

EDMOND PLANNING COMMISSION MEETING

Tuesday, April 2, 2002

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, April 2, 2002, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, Dyke Hoppe, and Elizabeth Waner. Present for the City were Robert L. Schiermeyer, City Planner; Kristi Anthony, Planning Intern; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the March 19, 2002, Planning Commission Minutes.

Motion by Moyer, seconded by Cartwright, to approve the minutes as written. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Cartwright, Waner and Hoppe

NAYS: None

Chairperson Woods abstained.

The next item on the agenda was a **Presentation by Mr. George Wesley with Metro Fair Housing Association in recognition of April Fair Housing Month.** Mr. Wesley described the services available through Metro Fair Housing regarding discrimination complaints, educational programs and assistance with research regarding minority issues. It was noted that Metro Fair Housing has been working with the City for approximately 5 years and is extremely beneficial in assisting the Board of Realtors, apartment owners and assistance to persons with housing problems.

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for a restaurant located on the northwest corner of 33rd Street and Broadway. (On the Border Restaurant) SP020014**

Zoning – “F-1” Light Industrial District.

Building Design/Exterior Walls – The restaurant will be a 78 foot by 82 foot single story building with a flat roof. The building will contain 5,731 square feet including the cooler. The exterior of the building will have predominately painted stucco with cast stone, tile and painted stripe accents. The painted accent stripes will have Argon tube lights of various colors. The exterior of the building is very similar to El Chico and is consistent with the variety of buildings on Broadway.

Mechanical Equipment – Mechanical equipment will be on the roof and will be screened by a parapet wall or a compatible metal screen to the building colors.

Signs – The one ground sign is proposed to be fifteen feet in height and fifty-four square feet of sign copy. Only one ground sign is proposed on the north side of the property on the south side of the main drive.

Landscaping - Lot area = 22,980 sf

Ten per cent of lot = 2,298 sf

Required in front yard = 1,149 sf

Plant units required = 184 plants

Evergreen required = 74 plants

Landscape provided on plans submitted

3,484 sf landscaping/lawn area

2,146 sf in front yard

184 plant units

74 plant units

On the Border agreed to modify the trees to exclude the Honey Locust and to provide mulch instead of rock.

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

AYES: Members: Waner, Hoppe, Cartwright, Moyer and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for an office warehouse on the northwest corner of 18th and Fretz. (Jade Properties) SP020011**

Shawn Thomas with Jade Properties indicated there was a similar project as to design details, existing east of Fretz north of 15th Street. Mr. Thomas indicated the building will have brick on all four sides, would not have mechanical equipment on the roof and will be compatible to the combination of offices and light industrial uses in the area.

Derek Turner spoke regarding this project. He indicated he was concerned about a possible encroachment into a utility easement on the north side of the property and the number of parking spaces being provided. Mr. Turner indicated he was not sure the covenants had been met with this site plan.

Chairperson Woods indicated he was concerned about the conflict between plans provided, one indicating a 5 foot setback and one indicating a 10 foot north setback. He indicated he felt the item should be continued to resolve the issues and address the issues raised regarding the covenants in the Signal Ridge area.

Motion by Cartwright, seconded by Moyer, to continue this request to April 16. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Cartwright, Moyer, Waner, Hoppe and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for an office warehouse on the east side of Kelly, south of the Kelly West Shopping Center. (Don Smith) SP020010**

Several months ago, Don Smith was approved for a retail/office/warehouse facility south of Big Lots on the east side of Kelly. That project was phase one of the total ownership. Since that time, Mr. Smith has decided to complete the entire 43,000 square foot project.

Don Smith indicated he had just received information at 4:00 which raised a concern for the feasibility of the project. He indicated the Fire Marshal was requiring a loop in the water line with two additional fire hydrants. Mr. Smith was concerned that he did not have sufficient room to place the fire hydrants near the curb with the detention area and drainage channel so near the south curb line to meet all the city requirements. Mr. Smith indicated that Mark Utley had prepared plans for Phase One indicating all of the water line, fire hydrant and drainage improvements and he was not sure what had changed about the project even though only the northern part of the building was approved on the first site plan.

Commissioner Cartwright indicated he was concerned about the requirements from the Fire Department and indicated it was preferred to have all the issues resolved prior to advancing with the project. Mr. Smith agreed to a continuance to April 16th.

Motion by Cartwright, seconded by Moyer, to continue this request to April 16. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Cartwright, Moyer, Hoppe, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for an addition to an existing building and a mini storage building at 3130 S. Boulevard. (Signs To Go) SP020012**

The existing single story 6,213.4 square foot building has white painted concrete block walls on the north and south elevations, and white EIFS on the west elevation. The building has a pitched roof of composition shingles.

Zoning – “E-1” P.U.D., General Commercial Planned Unit Development.

Use – Signs to Go building expansion and a mini storage building

Sensitive Borders – The Southern Hills Neighborhood is located to the north and east of the site. Boulevard Plaza is located to the south and is zoned “D-2” Neighborhood Commercial District. Reid Printing and Mail Boxes Etc. are located immediately to the west of the site.

Building Design/Exterior Walls – A 32 foot by 120.05 foot addition, 3,841.6 square feet, is proposed on the east side of the existing Signs to Go building. The enlarged building would contain 8,647.2 square feet. The exterior walls are described as stucco. The Design Statement describes the exterior walls to be brick, block or tilt up masonry panels.

Parking – The mini storage includes 7,091 square feet. The existing building with the addition will total 8,424 square feet. There are not 28 spaces available on the site for the existing building and addition using the office standard much less to provide any additional parking for the mini storage. The driveways must be kept open as fire lanes and connections between Reid Printing or Mail Box Etc is critical for the fire lane circulation. Reid Printing to the west is separately owned as well as Mail Box Etc. Parking variances are not authorized through the Planned Unit Development process.

Landscaping – The owner is proposing a variance on the landscaping. It was understood at the time of the “E-1” PUD that the site was very limited. The property only contains 20 foot of ownership fronting on Boulevard where the sign is located. With the addition of a mini storage at 7,091 square feet, there is no additional room with the required fire lanes and minimal parking to install more landscaping. The trees on the east side of the property while not enhancing the commercial lot appearance were a very effective buffer adjacent to existing homes and are anticipated remaining. Specific measures to protect the trees during construction have not been identified and there is new detention and grading for the foundations that will be constructed very near the trees.

The **Fire Department** does require a fire lane across Mail Box Etc or the other owner so that there is a fire lane connecting to Boulevard. This cannot just be an informal agreement. The fire lane does need to be required and provided in an easement form. There may be insufficient room to turn the fire truck around without this fire lane.

Motion by Cartwright, seconded by Hoppe, to approve this request. **Motion denied** by a vote of 0-5 as follows. The Planning Commission commented the plans did not assure that the trees would be retained on the east side of the property providing the minimum buffer to the existing single family homes. There was concern about the number of parking spaces since there was a variety of uses between the two buildings and there was no assurance that a painted fire lane on the adjoining property owner would be adequate to provide fire lanes for the expansion plan.

AYES: None

NAYS: Members: Cartwright, Hoppe, Waner, Moyer and Chairperson Woods

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval of a warehouse on the east side of Kelly, south of 15th Street. (Edmond Door & Plywood Warehouse) SP020010**

Zoning – “F-1” Light Industrial District.

Building Design/Exterior Walls – The building contains 9,717 square feet. The building will consist of pre-cast concrete panels on the east, north and south elevations. The portion of the building facing Kelly is a combination of split-face block and face brick. There is a split-face block course mixed with the brick facia. The building will provide for a fire sprinkler system.

Landscaping – The owner, Karen Baker, indicated she would plant new trees near the front of the property based on the portion of the lot being developed. The entire property would not be brought up to current standard. The first building was constructed in 1977 prior to a landscaping standards. There are six mature Bradford Pear trees on the south side of the property and additional trees could be added at that location. It was understood that if trees were planted on the front of the property, that might interfere with the right-of-way requirements of 70 foot from the center line needed for the Kelly Parkway. Ms. Baker agreed to plant 3 additional trees.

Motion by Hoppe, seconded by Moyer, to approve this request with a variance. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Hoppe, Moyer, Waner, Cartwright and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of ordinance rezoning from “A” Single Family Dwelling and “D-2” Commercial District to “DRD” Downtown Residential District east of Boulevard, west of University Drive on the south side of Campbell. (City of Edmond) Z020015-0023**

The City Council has authorized notices to correct an error in Ordinance #1556 approved in 1984. This ordinance established the “DRD” Downtown Residential District between Thatcher and 2nd Street, Boulevard to University. The one-half block south of Campbell Street between Boulevard and University was inadvertently omitted from the ordinance. The Edmond Plan III indicates this property suitable for “DRD” uses. The intent of the original zoning approval was to zone the 14 blocks east of the “CBD” Commercial District and west of the UCO campus.

Owners of the subject property include UCO, David Hornbeek, First United Methodist Church and John Taylor. All affected property owners have been directly notified prior to the City Council meeting requesting the City initiate this rezoning. Property owners within 300 feet of the subject half-block have also been notified. The required newspaper notice has also been provided. This error was detected in preparation of the new GIS Zoning Map. The staff recommends approval of rezoning Lots 1, 2, 3, 4, 5 Block 1 and Lots 1, 3, 4, 5 Block 2 Classens Second Addition from “A” Single Family Dwelling to “DRD” Downtown Residential District and Lot 2 Block 2 Classens Second Addition from “D-2” Neighborhood Commercial to “DRD” District.

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

AYES: Members: Waner, Hoppe, Cartwright, Moyer and Chairperson Woods

NAYS: None

There was no **New Business**.

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

AYES: Members: Moyer, Hoppe, Cartwright, Waner and Chairperson Woods

NAYS: None

Meeting adjourned at 7:05 p.m.

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission