

EDMOND PLANNING COMMISSION MEETING**Tuesday, October 19, 2004****5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, October 19, 2004, in the City Council Chambers at 20 South Littler. Other members present were Elizabeth Waner, Suzy Thrash and Leroy Cartwright. Member Allen Thomas 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 October 5, 2004, Planning Commission Minutes. Elizabeth Waner requested that the minutes be corrected to indicate her concerns about the Fox Lake Plaza project was the lack of an adequate buffer next to Single Family and that on the VanSant item, it was conditioned on granting the right-of-way along Coffee Creek and the sanitary sewer easement across the appropriate lot.

Motion by Thrash, seconded by Waner, to approve the minutes as corrected with the comments above. Motion carried by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z040028 Public Hearing and Consideration of rezoning from "G-A" General Agricultural to "R-2" Urban Estate Dwelling District south of Covell Road, west of Midwest Boulevard. (Jim Clayton)**

Jim Clayton requested a rezoning from "G-A" General Agricultural to "R-2" Urban Estate Dwelling District on 88 acres south of Covell Road, west of Midwest Boulevard. The current owners of the property are Larry and Vicki Toombs. There is no Plan Amendment required for this parcel. The Edmond Plan projects residential. The smallest lot size permitted with septic tank or aerobic system and water well is 60,000 square feet including the area to the center of the road. Mr. Clayton does plan to divide the property into residential lots. This parcel is over one-half mile from city water. If rezoned, Mr. Clayton would submit a Preliminary Plat and there is considerable flood plain across this property. He is considering contacting the land trust to inquire if they wish to have some land set aside in this project as open space.

Ms. Waner asked if the land trust had reviewed their proposal and the owners indicated they had looked at the property but not given an answer as to their willingness to accept the floodplain area for open space. The owner indicated he estimated 52 lots would be proposed and the existing pond on the property would remain. Chris Suerman was concerned about the number of homes across Covell from his driveway. He was also concerned about additional water wells. Steve Manek indicated 70 foot of right-of-way would be required for the parkway standard for Covell which extends past this property.

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

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

NAYS: None

The next item on the agenda was **Case #SP040039 Public Hearing and Consideration of a Site Plan approval for a residential Planned Unit Development on property generally located on the southwest corner of Coffee Creek Road and Boulevard. (M. L. Young Development, LLC)**

The City Council approved the Final Plat of Lexington Heights at their regular meeting on October 11, 2004. Since this is a Planned Unit Development project zoned "C-1" Low Density Multi Family, a site plan is also submitted identifying the dwelling units, exterior design, setback exceptions and landscaping improvements. As discussed with the Final Plat, there is one main entry with a secondary access from Coffee Creek Road for the 31 dwelling units planned as a part of this project. The private drive accessing the units will parallel Coffee Creek Road and be located just inside the right-of-way along Coffee Creek Road or a distance of two feet. Landscaping in the right-of-way along Coffee Creek Road will not be encouraged. The landscaping materials and irrigation piping would be subject to removal for the very important water lines that are needed in the area. As previously mentioned on the northeast corner of Boulevard and Coffee Creek Road, the City has purchased 4 ½ acres of land and plans two water storage tanks, an elevated water tower and is making a substantial commitment to extend a 24 inch water line from Oklahoma City to meet the future needs of this general area. This water supply line cannot be connected due to its size and purpose. Other water line distribution utilities and utilities in general will need the availability of the standard arterial right-of-way. Landscaping will interfere with the routine maintenance of these utilities.

The setbacks for the units are as shown on the plan. Variances for all the setbacks front, side and rear have been approved through the PUD. Each dwelling unit could be sold individually even if attached to another dwelling. The dwellings will contain a brick veneer and other trim materials such as stone or EFIS/stucco. The units will have a 2 car garage. Masonry columns are planned along Coffee Creek Road 4 ½ feet in height and the remainder of the fence is PVC rail fencing. A pedestrian access is proposed along the south side of the development adjacent to the golf course. There is no height variance requested although the structures are two story with a height of 25 feet. A landscape plan has been submitted. The individual yard areas and common areas are landscaped and will be maintained by the association. The berms and landscaping shown along Coffee Creek Road are expected to interfere with the utility improvements and would impact the utilities and paving improvements.

Ernie Isch and Thomas Small spoke in favor of this addition.

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

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

NAYS: None

The next item on the agenda was **Case #SP040038 Public Hearing and Consideration of Commercial Site Plan approval for a new building on the northeast corner of 2nd Street and Blackwelder. (Fidelity Bank)**

This location is east of the McAlister's Deli just over 150 feet west of the Steak 'n Shake and south of the new shopping center being constructed by Sooner Investments referred to as University Village.

Existing zoning – "E-2" Open Display to include drive in on the north side of the property and ATM machine located in the front of the property along 2nd Street.

Setbacks – from the center line of 2nd Street is 175 feet, from the east property line is 55 feet, from the west property line (Blackwelder) is 30 feet and from the north property line 88 feet.

Height of buildings – 21 feet

Parking – 17 spaces provided for a 3,840 square feet building, one space for every 200 square feet.

Lot size – 42,903 square feet

Landscape Plan

Landscaping - Lot area = 42,903 sf

Ten per cent of lot = 4,290 sf

Plant units required = 343 plants

Required in front yard = 198 sf

Evergreen required = 136 plants

Landscape provided on plans submitted

4,290 sf landscaping/lawn area

354 plant units

198 sf in front yard

228 plant units

Lighting Plan – Two of the light fixtures planned for University Village are located on the east edge of the bank site and would serve this lot. Two new light poles 20 foot in height will be placed along Blackwelder for the west side of the bank.

the parapet walls will need to screen the mechanical equipment.

Driveways/Parking - sidewalks and fire lanes – sidewalks will be required along Blackwelder and along 2nd. Some of the sidewalks are already in place as part of a city project. There is one curb opening planned along Blackwelder on this property and a curb opening to the north on the Sooner Investment property. There are no curb openings on 2nd Street. There is cross access to the north on the Sooner driveway which connects the Steak 'n Shake and the shopping center sites to Blackwelder and on the front of the property adjacent to the parking lot between Steak 'n Shake and the proposed bank.

Mechanical equipment – the roof of the building is flat, mechanical equipment will be located on the roof and

Fencing/screening – no sight proof fencing is required. All the land surrounding this property is zoned commercial. No dumpster location has been identified on the site plan. The most desirable place is on the north side of the property north of the drive in lanes.

Signage – Wall signs and ground signs have been identified on the plans. The front wall width is 50 feet and the setback from the property line is 130 feet. The Fidelity Bank sign on the front wall is 25½ feet long by 6 feet in height (Fidelity); the word "Bank" is 10 feet by 2 feet. Based on the setback and the front wall width, 180 square foot sign is allowed. The wall sign is actually 173 square feet even though the plans identify 225. The measurement by the sign contractor or architect is incorrect. The 2 signs on the side walls are 120 square feet each. There are no signs on the canopy since they are not allowed. There are 2 signs on the ATM identifying "get cash" or "cash". The ground sign on this individually owned tract is 20 foot in height and is 75 square feet which is

the maximum allowed along this commercial corridor for an individual business of this square footage.

General architectural appearance – The exterior of the building is actually EFIS. There is no brick or other materials identified. There appears to be some reveal seams to provide depth to parts of the wall. Colors used are red and black on some of the trim materials and there is a neon light indirectly lighting a portion of the wall. There are 3 different colors used in the EFIS.

Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – the University Village project used a regional detention area constructed south of the Target and Lowe's and so the detention is complete for this bank project.

Refuse facilities – No dumpster is proposed. For security purposes, the daily janitorial service removes all trash materials. This is the procedure used by this bank in Wichita, Kansas, their home city.

Sensitive borders – Definition of = a sensitive border is a site directly abutting residentially development land on any side. Does not apply to this property.

Street paving and access management – this site fully complies with cross access, street improvements and separation of driveways.

Title 21 Water and Sanitary Sewer Plans – water and sewer plans have been completed with the shopping center to serve this use and location.

The property is platted as part of the Highland Park Additions, a 1940s subdivision. No new plat is planned for the bank or required by the City code. The bank has lot split this site for a separate ownership. Steak 'n Shake did not do this; they are part of the University Village shopping center using a pad lease space.

Pascal Autry represented the Bank. Jim Clow spoke regarding screening mechanical equipment and no need for the dumpster. Mr. Autry indicated for security purposes, the janitorial contract provides for the off-site disposal of bank records and that the parapet wall would screen the mechanical equipment located on the roof.

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

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

NAYS: None

The next item on the agenda was **Case #PR040039 Consideration of Final Plat of the Thomas Trails 2nd Addition located south of Covell Road west of Thomas Drive. (Ken Rees)**

Ken Rees, operating as Thomas Trails LLC, is requesting approval of the second phase of this addition. The property is zoned "A" Single Family PUD. The 2nd addition contains 151 lots on 39.43 acres for a gross density of 3.83 units per acre. Lots sizes are generally 7,475 square feet or larger. Each lot is served by public water, sanitary sewer and public streets. The homes will be 1,800 to 2,500 square feet in size. There will need to be a mandatory homeowners association for the common area maintenance. The trail planned along the west side of the addition is shown as Homeowner Association Common Area B (HOACA B) allowing public access.

Through the "A" Single Family PUD, variances in the setback are provided to include 20 foot and 15 foot front setback exceptions.

Oregon Trail, a new collector street, will connect with Thomas Drive approximately 970 feet north of the north line of John Ross Elementary School. Oregon Trail also intersects with Thomas Trail, the collector street from the first phase where the access is from Covell road. The Thomas Trails First Addition contains 99 lots bringing the number of lots to 250 lots on this 80 acre development. When fully built and occupied, Thomas Trails is anticipated generating 800 persons. The Crown Ridge Apartments to the east would anticipate generating 288 persons.

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

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

NAYS: None

The next item on agenda was **Case #PR040007 Consideration of Final Plat Golden Gate at Twin Bridges Addition located on the northwest corner of Coffee Creek Road and Bryant Avenue. (Alvin Bates and Bud Bartley)**

Alvin Bates and Bud Bartley are requesting approval of a 59.13 acre addition containing 121 lots. The houses are estimated to range from 2500 to 5000 square feet. The lot sizes are 9920 square feet to 17,360 square feet. The property is zoned "A" Single Family and is not a Planned Unit Development. The front setback lines have been shown at 20 feet; otherwise, all the other setbacks will be to city standard. All the lots back or side to Bryant and Coffee Creek Road. The owners have talked to the property owner to the north, Mr. Bruce Bahr, regarding sharing a pond to the north that will be used for drainage/detention. The letter does not officially agree to the sharing but it appears there will be a final agreement allowing the joint use of the 13 acre lake.

This addition is served with full city utilities. At some time in the future, Frisco Bridge Boulevard will continue to the north as a collector street for the entire project. There will be two entries/exits, one on Bryant and one on Coffee Creek dividing circulation between the 121 lots in this first phase. The Engineering Department is evaluating the water needs since for significant development of this addition a looped waterline to the Oaktree network extending from Kelly to Sorghum Mill Road will need to be accomplished. Additional city type water wells are being discussed with the developers and the looping of the water line along Coffee Creek is being discussed to reduce the number of dead end water lines. A new sewer line will also be constructed at some point based on the capacity of the existing sewer line to the northwest of this particular phase. Fifty foot of right-of-way has been provided along coffee Creek Road and Bryant.

Ms. Waner asked if the well site would be screened and have the correct separation from the homes. Elizabeth Whitlock indicated the builder would fence the property and would meet the current City code on separation.

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

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

NAYS: None

The next item on the agenda was **Consideration of deed certification Best Western Hotel on the south side of East 2nd Street, west of Coltrane. (Jim Kelly)**

Attorney Jim Kelly is representing Satyam Enterprises, LLC, to divide the Best Western Hotel property into two properties, one for the hotel and one for the undeveloped land to the east. The Planning Commission has previously continued deed approvals until a series of easements are provided regarding detention and access to and around the property to meet the standards of access management and Title 23 drainage. Ultimately, the property will have to be platted based on title 21 of the city code but deeds can be approved at the time of sale. It is recommended that Commissioners need to visit this site. The drive approach to the property is on the Best Western site. That driveway will have to be used to access the eastern parcel to meet the access management standard of driveway separation and cross access between the two sites. At the far southeast corner of the hotel, there is a low area where water can be seen standing which was a detention area on one of the plans submitted. Some of the Commissioners may remember when an apartment project was submitted on the lot to the east of the hotel, the detention was going to be relocated to the front of the property based on fill and grading of the eastern lot. Since that project has been abandoned, a full standard detention area has not been completed. The easement agreement identified as #4 (page 2) discusses a detention facility and identifies who will bare the cost of the facility. There is some concern with the wording since the phrase has been added "nothing contained herein shall obligate Satyam to construct any of such facilities however".

The lot to the east does not qualify for its own curb cut in order to meet access management standards so a buyer of that lot needs to clearly understand they must use the existing driveway as their only ingress and egress. Since there is not a turn around at the south side of the hotel, a driveway at the south side of the property would also need to interconnect with the undeveloped lot to the east in order to meet the Fire Department requirements. A purchaser of the undeveloped lot also needs to understand that they are obligated to construct a detention area that would meet the requirements of the hotel and the undeveloped parcel in order to meet Title 23. If these three conditions are not clear in the easement agreement to the buyer, platting the property is a better solution in this case than deed approval.

Chairperson Woods expressed concern about the maintenance of the detention area. Mr. Kelly indicated that they would look at the detention as to maintenance and that he represented the buyer and the seller and would make sure they were familiar with the requirements of cross access, fire lane continuation and ultimate completion of the detention area.

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

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

NAYS: None

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 6:30 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission