

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, November 16, 2004**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, November 16, 2004, in the City Council Chambers at 20 South Littler. Other members present were Elizabeth Waner, Suzy Thrash, Leroy Cartwright, and Allen Thomas. 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 November 2, 2004, Planning Commission Minutes.

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

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

The next item on the agenda was **Case #SP040044 Public Hearing and Consideration of Site Plan approval for office building Villages of Stonebridge west of Boulevard south of 33<sup>rd</sup> Street. (Derek Turner)**

Josh Moore with Turner and Associates is requesting approval of the Fellowship of Christian Athletes office building.

### General Site Criteria:

Existing zoning – “D-O” Suburban Office

Setbacks – 85 feet south of the property line on Stonebridge Boulevard for the front yard; 10 feet to the west property line, that is the side property line to this parcel; 20 feet to the south property line which is the rear yard; 50 feet to the east property line where the parking is established also a side lot line.

Height of buildings – 27 feet (35 feet allowed)

Parking – the building size 3,582 square feet, 12 spaces provided, 12 required.

Lot size – 11,383 square feet

#### 1. Landscape Plan

<p>Landscaping - <u>Lot area = 11,383 sf</u>          Ten per cent of lot = 1,138 sf          Plant units required = 91 plants          Required in front yard = 46 plant units          (3900 sf in the front yard)          Evergreen required = 62 plants</p>	<p><u>Landscape provided on plans submitted</u>          7800 sf landscaping/lawn area          108 plant units          46 plant units in front yard          (3900 sf provided)          62plant units</p>
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#### 2. Lighting Plan – 20 foot tall poles will be provided, 2 are planned for this building and there will be wall packs on the building. There are no homes within 300 feet of this property.

#### 3. Driveways/Parking – one drive approach off of Stonebridge Boulevard will be shared with the 5 other office buildings. There is an interconnecting drive on Boulevard for this 5 building complex.

4. Mechanical equipment – the roof of the building is a 12/8 pitch, no mechanical will be located on the roof.
5. Fencing/screening – no fencing is provided or required, the dumpster enclosure will be screened at the southwest of the building
6. Signage – a wall sign is provided. If a ground sign is used, it will be no more than 6 feet tall and 42 square feet located on Stonebridge Boulevard
7. Elevations and architectural appearance – the one story building is brick veneer on all 4 sides, residential in character with a 12/8 pitch roof and composition shingles.
8. Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – This project has been master planned as a part of the Village of Stonebridge PUD and the water lines, sanitary sewer lines (which are extended from Oklahoma City service) and drainage detention have been designed on an overall project basis and the improvements are being completed to serve all the buildings including the apartments that have been approved.
9. Refuse facilities – Dumpster location on the southwest corner of the building.
10. Sensitive borders – There is no sensitive border affecting this property.
11. Street paving and access management – Boulevard is already improved to a four lane standard in front of this property.
12. Title 21 Water and Sanitary Sewer Plans – Water and sewer plans are being completed. The plat has been filed of record at this time for Village at Stonebridge with a bond posted to guarantee the improvements.

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

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

NAYS: None

The next item on the agenda was **Case #PR040030 Public Hearing and Consideration of Preliminary Plat of Olde Edmond III, located north of Danforth, east of Coltrane. (Paul Iser) (Continued from November 2, 2004)**

Ernie Isch, representing the developer Paul Iser, President of Prime Development, has submitted the Preliminary Plat of Olde Edmond III. This last phase of Olde Edmond is located on the south side of the existing development east of Coltrane, north of Danforth. The property is zoned "A" Single Family Dwelling District and is a controlled access private street development. Olde Edmond III contains 17 lots on 8 acres. The typical lot is 100' X 152' or 15,200 square feet. The development will be served with city water, sanitary sewer, Edmond electricity, sanitation, police and fire. The plat shows a 16' construction road coming east off Coltrane for the development of this addition. The streets will connect on Conridge Drive and continue to be private. There is one access point serving Olde Edmond, which currently contains 69 lots, and with this new phase, the addition will contain 86 lots.

Previously in 2000 and 2003, Mr. Iser submitted the preliminary plat of this phase, Olde Edmond III, but did not have a construction entrance. Mr. Iser's previous intentions were to use the private streets in Olde Edmond to provide access for Olde Edmond III.

The residents of Olde Edmond have continued to express concern over the access issue the last several times the plat was submitted. Recently, two Community Connections were held, October 14 and November 3 to work out an agreement between the residents and the developer. Bob Spurrier with the Olde Edmond Homeowner's Association asked that the agreement reached in the Community Connections meeting be a condition of the Final Plat approval.

Motion by Cartwright, seconded by Thrash, to approve this request subject to the agreement between Olde Edmond Homeowner's Association and Paul Iser, President of Prime Development. Motion carried by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Consideration of Deed Certification south of 40<sup>th</sup> Street and east of Coltrane. (Bryan Timberlake)**

Bryan Timberlake has submitted a request for deed certification on a 5-acre tract of land south of 40<sup>th</sup> Street and east of Coltrane. The property was recently rezoned from "G-A" General Agricultural District to "F-1" Rural Estate Dwelling District on October 25, 2004. The "R-1" District provides for a 90,000 square foot lots Mr. Timberlake is proposing to split the 5-acre tract into two tracts for two single family residences to be built. Each tract will contain 2.51 acres which exceeds the 60,000 square foot lot size for private utilities. Both properties front onto 40<sup>th</sup> Street and so access is provided.

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

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

NAYS: None

**The next item on the agenda was Case #PR040042 Public Hearing and Consideration of Preliminary Plat for Skyler's Court Addition north of Edmond Road just under one-half mile west of Kelly Avenue. (Kimberly Crossing, LLC) (Continued from November 2, 2004) (Continued to December 21, 2004)**

Bryan Coon, representing Kimberly Crossing, LLC, is asking for Preliminary Plat approval for Skyler's Court Addition north of Edmond Road and ½ mile west of Kelly Avenue. The 7.6448 acre addition is zoned "C-3" High Density Residential and Commercial Services District. Seventy-six lots are proposed for the addition. A gated entrance on the north side of Dooley Farms Lane will provide access. The addition will have private streets and public utilities. There will be one common area in the development. The lots will range in size from 2250 to 3000 square feet; the minimum lot size in "C-3" is 2700 square foot per unit. The minimum land area needed for 76 lots in "C-3" is 205,200 square feet or 4.7 acres. This area does not include the streets in the PUD but it would include common area.

Attorney Randel Shadid spoke in opposition to this project representing Bob Cassidy, the property owner to the north. He indicated that the proposed street on the west was

in the flood plain and would be very costly for Mr. Cassidy to use as an access to this forty acre parcel. He indicated that the better location for a street was on the east side of the Skyler's Court although that was a longer street; it was adjacent to the historical street used by the Cassidy family. Bryan Coon indicated that the information on the flood plains should be forthcoming and that he felt it would be possible to build a street on the west since a Lomar and Clomar had been approved by FEMA, but the verification had not been received on Kimberly Crossing I Addition. The Commission suggested that if additional time could be agreed to the street location could be decided after the drainage location is in. Bryan Coon and Randel Shadid agreed to a continuance until December 21.

Motion by Cartwright, seconded by Thomas, to continue this item until December 21, 2004. Motion carried by a vote of 5-0 as follows:

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

NAYS: None

**The next item on agenda was Case #Z040031 Public Hearing and Consideration of rezoning from "G-A" General Agricultural District to "L-2" Lake Residential District west of Mountain View Road, north of Second Street, west of Air Depot. (Douglas E. Hensley)**

Douglas Hensley is requesting rezoning from "G-A" General Agricultural to "L-2" Lake Residential on 5 acres of land west of Mountain View Road, north of East Second Street, west of Air Depot. This area is known as Mountain View Park. Mr. Hensley plans to develop the property into two, two acre tracts. The majority of Mountain View Park is zoned "G-A" General Agricultural although there has been some rezoning to L-2 along East Second Street. The Edmond Plan projects the area for "L-2" Lake Residential as a maximum density adjacent to Arcadia Lake. There are no City utilities available to this area and the roads are private.

The Mountain View Park area is an older addition; some of the deeds date back to 1911. Records at the Oklahoma County Court House reflect that there are three or four properties that are an acre or less in size. Prior to 1972, and the establishment of the "G-A" General Agricultural District, the land was zoned "A" Single Family which would have allowed one acre lots. Some of the lots could have been divided even before 1955 when zoning was first established in Edmond. The one acre or lesser lot sizes appear to be legal non-conforming lots. The application is consistent with the Edmond Plan and the pattern of development in the Mountain View Park Addition.

Troy Mize spoke in opposition to this rezoning, indicating the history in the area as a retreat and the historical value of the 1931 addition. He indicated the majority of the residents have five acre tracts.

Frank Pierce, the perspective buyer, indicated he wanted to build two homes on this parcel and that the land west of him was zoned commercial and that the addition had been platted in 1931 for two and one-half parcels.

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

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

The next item on the agenda was **Case #Z040032 Public Hearing and Consideration of rezoning from "A" Single Family to "E-1" General Commercial on the south side of East Second Street, east of Oklahoma Municipal Power Authority. (Javier B. Lopez)**

Barry Rice, representing Javier Lopez, is requesting rezoning of 10 acres at 2400 East Second Street, east of the Oklahoma Municipal Power Authority Office, for General Commercial. The Edmond Plan has projected this property for "E-2" Open Display so the "E-1" District would be a lesser included use than the "E-2" Open Display District. The land to the west is zoned "E-1", the land to the east is zoned Single Family, the land to the south is zoned Single Family. All of the frontage along the south side of Second Street is projected for commercial. City water is adjacent to the property along Second Street.

There is no sanitary sewer adjacent to this property currently. The sewer line has been extended to the west side of the property to the west. No flood plains are shown on the subject property. This land will have to be platted at some time in the future when commercial development is planned.

Mr. Barry Rice representing Mr. Lopez indicated the property owners have owned the property since 1947. There was no proposed use at this time, but this request was consistent with the adjacent zoning and was less than the Edmond Plan which would have allowed car dealers and other open display users.

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

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

The next item on the agenda was **Case #PR040035 Consideration of Preliminary Plat approval for Fairfax Estates VI Addition located north of Covell Road and east of Coltrane Road. (J. W. Armstrong)**

J. W. Armstrong is requesting Preliminary Plat approval of 26 lots on approximately 10 acres of land, just over one-fourth mile north of Covell Road, east of Coltrane. This is a single family portion of the Fairfax PUD. The typical lot is 13,400 square feet. Lots on the east side of the development back up to the golf course. All streets in this addition are private. All served with City water and sewer. Access to the addition can be directed from Covell Road or Coltrane. This plat follows what was approved on the PUD Master Plan.

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 #PR040035 Consideration of Preliminary Plat approval for Fairfax Gardens III Addition located north of Covell Road and east of Coltrane Road. (J. W. Armstrong)**

J. W. Armstrong is requesting Preliminary Plat approval of Fairfax Gardens III located one-fourth mile north of Covell, east of Coltrane. This part of the Fairfax PUD will be developed as single family lots. There are 35 lots on approximately 12 acres. The typical Lot is 85 by 120, 10,200 square feet or larger. The streets in this addition are private with one main entry on Covell and another entry on Coltrane. The addition is served with full City utilities. The building lines are shown as 25 foot for the front building line; no variance is requested through the PUD.

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

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

**The next item on the agenda was Case #SP040041 Public Hearing and Consideration of Commercial Site Plan approval for a new building on the southwest corner of 2<sup>nd</sup> Street and Vista Lane. (Vista Point, Inc.)**

General Site Criteria:

Existing zoning – “E-2” Open Display Commercial District Planned Unit Development.

Setbacks – The building will be set back 160 feet from the centerline of 2<sup>nd</sup> Street and 96 feet from the centerline of Vista Lane. The canopy will be set back 93 feet from the centerline of 2<sup>nd</sup> Street and 72 feet from the centerline of Vista Lane.

Height of buildings – 20 feet

Parking – 34 spaces provided for a 10,642 square feet building.

Lot size – 50,729 square feet

1. Landscape Plan

<u>Landscaping - Lot area = 50,729 sf</u>	<u>Landscape provided on plans submitted</u>
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Ten per cent of lot = 5,073 sf	8,251 sf landscaping/lawn area
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Plant units required = 406 plants	406.5 plant units
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Required in front yard = 203 sf	406.5 sf in front yard
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Evergreen required = 162 plants	198 plant units
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Lighting Plan – No light poles. Exterior lighting will be building-mounted wall packs.

2. Driveways/Parking – A thirty-five foot wide drive will be located on 2<sup>nd</sup> Street and Vista Lane. Concrete sidewalks with handicap ramps must be provided in the right of way adjacent to 2<sup>nd</sup> Street and Vista Lane.

3. Mechanical equipment – Roof top HVAC units will be screened from the front of the building by the height of the parapet wall..

4. Fencing/screening – No sight proof fencing is required. The land to the southwest is developed as “C-3” High Residential as a part of the Oxford Oaks Apartments. The land immediately south on Vista Lane is zoned commercial.
5. Signage – 25 foot tall ground sign with a combination of modular brick and split face block pole cover to match the building. The sign is 96 square feet.
6. General architectural appearance – The proposed one story building will contain 10,642 square feet. A convenience store will be located in the northeast corner of the building and a drive through car wash will be located on the south side of the convenience store. Six retail spaces will be located to the west of the convenience store facing 2<sup>nd</sup> Street. A 24 foot by 104 foot canopy will cover four fuel islands on the north side of the building. There will be a fabric canopy over the windows on the east and north elevations. The roof will be metal and have a one to twelve pitch. There will be a parapet wall on the north and east sides of the building. The parapet will be constructed of split face concrete block. The back side of the parapet will have metal siding. The exterior of the building contains modular brick, split face block; the back of the building is split face block, brown and red in color.
7. Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – Requirements for this project were met with the detention requirements for Oxford Oaks Apartments, as were the requirements for Jamil’s and Henry Hudsons.
8. Refuse facilities – Four dumpster locations are indicated on the south side of the building. Dumpster enclosures are not proposed.
9. Sensitive borders – Not adjacent to single family residential.
10. Water and Sanitary Sewer Plans – The project will connect to city water and sanitary sewer.

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 # SP040040 Public Hearing and Consideration of Site Plan approval for an industrial building addition to be located on the northeast corner of Sorghum Mill Road and I-35 Industrial Boulevard (5600 I-35 Industrial Boulevard). (Stephen W. Davis) (Continued from November 2, 2004)**

The owner originally requested the following variances to the site plan standards:

1. no landscaping is to be planted
2. no widening section would be constructed along Sorghum Mill Road (extreme slope change from cross over embankment of Sorghum Mill Road over I-35)
3. no sidewalks along Sorghum Mill Road (North I-35 Industrial Boulevard is not a public road)
4. no brick veneer on the building
5. no paving of the parking lot is proposed

For consideration at the November 16, 2004 Planning Commission meeting, the owner is proposing to plant 5 Bradford Pear trees and a group of Slash Pine Trees along the I-35 Frontage Road. Adjacent to the west elevation of the building, the owner plans a combination of Pampas grass, Photinia, Slash Pines and Cherry Laurel.

No brick will be added to the building, no additional paving is proposed; no widening section or sidewalks will be constructed. The owner is requesting a variance from the landscaping standards of 40 plant units for every 250 square feet of the 15% required for this 2.78 acre tract.

Stephen W. Davis is the owner of the property and has an existing 60 foot by 100 foot (6000 square foot) building on the property. The new proposal is for a 12,000 square foot addition, 60 feet by 200 feet, to be located at the back or east side of the property. The Industrially zoned land is in the I-35 Corridor. The overall property is 120,000 square feet or 2.75 acres, 300 foot by 400 foot.

General Site Criteria:

Existing zoning – “F-1” Light Industrial

Setbacks – 75 feet from the east property line, 48 feet from the north property line, 50 feet from the south property line and 200 feet from the west property line or the front property line

Height of buildings – 20 feet

Parking – no additional parking spaces, the building use is for storage, there is a large gravel and dirt area around the building for access

Lot size – 120,000 square feet

1. Landscape Plan – None proposed, variance requested. The standard in the I-35 Corridor is 15% of the total land area which would consist of 18,000 square feet. There are 4 Bradford Pears in front of the existing building. This building was one of the first buildings constructed in the area under the direction of the original developer.
2. Lighting Plan – No light poles are planned, wall packs on the building will likely be used as a security measure.
3. Driveways/Parking – No new driveways are planned. There is an existing drive on Industrial Boulevard.
4. Mechanical equipment – The building will have a 1/12 pitch roof line but there will be no air conditioning equipment located on the roof because there is no air conditioning in the building. The building is for storage, will have numerous overhead doors and will have lighting but not heating and air.
5. Fencing/screening – No screening is proposed. The property has a pipe rail fence around portions of the parcel currently.
6. Signage – No signs are proposed for the storage building.
7. General architectural appearance – No masonry is proposed as a veneer on the metal building. There will be overhead doors at each end of the building and four doors on each side of the building to store equipment, vehicles and other items owned by Mr. Davis.

8. Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – drainage plans have been submitted.
9. Refuse facilities – Existing dumpster will be used.
10. Sensitive borders - A sensitive border is a site directly abutting residentially development land on any side. There is additional “F-1” zoning to the north and east of this site and “F-2” to the south.
11. Street paving and access management – variance requested to widening section on Sorghum Mill Road. Such a widening section would be extremely difficult and may not be acceptable to ODOT due to the very severe slope from the build up of the crossover of Sorghum Mill for I-35. There is no curb cut possible on Sorghum Mill Road due to the slope. There are considerable number of trees in this area mostly in the right-of-way.
12. Title 21 Water and Sanitary Sewer Plans – There is no water or sewer in this location.

Mr. Buddy Inman and Tom Cloud provided additional landscaping plans along the front of the property and adjacent to the building as a way of continuing some improvement to the property for the storage warehouse building addition. The plans were submitted with no widening on Sorghum Mill due to the extreme slope of the Sorghum Mill embankment. No sidewalks would be provided along Sorghum Mill for the same reason. No brick would be placed on the warehouse building due to the overhead doors, setback behind the existing building and limited visibility from I-35 due to the adjacent improvements. The paving on the parking lot was determined to be adequate for fire access and existing parking. The additional Bradford Pears and Slash Pines and landscaping near the building represented the only improvements added besides the warehouse building.

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

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

**There was no New Business.**

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

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

**Meeting adjourned at 7:30 p.m.**

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission