preliminary Plat of Hunter's Creek IV located west of North Kelly and south of Coffee Creek Road. (Randy Hill)**

Randy Hill with E. D. Hill Survey and Engineering is representing Hunter's Creek Development and Mr. Tim Hughes in requesting preliminary plat approval of Hunter's Creek IV or the final phase of this addition. This project contains 43 acres and 47 single-family lots. The lots range in size from 120' by 220' (26,400 sf) to 35,000 square feet. The addition will be served with full City services. This phase will link Hunter's Point Road in the Hunter's Pointe Addition with Creek Bend Road and Creek Spur in the Hunter's Creek 2<sup>nd</sup> and 3<sup>rd</sup> additions. There is a 130-foot wide OG&E easement along the south boundary of the property. Mitch Park lies to the south of this project. The Hunter's Creek Villas developed as a patio home project and will have no street connection to any phase of Hunter's Pointe or Hunter's Creek. All setbacks are standard at 25 foot front setbacks and 20 foot rear setbacks. Mr. Hill indicates they plan to file a Final Plat on one-half of this area upon approval of the preliminary plat. The next final plat needs to make the connection with Hunter's Pointe Road as originally agreed for improvement of the general traffic circulation and distribution to the southern parts of this addition, which otherwise requires an unreasonably long access to Coffee Creek Road. Engineering has requested modification of some of the lots based on the floodplains but Ron Roddy with E. D. Hill is making the corrections.

Commissioner Waner was concerned about the driveway placement on two of the lots. The applicant stated that they would work with staff before the final plat to help eliminate any problems.

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 #ES040002 Public Hearing and Consideration of easement closings at Cheval Pointe Addition located south of Covell Road and one-half mile east of Bryant. (Jack Skaggs)**

Jack Skaggs is the developer of Cheval Pointe Addition and no lots have been sold. All utilities have been constructed in the street right-of-ways so the rear yard easements are not needed. The inspections are being completed on the public improvements. The Engineering Department supports the closing of the 20-foot utility easements at the back of each lot on both sides of the new street, Cheval Pointe Drive. Mr. Skaggs has also requested that the east-west easements parallel to Covell adjacent to Lot 28 and Lot 1 be closed. Utility companies have been notified of this request and this is a good time to close the easements prior to building permits and final release of all the improvements while the addition is under one ownership.

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 #SP040006 Public Hearing and Consideration of Commercial Site Plan approval for a swim school located south of 18<sup>th</sup> Street, west of Kids Inc. and east of the Ballenger dental office. (Yolanda Coronel)**

A continuance to April 6 was requested by the applicant.

Motion by Cartwright, seconded by Waner, to continue this request to April 6. **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 #SP040004 Public Hearing and Consideration of Commercial Site Plan approval for a restaurant east of Blackwelder, north of Second Street at University Village. (Steak N Shake)**

General Site Criteria:

Existing zoning – “E-2” Open Display

Setbacks – 200 feet north of Second Street, 40 feet south of the north property line, 30 feet west of the east property line and 25 feet east of the west property line.

Height of buildings – 18 ½ feet

Parking – 55 parking spaces

Building size – 3885 square feet

Lot size – 42,176 square feet

1. Landscape Plan

Landscaping - Lot area = 42,176 sf	Landscape provided on plans submitted
Ten per cent of lot = 4217 sf	4217 sf landscaping/lawn area
Plant units required = 339 plants	339 plant units
Required in front yard = 170 sf	248 sf in front yard
Evergreen required = 136 plants	225 plant units

2. Lighting Plan

a. number of poles – six lights

b. pole heights (including support base) – height of poles is 25 feet height

3. Driveways/Parking – the driveway access will be from the center drive located west of the Wal-Mart Neighborhood Market. There will be a temporary construction drive to Blackwelder. This drive is not scheduled to be improved until the shopping center is completed by Sooner Investments. Customers can access Steak n Shake at the light to the Wal-Mart Neighborhood Market and they can exit on Second Street or enter on Second Street west bound.
  - a. sidewalks and fire lanes – sidewalks will be required along Second. Fire Department has reviewed the plans and the property complies.
4. Mechanical equipment – The structure has a flat roof, so the top of the wall will need to screen mechanical equipment.
5. Signage – a 15-foot tall sign is proposed, 54 square feet which is allowed as a pad site at a shopping center.
6. Elevations – provided for a one-story building. Sooner Investments is discussing the neutral or tan to brown color pattern for the restaurant, which has been used at University Plaza and University Village on the Wal-Mart Neighborhood Market.
7. General architectural appearance – the exterior materials will be brick, stone or a stone appearance on the base and top of the wall. Canopies will also be used.
8. Drainage Report – done on a regional basis to the south of the Target/Lowe’s site. Plans have been reviewed.
9. Refuse facilities – Sam McNeiland has reviewed the plans with Greg Massey with Carter Burgess and his comments are attached, which is for approval.
10. Street paving and access management – Access management and street improvements are to City standard.
11. Title 21 Water and Sanitary Sewer Plans – Plans for utility connections have been approved.

Commissioner Waner was concerned about the traffic pattern of this project. She felt that the area was dangerous with Wal-Mart and asked if the main access point to this project could be moved to the North. Greg Massey representing the applicant stated that at this time, they do not own the property to the north and that any access agreements would have to be worked out with the property owner. In the future, more access will be available as the site develops. Commissioner Woods asked about a cross access agreement. Mr. Massey answered that cross access agreements would be in place in the future development of the site, currently they have a temporary easement for sanitation access to Blackwelder. At this time, he cannot guarantee the north access point.

Motion by Cartwright, seconded by Thrash, to approve this request. **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 #PR040003 Consideration of Re-Plat of The Lakes at Bridgewater located east of Santa Fe Avenue and one-half mile north of West Edmond Road. (Tracy Markum)**

Chuck Twibill with Smith Roberts Baldischwiler requested approval of Re-Plat of The Lakes at Bridgewater south of Christian Brothers on the east side of Santa Fe. This is the private street portion of Bridgewater with 43 lots developed around the Lake. Originally, the plat had 47 lots. The engineer for the developer has identified the new utility connections which is sometimes a problem changing from an original plat with a larger number of lots; the sewer and water taps are not in the right location compared to the new lot lines. There is no change to the street

alignment or drainage improvements. The reason for this change is to produce larger lots than the original 6,400 square foot and larger.

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 request by Ron Jewell for deed certification Lot 1 Block 1 Cheyenne Crossing First Addition, 2016 Redland Drive, to be divided into two parcels.**

Developer Ron Jewell would like to divide Lot 1, Block 1 Cheyenne Crossing First Addition into two parcels, "A" and "B". This addition is located south of Mitch Park and Covell Road between Santa Fe and Kelly. The common area detention pond embankment has actually been constructed on the "A" portion of the lot as shown on the survey of Lot 1, Block 1. This tract of land is un-buildable because it is the embankment. Mr. Jewell will provide this parcel "A" containing 2,589.06 square feet to the Cheyenne Crossing Homeowners Association and will retain the "B" portion of the lot. That parcel contains 8,697.87 square feet. The original lot provided for 45.91 foot of frontage on Redland Drive. Lot "B" will now only have 27.72 foot of frontage on Redland Drive rather than the 35-foot normally required. In order to approve this deed, the Planning Commission will need to consider an exception to the 35-foot lot width. Lot "B" is adjacent to water and sanitary sewer.

The choices on solving this issue include this approach through the lot split standards or asking that a re-plat occur of Block 1 to re-designate the lot "A" as Common Area "B" detention/utility easement detention pond private. Lot 1 would be the irregular shape, 8697.87 square foot lot with a lesser frontage on Redland Drive.

Commissioner Cartwright stated that he was agreeing to this lot split due to the hardship of the detention area. Commission Waner was concerned about granting the lot split but agreed due to the unusual circumstances of the property.

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 #SP030043 Public Hearing and Consideration of Commercial Site Plan approval for a Wal-Mart Supercenter located on the northwest corner of 15<sup>th</sup> Street and I-35. (Wal-Mart Stores East, L.P.)**

A continuance was requested by the applicant.

Motion by Cartwright, seconded by Thomas, to continue this request to April 6, 2004. **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 #SP030028 Public Hearing and Consideration of Commercial Site Plan approval for Fox Lake Plaza Shopping Center located south of Fox Lake Lane, on the west side of I-35. (Frank Battle)**

A continuance was requested by the applicant.

Motion by Thrash, seconded by Waner, to continue this request to April 6, 2004. **Motion carried** by a vote of 5-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #PR030030 Public Hearing and Consideration of Preliminary Plat approval for Fox Lake Plaza Addition located south of Fox Lake Lane, on the west side of I-35. (Frank Battle)**

A continuance was requested by the applicant.

Motion by Thomas, seconded by Thrash, to continue this request to April 6, 2004. **Motion carried** by a vote of 5-0 as follows:

**AYES:** Members: Thomas, Thrash, Waner, Cartwright 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 7:05 p.m.**

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission