

EDMOND PLANNING COMMISSION MEETING

Tuesday, September 21, 2004

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, September 21, 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 September 7, 2004, Planning Commission Minutes.

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

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

NAYS: None

ABSTAIN: Waner

The next item on the agenda was **Case #PR040029 Consideration of Final Plat for Hunters Creek IV located west of North Kelly and approximately one-half mile south of Coffee Creek Road. (Tim Hughes)**

Randy Hill with E.D. Hill was requesting approval of Hunter's Creek IV Addition Final Plat. The addition contains 22.32 acres and 24 single family lots. The property is zoned "A" Single Family. Lots range in size from 15,000 square feet or larger. The addition will be served with City water, sanitary sewer, electricity, police, fire and sanitation services. This phase of the development will connect Kelly and Coffee Creek Road since Hunter's Pointe Drive will extend west and intersect with Creek Bend Road in Hunter's Creek 2nd Addition. The block at the south end of the addition, Block C, is Common Area where the large overhead power lines extend east and west across Edmond. The development of Hunter's Creek has been as follows: Hunter's Pointe, 1994, 32 acres, 56 lots; Hunter's Creek I, 1994, 30.71 acres, 36 lots; Hunter's Creek II, 1997, 13.91 acres, 21 lots; Hunter's Creek III, 2002, 12.7 acres, 19 lots; Villas @ Hunter's Creek, 2003, 29 acres, 86 lots; total lots 218.

The applicant agreed to add the 25' building line on the Final Plat before the City Council meeting.

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 #U040011 Public Hearing and Consideration of Special Use Permit and Site Plan for St. John the Baptist Catholic Church expansion of the church and the school at 900 South Littler, west of Boulevard.**

Commissioner Waner stepped out of the room for the discussion of this item.

St. John the Baptist Catholic Church has received 3 previous Special Use Permits for additions to the school/Church along Littler, west of Boulevard and south of 9th Street. This permit provides for an expansion of the sanctuary on the far north and east sides of the church. The church plans to expand the parking lot to the south connecting to 10th Street and add an addition to the school on the south side of the property. The existing church building equals 15,815 square footage; existing school equals 23,655 square footage, plus 9,340 middle school; church addition equals 11,665 square feet and school addition 24,690 square feet. Currently, there is extensive landscaping on the property. The applicant proposes to remove approximately 23 trees, 31 shrubs and 300 square feet of groundcover for the expansion of the sanctuary. New plantings of 23 trees, 39 shrubs and 400 groundcover will be located elsewhere on the property to maintain compliance with the requirements.

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

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

NAYS: None

The next item on the agenda was **Case #SP040027 Public Hearing and Consideration of a Multi-Family Site Plan for a 236 unit apartment complex located south of Jason's Deli, west of the Boulevard Bowl, one-fourth mile south of 33rd and west of Boulevard. (Case and Associates)**

Existing zoning – "C-3" PUD High Density Residential & Commercial Services District Planned Unit Development, 236 units planned for Phase 1.

Setbacks – The main street in front of this property, Stonebridge Boulevard, is a commercial collector street, and the setback is 25 feet from the front property line. The project meets the side yard setbacks of 8 feet from the east and west sides of the lot and 20 foot from the north property line which is the rear yard.

Height of buildings – 50 feet to the top of the ridge of the pitch roof. This meets the city code standard based on how height is measured although 45 feet is referenced in the "C-3" District, but that measurement is not to the top of the ridge.

Parking – 439 open parking spaces and 48 parking spaces in garages. There is a total of 15 additional parking spaces over the minimum requirement of 472 (2 per unit). The Planning Commission usually asks for additional guest parking in multi-family.

Building size – eleven three story apartment buildings containing 220,636 square feet, one clubhouse/pool building of 2,434 square feet and twelve parking garages.

Lot size – 686,392, 15.75 acres. This project has a density of 15.7 units per acre (16 per acre is allowed).

Landscape Plan

Landscaping - Lot area = 686,392 sf

Ten per cent of lot = 68,639 sf

Plant units required = 5,491 units

Required in front yard = 34,320 sf

Landscape provided on plans submitted

90,685 sf landscaping/lawn area

5,491 plant units

34,320 sf in front yard

Evergreen required = 2,196 plants 2,196 plant units

Lighting Plan – No pole lights are being provided for this project. All lighting will be wall packs although the lighting will be higher intensity to light the adjoining parking areas. The use to the east is the bowling alley, to the north is the Edmond Crossing shopping center to include Jason's Deli and to the northeast is the self storage facility, to the far west are more apartments along Wynn Drive. There should be no adverse impact to the adjoining area.

Driveways/Parking – Two gated drives will provide access from Stonebridge Boulevard. Gated access will also be provided at the south end of Edmond Crossing Boulevard. The staff recommends that the gated access from Edmond Crossing Boulevard south of Jason's Deli be a two way access. This will allow residents to come and go from this exit on a regular basis so that there can be some distribution of traffic. If this was an exit only or an emergency only type exit, all the residents from the entire Stonebridge development would have to use Boulevard as the single entrance to this project. A collector street was not required on the plats to connect to Edmond Crossing Boulevard so that the two way gate to be used at all times of the day is alternative to allow distribution of traffic and multiple access points for connectivity for such a large project.

Mechanical equipment – The mechanical equipment will be located on the ground and screened from view with a seven foot tall wooden fence.

Fencing/screening – Seven foot tall wooden fencing will screen the mechanical units.

Signage – One sign will be provided on Stonebridge Boulevard, the sign is 7 foot 2 inches. Foot height, 54 square feet including all parts of the sign. This size is allowable in residential and this property is zoned "C-3" High Density Residential.

Elevations and general architectural appearance – The buildings are three story in height and are fully sprinklered. The exterior walls are primarily cement fiberboard (hardy board) siding (80%) and the remaining 20% is a combination of brick and stone. This project does not plan to have shutters and it is not a requirement of the site plan. Shutters are not one of the site plan criteria or building code requirements.

Sensitive borders – The property to the north is zoned "E-1" General Commercial District and has been developed with commercial businesses. The property to the east is zoned "A" Single Family Dwelling District PUD and has been designated as a greenbelt area. There is also a parcel on the east that is zoned "D-0" Suburban Office District PUD. The area to the south and west of the project is zoned "A" Single Family Dwelling District PUD and has been designated as a greenbelt area.

Street paving and access management – Boulevard is already four laned.

Refuse facilities – Four dumpster enclosures will be located in the parking lot.

Drainage/Detention – Plans have been submitted by Cardinal Engineering and have been reviewed and approved.

Title 21 Water and Sanitary Sewer Plans – Derek Turner is constructing water and sewer line for this addition as part of the Stonebridge Addition.

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 #SP040035 Public Hearing and Consideration of Commercial Site Plan for Edmond Insurance Agency located one-fourth mile north of 33rd Street, west side of Bryant (2917 S. Bryant). (Beverly Stout)**

Chairperson David Woods stepped out of the room on this discussion and asked Vice Chairperson Leroy Cartwright to chair the meeting.

The building size is 2,917 square feet and the project will contain 18 parking spaces.

The landscape plan is as follows:

| <u>Landscaping - Lot area = 18,450 sf</u> | <u>Landscape provided on plans submitted</u> |
|---|--|
| Ten per cent of lot = 1,845 sf | 1,845 sf landscaping/lawn area |
| Plant units required = 148 units | 160 plant units |
| Required in front yard = 923 sf | 1,226 sf in front yard |
| Evergreen required = 59 plants | 72 plant units |

Engineer Mark Farris indicated that a fence would be provided along the west property line if requested by the Planning Commission. There are 4 lace bark elm trees planted along the west side of the building nearest to the west property line and there is a full 20 foot building setback line not including the parking.

Mr. Farris agreed to the request of the Planning Commission to put up a fence along the west property line if the property owner adjacent to it wanted it. No one was in attendance to oppose or comment on this application. It was understood that Mr. Farris would attempt to contact the property owner to see whether or not he wanted a fence.

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

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

NAYS: None

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

Keith Beatty with Isch Engineering is requesting Final Plat approval of Lexington Heights consisting of 31 lots west of Boulevard, south of Coffee Creek Road. This is a C-1" Low Density Multi-Family Residential PUD and the units constructed will be either single, duplex, triplex or fourplex units platted individually for individual sale. Setbacks are not required on the lots as agreed to in the PUD Design Statement; the lots are too small for any additional setbacks. All of the private streets or access drives will be maintained by a mandatory homeowners association. The main access into the addition will not have an electronic gate; however, some of the exits will be gated. These access points are intended as exit only unless there was a major emergency where they could be opened to speed egress from the addition from more locations than the one main entrance. The golf

course is located to the south of these units, Turner Brothers Pipe Yard is located to the north. Fifty foot of right-of-way is provided along Coffee Creek Road.

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

AYES: Members: Thrash, Waner, Cartwright, Thomas and Chairperson Woods
NAYS: None

The next item on the agenda was **Consideration of Deed Certification for the northeast corner of Blackwelder and East Second Street, bank site. (Sooner Investments)**

Pascal Aury for the First Fidelity Bank requested deed certification for a 42,903 square foot lot on the northeast corner of Blackwelder and Second Street. The property contains 146 feet of frontage on Second Street and is 271 feet in depth. A common driveway to the shopping center is planned immediately north of this lot as approved on the overall site plan for University Village project now under construction west of the Wal-Mart Neighborhood Market. Steak-n-Shake has recently built approximately 130 feet east of this site, but that lot was not deed certified for individual sale.

A bank is a proposed use for the property which is zoned "E-2" Open Display. City water and sewer are adjacent to this lot on Blackwelder and Second Street. The land between the Steak-n-Shake and the proposed bank will be parking. This property is not located within a flood plain. No current site plan has been approved on this property. No curb cuts will be allowed on Second Street because of the proximity to Blackwelder.

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 #PR0400004 Consideration of Final Plat of Belmont Ridge 1st Addition located east of Kelly, south of Cross Timbers Elementary School and north of Coffee Creek Road. (Gary Spencer)**

Ernest Isch representing Gary Spencer is requesting Final Plat approval of Belmont Ridge 1st, a single-family addition part of the Belmont Farms Planned Unit Development. The addition contains 10.30 acres and 31 single family lots. The lots are generally 75 x 120 feet for 9,000 square feet. The addition will be served with full city utilities. The access to this phase of the addition is from Secretariat Lane already constructed in the Belmont Villages Addition immediately south. In Phase 2 there will be another street connecting to Kelly and that street will also connect to Belmont Villages II to the east providing distribution of traffic for this 404 lot addition. Seventy foot of right-of-way has been provided for in Kelly which is a parkway standard street. Limits of no access need to be added to the back of the lots along Kelly. Through the PUD, the front setbacks have been approved at 20 feet, the side yard setbacks will be the same as standard code at 5 feet

for one story, 8 foot for two story and 20 foot rear yard. All the streets are public in this addition. The detention area for this project is the existing detention pond located to the south along Kelly. This developer needs to provide the documents for a mandatory homeowners association participating in the permanent maintenance of that detention area. Attorney Todd McGinnis indicated he had completed the mandatory homeowners association for this project to participate in the maintenance of the existing detention area including the payment of the fee for such maintenance.

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

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

NAYS: None

Under **New Business**, Jim Clow with the ENA announced the 10th annual picnic for the City Council and Planning Commission on Thursday, September 30th at 6:00 pm to 8:00 pm.

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

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

NAYS: None

Meeting adjourned at 6:50 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission