

EDMOND PLANNING COMMISSION MEETING

Tuesday, May 18, 2004

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, May 18, 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 May 4, 2004, 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, 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 Wal-Mart Supercenter located north of 15th Street, west of I-35 Frontage Road.**

General Site Criteria:

Existing zoning – “D-2” Neighborhood Commercial. This Wal-Mart does not include tire, battery, and oil change business or the sale of gasoline. There is no outdoor storage of any products. No materials or goods offered for sale or stored in connection with uses will be displayed or stored outside of a building as indicated by Wal-Mart East LLC.

Setbacks – 600 feet from front property line, 270 feet from side property line on 15th Street, 145 feet to west property line

Height of buildings – 35 feet

Parking – Out of the 204,954 square foot gross square footage, 179,983 square feet is open to the public for retail trade; 900 parking spaces are required by City code, 945 spaces are provided. .

Building size – 204,954 square feet gross area 179,983 square feet open to the public.

Lot size – 28.97 acres (1,261,933 square feet)

Landscape Plan

Landscaping - Lot area = 1,261,933 sf

15 per cent of lot = 189,290 sf

Plant units required = 30,271 plants

Required in front yard = 15,135 sf

Evergreen required = 12,108 plants

Preservation areas have been identified on the plans where no grading or clearing will be conducted.

Lighting Information – Maximum height light pole standards no greater than 24 feet above pavement or grade. Exterior luminaries will be 400-watt pulse start. Lighting on building walls, as required per life safety code, will not exceed 14 feet above finish floor elevation.

number of poles – 44

location of poles – On attached plans

pole heights (including support base) – 24 feet overall height

Type of lighting fixtures – shoebox

Type of illumination – metal halide

Landscape provided on plans submitted

432,354 sf landscaping/lawn area

30,272 plant units

15,135 sf in front yard

12,108 plant units

There will be no light poles on the back of the building. The highest building wall lighting is 14 feet.

Driveways

One drive is planned on 15th Street with the traffic light and turn bays; one drive is planned on I-35 frontage road with turn bays, no traffic light was justified by the traffic report. There is cross access between the two sites.

Mechanical equipment – mechanical located on the roof and some units are on the side of the building, parapet walls will be high enough to screen roof-mounted equipment from any residential or surrounding property. A sight proof screen is shown on the equipment installed on the side of the building.

Fencing/screening

The developer is proposing an eight-foot masonry wall on the west side of the property next to the fire lane, service lane.

Signage – #1 – one 30 foot ground sign on I-35 Frontage Road, 100 square feet per side, 6 foot wide pole cover, brick material, detailed plans submitted; #2 - ground sign on 15th Street, 100 square foot, 6 feet tall; #3 – wall signs facing I-35 100 square feet; #4 – wall signs facing 15th Street 100 square feet; these signs comply with Title 15. These signs comply with Title 14 and the wall signs are substantially less than allowed by Code.

Elevations and General architectural appearance – The following materials are used in the exterior of the building: earth tone “Quik Brik”, EFIS trim on various front and side elevations of the building as shown on the color elevation plans, Integral block used as a base on some of the buildings, split face, concrete block used on other elevations of the building and polycarbonate canopy used over the garden center, ornamental fencing defined as black metal with brick columns used to enclose the garden center, roofing for the garden center also includes opaque metal and translucent panels

Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – Engineering plans by SMC, Engineering has approved all drainage plans to meet or exceed Title 23

Refuse facilities – Dumpster behind a brick wall on the west side of the building.

Sensitive borders – The developer proposes a masonry wall on the west side of the fire lane. The trees are remaining west of the tiered retaining wall system. The nearest home is approximately 269 feet west of the Wal-Mart building.

Street paving and access management – The following items are required by Engineering based on the traffic study submitted by the applicant.

Install 4 traffic lights at the developer’s expense, 3 on the frontage road intersections, 1 at 15th Street.

Provide for two left turn bays on north bound west I-35 Frontage Road at Second.

Install deceleration lanes on all driveways

Install left turn bays at all drives and this includes the additional widening required to accomplish the left turn bay.

Title 21 Water and Sanitary Sewer Plans – Water and sewer plans have been reviewed and approved by Engineering.

Dennis Box representing the applicant gave a presentation along with members of the Wal-Mart design team. Gene Slater, the architect for the project stated that they tried to give the Wal-Mart a downtown look with different colors and textures to help break up the building. He commented that the tire and lube center was taken out as it did not comply with the zoning code and the garden center was enclosed. Screen walls are planned to help buffer noise and light to the adjacent neighborhood. Commissioner Waner asked about seeing two different design options and which one would be used. Dennis Box responded that they are prepared to do either one and the Planning Commission and City Council can decide which one. Terry Haynes, the

engineer for the project talked about the landscaping, preservation of natural vegetation and the underground storm water system. They also showed a short video describing the process. Commissioner Waner asked about the maintenance for the retaining wall. The applicants stated that they hope to have a natural vegetation to help cover the wall but there would be access for any required maintenance. Traffic and acoustical studies were also discussed. Barry Rice commented that this project met the strict standards that are required by the I-35 Corridor Standards and went along with the vision of Tomorrow's Edmond. Commissioner Woods asked about the hours of operation and if there would be a limit on truck deliveries. Dennis Box responded that the hours would be 24 hours and there would be signs posted requiring that deliveries between the hours of 10 p.m. to 6 a.m. to turn off truck engines.

Steve Bridges gave a presentation representing the property owners surrounding the area that are in opposition to the project. He first requested that the item be continued due to the fact that he was not invited to attend the site plan review team meeting on this project as he had previously requested. He also stated that there was no Community Connections meeting held for the project and the information that was requested through the open records act was never received. Commissioner Woods responded that his request for a continuance was noted but the item would not be continued. Mr. Bridges continued with his presentation. He requested that the project be moved forward into the E-3 zoning area to help take away some of the impact on the surrounding neighbors. Dan O'Neil representing the ENA also spoke in opposition to the project. He was concerned with the large scale in the D-2 zoning category as well as the garden center, which is not allowed in D-2 zoning. Mr. O'Neil also suggested moving the building to the front of the property into the E-3 zoning and commented that the tire and lube center could be added. He was also opposed to their detention being released into Fox Lake's pond due to the fact that the property owners take care of the maintenance of the pond. He also had concern over the look of the back of the building from the homes in Fox Lake.

Drew Gonzalez, Deb Reisweber, Ed Shuba, Victor Lasaxon, Judy Langdon, Joe Vanlandingham, all homeowners in the Fox Lake addition gave presentations and/or spoke in opposition to the Wal-Mart project. Things that they were concerned about included: the scale of the development, the increase in noise, traffic, trash and crime, that it did not meet the I-35 Corridor plan, the potential for overnight trailers and trucks, the number of trees removed, the looks of the wall behind the Wal-Mart and the fact that the residents felt that they were being ignored about their wishes and concerns of the project.

Commissioner Waner was opposed to this application indicating that she felt that the site plan did not meet the I-35 objectives as to producing a positive impact upon the surrounding area, was not visually complementary with the character and development of the surrounding area, did not emphasize quality project design, aesthetics and landscaping to minimize the impact of the project on the established area or establish transitional areas to meet the objectives, particularly the sensitive border standard and the site plan did not respect the wooded environment and preserve or protect the natural environment with the overall site plan design. Commissioner Waner also did not agree that the project met the "D-2" Neighborhood Commercial description standards due to the size of the building, height, and impact of noise and light. Based on the size of the property there was adequate space to meet the standards and provide a better sensitive border protection and separation from residential development and comply with the I-35 site plan requirements.

Commissioner Woods asked the Commission if they had a preference of the building design that they wanted to recommend to the City Council. Commissioners Woods, Waner, Thrash and Thomas stated that they preferred the option B design as it went better with the proposed Fox Lake Plaza. Commissioner Cartwright preferred option A.

Motion by Cartwright, seconded by Thomas, 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 #SP030028 Public Hearing and Consideration of Commercial Site Plan approval for Fox Lake Plaza located west of I-35, 1,130 feet north of 15th Street. (Frank Battle)**

General Site Criteria:

Existing zoning – “D-2” Neighborhood Commercial. No uses have been listed by the owner for the 192,250 square foot shopping center or the 17,825 square foot out parcel center.

Setbacks – The main building is 610 feet west from the front property line at the north side of the building and 830 feet from the front property line at the south side of the building. The out parcel building is 100 feet from the front property line. The side yard setback from Fox Lake Lane is 310 feet for the main building and 1,000 feet for the out parcel building. The rear yard setback is 50 feet at the nearest point of the main building.

Height of buildings – Highest elevation is 38 feet on the parapet wall for the main building, and 28 for the out parcel building. Definition # (15) Building height is defined as “The vertical distance from the average line of the highest and lowest points of that portion of the lot covered by the building to the highest point of coping of a flat roof.” Based on this definition, the building height is approximately 32 feet. Parapet walls will be needed at a sufficient height to screen the mechanical from the driving lanes adjacent to the site and/or residential property as required by another section of the I-35 standards..

Parking - Parking shown 1,243 spaces, 1,050 required as a minimum number of spaces. There is no standard in the code prohibiting additional parking.

Building size – 192,250 plus 17,825 for out parcel building (210,075)

Lot size – 24.5 acres not including lake.

Landscape Plan

Landscaping - Lot area = 1,071,088 sf	<u>Landscape provided on plans submitted</u>
Fifteen cent of lot = 160,663 sf	321,052 sf landscaping/lawn area
Plant units required = 19,280 plants	23,617 plant units
Required in front yard = 80,331 sf	136,837 sf in front yard
Evergreen required = 7,012 plants	7,012 plant units

Lighting Plan

number of poles - 44

location of poles – lighting plan submitted

pole heights (including support base) – 24 feet overall height

type of lighting fixtures – shoebox

type of illumination – metal halide

Driveways/Parking

Traffic study has been provided by TEC Engineering. Two drives are provided along I-35 frontage road. Shared drive with Wal-Mart and interconnecting access between the two sites. No access to the main building and site from Fox Lake Lane.

Mechanical equipment – Units will be installed on the roof. Parapet walls required to be of sufficient height or enclosure provided around AC so that equipment is not visible from the surrounding properties or adjacent residential areas. This includes satellite dishes, antennas and motorized vents.

Fencing/screening

height – 6 foot stockade fence. Installed around the paving to the front of the north building. If the fence extended to Fox Lake Lane, additional trees will need to be removed.

Signage – one ground sign provided for main shopping center, 300 foot cumulative lot frontage, not including pad sites. Ground sign equals 75 square feet per side, 35 feet maximum overall height, rock and brick pole cover required, 30 percent of the sign width.

Location - 50 feet south of the Wal-Mart driveway

Height – 35 feet

Wall signs

250 foot of wall width; size of sign proposed 400 sq. ft.

160 foot of wall width; size of sign proposed 300 sq. ft.

160 foot of wall width; size of sign proposed 300 sq. ft.

110 foot of wall width; size of sign proposed 150 sq. ft.

135 foot of wall width; size of sign proposed 150 sq. ft.

100 foot of wall width; size of sign proposed 150 sq. ft. No side wall sign facing Fox Lake Lane

Elevations – General agricultural appearance. The materials on the exterior walls are as follows: Stone masonry, cast stone, split-face concrete masonry, stone front glazing, brick masonry, slate tile, concrete panel. The back wall is a concrete panel.

The ordinance provides for the following: “Exterior Walls. The exterior building materials, textures and colors **should** be carefully selected so as to be in harmony with the surrounding environment. Buildings **should** be predominantly of one or two exterior materials. Architectural detail such as change of plans, texturing, ribbing, fluting, banding, etc. **should** be considered to give large surfaces interest or dimension where appropriate. Exterior walls **are suggested** to be brick, stone, rock, wood, or a combination of these materials with other accent materials. Glass may be considered if it complies with the objectives of this chapter. Exterior walls using metal surfaces or untreated concrete block, including painted concrete block, **shall** be prohibited.”

Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage. Engineering has reported that the drainage report has been corrected as per engineering staff comments. Chuck Twibell is the engineer with Smith Roberts.

Refuse facilities – Dumpster enclosure location of stone and brick material, 12 x 12 foot enclosure, 6 foot tall masonry walls on three sides.

Sensitive borders – “A sensitive border is a site directly abutting residentially development land on any side.” The land immediately west of Fox Lake Plaza consists of the Fox Lake detention area and is zoned “A” Single Family. The nearest developed residential area to the west is the Fox Lake Addition. The developer has provided for site proof fence on the west by the service lane, fire lane; trees will be left to the west of the retaining wall, west of the driveway. The platting of Fox Lake Plaza Addition can require a property owner’s association to insure the maintenance of that area for both the detention and code nuisance standards. The lake area is not a buildable area due to the required detention regulations under Title 23 as well as accessibility. On the Final Plat, the ownership will be required to be the same as the shopping center to insure long-term maintenance of the property.

11. Street paving and access management – The following items are required by Engineering based on the traffic study submitted by the applicant.

Install 4 traffic lights at the developer’s expense, 3 on the frontage road intersections, 1 at 15th Street.

Provide for two left turn bays on north bound west I-35 Frontage Road at Second.

Install deceleration lanes on all driveways

Install left turn bays at all drives and this includes the additional widening required to accomplish the left turn bay.

Any additional street paving improvements to complete the geometric design required for the traffic study recommendations is part of the above condition. ODOT will also have to approve the plans.

Title 21 Water and Sanitary Sewer Plans – utilities fully connected to City services and evaluated by Engineering Department to meet City standard.

Jane West spoke in opposition to the project and expressed her concerns for the drainage and run off into Lake Arcadia. Steve Manek responded that water quality is monitored by the EPA and that Lake Arcadia was not at risk from this project. Dan O'Neil with the ENA also spoke against the project with the same concerns as with the Wal-Mart project previously discussed. The Fox Lake homeowners that spoke in opposition to Wal-Mart stated that their presentations and concerns went with this project as well.

Commissioner Waner asked about the hours of the plaza and if there was too much parking planned for. Randal Shadid representing the applicants stated that the hours would be somewhat similar to Wal-Mart and the parking was needed, as the minimum required was usually not enough for this type of plaza. Commissioner Thomas asked about the noise level increase. Mr. Shadid responded that this project was further from the homes than the Wal-Mart site and with the buildings buffering the parking lot and I-35 that noise shouldn't be a problem. Commissioner Woods stated that he liked the design of the building and felt it went well with the Wal-Mart project. He also suggested that the applicant bring the building materials to City Council to show the color and pattern of what would be built. Commissioner Waner also requested that the employee parking be moved from the back of the building to the front of the building and taking out the lights in back to help prevent them from shinning over into the Fox Lake Addition. Mr. Shadid responded that most businesses like to have that parking for employees to allow them to be close to the building with out taking customer parking away.

Motion by Cartwright, seconded by Thrash, 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 #PR030030 Consideration of Preliminary Plat approval for Fox Lake Plaza located North of 15th west of I-35. (Chuck Twibell)**

The applicant requested a continuance.

Motion by Cartwright, seconded by Thrash, to continue 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 #PR040005 Consideration of Preliminary Plat for The Quarters at Kelley Pointe north of 33rd Street west of Kelly Avenue. (Kay-Bee Investment Co., LLC)**

Continued to June 8th Planning Commission at request of applicant.

Motion by Cartwright, seconded by Thrash, to continue 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 #U040006 Public Hearing and Consideration of Special Use Permit for a 160 foot tall monopole cell tower on the west side of Bryant, west of St. Mark Lutheran Church. (Cingular Wireless)**

Continued to July 6th at request of applicant.

Motion by Cartwright, seconded by Waner, to continue 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 #U040008 Public Hearing and Consideration of Special Use Permit for a 140 foot tall monopole cell tower on the north side of Heritage Baptist Church on 15th Street. (U.S. Cellular)**

U.S. Cellular is providing two locations to consider as an amended site to the original application for a 140-foot tower, southwest of the Edmond Electric Sub-station, north of 15th Street, west of Chimney Hill. Heritage Baptist Church has agreed to lease a site in the north portion of their property, west and south of land owned by Sooner Investments and east of the Turtlecreek Commons. This site would be 400 feet north of 15th Street and at least 140 feet east of the Turtlecreek Commons. The access for the new tower would be through the Heritage Baptist Church parking lot from 15th Street. There is heavy tree cover in the northern part of the church property at this time. The New Horizons Day Care Center is located south of Turtlecreek Commons, west of Heritage Baptist Church. The size will be similar to the first request requiring an area approximately 35 feet by 35 feet, which will be fenced and will contain the equipment building for the electronics to operate the cell tower. This location will be approximately 300 feet west of the original site.

Representatives from the Heritage Baptist Church spoke in favor of this location for the cell tower. Dennis Box representing the applicant stated that 140 feet was the needed height for other carriers to co-locate on the tower. Commissioner Woods asked how many antennas would be able to be put on the tower and Mr. Box responded that about 3 should be able to co-locate if the tower was built at the 140 feet.

Motion by Waner, seconded by Thomas, 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 #U040007 Public Hearing and Consideration of Special Use Permit for a 140 foot tall monopole cell tower on Sooner Investment property, approximately 650 feet north of 15th Street, one-fourth mile east of Bryant. (U.S. Cellular)**

Withdrawn by applicant

The next item on the agenda was **Case #Z040012 Public Hearing and Consideration of amendment to Edmond Plan III from General Agricultural to Lake Residential Planned**

**Unit Development Usage south of 15th Street, north of 33rd Street, east of Post Road.
(Turner and Company)**

Staff Report:

Infrastructure: This property is not adjacent to City sewer although it is adjacent to City water available at the water plant west of Post Road and there is also a water tower and distribution line along Post.

Traffic: There are no current traffic counts along Post.

Existing zoning pattern:

North – “G-A” General Agricultural

South – Oklahoma City

East – “G-A” General Agricultural

West – “G-A” and “L-2” Lake Residential

Land Use:

North – residential/agricultural

South – agricultural

East – residential/agricultural

West – residential

Density: One unit per 2 acres based on the total ownership. Not considering open space set aside, the density is 1 unit per acre.

Land ownership pattern:

North – two 80-acre parcels

South - OKC

East – two 100+ acre parcels

West – 2 acre parcels and larger

Physical features: The land is rolling terrain with certain areas with tree cover.

Special conditions: None, east of Arcadia Lake

Location of Schools and School Land – N/A

Compatibility to Edmond Plan III – compatible with the Edmond Plan III density

Site Plan Review: with the Preliminary Plat.

Patrick Myers gave a brief summary of the proposed project stating they were trying to preserve as much open space as they could, they would build the homes among the trees so very few homes would be seen from section line roads. A homeowners association will be created and they will restrict development in the covenants. In the areas where the hay fields are, open space conservation easements will be created with little recreation allowed. They are trying to preserve the history of the area as much as they can.

Charlie Woods an adjacent homeowner stated that he wasn't in opposition to the project but had some concerns. He said that Mr. Turner had met with the neighbors and had already addressed a few of the issues. He was concerned about the drainage of the property, the east side not being fenced and preservation of the land. Mr. Woods also stated that Mr. Turner had already agreed to work with them on the road easement that crosses the subject property to his property and to bring water lines to their property line so they can hook on when it is expanded.

Rusty Palmer another resident in the area asked about the aerobic or septic systems that they would be putting in. He also suggested using a step system that took care of solid wastes and then liquid wastes were line treated and could be used safely in drainage or irrigation. He felt that this was a better system for the project and for ponds that were located downhill from the project. He also requested that a fence be put on the east line to help prevent children from wondering on their property and getting hurt in the pond. Andrew Boatman, also a resident in the area stated that he was highly concerned about the smaller size of the lots, the sound and

light impact and traffic increase. He felt that this would set a bad precedent for the area and may make a negative impact. Tim Reed asked about the conservation area recreation uses and if there was any possibility of a wildlife easement of some kind.

Patrick Myers responded that they would look into the different sewer options and come up with the best option for their project. He also stated that there would be very minimal lighting in the area. They will look into adding the fence along the east boundary; however some trees may have to be moved in order to put one in. He also said that they would look into some kind of wildlife easement and the recreation uses in the conservation area would be limited to light activities such as walking or running.

Commissioner Waner commented that she liked the conservation easement idea.

Commissioner Cartwright liked the project and did not feel that it set a precedent as other projects would be reviewed on a per case basis and would need to meet very similar standards.

Motion by Thomas, seconded by Waner 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 #Z040013 Public Hearing and Consideration of rezoning from "G-A" General Agricultural to "L-2" Lake Residential Planned Unit Development south of 15th Street, north of 33rd Street, east of Post Road. (Turner and Company)**

Bob Turner is requesting a rezoning for a half section of land between 15th and 33rd east of Post Road. This property contains 320 acres and will be developed as large lot single family residential in the "L-2" PUD District. The "L-2" provides for lots that are 90,000 square feet. Mr. Turner, through the Planned Unit Development, is providing for 40,000 square foot lots or greater with substantial open space. This development to be known as Chitwood Farms will also connect to City water, which is located to the west adjacent to the water treatment plant. Possibly two additional City water wells will be provided within the Chitwood Farms development. Open space will be set out in a conservation easement containing 95.45 acres. There will be fire protection for this addition since water is available. Septic tanks or aerobic systems will be used. Section 22.23.040 Subsection 5a provides that "If City water lines serve the lot, the minimum lot area may be reduced to 60,000 square feet excluding street right-of-way".

Motion by Thrash, seconded by Thomas, 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 #PR040017 Consideration of Preliminary Plat of Chitwood Farms located on the east side of Post Road between 15th Street and 33rd Street (Chitwood Farms, LLC)**

Keith Beatty representing Patrick Myers, is requesting Preliminary Plat approval for Chitwood Farms. This property, containing 320.7 acres is planned for 177 single family lots. The lots will range in size from 40,000 square feet to 85,628 square feet. There will be 4.89 acres of greenbelt and 95.45 acres of conservation easement. The addition will have private streets with public utility easements. The property owners association will maintain all streets, greenbelts,

conservation easements, drainage easements and drainage facilities. Wastewater service will be by septic tank or "Aerobic" sewage system. The Edmond Trails and Sidewalk Master Plan does not identify trails in this area. There is an existing pipeline across the northwest corner of the site. Access to the addition will be provided by one street on 15th Street, one street on Post Road and two street on 33rd Street.

Commissioner Woods asked if the streets would be built to city standards and if there would be a fence built on the east side of the property. Patrick Myers responded that the streets would be built to city standards and they would look into adding the fence.

Motion by Cartwright, seconded by Waner, 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 **Consideration of request for deed certification Bryan K. Turner on the east side of Coltrane, just over one-half mile south of 15th Street.**

Bryan K. Turner is requesting deed certification on an unplatted tract of land zoned "A" Single Family east of Coltrane, south of Kingwood Addition. The proposal is to provide a new legal for a 3.4-acre tract of land. The remainder of the property is adjacent to Bryan Turner's property on the north and Broken Bow Road on the south. A floodplain crosses this land but there is a buildable area at an elevation of 1090.50 above the floodplain. The east half of the property is only partially in the floodplain. City water and sewer are adjacent to this lot and are planned to be used even though the parcel is 3.4 acres in size. Don Chesser has constructed homes to the north of this parcel on similar lots fronting on Coltrane lying west of the floodplain.

Motion by Thomas, seconded by Waner, 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 #PR040007 Consideration of Preliminary Plat of Twin Bridges Addition, located south of Sorghum Mill Road, north of Coffee Creek Road, west of Bryant Avenue, and east of Broadway. (Alvin Bates and Bud Bartley)**

Bud Bartley and Alvin Bates are requesting approval of Twin Bridges consisting of 285 acres and 620 single-family lots. This development extends north and east of Caliburn, north to Sorghum Mill Road and west of Bryant, west of Windmill Estates and Rustling Hills. The Edmond School District owns some land to the west of this plat along Broadway. The property is currently zoned "A" Single Family and the development will provide for water lines and sanitary sewer lines. Lot sizes range from 8900 square feet to over 20,000 square feet. There is an existing lake on the property that will be retained and used for detention also. An electrical sub-station is located to the west south of Sorghum Mill Road. The developer is considering commercial on the southeast corner of Sorghum Mill and Broadway and that is noted on the Preliminary Plat.

Engineering has reviewed this plat over the last several months. Based on the number of homes planned which will be developed over 10 years or more, water lines will need to be looped west along Sorghum Mill to Willowbend and the Oaktree area and then connected to the water distribution system on Coffee Creek Road. There is a city water line in Redmont Trace and that

will be connected and extended in the first phase of the development. The existing sanitary sewer line through the property is at capacity and the entire line will be replaced by this development including an off-site extension east into Rustling Hills to provide for the needed capacity. Access is provided from several collector streets, one connecting to Broadway, one connecting to Bryant and Sorghum Mill Road and one extending to Coffee Creek Road. Section line roads will need to be widened along Sorghum Mill and Bryant and a portion of Broadway as the phases of this plat develop, Sidewalks will also be required along these arterial streets. All the roads are proposed to be public at this point in the planning process.

Alvin Bates stated that they are trying to create a mixed-use development with smaller homes by the railroad tracks and larger homes as you move east. Several property owners in the area spoke against this project. They were concerned about the project stating that there wasn't enough information to make a decision. Major concerns included the increase in traffic, extra run off and detention, widening of section line roads, increase of students into the schools, high amount of density, the impact on surrounding property values, and construction noise and dust. Dennis Doughty gave his concerns about the high-pressure pipeline that runs through the property and stated that it wasn't buried that deep. He was also concerned about the increase in noise and no buffer areas to the surrounding properties. Elizabeth Whitlock with Red Plains spoke for the applicant. She stated that the additions to the water and sewer lines were adequate and they met city standards. Ms. Whitlock also said that this would be a very nice development, similar to Coffee Creek and no buffers were required in single family zoning by the City. Commissioner Cartwright asked Steve Manek about the future plans of the water tower to help increase pressure in the area. Mr. Manek replied that the plans were being drawn up and he hoped that construction would start in October sometime. Commissioner Cartwright commented that he was concerned about the size of this project with the low water pressure in the area. He also had concern about the pipeline that ran through the property but felt that it could be dealt with at final plat. Commissioner Waner shared the same concerns. Mark Farris with Red Plains stated that the pipeline easements would be better addressed in the final plat. He also stated that this project would be developed over several years, not all at once and in time the area would be able to handle the density.

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

AYES: Members: Cartwright, Waner and Chairperson Woods

NAYS: Thrash and Thomas

The next item on the agenda was **Case #PR030044 Consideration of Final Plat of Edgewater Addition located east of Air Depot, just under one-half mile south of 15th Street. (Caleb McCaleb)**

Caleb McCaleb is requesting Final Plat approval of Edgewater located east of Air Depot just under one-half mile south of 15th Street. This addition consists of 33 lots on 86.17 acres. The lots are a combination of two acre and two one-half parcels, zoned "L-2" Lake Residential and "L-1" Lake Preservation. There are no water line or sewer lines available. All of the lots will develop with water wells and septic tanks. Lot 6 Block 2 contains an existing house that will remain. The Corps of Engineers owns some property between Lots 18 and 19 and it is currently fenced as part of Arcadia Lake recreation areas adjacent to Scissor Tail Campground. The private streets will be maintained by homeowners association. The plat has been reviewed by the Stormwater Advisory Board and Common Lots F and E are set aside for drainage purposes. This project will be gated.

Jane West, a property owner in the area spoke against this project stating that the construction requests she made during the preliminary plat process were not followed, the machinery fumes were coming over onto her property and her protest signs were being taken off of her property and put on the bull dozers.

Mr. McCaleb promised to speak to his construction workers about the signs.

Motion by Cartwright, seconded by Thomas, 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 #Z040009 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling to Two Family Dwelling Usage at 319 East Thatcher. (Larry Dumas, Jr.)**

Staff Report:

Infrastructure: Water and sewer lines are in place adjacent to this property. Utility lines are older in this area but there is no difficulty with one additional unit.

Traffic: There are no traffic counts on Thatcher. University Drive would serve as a major collector.

Existing zoning pattern:

North – “A” Single Family

South - DRD

East – “A” Single Family, further east is “C-2” Multi-Family and to the northeast “C-2”

West – “A” Single Family

Land Use:

North – Single Family

South – Single Family

East – Single Family

West – Single Family

Density: The density would be 8 units per acre for “B” Two Family. There would be 4,515 square foot of land per unit on this particular lot, the density is effectively 5 units per acre.

Land ownership pattern:

North – Single Family individually owned

South – Single Family individually owned

East – Single Family individually owned

West – Single Family individually owned

Physical features: The land is developed.

Special conditions: None

Location of Schools and School Land: nearest school is Russell Dougherty.

Compatibility to Edmond Plan III: with the DRD located to the south which would allow duplexes as well as light commercial, this proposed change to duplex is very compatible with the pre-existing multi-family zoning and the DRD to the south.

Site Plan Review: N/A for “B” Two Family, remodeling a garage apartment.

Motion by Cartwright, seconded by Thomas, 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

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The next item on the agenda was **Case #Z040010 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "B" Two Family Dwelling District at 319 East Thatcher. (Larry Dumas, Jr.)**

Larry Dumas Jr. is requesting a change from "A" Single Family to "B" Two Family north of Thatcher west of University Drive. This property contains a two-story home and a one-story garage. The proposal is to remodel some of the garage for an apartment. There would be two living units on the 9,030 square foot (64.5 feet by 140 feet). The property to the south is part of the DRD District which would allow a duplex as a use permitted by right. Utilities are available to serve this lot and are clearly adequate for a duplex. Thatcher Street is a residential street. Staff recommends approval.

Motion by Thomas, 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 #SP040018 Public Hearing and Consideration of Commercial Site Plan approval for office remodeling on the northeast corner of West Edmond Road and State Street. (Hi-Tech Plumbing)**

General Site Criteria:

Existing zoning – "E-2" Open Display

Setbacks – existing house is to be remodeled, no modifications to the setbacks. The house is approximately 36 feet from the front property line, 12 feet from the west property line, 3 feet from the north property line and 58 feet to the east property line.

Height of buildings – 15 feet

Parking – 7 parking spaces on private property; 4 will be maintained along State Street in front of the garage.

Building size – 1965 square feet

Lot size – 11,200 square feet

Landscaping Lot area = 11,200 sf Landscape provided on plans submitted

Ten per cent of lot = 1120 sf 1300 sf landscaping/lawn area

Plant units required = 90 plants 90 plant units

Required in front yard = 46 sf 46 sf in front yard

Evergreen required = 36 plants 36 plant units

Lighting Plan – no light poles are planned for this business. There will be lighting on the building.

Driveways/Parking – the alley will be paved with 6" concrete along the north side of the property providing access to the parking lot on the east side of the building. This will also provide access to the dumpster. In the past, the home has been used as a beauty shop and there is parking established off State Street. A limited amount of this parking on State is recommended. The parking does not start until there is adequate turning movement on State Street from West Edmond Road. The access from the alley meets the access management policy. There is no driveway proposed on Edmond Road.

Mechanical equipment – located on the ground due to the existing pitched roof home being remodeled as a business.

Fencing/screening - a 6 foot fence is located on the east side of the property. The dumpster enclosure would be fenced.

Signage – one 15 foot tall 32 square foot sign (4' by 8') is proposed on the corner of State and Edmond Road. The sign will have a pole cover 2 ½ feet wide.

Elevations – The house has recently had new siding installed and that is planned as the exterior wall. The only materials prohibited are metal and unpainted block. The house does not have to be brick to meet the site plan criteria.

Drainage plans have been submitted by Smith Roberts and have been reviewed by Engineering Department.

Refuse facilities – Dumpster enclosure is located on the north side of the alley.

Sensitive borders – There are homes to the north of this property. Most of the homes have chain link fences along their south property line. Based on the access proposed, the only location for a sight proof fence would be on the north side of the alley; there may be an objection from the property owner to add such a fence. Existing houses are already sitting close to the north property line; however, there is no change to the scale of the development of the property since the house is not being added to and there is no additional height being added.

Street paving and access management – The county installed the rolled curb along State Street years ago. Edmond Road is constructed to Edmond standards. A new sidewalk will need to be constructed. With the 4 parking spaces, sidewalk and drainage pond outlet, only a small amount of curb will be needed.

Title 21 Water and Sanitary Sewer Plans – existing water and sewer will be available.

Motion by Cartwright, seconded by Waner, 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 **Consideration of Final Plat of North Kelly residential south of Swan Lake Road and west of the offices at Kelly Avenue and Swan Lake Drive. (Dr. Michael Forth)**

Dr. Michael Forth is requesting Final Plat approval for North Kelly for attached single owned units. The detention area and common areas will be owned privately as a part of a homeowners association. The street, Sisken Court, will also be owned privately. Parking will be allowed on only one side of the street. "Fire Lane No Parking" signs shall be installed on one side of the street and at the south end. The trees on the south end will need to be trimmed back. City water and sanitary sewer will be publicly dedicated and built to City standard with required fire protection. The PUD provides for modification of individual lot sizes with the offsetting open space. There is also a modification of the front setback to provide for a 15-foot setback. The adjacent uses are duplex and single family. The Victoria Park Apartments are situated to the immediate northeast of this location and offices are located to the east. Dr. Forth will obtain an easement from the office complex to interconnect circulation between this Single Family PUD and the existing offices. The plat contains 10 lots plus the common area lots and streets.

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

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

NAYS: None

The next item on the agenda was **Public and Consideration of ordinance closing a utility easement at 541 Park Place Lot 5, Block 1 Clegern Park Addition. (David Hornbeek)**

David Hornbeek, property owner of Lot 5, Block 1 Clegern Park Addition, is proposing to close a 10 foot utility easement on the east side of this lot adjacent to Fink Park. There are no operating utilities in this easement and the Utility Line Maintenance Department has verified that there is no need for the easement in the future. In the past, there was a sewer line used as a part of the lift station in this area but that has not been operational for some time. Mr. Hornbeek plans a split level home and will establish a 5-foot building setback line on the east and would like to close the entire 10-foot easement. An easement on the back of the lot will be retained east and west across Lot 5 but the north south easement along a majority of the east lot line is recommended to be closed. The north 20 foot of the lot will be retained as an easement.

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

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

NAYS: None

The next item on the agenda was **Public Hearing and Consideration of Ordinance closing a portion of a utility easement at 4116 Echohollow Trail Lot 8, Block 2, Oaktree Park 1st Addition. (Mike and Lisa Rogers)**

Lisa Rogers is requesting that 6 foot of a 15 foot easement on the east side of Lot 8, Block 2 Oaktree Park 1st Addition be closed to allow for a swimming pool. There is a detention area and drainage easement to the east and Ms. Rogers has provided an additional 10-foot easement from the Homeowners Association to make the adjustment for a portion of the easement being closed on her lot. City Engineer Steve Manek has reviewed this site in detail and agrees with the partial closing. Tom Acardi, Homeowners Association president, has provided the easement. There is a sewer line in the easement but not the portion requesting to be closed. With a new easement, there will be adequate space to maintain the sanitary sewer line. Staff recommends approval.

Motion by Cartwright, seconded by Thomas, 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

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, Thomas, Waner and Chairperson Woods

NAYS: None

Meeting adjourned at 12:45 a.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission