

EDMOND PLANNING COMMISSION MEETING

Tuesday, April 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, April 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 March 2, 2004, Planning Commission Minutes.

Motion by Thomas, seconded by Thrash, to approve the minutes as written. **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 **Case #SP040009 Public Hearing and Consideration of Commercial Site Plan approval for an office building located 200 feet west of Boulevard south of 33rd Street in the Villages of Stonebridge Development. (Turner and Company)**

Existing zoning – “D-0” Suburban Office District Planned Unit Development.

Setbacks – This lot sits approximately 200 feet west of Boulevard. The zoning around this property is Office and Multi-Family except to the south which is Mr. Preston’s and a new fence has been installed along the south side of the property. The setbacks for the lot which are not directly adjacent to a public street are 42 feet front, 21 feet rear yard, 21 feet west side yard and 66 feet east side.

Height of buildings – 28 feet 6 inches, two story

Parking – 42 parking spaces

Building size – 9,373 square feet total, 6,566 square feet on first floor and 2,807 on second floor.

Lot size – 26,136 square feet

1. Landscape Plan

Landscaping - Lot area = 26,136 sf	Landscape provided on plans submitted
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Ten per cent of lot = 2,614 sf	6,500 sf landscaping/lawn area
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Plant units required = 209 plants	329.5 plant units
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Required in front yard = 105	259.5 in front yard
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Evergreen required = 84 plants	242 plant units
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2. Lighting Plan – this project is part of the Stonebridge PUD and the lighting will be consistent throughout as to style.

a. number of poles – 3

b. pole heights (including support base) – 20 feet

3. Driveways/Parking – part of a common driveway plan that has been approved as part of the plat. There is access for the Fire Department along the side of the building.

4. Mechanical equipment – The building has a pitch roof construction and all the mechanical will be located on the ground.

5. Fencing/screening – A fence has already been constructed along the south property line. No fencing is required along the west property line.

6. Signage – The 8 foot tall, 54 square foot ground sign will be part of the overall Stonebridge Office Park.

7. General architectural appearance – The building will have a pitched roof, composition shingles and brick veneer all four sides.
8. Drainage Report – the property is platted as a part of Villages at Stonebridge. Detention is designed for the whole project.
9. Refuse facilities – The dumpster enclosure will be located in the parking lot near the southeast corner of the site.
10. Sensitive borders – The site is adjacent to Single Family on the south (Mr. Preston) and a six-foot fence has already been constructed by the developer. The property to the west is greenbelt, part of the Stonebridge project.
11. Street paving and access management – Boulevard has already been improved to City standards as a four lane arterial.
12. Title 21 Water and Sanitary Sewer Plans – Water and sewer is under construction as well as the streets.

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 #Z040001 Public Hearing and Consideration of rezoning from “G-A” General Agricultural District to “R-2” Urban Estate Dwelling District located on the south side of Covell Road, west of Westminster. (Alan Ashford)**

Alan Ashford is requesting that a 10 acre tract located south of Covell Road one-half mile west of Westminster Road be rezoned to “R-2” Urban Estate Dwelling District. The Edmond Plan III projects residential for this property and there are no utilities available so the minimum lot for septic tank and water well is 60,000 square feet. Other “R-2” zonings have been approved in the general vicinity so this request would be consistent with recent rezonings. The nearest City water is 2 miles to the south at East Second Street and that line is a transmission line, not suitable for extensions. There is no sewer available at this location.

Mr. Ashford stated that he would like to build several homes for addition family members on this piece of property and would need to rezone in order to do so. Thomas Briggs a property owner in the area spoke against the project stating that he does not want to see smaller lots or additional traffic and noise in the area. David Frank also spoke for himself and on behalf of his brother, Bryan Frank, against the project and stated that they both had not received notice. Wayne Pettigrew stated that he had not received notice but he may not have been the record property owner when the ownership was done because he had just purchased property in the area. Lee Overstreet also spoke against the project. The applicant requested a continuance due to the fact that adjoining property owners had not received notices.

Motion by Waner, seconded by Thomas, to continue this request to May 4 Planning Commission meeting. **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 #SP040008 Public Hearing and Consideration of Commercial Site Plan approval for Steve's Rib and Sports Grill generally located north of West Edmond Road, one-fourth mile east of Santa Fe. (Steve Seikel)**

Existing zoning – "D-1" PUD Restricted Commercial District Planned Unit Development. The location is not within 300 feet of a church or school.

Setbacks – 89 feet from the front property line, 32 feet from the rear property line, 63 feet from the west property line and 100 feet from the east property line.

Height of buildings – 22 feet

Parking – 49 parking spaces

Building size – 4,958 square feet

Lot size – 50,191 square feet

Landscape Plan

Landscaping - Lot area = 50,191 sf	Landscape provided on plans submitted
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Ten per cent of lot = 5,019 sf	10,630 sf landscaping/lawn area
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Plant units required = 402 plants	531.5 plant units
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Required in front yard = 201	328.5 in front yard
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Evergreen required = 161 plants	392.5 plant units
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Staff comments:

All shrubs must be planted in edged, mulched beds.

All trees must be staked and tree wrap applied to the deciduous trees.

Move the Plume Grass from the entry drive area so that it does not create a sight hazard. A shorter growing ornamental grass could be substituted.

Lighting Plan – Four light poles 25 feet in height are planned near the corners of the building.

Mr. Steve Seikel the owner does not plan to use any neon or fiber optic trim on the building. The use is not only Steve's Rib but it also includes a sports grill and there will be an application for a liquor license. There may be some neon used in the sign which is not prohibited by the sign code or the site plan code.

Driveways/Parking – Access will be provided on the east side of the site from a private drive. A sidewalk with handicap ramps will need to be provided adjacent to West Edmond Road.

Mechanical equipment – located on the roof and will need to be screened from view from the adjoining property lines by the height of the parapet wall or the other materials used in the building. The height of this material is 3 feet.

Fencing/screening – No sight proof fencing is proposed. The land to the north and east is zoned commercial. There is a large detention to the west and there is also oil field equipment to the north and west.

Signage – A ground sign is proposed for location near the southeast corner of the site. The maximum height for a ground sign is 6 feet; the maximum square footage would be 42 square feet. Mr. Seikel has indicated he may not use a ground sign initially but he has no plans for the sign height allowed on Edmond Road of 20 feet, 75 square feet.

General architectural appearance – The building will have a flat roof. The exterior of the building will have a veneer of EIFS, synthetic stone and 1"x12" rough cedar lap siding. At the back of the building there will be a 25 gauge galvanized corrugated metal roof element covering an area with split face CMU walls with welded wire mesh at the top of the walls, which is the smoker area.

Drainage Report – The detention area will be located at the southwest corner of the site.

Refuse facilities – The dumpster enclosure will be located at the northwest corner of the site.

Sensitive borders – Developed residential areas do not directly abut the site.

Street paving and access management – West Edmond Road is already improved to City standard and access management standards are being met. The property is already platted with

the driveway locations generally identifies by limits of no access. The driveway on the east side of the property will be shared with a future use to the east.

Title 21 Water and Sanitary Sewer Plans – New water lines are being extended on the east side of the property and additional easements may be needed. Sewer is adjacent for service.

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 #PR030045 Consideration of Final Plat of Fairfax Estates V Addition located north of Covell Road, one-half mile east of Coltrane Road. (Fairfax Joint Ventures, LLC)**

Coon Engineering, Inc., is representing Fairfax Joint Ventures, in requesting Final Plat approval for an 11.78 acre single family 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 and contains 15 lots. 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 and Preliminary Plat. The fifteen lots will range in size from 20,000 square feet to 1.13 acres. Fairfax Estates V will provide for a gated private street addition. The new street will be Lamond Hill Avenue. Each of the lots will have City of Edmond water and sewer utilities. Based on the length of the cul-de-sac extending north from Covell Road approximately 1,000 feet, Coon Engineering plans to install a 12-inch main for a portion of the distance and reduce that to an 8-inch main north to the cul-de-sac. Since the golf course is on 3 sides, looping the water line with another existing main is difficult. Engineering requirements provide that the sewer line shall be extended to the south edge of the platted area; seventy feet of right of way is shown on the final 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 the Coffee Creek Trail to the north of the addition not in the area of this plat.

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 # SP040013 Public Hearing and Consideration of Site Plan approval for an addition to an existing business at 2101 South Kelly. (Petra Industries)**

General Site Criteria: Petra Industries located on South Kelly is adding on 40,000 square feet to their existing business. This is more than a 20% addition requiring site plan approval.

Existing zoning – "F-1" Light Industrial

Setbacks – from the north property line on Kelly Pointe 135 feet; from the south property 135 feet and from the west property line is 400 feet. The addition is attached to the existing distribution center and extends west.

Height of building – 22 feet same as the existing building

Parking – 64 spaces

Building size – 40,000 square feet

Lot size – 80,290 square feet

Landscape Plan – the property contains 9 acres or 435,000 square foot of land. There is well over one acre of land in the front and north side of the building exceeding the 10% landscaping requirement. There is an additional phase for developing the property to the west and eventually there will be an access to southern leg of Kelley Pointe Drive west of this parcel. Trees on the west side of the building were moved earlier to the sides and front of the site; no landscaping is being removed for this addition. There are over 4,000 plant units established meeting the full 10% and the 20 plant units for every 250 square feet of landscaped area requirements. Only 3,480 plant units are required. The landscaping for this location is one of the best maintained sites in Edmond.

Lighting Plan – Four light poles will be provided on the north parking light. Poles. The poles are approximately 18 feet in height. Wall packs will be on the building.

Driveways/Parking – one new drive on Kelly Pointe Drive, fire lane not anticipated with this phase based on fire sprinkler system and fire hydrant location and the fire hydrant location which will be adjusted as required by the Fire Department.

Mechanical equipment – all mechanical will be located on the ground as is the existing equipment.

Fencing/screening – no requirement for fencing. Alliance Bank is located to the north. The land to the west and south is undeveloped and is zoned Industrial.

Signage – no new signs. Existing signs have been established on Kelly.

Elevations and General architectural appearance – the tilt up panels will be continued for the new addition to the building. Additional docks are added on the south side of the building. The existing wall materials will continue to include the reveal and the windows used on the existing building.

Drainage Report and related Grading Report Plans and Calculations – Detention ponds are in place on the far west side of the property and have been sized for this addition. Red Plains Engineering has prepared the grading plan and engineering plans.

Refuse facilities – Current dumpster location on the north side of the building will be used.

This business is also considering a compactor adjacent to the building as an option.

Sensitive borders – This standard does not apply to this location.

Street paving and access management – meets standard for paving and access management

Title 21 Water and Sanitary Sewer Plans – water and sewer abut this site presently. Services are extended as 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

The next item on the agenda was **Case #SP040005 Public Hearing and Consideration of Commercial Site Plan approval for a restaurant on the southwest corner of Edmond Road and Kelly. (Henry's Chicken Fry)**

General Site Criteria:

Existing zoning – "D-1" Restricted Commercial District.

Setbacks – 58 feet front yard/north side set back, 60 feet rear yard/south side set back, 68 feet east side yard set back and 85 feet west side yard set back.

Height of buildings – 17 feet.

Parking – 40 parking spaces
 Building size – 3,135 square feet
 Lot size – 37,050 square feet

1. Landscape Plan

Landscaping - Lot area = 37,050 sf	Landscape provided on plans submitted
Ten per cent of lot = 3,705 sf	14,516 sf landscaping/lawn area (this includes the detention area)

Plant units required = 296 plants	297.5 plant units
Required in front yard = 148	148.5 in front yard

Evergreen required = 118 plants – 160 plant units

All trees must be staked and tree wrap applied to the deciduous trees.

2. Lighting Plan - number of poles – 10; pole height – 23 feet including the base. The owner is willing to eliminate the 3 poles on the east side of the property nearest to Copper Lake. The nearest pole would be 70 feet east of the detention pond. Lights are shoebox style.
3. Driveways/Parking – A twenty-five foot wide drive will be located on the south side of Edmond Road. Cross access will be provided with the Total Station on the east side of the site. Sidewalks and fire lanes – A sidewalk will be provided adjacent to Edmond Road.
4. Mechanical equipment – Mechanical equipment will be located on the roof. The green standing seam metal fascia around the top of the roof will be no less than 3 feet and owner has indicated this will screen the mechanical equipment.
5. Fencing/screening – No new fencing is planned. Copperfield to the west has an existing stockade fence.
6. Signage – The owner does not plan to install a ground sign at this time and may elect to provide for a 6 foot tall, 42 square foot sign on the east side of the property away from the driveway nearest to Copperfield. The owner is definitely not planning a 20 foot tall sign 75 square foot as allowed on West Edmond Road.
8. General architectural appearance – The building will be a single story structure with a flat roof. “Thur-Stone” colored scored concrete block is proposed for the front, side and rear elevations. Painted concrete block is proposed for the back elevation. Dark green steel “R” type ribbed fascia panels will provide a three-foot wide awning around the building. Three drive through order stations will be located on the south side of the building. The drive through window will be located on the east side of the building.
9. Drainage Report – Engineer Dennis Clowers has completed the drainage study and it has been approved by Engineering.
10. Refuse facilities – The dumpster enclosure is recommended to be moved to the southeast corner of the property rather than the southwest corner as originally shown to keep the location as far away as possible from residential.
11. Sensitive borders – The Copperfield residential neighborhood is located directly to the west of the detention area.
12. Street paving and access management – West Edmond Road is improved to arterial standards and the driveway separation meets the code.
13. Title 21 Water and Sanitary Sewer Plans – The property is adjacent to utilities and they are being connected to City services.

Chairperson Woods asked if there were any known drainage problems. Steve Manek replied that there were none known. Commissioner Waner asked about the tree selection on the west side, the applicant couldn't remember for sure but he said that they would not be evergreen. John Lutton with the ENA complimented the developer and the staff on the project and for making the necessary changes to the project. Commissioner Thrash asked about the lighting plan to eliminate the lights on the west side and not the east side. Commissioner Waner was also concerned about the backside of the building and the order stations being too loud.

The applicant agreed to move the dumpster to the southeast corner as requested by staff.

Motion by Cartwright, seconded by Thomas, to approve this request based on the applicant agreeing to protect the trees next to Copperfield, moving the dumpster to the southeast corner and correcting the lighting plan to show the lights on the east side of the property. **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 #PR040006 Public Hearing and Consideration of Preliminary Plat approval located west of the Total Station on the south side of West Edmond Road, west of Kelly. (Adair's Inc.)**

Kim McClendon with Adairs, Inc. is requesting Preliminary Plat approval for a 1.60 acres tract of land west of Kelly and west of the Total Service Station south of Edmond Road and east of Copperfield Addition. The property dimensions are 245' frontage by 190' of lot depth, 1.06 acre, as a practical lot size including the detention that is currently owned by the seller of the property. Adair's is actually purchasing 195' by 190' or 37,050 sf. This project will consist of just one lot and one block. A 50 foot area on the west side of the property will remain open and will serve as a detention area for this project. This creates the separation that was required when the property was rezoned to commercial. There will be one drive approach on West Edmond Road and the remainder of the frontage needs to be marked "Limits of no access" including the detention area. The detention area will probably be marked Lot A Detention Area. The remainder of the property needs to be labeled Lot 1 Block 1 and a name added to the addition. The project is currently labeled Henry's Chicken Fry. City water and sanitary sewer are adjacent to the property. Fifty foot of right-of-way is provided along Edmond Road.

Staff recommends approval subject to the detention area being included as part of the plat which will document that the detention area is part of the improvements of this site, provide for a lot and block number of the detention area and should represent the best way to document the maintenance required for the detention area.

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 #SP040012 Public Hearing and Consideration of Commercial Site Plan approval for a building on the southwest corner of Danforth and Santa Fe. (Le Commercial Center)**

General Site Criteria:

Existing zoning – "D-2" Neighborhood Commercial District.

Setbacks – 69 feet front yard/north side set back, 24 feet rear yard/south side set back, 10 feet east side yard set back and 37 feet west side yard set back.

Height of buildings – twenty-eight feet.

Parking – 28 parking spaces

Building size – 7,993 square feet; the primary business is a liquor store.

Lot size – 31,313 square feet

1. Landscape Plan

Landscaping - Lot area = 31,313 sf

Ten per cent of lot = 3,131 sf

Plant units required = 250 plants

Required in front yard = 125

Evergreen required = 100 plants

Landscape provided on plans submitted

8,936 sf landscaping/lawn area

255 plant units

167 in front yard

174 plant units

2. Lighting Plan – number of poles – 2; pole heights (including support base) – 24 foot overall height plus lights on the walls of the building.
3. Driveways/Parking – Existing access on the south side of Danforth will be utilized. Existing cross access will be used with 7-Eleven and the commercial sites to the south.
4. sidewalks and fire lanes – A sidewalk will be provided adjacent to Danforth.
5. Mechanical equipment – the hvac units will be located on the roof and will be blocked by the parapet walls and facades of the adjoining tenants spaces. The front building has a pitched roof which will represent a substantial screen to the mechanical equipment.
6. Fencing/screening – No fencing is proposed or required due to the adjoining commercial use.
7. Signage – A ground sign is proposed for location at the northwest corner of the site. The sign will be 6 feet tall, 42 square feet.
8. General architectural appearance – The building will be a single story structure with a flat and pitched roof elements. The front, rear and west side elevations will have a brick veneer on the lower two thirds of the wall. The top of the wall will have an EIFS finish. The west elevation will have a canvas awning above the windows. The front and west elevations will also have a split face block wainscot. The east elevation will be predominately EIFS with brick at the north end wrapped around from the front.
9. Drainage Report – MGR has completed the drainage report, detention is required on this lot even though it is platted and it is in the southwest corner of this property.
10. Refuse facilities – The dumpster enclosure will be located near the southwest corner of the site. Sam McNeiland, Sanitation Superintendent, has request that the alignment be from the southwest to the northeast so that the trucks can approach from the south.
11. Sensitive borders – The Trails and the Orchards at the Trail residential neighborhoods are located to the west and southwest of the site.
12. Street paving and access management – There are cross access easements and shared driveways for this use fully complying with access management.
13. Title 21 Water and Sanitary Sewer Plans – City water and sewer are available to this site and are connected for service.

Commissioner Waner asked about lowering the light poles for appearance, she stated that she didn't like the height but she couldn't force the applicant to change it. The applicant stated that they would look into it.

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 **Case #Z040005 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Planned Unit Development Usage to Low Density Multi-Family Residential Planned Unit Development Usage south of Coffee Creek Road, west of Boulevard. (Lexington Heights/M. L. Young Development LLC)**

Staff Report:

1. Infrastructure: City utilities are adjacent to the 6.55-acre site. Engineering will determine if water lines need to be looped for improved service. The water lines to the storage facility are planned to be distribution lines, 24 inch in size, that are not proposed to be tapped for adjacent service. The 12-inch line to be extended may be part of a dead end system until other development extends or the water storage facility provides for additional lines connecting to the adjacent distribution. Coffee Creek Road is a two-lane road adjacent to this property, as well as Boulevard. Boulevard does not need to be improved as an arterial.
2. Traffic: 2002 traffic count on Covell is about 4,000 vehicles per day.
3. Existing zoning pattern:
 North – “F-1” Light Industrial
 South – “A” Single Family PUD golf course
 East – “F-1” Light Industrial
 West – “A” PUD Coffee Creek Development
4. Land Use:
 North – Turner Brothers pipe yard
 South – Coffee Creek golf course
 East – Land Cor Nursery
 West – golf course and residential
5. Density: 7 units per acre, proposed “C-1” Multi-Family PUD
6. Land ownership pattern:
 North – large ownership Turner Brothers
 South – golf course ownership
 East – smaller ownerships, Land Cor, Ramsey Wrecker, cell tower lease
 West – individual ownership of residential lots
7. Physical features: The land is flat, no trees
8. Special conditions: Future residents needs to understand that there will be a 140 foot water tower to the northeast of this site. The tower has been planned for sometime, the land purchased, zoned Industrial and the tower is at a proper design location at a high elevation in the City to provide adequate water pressure as well as storage. There are no other alternative locations.
9. Location of Schools and School Land: Cross Timbers is the closest elementary school and Cheyenne Middle School is a mile to the west.
10. Compatibility to Edmond Plan III: “A” Single Family
11. Site Plan Review: The site plan is evaluated through the PUD and plats.

Ernie Isch representing the applicant stated that this was not an easy site to develop, the two exits were large enough for emergency access and they are requesting to not widen Coffee Creek. John Sylvester with the Coffee Creek Homeowners Association stated that the developer has asked to join the Coffee Creek Homeowners Association and they have some questions about the project before they make a decision. He asked about the emergency gates, the pedestrian walkway material, the roadway material, the number of entrance signs and whether renting would be allowed. He also stated that Coffee Creek had a water pressure problem and asked if there would be any improvements in the future. He also asked about the clubhouse and fences along the property. Thomas Small the architect for the project responded that they are restricting the properties to sale only and the covenants would reflect that renting would not be allowed. As for the number of entrance signs there would only be one, the roadway material has not been decided yet and the walkway paths will be made a natural path material that they feel is more appropriate for the area. He also said that the clubhouse had been taken out of the revised plat that was submitted and there would be a fence along Coffee

Creek. The fence material would be brick and rail type style. They will also create a homeowners association if they are not allowed to join into Coffee Creek.

Chris Fullerton a resident of Coffee Creek asked about the square footage of the buildings, the potential sale price and the lighting plan. Thomas Small responded that the buildings would be in three different ranges of size approximately 1300, 1600 and 1900 square feet and sell for approximately \$125 to \$135 a square foot. As for lighting, the streets would be lighted as a normal residential area and the walking path will be lighted with a Ballard type light. The rest of the lights will be placed on the homes in a normal residential type way. Other residents of Coffee Creek spoke out against the project concerned about the water pressure problems and rezoning to multi-family use. Ernie Isch responded that they are asking for C-1 zoning to attach the units and that this was a more appropriate use for the area than commercial considering the surrounding property.

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

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

NAYS: Cartwright

The next item on the agenda was **Case #Z040002 Public Hearing and Consideration of rezoning from "A" Single Family Planned Unit Development to "C-1" Low Density Multi-Family Residential Planned Unit Development south of Coffee Creek Road, west of Boulevard. (Lexington Heights/M. L. Young Development LLC)**

M. L. Young is requesting rezoning from "A" Single Family to "C-1" Low Density Multi-Family PUD on 6.55 acres south of Coffee Creek Road west of Boulevard. Turner Brothers Pipe yard lies to the north, Land Cor Nursery is located to the east and the City owns the land to the northeast where the water storage and future water tower will be constructed. The Coffee Creek Golf Course is located to the south. The proposal is for 32 units all to be individually owned on an individual lot. The PUD will allow for attached units and variances in setbacks. There will be one main entry to the project on Coffee Creek and residents will have additional exit drives on Coffee Creek or Boulevard but the two exits are not intended to be permitted as entrances except for emergency equipment and sanitation. The density approximately 7 units per acre and the "C-1" category allows 8 units per acre. For the overall project, there is approximately 6,100 square foot of land per unit although on an individual lot that is not the case.

The project will connect with City utilities. A 12 inch water main is planned along Coffee Creek Road extending west to the swimming pool location in Coffee Creek and extending the water line to Boulevard. This will represent a dead end service and a loop may be needed to the south across the golf course into existing the Coffee Creek Addition. Engineering is studying that issue. City sewer is already adjacent to the property. The developer does not plan to widen Coffee Creek Road and is not planning sidewalks along Coffee Creek Road. While that improvement has not been provided for most of the Coffee Creek Addition, partly because of the adjoining golf course, the Commission needs to determine if this exception is reasonable. When Covell Parkway is developed, Boulevard will no longer be able to connect at that location; only the northern end of Boulevard will remain open for the adjoining property owners. Widening on Boulevard is not as important. The PUD Design Statement establishes units ranging from 1300 square feet to 1950 square feet. Some new units will be two story and will provide for a 8/12 slope roof with primarily brick and stone exteriors.

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

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

NAYS: Cartwright

The next item on the agenda was **Case #PR040008 Consideration of Preliminary Plat approval for Lexington Heights Addition located south of Coffee Creek Road, west of Boulevard. (Lexington Heights/M. L. Young Development LLC)**

M. L. Young is requesting Preliminary Plat approval of Lexington Heights. This project, located south of Coffee Creek Road, will develop with 32 units and a clubhouse. The units will be built as single, double, triplex and fourplex. The lots that will have 2, 3 and 4 dwelling units attached will be re-divided on the Final Plat with a lot for each structure. Each unit will be served with individual water and sewer connections and will be owned separately. The driveway will be a common feature maintained by all the property owners. The units are to be addressed off of Coffee Creek Road unless Engineering prefers another addressing system. No fencing is planned adjacent to the golf course or on the exterior although the gated entry or exits will have to be formalized. Detention has been met within the Coffee Creek project.

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

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

NAYS: Cartwright

The next item on the agenda was **Case #PR040004 Consideration of Preliminary Plat of Belmont Ridge and amendment of original PUD (February 1998) north of Coffee Creek Road and east of Kelly Avenue (Gary Spencer).**

G. Earnest Isch, P.E., representing Gary Spencer, is requesting Preliminary Plat approval for the Belmont Ridge. Located east of Kelly, south of the Cross Timbers Elementary School. The 34.05-acre addition would contain 108 lots. The lot dimensions would be 75 feet by 120 feet and larger. Access will be provided from Kelly from Secretariat Lane and one new street connection to Kelly. The Edmond Trails and Sidewalk Master Plan identifies the Kelly North linkage along Kelly in this area rather than through the addition. City water and sanitary sewer lines will be constructed to serve this addition.

This property was zoned "A" Single Family PUD. There is no significant purpose for the PUD. The lot size exceeds City code. The only variance or exception requested is the 20 foot front building line which is often done with a plat. Originally, there may have been some concern about the number of streets connecting to Kelly but the current "connectivity" issues would encourage a second street (Northern Dancer) distributing the traffic from this additional 108 lots. In addition, the north street will also connect to the east collecting traffic from inside a future phase of Belmont to Kelly. There is also another stub-out to the north east of Cross Timbers School that will allow the connection of Willow Bend Addition now developing south of Sorghum Mill Road east of Kelly. The original quarter section was planned for 454 single-family homes. There is already an access to Coffee Creek Road and one access to Kelly.

Mr. Isch is requesting an amendment to page 3 of the original PUD Design Statement which describes a collector street with one connection on Kelly and one connection on Coffee Creek. The new wording would provide for two street connections to Kelly.

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

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

NAYS: None

The next item on the agenda was **Case #Z040004 Public Hearing and Consideration of amendment to Edmond Plan III from Limited Light Industrial and General Office Corridor Usage to Single Family Usage northwest corner of Covell and Air Depot (Gary Spencer)**

Staff Report:

1. Infrastructure: City water is planned along Covell. It is not completed at this time and will be when the Cross Timbers Municipal Complex is completed. City sewer is being extended to the southwest corner of the intersection of Covell and Air Depot and may serve this property once completed. There is also a sanitary sewer out fall line just over a half mile north of this site.
2. Traffic: No traffic counts available on Air Depot and Covell. The traffic has increased on Covell with the use of the transfer station as compared to the undeveloped status of the land.
3. Existing zoning pattern:
 North – “F-O”
 South – “F-1” PUD
 East – “GA”
 West – “F-O”
4. Land Use:
 North – undeveloped
 South – Cross Timbers Municipal Complex under construction, fire training center
 East – agricultural
 West – transfer station and undeveloped “F-O” property
5. Density: Not applicable.
6. Land ownership pattern:
 North – large ownership Gary Spencer
 South – large ownership City of Edmond
 East – 80 acre tract
 West – part of same ownership Gary Spencer
7. Physical features: Heavily treed, rolling topography
8. Special conditions: High intensity adjacent uses.
9. Location of Schools and School Land: Not applicable, nearest school is Sequoyah Middle School
10. Compatibility to Edmond Plan III: Not consistent.
11. Site Plan Review: If the request is approved, platting would be required to review actual development.

Commissioner Cartwright felt that the time was right to change the zoning on the property as it has not sold or developed under industrial zoning. Commissioner Waner disagreed with single family due to the fact that it is next to industrial. She also felt that the Commission needed to take a more formalized look at what was needed in the City and why this area hasn't developed.

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

AYES: Members: Cartwright, Thomas and Chairperson Woods

NAYS: Thrash and Waner

The next item on the agenda was **Case #Z040003 Public Hearing and Consideration of rezoning from "F-O" Limited Light Industrial and General Office Corridor District to "A" Single Family Dwelling District north of Covell Road, west of Air Depot. (Gary Spencer)**

Attorney Barry Rice is representing Gary Spencer in requesting 49.53 acres of "A" Single Family zoning on the northwest corner of Air Depot and Covell. The property is currently undeveloped and zoned "F-O" Limited Light Industrial. An application was denied April 28, 2003 for a similar rezoning by Mr. Spencer and the six month waiting period has elapsed. The City of Edmond is completing utility extensions to serve the Cross Timbers Municipal Complex to the south of this property. Sanitary sewer is being extended from the east of Air Depot southwest of the subject site. City water is being extended along Covell from Cross Timber Court.

Mr. Spencer has not identified if he intends to build residential lots using both water and sewer although he is required to use City water regardless of lot size because the water is in the quarter section that this project is located. The City has a substation planned no later than 2007 northeast of this property. The substation will be needed based on the demand for electric distribution so an earlier construction is possible. The fire-training center is under construction and the first phase does involve a five-story fire-training tower. The training facility will be used by other groups and firefighters. In order to properly carry out the training, there will be a level of noise from this facility during the training activities. The Industrial usage was based on the Interstate access, general availability of utilities, location of transfer station and other public utilities and central location in the community near Interstate 35.

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

AYES: Members: Cartwright, Thomas and Chairperson Woods

NAYS: Thrash and Waner

The next item on the agenda was **Case #ES040004 Public Hearing and Consideration of utility easement closing on the west side of Lot 35, Block 3 of the Steeplechase 8th Addition. (McCaleb Homes, Inc.)**

Caleb McCaleb is requesting that the east 10 foot of a 20-foot utility easement at 2608 Palomino Drive in the Steeplechase Addition be closed. The gas company has reported that they have a gas line in the easement. Mr. McCaleb is discussing with the gas company if they can operate their utility with a 10 foot easement retained on Lot 36 to the west of the subject lot, Lot 35, Block 3, Steeplechase 8th Addition. The gas company is continuing to evaluate the request to determine if that is acceptable based on the equipment they would have to use to maintain the gas line. The gas line is located in the west 10 foot of the 20-foot easement. However, it may be located so near the center of the 20 foot that the 10 foot on Lot 35 cannot be closed. The City has no utilities in this easement. Depending on the comments from the gas company, the south 20 feet of the 10 foot wide easement extending 130 foot along the west side of Lot 35, Block 3 needs to be retained. An area 110 foot long north and south and 10 foot wide east and west is

the only area suitable to be closed if support by ONG. If ONG does not reply by Tuesday, April 6, this item is recommended for continuance.

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 Final Plat approval for Autumn Ridge 2nd Addition located north of Covell and one half mile east of Bryant.**

Glenn Smith with Smith Roberts Baldischwiler LLC is requesting a solution to realign lots in the Autumn Ridge 1st Addition along Fountain Creek Drive. These lots are undeveloped and are owned by Gordon Amini, the original developer. The proposal is to change the lots to reduce the number of lots from the original Autumn Ridge first plat and that also includes providing Common Areas G and H for the homeowners association. The provision for homeowners land is why a new final plat has been submitted. The 8 residential lots realigned are part of Autumn Ridge 1st but since they are undeveloped rather than create a number of lot splits, the solution is to create a new plat of Autumn Ridge 2nd. There has been no preliminary plat because this is part of the original Autumn Ridge 1st Addition.

This solution maintains the position of using the plat as a method of documenting lot descriptions, easements as well as homeowners land and other possible unique features of a subdivision. An option for the owner could have been to create a series of lot splits to accomplish the same purpose but the plat forms a better overall record than a series of surveys. With two common areas to be added, a plat is very important as a way to describe and document land held in common. This plat contains 4 acres and 10 overall lots including the homeowner property.

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 #SP040010 Public Hearing and Consideration of Commercial Site Plan approval for a 7-Eleven on the southeast corner of Second and Coltrane. (Steven Brown)**

An indefinite continuance was requested by the applicant.

Motion by Thrash, seconded by Thomas, to continue indefinitely. **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 #PR040005 Consideration of Preliminary Plat of 7-Eleven on the southeast corner of Second and Coltrane. (Steven Brown)**

An indefinite continuance was requested by the applicant.

Motion by Thomas, seconded by Waner, to continue indefinitely. **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 #PR040005 Consideration of Final Plat of 7-Eleven on the southeast corner of Second and Coltrane. (Steven Brown)**

An indefinite continuance was requested by the applicant.

Motion by Waner, seconded by Cartwright, to continue indefinitely. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Waner, Cartwright, Thrash, Thomas 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 18th Street, west of Kids Inc. and east of the Ballenger dental office. (Yolanda Coronel)**

An indefinite continuance was requested by the applicant.

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

AYES: Members: Thomas, Thrash, Cartwright, 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 15th Street and I-35. (Wal-Mart Stores East, L.P.)**

A continuance was requested by the applicant.

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

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

NAYS: None

Meeting adjourned at 8:00 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission