

## EDMOND PLANNING COMMISSION MEETING

Tuesday, June 4, 2002

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, June 4, 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, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the May 21, 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, Hoppe and Chairperson Woods

**NAYS:** None

The next item on the agenda was **Case #SP020018 Public Hearing and Consideration of Commercial Site Plan approval for the Edmond Wine Shop at 1520 S. Boulevard. (Vance Gregory)**

David Hornbeek submitted a revised landscaping plan with more plant units than required for the Edmond Wine Shop remodel and addition. After the last Planning Commission meeting, Mr. Hornbeek agreed to remove some of the parking spaces, approximately 3, and add landscaping. Landscaping now includes 3 Lacebark elm trees, 3 Chinese Pistache trees, 45 evergreen shrubs and 27 deciduous shrubs. 160 plant units would be required and this request complies with the number of plant units. There is not space to provide the full 10%. Some of the landscaping is in the right-of-way along Boulevard, but that is a consistent practice as well as allowing the parking. Engineering has commented that Boulevard is improved to the city standard design at this location. The city code allows for a modification of the landscaping based on the "built environment" conditions. Chairperson Woods and Commissioners Moyer and Waner commented that the applicant did a good job on this plan.

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 **Case #PR020007 Consideration of Final Plat of Cheyenne Crossing 2<sup>nd</sup> Addition located 500 feet south of Covell, one-half mile west of Kelly. (Ron Jewel)**

Commissioner Waner asked about the decision on trails and Engineer Lax Godhania commented that the common area could be used and people wouldn't want trails in their backyards. He also stated that the Council would get open space for trail not in peoples back yards. The staff stated that there are no funds to build trails and would like to get trails access. Commissioner Cartwright asked if the trail crosses a floodplain. Mr. Godhania said no, the proposed trail is on one side. Chairperson Woods stated it would be more difficult to get an easement in the future and it should be obtained now. Commissioner Waner asked if there was any discussion of the trail at the Preliminary Plat review and the staff responded

they didn't think so. Mr. Godhania stated that the trails in the common area is shown only on the Final Plat. Mr. Woods stated that there would be no legal standing to get the land later.

The applicant requested that this item not go on to the City Council until August.

Motion by Cartwright, seconded by Moyer, to approve this request. **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 **Case #SP020020 Public Hearing and Consideration of Commercial Site Plan approval for two buildings in the Chapel Ridge Business Park located north of 15<sup>th</sup> Street, west of the railroad tracks. (ERC Properties)**

The zoning for this project is "E-3" Restricted Light Industrial District to be used as office/warehouse. There are no sensitive Borders. Two buildings are proposed for the site. The north building will be approximately 153 feet by 90 feet, 12,070 square feet. The south building will be approximately 149 feet by 70 feet, 8,741 square feet. Each unit in the two buildings will have a reception area, two offices, restrooms and a warehouse area. The buildings will have a red field brick veneer on all four elevations. Tan accent brick will be used in some areas. The buildings will have standing seam metal roofs. There will be four overhead garage doors on the north elevation of the north building and three overhead garage doors on the south elevation of the south building.

The mechanical equipment will be located on the roof but will be screened. The roof is gently sloping for run off. No light poles are planned. There will be wall pack lighting. Fencing will not be provided except for the dumpster enclosure. Only one ground sign will be provided six feet in height, 42 square feet. Wall signs for each tenant are planned. Thirty-five parking spaces will be located between the buildings and on the east side of the buildings. The north building will have eighteen parking spaces, one of which will be a handicap parking space. The south building will have seventeen parking spaces, one of which will be a handicap parking space.

Landscaping - <u>Lot area = 64,262 sf.</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 6,426 sf.	8,995 sf. landscaping/lawn area
Required in front yard = 3,213 sf.	5,134 sf. in front yard
Plant units required = 514 plants	561 plant units
Evergreen required = 206 plants	402 plant units

Two thirty-five foot wide drives will be located on the west side of Fretz Drive. The drives will be eighty feet apart and will have the 15 foot radii as required. There will be adequate room for a shared dumpster or multiple dumpsters in one location on the west side of the property. There will not be room for dumpsters at the back of the buildings for each tenant. The garbage truck is anticipated exiting around the north building and that is another reason individual dumpsters would not be acceptable. SPRT recommends approval.

Commissioner Moyer asked about fire checks and Commissioner Cartwright asked if both buildings would be built together. The applicant said yes. Commissioner Cartwright asked about the net parking and staff stated it met city standards. Commissioner Moyer inquired about the progress on Fretz Drive and City Engineer Steve Manek stated it is in but is not connected to 15<sup>th</sup> Street yet. Commissioner Cartwright inquired if all four sides were brick and applicant said yes.

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

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

**NAYS:** None

The next item on the agenda was **Case #Z020037 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to Restricted Commercial Usage located on the northeast corner of 6<sup>th</sup> and Boulevard, 506 S. Boulevard. (Mesuda Acimovic)**

This was discussed along with the next companion item, **Case #Z020036 Public Hearing and Consideration of rezoning from “A” Single Family Dwelling District to “D-1” Restricted Commercial District located on the northeast corner of 6<sup>th</sup> and Boulevard, 506 S. Boulevard. (Mesuda Acimovic)**

The applicant requested a continuance to a date certain.

Motion by Waner, seconded by Hoppe, to continue this request to July 2<sup>nd</sup>. **Motion carried** by a vote of 5-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #PR020010 Public Hearing and Consideration of the Final Plat of Asheforde Oaks 10 located west of Coltrane, north of Covell Road. (John Alexander)**

This is a final plat for Asheforde Oaks 10, which is located west of Coltrane, north of Covell Road. It will contain 43 lots that range from 10,000 to over 11,000 sq feet in size. The area is zoned and projected on the Edmond Plan III as “A” single family. Water and sewer are available to this area. They will be connecting the water line from an off site extension from Steeplechase to Coltrane and Danforth. This developer will be required to make a payback to the Steeplechase developer. This phase of Asheforde Oaks will complete the subdivision.

Asheforde Oaks 10 will be included in the square mile between Bryant to Coltrane, Coffee Creek to Covell. Subdivisions in this area include Steeplechase, located to the North of Asheforde Oaks, which contains 266 lots in phases 1-8. To the northwest of Asheforde Oaks is Windmill Estates I containing 120 lots. Autumn Ridge contains 216 lots and is located to the west of Asheforde Oaks. Also to the west of Asheforde Oaks is a piece of property that is owned by the school district. It is unknown at this time what type of school that it will eventually become. Asheforde Oaks 1-9 contains a total of 179 lots. This is a typical mile section seen in Edmond as to connectivity. Asheforde Oaks connects to both Covell Road and Coltrane; Steeplechase connects to Coltrane and eventually will connect to Coffee Creek. Windmill Estates connects to Coffee Creek and Bryant. At this time there is no internal connection between any of the subdivisions but this density is lower than average in these additions. The fact that Coffee Creek runs right in the middle of this mile section has had an impact on internal connectivity and limits the number of bridges. Along Coltrane, Coffee Creek and to a lesser degree Bryant and Covell, acreage developments have been approved to front along the arterial. This has been a factor to limiting the potential for more connectivity. This

square mile includes a mixture of four or five different lot sizes developing over a 30-year or longer period of time.

Applicant John Alexander stated the water is already connected to Steeplechase, looped and lines are in place and it requires a fee and payback to Steeplechase. The staff stated it was important to pay back because it's going away.

Commissioner Waner asked about the half lot and Mr. Alexander stated it will be sold with Asheforde Oaks 9, the common area is by floodplain and Coffee Creek. Chairperson Woods asked about the areas not included and Mr. Alexander stated he was not sure about the salt water well or what will be done with it. He also stated that he will be putting in a radius, deceleration lane and City Engineer Steve Manek said it was on the plans. Mr. Alexander said he would put in street lights.

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

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

**NAYS:** None

There was no **New Business**.

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

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

**NAYS:** None

**Meeting adjourned at 6:05 p.m.**

---

David Woods, Chairperson  
Edmond Planning Commission

---

Robert Schiermeyer, Secretary  
Edmond Planning Commission