

EDMOND PLANNING COMMISSION MEETING

Tuesday, August 3, 2004

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, August 3, 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 July 20, 2004, Planning Commission Minutes.

Motion by Waner, seconded by Thomas, to approve the minutes as written. **Motion carried** by a vote of 5 to 0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z040015 Public Hearing and Consideration of amendment to Edmond Plan III from Restricted Commercial PUD, Suburban Office PUD, Restricted Light Industrial PUD to General Commercial PUD on property located on the southeast corner of Thomas Drive and Covell Road. (Pat Garrett)**

This application is an amendment from "D-1" PUD to "E-1" PUD. The proposed use requiring "E-1" is a Sonic Drive-in Restaurant. Three other restaurant or retail sites would be possible to the east of the proposed Sonic at Thomas and Covell. Utilities are available and the new Crown Ridge Apartments are located immediately south of the subject property. The partial construction of a new street to the south of the proposed Sonic would be part of this PUD because the access from Covell Road would be limited to right-in, right-out traffic movement. Persons will have to turn access Thomas to leave the Sonic for west-bound traffic movements. This would be an upgrade in zoning from the current "D-0" and "D-1". The PUD Design Statement is limiting many of the uses in "E-1", such as Auto Service and Grocery Store. Richard Francin, representing Coffee Creek Addition, submitted a petition with 240 signatures from the Coffee Creek Addition. John Luton with Edmond Neighborhood Alliance indicated that the Plan had been Amended in this area just over a year ago and that changing the zoning for higher uses should not be approved. Kristi Bradley indicated she had moved to the city two years ago and did not want to see a less desirable balance of commercial near the residential to the north and west. A letter was received by Patrick Myers from Turner and Company opposing this rezoning. Randel Shadid indicated that while the zoning required "E-1" zoning for a Sonic Drive-in Restaurant, the restrictions through the PUD was not increasing the intensity of the property.

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Elizabeth Waner objected to the drive-in restaurant due to the hours, traffic characteristics and open character of the use with odors and more intense lighting. Mrs. Thrash agreed this was not appropriate due to the location of the existing homes.

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

AYES: None

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

The next item on the agenda was **Case #Z040014 Public Hearing and Consideration of rezoning from “D-1” Restricted Commercial PUD, “D-0” Suburban Office PUD, “E-3” Restricted Light Industrial PUD to “E-1” General Commercial PUD on property located on the southeast corner of Thomas Drive and Covell Road. (Pat Garrett)**

Bryan Coon is representing Thomas Trails LLC in requesting rezoning of 6.70 acres on the southeast corner of Thomas Drive and Covell to “E-1” PUD. The immediate proposal is for a Sonic Restaurant on the corner site, containing 38,498 square feet.

This PUD application contains a total of four lots:

- a. Lot 1 – 38,498 sq. ft.
- b. Lot 2 – 36,400 sq. ft.
- c. Lot 3 – 35,973 sq. ft.
- d. Lot 4 – 54,143 sq. ft.

This PUD would also include new streets, Thomas Circle on the south side of the project and Thomas Terrace connecting to Covell Road from Thomas Circle. These are shown on the PUD Master Plan. The PUD Design Statement provides the following descriptive material:

1. Perimeter building setbacks will be a minimum of 25 feet in all tracts.
2. The exact boundaries of these tracts may change up to 15%
3. All buildings will be of brick/masonry construction and will be one story in height.
4. The maximum operating hours for all businesses will be limited to the following:
Sunday-Thursday 7:00 a.m. to 11:00 p.m.
Friday & Saturday 6:00 a.m. to 12:00 p.m.
5. The following uses in the “E-1” General Commercial District shall not be permitted within this PUD:
Ambulance Service Office or garage
Bus Terminal
Cleaning & Dyeing Plant
Commercial School or Hall
Dance Hall
Electric Transmission Station

Food Store
Frozen Food Locker
Funeral Parlor/Mortuary
Golf Course (miniature or range)
Hotel/Motel
Ice Storage Locker or Store House for Food
Indoor Theater
Kennel
Laundry
Liquor Store
Pawn Shop
Private Club
Recreation Center
Research Laboratories
Roller Skating Rink
Tavern
Trailer Sales
Wholesale Distributing Center

6. The proposed streets in the development will be public streets. The streets will be built to City of Edmond width standards.
 - a. Thomas Terrace will have access to Covell Road and to Thomas Circle. A private driveway will be located between Tracts 1 and 2. This driveway will have also access to Covell Road and Thomas Circle.
 - b. Access to Tract 1 shall also be provided from Thomas Drive, the private driveway, and/or Thomas Circle.
 - c. Access to Tract 2 shall be provided via the private driveway and/or a driveway onto Thomas Circle.
 - d. The property to the south consists of the Crown Ridge Apartments (160 units). The land to the west is developing as Thomas Trails 1st Addition (99 lots). The Stonebrook Addition is located to the north part of the Coffee Creek PUD (145 lots). The land to the east, west of the railroad tracts, is zoned "E-3" Restricted Light Industrial PUD.

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

AYES: None

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

The next item on the agenda was **Case #Z040018 Public Hearing and Consideration of amendment to Edmond Plan III from Limited Light Industrial and General Office**

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District Planned Unit Development to Single Family Dwelling Planned Unit Development Usage on property located on the northwest corner of Air Depot and Covell Road. (Covell Development, L.L.C.)

Todd McKinnis attorney representing Gary Spencer submitted a plan indicating Land Conservation Trust property to be provided along the industrial road leading to the Transfer Station to permanently serve as a buffer between existing "F-0" and the proposed "A" PUD. The Single Family addition would connect with full city utilities and there would be other open space areas to be maintained by the homeowners along the creek to the north and within the project. Covenants were planned to inform residents of the Electric Substation planned and needed on Air Depot and the Transfer Station which was understood to gradually grow in usage as the community grew. The location of the Fire Station, and even the Fire Training Center with the five story tower, was seen as an asset and not a detraction for the area.

John Luton, representing the ENA, objected to the change of "F-O" zoning because of the surrounding uses and compatibility with what is actually developing. Veronica Keathly, Urban Forester, spoke on behalf of Mr. Spencer to explain the benefit of the area set aside for the permanent open space and conservation easement. Rand Phipps with the Land Conservancy Trust was in attendance to support the open space area. Mrs. Thrash thought this was a nice plan, but it was too close to existing Transfer Station and existing "F-0" Zoning. Ms. Waner was concerned about the 90 acres of future industrial to be lost at an appropriate location in the community. Mr. Woods was concerned about the distance between the northern lots and the Transfer Station property. It was indicated the lots were at least 160 feet from the boundary of the Transfer Station site and more open space could be provided on the "F-0" PUD site. Mr. Woods also expressed concern about the odor from the property, especially during the summer months.

Cartwright left the meeting.

Motion by Thrash, seconded by Waner, to approve this request. **Motion denied** by a vote of 4 to 0 as follows:

AYES: None

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

The next item on the agenda was **Case #Z040019 Public Hearing and Consideration of rezoning from "F-0" Limited Light Industrial and General Office District to "A" Single Family Dwelling District Planned Unit Development District on property located on the northwest corner of Air Depot and Covell Road. (Covell Development, L.L.C.)**

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Todd McKinnis, representing Covell Development, L.L.C., is requesting rezoning of 81.89 acres on the northwest corner of Air Depot and Covell Road from "F-0" Limited Light Industrial and General Office District to "A" Single Family Dwelling District Planned Unit Development District. The

property is directly south of the City of Edmond Electric Substation on Air Depot and east of the City of Edmond Transfer Station. The City of Edmond Cross Timbers Public Works Service Center will be located to the south across Covell Road.

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

AYES: None

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

The next item on the agenda was **Case #Z040016 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Residential to Suburban Office Usage on property generally located on the east side of Santa Fe, west of Cedar Pointe Addition, south of Covell Road. (John Coleman)**

David Hornbeek representing John Coleman requested "D-0" zoning for the remodeling of the Anthony house and the potential construction of other office buildings on Santa adjacent to the Cedar Pointe Addition. Mr. Hornbeek indicated there are already several locations zoned for office along Santa Fe and this would be similar in character to the Cedar Pointe Addition as to height and residential scale. Glen McCall submitted a petition submitted a petition with 190 signatures representing 227 homes opposing this rezoning. He felt there was no need for offices in this area and there was concern about offices being near the back yards of homes. A property owner to the north expressed concern about children playing in the back yard adjacent to office driveway and the backs of office buildings. She indicated she would not have bought the property if she had known it could be office. John Luton with ENA indicated that multi-family could be built in "D-0" and there was not enough information about the project. Mr. Coleman indicated that he would like to remodel the house as an office and continue with similar size office buildings. He preferred not to tear down the house to build other residential units which is what would be required if this use is not appropriate. Laura Rason spoke in opposition to the rezoning. Mike Petre also spoke in opposition. It was estimated that 13 homes could be built on the property if it remains single family. Ms. Waner indicated that homeowners usually like office as a compatible use, maybe additional discussion with the developer on the character of the project could be facilitated prior to a City Council meeting.

Motion by Thrash, seconded by Thomas, to approve this request **Motion denied** by a vote of 3 to 1 as follows:

AYES: Chairperson Woods

NAYS: Members: Thrash, Thomas and Waner

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The next item on the agenda was **Case #Z040017 Public Hearing and Consideration of rezoning from "A" Single Family to "D-0" Suburban Office District on property generally located on the east side of Santa Fe, west of Cedar Pointe Addition, south of Covell Road. (John Coleman)**

Motion by Woods, seconded by Thrash, to approve this request . **Motion denied** by a vote of 3 to 1 as follows:

AYES: Chairperson Woods

NAYS: Members: Thrash, Thomas and Waner

The next item on the agenda was **Case #SP040026 Public Hearing and Consideration of Commercial Site Plan approval for office buildings on the north side of West Edmond Road one-quarter mile west of Kelly. (Creekside Office/Sean Brownlee)**

Sean Brownlee, the developer, is ready to build 10 buildings at the Creekside Village project on the north side of West Edmond Road. The Creekside Village Senior housing is already under construction on the north side of this property. Mr. Brownlee is completing the final punch list on the plat for Creekside Village and he has already made the connection with Dooley Farms immediately west so that traffic can exit from Creek View Drive, the new street or Dooley Farms Boulevard which will eventually have a traffic light. The site plan description covers all 10 buildings which are intended to have a similar appearance as part of the PUD character.

General Site Criteria:

Existing zoning – “D-1” Restricted Commercial and “D-O” Office Planned Unit Development.

Setbacks – The 4 front buildings “D-I” PUD setback 29-32 feet from the property line along West Edmond Road. This is a variance from the standard because there are no driveways; all traffic will exit from the Creek View Drive street. There is also no parking in the front of the buildings. The building line shown on the plat is 20 feet. The other 6 buildings are zoned “D-O” PUD and have a minimum 20 foot setback from Creek View Drive, the new public street. They also are designed with yards in the front rather than parking lots, all the parking is in the back of the buildings.

Height of buildings – 29 feet to the highest point of the roof.

Parking – one space for every 300 square feet, one for 200 retail Body Solutions is one retail use.

Building size – 70,000 square feet to include first and second floors where applicable.

Lot size – 8.34 acres gross

1. Landscape Plan – 10 buildings

Building 1, Block 1 – 9,750 sf, 10% = 975 sf, 80 plant units required

Building 2, Block 1 – 12,480 sf, 10% = 1,248 sf, 100 plant units required

Building 3, Block 1 – 22,487 sf, 10% = 2,248 sf, 178 plant units required

Building 4, Block 1 – 18,308 sf, 10% = 1830 sf, 146 plant units required

Building 1, Block 2 – 12,672 sf, 10% = 1267 sf, 100 plant units required

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Building 2, Block 2 – 9900 sf, 10% = 990 sf, 78 plant units required

Building 3, Block 2 – 16,562 sf, 10% = 1656 sf, 132 plant units required

Building 4, Block 2 – 16,900 sf, 10% = 1690 sf, 135 plant units required

Building 5, Block 2 – 16,393 sf, 10% = 1639 sf, 130 plant units required

Building 6, Block 2 – 13,000 sf, 10% = 1300 sf, 104 plant units required

2. Lighting Plan –no pole height above 24 feet, shoebox lights will be required due to the residential to the south and to the north, no fiber optic to be used on the sign or the buildings
3. Driveways/Parking – all the drives are located off the new street Creek View Drive and will be to City standard. Sidewalks will be located along Edmond Road and the new street.
4. Mechanical equipment – located on the ground due to the pitch roof.
5. Fencing/screening – no fencing is planned
6. Signage – 8 feet tall, 36-42 square feet, identifying the Creekside Village name will be located in the center median.
7. General architectural appearance – brick veneer on all 4 sides. Trim materials will include stone and siding for the dormer windows. Roofs are all composition with a 9/12 pitch. There are 2 building elevation styles identified in the elevation plans. The colors of the brick will range from dark red, browns and taupe.
8. Drainage Report and related Grading Report Plans and Calculations - approved by Engineering.
9. Refuse facilities – dumpster enclosures will be located in the back of the buildings off the parking lots and are indicated on the plans.
10. Sensitive borders – The Copperfield Addition is located to the south and even though the buildings are closer to West Edmond Road, there will be landscaping in front of the brick veneer buildings which will have the overall character of a dwelling. There are not individual ground signs on the front of the retail businesses although there may be wall signs. There will be no use of neon or fiber optic.
11. Street paving and access management – all streets have been completed to City standards.
12. Title 21 Water and Sanitary Sewer Plans - all sewer and water have been completed to City standards

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

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

NAYS: None

The next item on the agenda was **Case #PR040012 Public Hearing and Consideration of Preliminary Plat for Thornbrooke Manor 2nd Addition located north of 33rd Street, approximately 2,150 feet east of Bryant. (Winchester Development, LLC)**

(continued indefinitely)

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The next item on the agenda was **Case #U040010 Public Hearing and Consideration for a Special Use Permit for enclosure of the Garden Center on the west side of the Wal-Mart Supercenter on the southeast corner of Danforth and Santa Fe.**

(continued indefinitely)

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

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

NAYS: None

There was no **New Business**.

Motion by Thrash, seconded by Waner, to adjourn. **Motion carried** by a vote of 4 to 0 as follows:

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

NAYS: None

Meeting adjourned at 7:45 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission