

EDMOND PLANNING COMMISSION MEETING

Tuesday, June 22, 2004

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, June 22, 2004, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Allen Thomas and Suzy Thrash. Commissioner Elizabeth Waner was absent. 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 June 8, 2004, Planning Commission Minutes. There were corrections to the minutes as follows: Due to Auto Zone requirements, any building built on the property cannot be any closer to the street than the Auto Zone building and that a drainage study will be required with the site plan to solve a known drainage problem for this parcel. The vote on Dental Depot was denied by 0-4. Motion by Thomas, seconded by Thrash, to approve the minutes as corrected. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #SP040023 Public Hearing and Consideration of Commercial Site Plan approval for a bank to include drive-in located on the northeast corner of Kelly Avenue and Covell Road. (Citizens Bank)**

David Hornbeek is requesting Site Plan approval for a new bank to include drive-in lanes in the Coffee Creek project at Covell and Kelly. The bank would contain 3,000 square feet.

General Site Criteria:

Existing zoning – “D-1” Restricted Commercial Planned Unit Development

Setbacks – The building is setback 130 feet from the centerline of Covell and 144 feet from the centerline of Kelly. The side yard setback to the east is 118 feet and the setback to the north is 118 feet to the building and 72 feet to the drive-in lanes. The property to the north and east is zoned commercial and is already developed.

Height of buildings – 32 feet.

Parking – 26 spaces have been provided, 15 are required for 3,000 square foot building considered as retail; however, the parking lot is interconnected with the Coffee Creek retail center to the east and other offices to the north, so there could be shared parking.

Building size – 3,000 square feet.

Lot size – 88,679 square feet, includes to the centerline of the street, 54,093 within the private property lines.

1. Landscape Plan

Landscaping - Lot area = 54,093 sf

Ten per cent of lot = 5,409 sf

Plant units required = 540 plants

Required in front yard = 270 sf

Evergreen required = 216 plants

Landscape provided on plans submitted

5,409 sf landscaping/lawn area

540 plant units

270 sf in front yard

216 plant units

2. Lighting Plan – Light poles are planned at 25 feet in height. There will be 8 light poles on the property using the shoebox style fixture. Cheyenne Middle School is located to

the west, other commercial is located to the north and east. The Coffee Creek Post Office is located further east. The property to the south is undeveloped and is a large ownership, 160 acres. The land to the southwest is undeveloped. There are no homes adjacent to this property which would implement the bollard lighting or sensitive border standards.

3. Driveways – 1 new driveway is planned on Kelly, west of the drive-in bank. The drive on the east side of the property will be shared with the Coffee Creek commercial center being completed now. The access management policy is met by this proposal. Covell is planned to be a parkway with at least 70 – 90 foot of right-of-way needed near the intersections for the parkway improvements. Kelly is also a parkway and will have similar right-of-way requirements.
4. Mechanical equipment – The roof for the bank is pitched, so all of the mechanical equipment will be located on the ground.
5. Fencing/screening – since the land to the north and east is commercial, no sight proof fencing is required. Some of the dumpster enclosures are shared in this project and a screened enclosure will be needed if a dumpster is added on the bank's property.
6. Signage – The bank will have a choice of one 6 foot tall sign, 42 square feet, located on the intersection corner of Kelly and Covell, or two 6 foot tall, 42 square foot ground signs, located at the driveways, which would be 300 feet apart, measure along the streets.
7. Elevations and general architectural appearance – The building is constructed of brick veneer and cast stone accents. The roof is a standing seam metal. The building is of the same character as other constructions in Coffee Creek and similar to the downtown complex completed by Citizens Bank at Hurd and Broadway. The canopy is also brick veneer with a standing seam metal roof.
8. Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – Engineer David Jones with Orion Engineering has prepared the drainage plans and they are being modified after the Engineering Departments review.
9. Refuse facilities – There is access between this site and the adjoining commercial sites. A dumpster enclosure will need to be added if a shared dumpster is not possible.
10. Sensitive borders - No sensitive borders. The adjacent land is commercial.
11. Street paving and access management – Covell is scheduled for parkway paving after the underpass is completed. Fees in lieu of paving are required in this case, if not previously paid.
12. Title 21 Water and Sanitary Sewer Plans – are adjacent and are being connected for service.

Commissioner Thomas asked Mr. Hornbeek about the color of the brick. Mr. Hornbeek replied that Mr. Turner had asked them to use a darker shade of brick to match the existing office buildings in the area. Commissioner Woods asked if the 26 parking spaces were necessary. Mr. Hornbeek responded that they were trying to build what they thought they would use and with 10 to 12 employees and daily customers they felt that 26 spaces were necessary. Commissioner Cartwright commented that the number of parking spaces needed to be evaluated on a case by case basis and while some businesses may have too much parking, some may need more than the required amount of spaces.

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

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

NAYS: None

The next item on the agenda was **Case #PR040017 Consideration of Final 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 Final Plat approval for Chitwood Farms. This property, containing 320.7 acres is planned for 177 single family lots for the entire project. The first phase Final Plat contains 65.91 acres and 40 single family lots. The lots will range in size from 40,684 square feet to 57,849 square feet. 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. Waste water service will be by septic tank or "Aerobic" sewage system. The Edmond Trails and Sidewalk Master Plan does not identify trails in this area. Project will have a gated entry with access from Post Road.

Motion by Thomas, seconded by Thrash, to approve this request. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

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)**

A continuance to July 20 was requested by the applicant.

Motion by Thomas, seconded by Thrash, to continue this request to the July 20th Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

There was no **New Business**.

Motion by Thomas, seconded by Cartwright, to adjourn. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

Meeting adjourned at 5:50 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission