

EDMOND PLANNING COMMISSION MEETING

Tuesday, April 8, 2008

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, April 8, 2008, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Leroy Cartwright, Barry K. Moore and Ingrid Young. Present for the City were Robert L. Schiermeyer, City Planner; Jan Ramseyer-Fees, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the March 4, 2008 Planning Commission minutes.

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

AYES: Members: Moyer, Moore, Cartwright and Chairperson Thrash

NAYS: None

Ingrid Young arrived at the meeting.

The next item on the agenda was: **Case #PR080007 Public Hearing and Consideration of Preliminary Plat of Shoppes at Central Parke, located on the northwest corner of Kelly and West Edmond Road. (Aduddell Development)**

Kenny Thomas with Aduddell Development Group is requesting Preliminary Plat approval of a 12.62 acre commercial plat. The property is zoned "D-2" Neighborhood Commercial and "D-1" Restricted Commercial. The land to the north is zoned "E-1" General Commercial and the land to the west is zoned "C-2" Medium Density Multi-Family.

Kelly Avenue is identified as a parkway. The Edmond City Council took action on Monday, March 24, 2008 to approve the site plan for the two story office retail building planned in the northwest portion of the property. The City Council agreed on 70 feet of right-of-way on Edmond Road and Kelly with 10 additional feet of utility easement, adjacent to the right-of-way on both streets. There are no particular plans for any street improvements at this location. The City Council did allow the 10 foot utility easement to be landscaped with credit provided toward the plant unit count.

City water will need to be extended through the addition connecting each lot with the proper water line for fire sprinkler systems and fire hydrants. Sanitary sewer lines will also need to be extended to the far property line as required by Title 21.

Randel Shadid represented the applicant, indicating the owner had complied with all requirements of the City Council.

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

AYES: Members: Cartwright, Moyer, Young, Moore and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Case #PR080008 Consideration of Final Plat of Shoppes at Central Parke, located on the northwest corner of Kelly and West Edmond Road. (Aduddell Development)**

Aduddell Development Group is requesting final plat approval for 12.62 acres with three commercial lots on the northwest corner of Kelly and Edmond Road. This project will develop with one main curb cut on Edmond Road and one on Kelly, and one additional curb cut on Edmond Road and the far north service drive curb cut on Kelly. The service drive on the far north side was not a driveway approved with the 59,379 square foot two story building, but it is requested with the plat to provide for a driveway properly separated to meet the access management standards.

A final plat has been adjusted to provide for 70 feet of right-of-way on Edmond Road with a 10 foot utility easement parallel to the right-of-way and a 10 foot utility easement parallel to Kelly, with 70 feet of right-of-way provided on Kelly. These were agreed to with the Edmond City Council on March 24, 2008, when the site plan was approved.

Randel Shadid appeared, representing the applicant, requesting approval.

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

AYES: Members: Moyer, Moore, Cartwright, Young and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Case #Z080003 Public Hearing and Consideration of Rezoning from "R-2" Urban Estate to "A" Single Family Dwelling District on property generally located south of Covell Road, ½ mile west of Douglas. (Covell Development LLC)**

Attorney, Todd McKinnis, is representing Gary Spencer for Covell Development LLC, in requesting that 2.61 acres along the west side of northeast quarter of Section 23, Township 14 North, Range 2 West be rezoned to "A" Single Family. This tract of land is 40.77 feet in width and is 2,656.68 feet in length. The Edmond Plan projects the property for residential, with no distinction as to density. The northeast quarter of this section contains the Redbud Canyon Addition, planned for 101 single family lots. The subject property was not included in the plat for Redbud Canyon. The Monarch Addition is planned in a portion of the northwest quarter and the proposal is to include this 40.77 feet x 2,656.68 feet (2.61 acres) within the boundary of the Monarch Addition. The Gary Spencer parcel (proposed Monarch Addition) was zoned "A" Single Family on June 26, 2006, by Ordinance #3031. The Redbud Canyon Addition, including the subject 40.77 foot wide parcel, was zoned "R-2" Urban Estate Dwelling District in July 2001, by Ordinance #2640. The developer does plan to build a private street in the northern portion of the subject property, connecting to Covell Road, but the majority of the area being rezoned would be developed as a part of the lots in the proposed Addition.

Ernie Isch represented the applicant. He indicated the owner would like to include the 40 foot strip into the Monarch plat. He indicated the maintenance and future care of the area might be better suited to the individual lot owners, rather than a Homeowner's Association. He indicated there would be no homes constructed in the 40 foot strip; accessory uses might be appropriate.

Jim Watts, from Redbud Canyon, objected to the rezoning. Dr. David Domek also opposed the rezoning, and opposed any street connection adjacent to Redbud Canyon, connecting to Covell. He felt the density was too high with Monarch and that a buffer area was needed. Cyndi Namdar felt the area should remain untouched, with the existing trees and vegetation. Shannon Meritt indicated she lives at Covell, north of the proposal, and the new road would be just east of her house. She felt a road connecting to Covell would be very unsafe. John Meritt also objected. Paul Keller, Redbud Canyon, indicated that the sight distance, due to the grade on Covell, made it an unsafe location for a road connection. Bo Hammond, Redbud Canyon, and Liz Sutton, also objected to the rezoning and the street connection to Covell. Lydia Lee, with the ENA, indicated the residents had opposed the Single Family zoning in the past because it was out of character with the area, and that the zoning should not be approved in order to retain a buffer next to Redbud Canyon.

Ernie Isch indicated that the new entrance to the Addition was on Midwest Boulevard, and that the Covell access was secondary. He indicated he would be willing to limit the Covell access to fire and emergency vehicles, and provide for exit only, if that was preferred. Commissioner Barry K. Moore asked if the road could be used as a construction entrance. It was indicated that could be the case. It was noted that the eastern part of the development was not scheduled to occur first because of the floodplain work that was required to connect Midwest Boulevard to the east side of the Addition. Commissioner Leroy Cartwright asked how many lots could be developed. The staff indicated that the draft submittal indicated 217 lots and the project has now been reduced to 154 after the floodplain study.

Motion by Cartwright, seconded by Moore, to approve this request. **Motion denied** by a vote of 4-1 as follows:

AYES: Member: Cartwright

NAYS: Moore, Moyer, Young and Chairperson Thrash

The next item on the agenda was: **Case #PR070040 Public Hearing and Consideration of the Preliminary Plat of Monarch Addition (formerly known as Sun Country), located on the east side of Midwest Boulevard, south of Covell Road. (Covell Development, LLC)**

Developer, Gary Spencer, would like to proceed with the consideration of a Single Family plat, west of Redbud Canyon, south of the Creekview Addition and east of Midwest Boulevard. Mr. Spencer does not plan to extend water or sewer to the Addition at this time, but as long as it is understood that water and sewer must be extended by the developer, prior to a final plat, that can be a condition of approval. Eventually, this

developer will be working with the Woodland Park developer, since it is through the Monarch Addition that a sanitary sewer line will need to be extended to connect with the Coffee Creek Wastewater Treatment Plant. In turn, the Monarch Addition will connect to the water line to be installed by the Woodland Park developers on Covell Road. The open space common area south of the Creekview Addition is a transmission easement and no lot lines have been extended into that area. Isch and Associates have evaluated the most current FEMA floodplain studies and the floodplain shown reflects the newest information. All areas subject to the FEMA regulations are shown as common area. Again, no lot lines extend into the FEMA floodplain. The 40 foot portion of the northeast quarter of Section 23, immediately west of the Redbud Canyon Addition, is included in Lots 1-5 and Lots 13-22 in Block 7 on the far east side of the Monarch Addition. Those lots average 202 feet of depth and the east 40 feet of those lots is currently zoned "R-2" Urban Estate. There will be 162 feet of depth of lot available for a home site in the "A" Single Family portion of the lot. The owners are planning to rezone, with a companion item, the east 40 feet of these lots to "A" Single Family from the current "R-2" Urban Estate District.

This Addition plans for 154 lots on 140 gross acres. Most of the lots are proposed to be 90 feet by 150 feet (13,500 square feet). Some of the lots are smaller, being approximately 11,000 square feet. The developer has met with Carrie Tomlinson and Kim Miller, Urban Forestry, and has presented their Sensitive Area Conservation Assessment Plan. The basics of the assessment for the site are:

- For 138 acres, 276 points is recommended
- They have 358 points, an 82 point surplus
- They have 37.5 acres in open space. This does not include detention areas or pipeline easements.
- 37.5 acres = 27% open space
- The Addition passes the assessment

The easements with the larger sanitary sewer line serving portions of the basin need to be located outside of the lot lines for maintenance access. The sewer lines are too significant to be accessed by only the backyard of the individual homes. A floodplain approval will need to be granted for the road that crosses the floodplain, through the SWAB. All the roads in the Addition are planned to be private, with a gated access. The easement for the access to Covell Road, next to Lot 25, in the Creekview Addition was provided for by the Oklahoma County Planning Commission in 1969 when they approved the Creekview Addition prior to annexation. The road is also located in the 40 feet in the northeast quarter of Section 23, T14N, R2W. The Fire Department comments are as follows: the long cul-de-sacs should have a 45 foot radius, not a 38 foot radius; fire water flow should not be less than 1,500 gallons per minute for two hours.

Ernie Isch represented the applicant. Chairperson Suzy Thrash asked how much work could be done before the final plat. Steve Manek indicated that a land disturbance permit could be approved, primarily for surveying, but up to 20% of the land could be graded without such a permit. Mr. Isch explained that he would be working with the Woodland

Park developer to extend water along Covell and sanitary sewer into this quarter section to connect to the sewer outfall lines. Plans were being developed for those improvements. This work will need to proceed before the Monarch improvements are underway. Chairperson Thrash asked how much work would be needed to document the street crossing the floodplain. Mr. Isch indicated a Storm Water Advisory Board meeting would be required to approve the extension of the street across the floodplain. The first phase of the development is planned west of the floodplain. Jim Watts asked if the density could be reduced because the actual development is on 70 acres of the entire parcel once the floodplains are removed. Residents also objected to the private street connection to Covell.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion denied** by a vote of 4-1 as follows:

AYES: Member: Cartwright

NAYS: Moore, Moyer, Young and Chairperson Thrash

The next item on the agenda was: **Case #SP080003 Public Hearing and Consideration of Site Plan approval for a fire sprinkled commercial office building at 1425 Fretz Avenue. (Calvin Vorderlandwehr)**

Planning Department:

1. Existing zoning - "E-1" General Commercial
2. Setbacks – Front setback on Fretz Avenue is 82 feet; setback on south is 10 feet; setback on north is 20 feet; setback on west is 11 feet. The land surrounding this property is all commercial. There are no sensitive borders or other residential lands.
3. Height of buildings – 23 feet
4. Parking – 7,162 square feet; 29 parking spaces are shown on the plans, which is the required number.
5. Lot size – 32,313 square feet
6. Lighting Plan – No pole lights are planned. Wall pack lighting will be used.
7. Signage – One ground sign is proposed; six feet tall, 42 square feet, which is the maximum for this type of street.
8. General architectural appearance – The building will be residential in style. The exterior walls are primarily brick and other masonry materials. The entry is EIFS. All the windows are residential in style. The roof has a 12/12 pitch. The office is for financial planning.
9. Sensitive borders – No sensitive borders.

10. Mechanical equipment – Mechanical equipment is located on the ground, due to the pitched roof of the structure.
11. Fencing/screening – No fencing because the adjoining land is zoned commercial. The dumpster will have to be enclosed.
12. Driveways/Parking – One drive approach on Fretz Avenue, meeting the driveway separation standards.
13. Title 21 water and sanitary sewer plans – Water and sewer lines are adjacent to serve this building.
14. Street paving and access management – Fretz is improved to City standards; all the access management requirements have been met.
15. Fire Prevention and Building Department – Building fire sprinkler - The building will be required to be a full NFPA 13 sprinkler system because it is over 6000 sq ft. Fire Flow -1250 gallons per minute of firefighter water for 2 hours.

Community Image:

16. Landscape Plan:

Landscaping - <u>Lot area = 32,313.00 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 3,231.30 sf	10,420.00 sf landscaping/lawn area
Plant units required = 259 PU	277 plant units
Evergreen required = 104 PU	150 plant units
Requirements in front = 130 PU	233 plant units
=1,615.65 sf	= 5,500.00 sf
17. Refuse facilities – Approved by Sanitation Department.
18. Electric – Electric distribution is available to serve the proposed building.

Ernie Isch represented the applicant.

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

AYES: Members: Cartwright, Moyer, Young, Moore and Chairperson Thrash
NAYS: None

Since there were no variances, review by the City Council is not required.

The next item on the agenda was: **Case #Z080012 Public Hearing and Consideration of Edmond Plan Amendment from Institutional/Lake Residential to General Commercial for two tracts of land generally located east of I-35, on the south side of Second Street, east of the existing entry drive to Life Church. (Life Covenant Church)**

Life Church is requesting two parcels of land be rezoned to General Commercial, fronting on Second Street, east of the main entry to the church on Second. Totally, these parcels contain 6.04 acres; individually there is a 1.87 acre tract and a 4.17 acre tract.

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: A water line exists along East Second Street. One of the main water lines along Second Street is a transmission line, which cannot be connected to since it extends from the water plant to the two water towers. Water would be available to serve this potential commercial property, with the appropriate extension. The water line work underway, crossing Second Street, is for the Summit project to the north. Sanitary sewer is generally available. The city operates a lift station to the south of the Oklahoma Christian School property.
2. Traffic: The east/west traffic volume on East Second Street is 9,283 vehicles per day.
3. Existing zoning pattern:
North – “E-2 and “E-1” Commercial
South – “G-A” General Agricultural
East – “G-A” General Agricultural
West – I-35
4. Land Use:
North – Ditch Witch and The Summit plat under construction
South – Life Church and Oklahoma Christian School
East – Arcadia Lake and Residential
West – I-35
5. Density: N/A; Commercial uses proposed
6. Land ownership pattern:
North – Larger tract ownerships as commercial property
East – Larger residential lots; 2.5 plus acres
South – Large, single ownership church
West – I-35
7. Physical features: The land has been graded in the past as part of the overall church site. There are existing trees on the property, adjacent to the State Highway 66 right-of-way.
8. Special conditions: The school and the church locations, being adjacent, will limit some of the commercial uses, due to the 300 feet separation rule.
9. Location of Schools and School Land: The Oklahoma Christian School is located immediately to the south.

10. Compatibility to Edmond Plan: When the Edmond Plan was being developed, there was no situation where the staff would have known that the church was wanting to sell or develop some of their land, other than for the church or the school; therefore, no commercial was projected on the large ownership of the church parcel. There is commercial to the north and other Plan Amendments have occurred to the north of Second Street, expanding commercial uses in the area. The Edmond Plan should have indicated the entire church/school parcel as Institutional. The Planning staff, who prepared the land use projection map for the Edmond Plan, would not have felt it was appropriate to project Residential next to the lift station, built in 1971. Life Church started as Metro Church in 1981. There have been several schools in the building on the site. The Edmond Plan identifies churches and schools as Institutional uses, and that should have been the use identified for all of the Life Church/Oklahoma Christian School property. The GIS map incorrectly identified some of the property as Lake Residential. Both land uses have been identified in this amendment, which is requesting to change the projected use to Commercial.
11. Site Plan Review: Site Plan will be required for commercial uses.

Brian Coon, with Coon Engineering, represented Life Church, requesting approval, indicating the request was consistent with existing zoning and the development plans for Life Church and Oklahoma Christian Schools.

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

AYES: Members: Moore, Cartwright, Moyer, Young and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Case #Z080013 Public Hearing and Consideration of Rezoning from "G-A" General Agricultural to "E-1" General Commercial for two tracts of land generally located east of I-35, on the south side of Second Street, east of the existing entry drive to Life Church. (Life Covenant Church)**

Life Covenant Church, Inc and Oklahoma Christian Schools, Inc are requesting a rezoning from "G-A" General Agricultural to "E-1" General Commercial on six acres south of Second Street, northeast of the existing church. This property is located east of the main driveway into the church and there are two separate parcels divided by a future roadway that will be aligned with the traffic light proposed on Second Street, with The Summit plat. The parcel on the west side of the new road would contain 4.17 acres and the parcel on the east side of the new road would contain 1.87 acres. This land has not been projected for Lake Commercial in the past due to the long term development of the parcel as a church, originally started as Metro Church. The land to the north of Second Street has also been zoned into zoning categories, such as Open Display, for Ditch Witch, which preceded both the Lake Commercial designations and the I-35 corridor site plan designation. This property would fall within the I-35 corridor standards relating to landscaping requirements and somewhat enhanced design standards.

Brian Coon represented the applicant. No one appeared in objection.

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

AYES: Members: Young, Moore, Cartwright, Moyer and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Case #Z080010 Public Hearing and Consideration of Amendment to Edmond Plan from Single Family Dwelling District to Suburban Office District on property generally located on the south side of Thornbrooke Boulevard, east of Bryant Avenue. (Cheryl Fincher and Sherry Hamilton)**

The subject tract of land contains 1.22 acres or 53,575.55 square feet. The parcel is adjacent to Thornbrooke Boulevard and has 369 feet of frontage along that street, with frontage of 115 feet along Bryant. The minimal amount of frontage along Bryant indicates that there would not be a drive allowed on Bryant near the intersection of Thornbrooke Boulevard and Bryant. The driveway separation standard could not be met. Existing development in the Thornbrooke Addition includes the following: Thornbrooke 1A (1991), 32.22 acres, 45 lots, Thornbrooke Village (1999), 21.2 acres, 42 lots, Thornbrooke Manor (2004), 23.64 acres, 39 lots, and Thornbrooke Manor II (2006), 15.61 acres, 30 lots.

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: City water is available along Thornbrooke Boulevard and Bryant, adjacent to this property, and would be able to serve an office use. Sanitary sewer is located to the east; it would have to be extended for service for office usage.
2. Traffic: Bryant is an arterial street and the applicant has anticipated 90 feet of right-of-way, meeting the Transportation Study requirements based on the legal description submitted. The traffic volume, as of 2008, was 16,701 vehicles per day in both north and south bound traffic on Bryant.
3. Existing zoning pattern:
North – “A” Single Family
South – “A” Single Family
East – “A” Single Family
West – “D-0” Suburban Office
4. Land Use:
North – Single Family homes
South – Developed
East – Undeveloped; to the northeast are homes and residential lots.
West – Offices
5. Density: N/A; offices proposed, homes not a permitted use.
6. Land ownership pattern:

- North – Single Family lot ownership
- South – Same owner as applicant, large tract ownership
- East – Same owner as applicant, large tract ownership
- West – Individual lots for offices, a variety of sizes.

7. Physical features: The land is relatively flat because it has been graded as a part of the street improvements for Thornbrooke Boulevard.
8. Special conditions: None
9. Location of Schools and School Land: The nearest elementary school is Chisholm, on 33rd Street; Cimarron Middle School, on Bryant, south of 33rd.
10. Compatibility to Edmond Plan: The Plan projected the property for residential. The intersection corner of 33rd and Bryant was projected for office to complete a pattern at the intersection. Approval of this request east of the office zoning on the west side of Bryant would indicate that it may be consistent to consider additional offices along the frontage of Bryant to produce a consistent pattern.
11. Site Plan Review: Site Plan Review would be required for office uses.

Dennis Box, representing the applicant, indicated Ms. Fincher became ill and needed to leave the meeting. He indicated that the owners would enlarge the site to assure access from Bryant and he understands that would require a continuance to make that application. He felt that the future use of the property was a mix of office and commercial along Bryant. David Callesweger objects to the rezoning. He felt there was no need for a commercial corridor in this area. He indicated the owner should come forward with a plan for all of the property they own in the area. Commissioner Ingrid Young indicated she would like to see a plan for the entire property. Commissioner Barry K. Moore indicated he did not want to see Thornbrooke Boulevard become a race track, so traffic considerations were an important part of any additional zoning in the area. Tom Kennedy indicated that Mr. Menifie indicated residential would be constructed on both sides of Thornbrooke Boulevard, not consistent with this request. He indicated there had been meetings with the owner's representative, but that someone needs to come to the meeting who can make a decision after talking with the residents. Roger Williams, with the HOA, indicated that Thornbrooke Boulevard needs to remain a residential street. Michelle Davie, HOA representative, asked that the continuance not be set for June 17, due to summer vacations or availability of residents. Jan Todson, HOA representative, and Richard Goodman also opposed the rezoning.

Motion by Moore, seconded by Moyer to continue this item to June 17, 2008 at the request of the applicant, in order to meet with the residents. Some of the residents objected to a meeting during the continuance unless they could visit with the owner. It was unclear as to how the meeting would be structured.

Motion by Moore, seconded by Moyer, to continue this item to June 17, 2008. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moore, Moyer, Young, Cartwright and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Case #Z080011 Public Hearing and Consideration of Rezoning from “A” Single Family Dwelling District to “D-0” Suburban Office District on property generally located on the south side of Thornbrooke Boulevard, east of Bryant Avenue. (Cheryl Fincher and Sherry Hamilton)**

Attorney, Dennis Box, is representing Cheryl Fincher and Sherry Hamilton, property owners, in requesting 1.22 acres of “D-0” Suburban Office on the southeast corner of Thornbrooke Boulevard and Bryant. This tract of land is undeveloped and is south of the Thornbrooke Manor Addition. The location is adjacent to City water; sewer could be extended to serve the use. The access will need to be from Thornbrooke Boulevard, based on the narrow frontage along Bryant, where the separation of driveway standard could not be met between Thornbrooke Boulevard and a new drive, accessing the subject property from Bryant only.

There is existing zoning in place to the west of Bryant, where un-platted parcels, some with existing homes, faced onto the arterial street. Bryant has been four laned and is intended to carry substantial volumes of traffic. Many of the lots on the west side of Bryant have been constructed as low intensity offices, and at least two previous homes have been converted to offices through the site plan review process. Consideration of this request would establish a potential pattern for additional office zoning along Bryant, south toward 33rd Street.

Motion by Moore, seconded by Moyer, to continue this item to June 17, 2008. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moore, Moyer, Young, Cartwright and Chairperson Thrash
NAYS: None

There was a break from 7:30-7:45.

The next item on the agenda was: **Case #PR080002 Public Hearing and Consideration of Preliminary Plat for the Lowe’s of North Edmond Subdivision, located west of Kelly Avenue, south of Walgreen’s at Covell and Kelly. (Lowe’s Home Improvement Center)**

Jemsite Development is requesting Preliminary Plat approval for a 24.83 acre tract being developed by Lowe’s. This property is zoned “E-2” Open Display Commercial and is part of the Covell Village PUD. The addition will be divided into three lots. Lot 1 will be the Lowe’s Home Improvement Center; lots 2 and 3 have not been designated for uses at this time. City water and sewer are available for service to the standard necessary for this level of commercial construction. Right of way is being provided along Kelly for the Kelly Parkway standard improvements, with a divided median. Detention is proposed to the west of Lowe’s, as a part of area wide drainage solution for this PUD.

Chris Gray, representing Crafton Tull, requested approval.

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

AYES: Members: Moyer, Young, Cartwright, Moore and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Case #PR080003 Consideration of Final Plat for the Lowe's of North Edmond Subdivision, located west of Kelly Avenue, south of Walgreen's at Covell and Kelly. (Lowe's Home Improvement Center)**

Jemsite Development LLC is requesting Final Plat approval of the Lowe's of North Edmond plat. The plat consists of three lots. Lowe's would be constructed on Lot 1. The plat identifies utility easements for shared access and water and sewer lines. Some easements apply to private drainage improvements, connecting with the area wide detention for this Covell Village PUD.

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

AYES: Members: Moore, Moyer, Young, Cartwright and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Case #SP070003 Public Hearing and Consideration of Extension of Commercial Site Plan for Harrison Levy, located south of Danforth, west of Chowning, east of the Auto Zone.**

David Hornbeek, representing Harrison Levy, is requesting extension of the same site plan with all of the same standards, a part of that site as originally approved at the April 9, 2007 City Council meeting.

The minutes of the previous Planning Commission and City Council discussion are attached and the previous memorandum describing the site plan. There are no changes. New notices have been given for the extension requested.

David Hornbeek, architect for Harrison Levy, indicated that the continuance of the site plan was necessary because another phase of the project, on Chowning, is not feasible at this time.

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

AYES: Members: Cartwright, Moore, Young, Moyer and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Case #ES080001 Public Hearing and Consideration of a Request to close a portion of a public utility easement, located at 1633 Natchez Road. (Thomas & Karin Dallas)**

Thomas and Karin Dallas have requested to close the east 4 feet of the 15 foot utility easement on the west side of their lot, located at 1633 Natchez Road, Lot 3 Block 3 in

the Homestead Addition I. They are making this request to allow for an outdoor kitchen and pool to be built in their backyard. City of Edmond utilities including water, sewer and electric are located in the front or on the east side of the subject property. Utility companies have been informed of this closing and there were no objections.

Mr. Dallas was in attendance at the meeting.

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

AYES: Members: Young, Moyer, Moore, Cartwright and Chairperson Thrash

NAYS: None

The next item on the agenda was: **Case #PR070023 Public Hearing and Consideration of Preliminary Plat for Iron Horse Ranch V Addition, generally located north of Coffee Creek Road, west of Coltrane. (The Ranch Property Co., LLC)**

The Ranch Property Co., LLC is requesting Preliminary Plat approval for 19.49 acres for a Single Family Addition located west of Coltrane, ½ mile north of Coffee Creek Road. This Addition is immediately south of Walnut Ridge. The Ranch is served with private streets, and the previous sections of The Ranch projects that have been approved are as follows:

	<u>Acres</u>	<u>Lots</u>	<u>Bldg Permits</u> (as of March 1, 2008)
The Ranch	10.85	23	16
Iron Horse Ranch 2	33.6	66	10
Iron Horse Ranch 3	43	85	13
Iron Horse Ranch 4	43.48	57	

The Ranch V proposes 67 lots and the lots are generally 70 feet by 120 feet (8,400 square feet) or larger. The lots next to Walnut Ridge are 68 feet by 142 feet (9,712.44 square feet). This Addition is served with full City utilities. Only 50 feet of right-of-way is being provided along Coltrane. There is a high pressure gas pipeline along Coltrane, operated by ONEOK.

Dee Greniger was in attendance for the applicant. Several residents of Walnut Ridge were also in attendance.

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

AYES: Members: Cartwright, Moore, Moyer, Young and Chairperson Thrash

NAYS: None

The next item on the agenda was: **Case #PR070024 Consideration of Final Plat for Iron Horse Ranch V Addition, generally located north of Coffee Creek Road, west of Coltrane. (The Ranch Property Co., LLC)**

Tanner Consulting, representing the owners, are requesting that a 19.49 acre final plat be approved. This Addition would be immediately south of Walnut Ridge. The Iron Horse Ranch V contains 67 lots. All the streets in the Addition are private and the Addition will

be served with full City of Edmond utilities. Along the north side of the Addition, there is a 25 foot wide tree preserve. The right-of-way planned on Coltrane is 50 feet. The developer has left a reserve common area adjacent to the right-of-way and there is also a high pressure pipeline through that location. The lots are generally 70 feet by 120 feet, 8,400 square feet or larger. The lots on the north side of the Addition are 9,780 square feet or larger. This will be the last phase of the Iron Horse Ranch.

Al Bailey, a neighbor in Walnut Ridge, asked that the dust control be addressed. He was constructing a pool to the north and the blowing dust from the grading of the property where the Addition is planned has been a problem for the construction of the pool. He understood that the area had been seeded with rye grass, but had only recently begun to help the situation. Marcia McGehee, 4901 South Bend, in the Walnut Ridge Addition, submitted a letter indicating that the lot size was to be 14,000 square feet; 100 feet by 140 feet, south of Walnut Ridge and the lots were in the 9,700 square foot range. This was agreed to in the first Preliminary Plat. She indicated the entire area had already been graded and there was no preservation of any trees in the north 20 feet, as shown on the plat and agreed to earlier. She inquired as to how that area would be replanted to create the tree preserve described. Mr. Greniger indicated there would be a fence along the north, with brick columns and cedar fencing. He indicated that trees could be moved behind the McGehee home if needed.

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

AYES: Members: Moore, Cartwright, Young, Moyer and Chairperson Thrash

NAYS: None

The next item on the agenda was: **Case #PR080009 Consideration of Final Plat of Cedar Pointe Professional Park, located on the east side of Santa Fe, west of the Cedar Pointe Addition, just over ½ mile north of Danforth. (Mark Arledge and Richard Safi)**

Drs. Arledge and Safi have constructed their dental office at the above location on Santa Fe. The property is zoned "D-0" Suburban Office and contains 2.16 acres. Two office lots have been provided for the building area. Common Area A is the parking lot and driveway area and Common Area B is the drainage and private detention area. The pond feature of the Cedar Pointe Addition is located immediately northeast of the subject property. The owners are platting the property to follow through with the Title 21 requirement that all commercial property be platted. The building has already been through the e site plan process (minutes of the City Council site plan approval area attached).

Modifications of the final plat, as recommended by the city staff, are as follows:

1. Provide a designated line on the map, for the Santa Fe right-of-way, 50 feet from the center line of the road. There is one designation point; otherwise the property line is shown to be the center of the road. The section line road classification establishes a 33 foot right-of-way as a minimum; however, the subdivision code

requires a minimum of 50 feet of easement, anticipating the potential four laning of the road, with utility location, drainage improvements, signage and sidewalks. The plat describes the right-of-way as an existing 50 feet. The engineer may wish to identify the book and page of the easement if the 17 feet have been previously granted.

2. Move the wording Common Area B and private drainage easement east, off of the Santa Fe Avenue right-of-way. All of the area around the building is either Common Area A or Common Area B, to be maintained by the property owners.

Brian Coon represented the applicant. The corrections noted by the staff have been made.

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

AYES: Members: Moyer, Young, Cartwright, Moore and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Case #SP070050 Public Hearing and Consideration of Commercial Site Plan approval for two new buildings at 410 and 418 Enterprise Drive, east of Kelly, ½ mile south of 15th Street. (DPI Development, LLC)**

Planning Department:

1. Existing zoning - "F-1" Light Industrial
2. Setbacks – The property setback is 77 feet from the front property line, 10 feet off the east property line, 74 feet off the south property line. There is 39 feet between the second building at 418 Enterprise Drive.
3. Height of buildings – 21 feet
4. Parking – The building is approximately 4,356 square feet. 10-11 spaces would be required, based on the warehouse office use. One or two spaces needs to be eliminated, which would provide for a backing area.
5. Lot size – 21,430 square feet (one portion of lot), 22,491 square feet (other portion of lot)
6. Lighting Plan – No light poles are planned; only wall packs on the building.
7. Signage – There is no division of the property; only one ground sign would be permitted; 6 feet tall, 42 square feet.
8. General architectural appearance – The buildings are primarily metal, as previously approved in Enterprise Business Park. The front and side walls of the office

extension, from the warehouse, is brick veneer. The roof is a 1/12 pitch. No mechanical equipment could be placed on the roof; it would not be properly screened.

9. Sensitive borders– There is no sensitive border; all the land surrounding this area is zoned “F-1” Light Industrial.
10. Mechanical equipment – Mechanical equipment will be located on the ground. The roof lines do not permit equipment on the roof, for lack of screening.
11. Fencing/screening – No fencing is proposed, other than for the dumpster enclosure, which is a minimum mandatory requirement, even at the back of the building.
12. Driveways– One driveway would be shared on Enterprise Drive.
13. Title 21 water and sanitary sewer plans – Water and sewer lines are adjacent to the property and will be connected for service.
14. Street paving and access management – Enterprise Drive has been improved as a commercial collector street. There are no additional improvements needed.
15. Fire Prevention and Building Department – Fire Access - The fire access is considered the first 120 feet of the front drive. Fire Flow - The required firefighter water flow is 1750 gallons per minute. Gates - No Gates were shown and shall meet the City of Edmond Title 17 requirements.

Community Image:

16. Landscape Plan: Landscaping was figured for one building site, as one ownership.

Landscaping - <u>Lot area = 43,921 sf</u>	<u>Landscape provided on plans submitted</u>
Five per cent of lot = 2,196.05 sf	2,256.00 sf landscaping/lawn area
Plant units required = 176 PU	317 plant units
Evergreen required = 70 PU	157 plant units
Requirements in front = 88 PU	317 plant units
= 1,098.03 sf	= 15,939.00 sf

17. Refuse facilities – Insufficient distance from front of containers to building west of containers. Need 50 feet approach for collection vehicle and this measure about 40 feet. Suggest moving containers another 10 feet to the east to solve the problem.
18. Electric – Electric equipment location and cable routing may need to be revised based on electric service request. If the service request requires a pad mounted transformer, Electric Department requirements will have to be met.

Motion by Moore, seconded by Moyer, to approve this request, subject to the dumpster being moved, as requested by Sanitation. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moore, Moyer, Young, Cartwright and Chairperson Thrash

NAYS: None

The next item on the agenda was: **Case #SP080005 Public Hearing and Consideration of Site Plan approval and Specific Use Permit for a fire sprinkled building at Cathedral of the Hills, located south of 15th Street, east of Bryant.**

Planning Department: The original Cathedral of the Hills was allowed without a Special Use Permit because the "D-3" District allowed assembly uses. The church was also submitted prior to site plan review, so this addition is the first time that this church has been reviewed by the Planning Commission and/or City Council. The church has purchased another 3.23 acres, in addition to the five acres they already own. The zoning ordinance has changed, requiring a Specific Use Permit in the "D-3" district.

1. Existing zoning – "D-3" Office Commercial; Specific Use Permit required. The proposal is for an addition to an existing church, for classrooms and other church assembly uses. The addition proposed is attached to the existing church on the east side of the building.
2. Setbacks – Front setback is over 400 feet to 15th Street. The new addition sets further south than the front of the new church. The east setback is 135 feet; the south setback is 327 feet.
3. Height of buildings – 23 feet
4. Parking – 51 additional parking spaces are being added.
5. Lot size – 3.23 acres
6. Lighting Plan – The light poles will not exceed 25 feet. Approximately three new light poles will be added, in addition to the wall packs.
7. Signage – The existing sign on 15th Street will be used.
8. General architectural appearance – The church is a combination of stone veneer and "Hardie board"/stucco. The roof materials are composition shingles. There is a canopy on the front of the building for drive-up access.
9. Sensitive borders – Sensitive border design details were evaluated since there is a house to the north on "D-3" zoned property and those owners sold the property to the church. The dumpster is more than 25 feet away. Lights on the north would not exceed 15 feet in height on the north 50 feet. There is substantial setback, due to the parking lot, from the church building to the rear property line of the house. A fence is not planned along the north.
10. Mechanical equipment – Mechanical equipment is located on the flat part of the roof. The building location, set back so far on the property, should provide adequate screening for the mechanical equipment.

11. Fencing/screening – No fencing or screening is planned except for the dumpster enclosure.
12. Driveways– No new driveways are planned. The existing drives on 15th Street will be utilized.
13. Title 21 water and sanitary sewer plans – City water and sewer is adjacent to the property and will be extended to serve the new building.
14. Street paving and access management – 15th Street is already four laned. No new drives are planned.
15. Fire Prevention and Building Department – Building Fire Sprinkler - The building is required to be fire sprinkled. Fire Access – The fire access turn around shall be 109.6 outside diameter. This has been corrected with a set of plans submitted to this office. However, this office has not seen it in the site plan meetings. Fire Flow – The building is required to have 3,000 gallons of firefighter water for four hours. The water line to the fire hydrant/fire sprinkler will need to be not less than eight inches. Fire Hydrant Clearance – Trees are shown in the area of the east hydrant.

Community Image:

16. <u>Landscape Plan:</u>	
Landscaping - <u>Lot area = 435,380 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 43,538 sf	182,820 sf landscaping/lawn area
Plant units required = 3,483 PU	3,557 plant units
Evergreen required = 1,393 PU	2,173 plant units
Requirements in front = 1,741.5 PU	2,748 plant units
= 21,769 sf	45,820 sf
Plant units from preservation =	785 PU

17. Refuse facilities – There are existing dumpsters.
18. Electric – Electric will be extended from the existing building.

Architect, Pascal Aughtry, was in attendance.

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

AYES: Members: Young, Moyer, Moore, Cartwright and Chairperson Thrash

NAYS: None

The next item on the agenda was: **Case #PR080006 Public Hearing and Consideration of Preliminary Plat for The Summit, generally located east of I-35, north of Second Street, extending north near Danforth. (Summit Property Development, LLC)**

Developer, Mike Galiga, has previously had approved, The Summit preliminary and final plats for this project. North Saints Way originally extended approximately 400 feet north of the proposed location as a stub out public street. The street was stopped at that location because the City did not want to provide for a public street immediately east of the off ramp on Danforth. There has, historically, been a driveway to the subject property in existence prior to the off ramp, but the traffic volume for that driveway should be very minimal. The better design for a public street would be to connect such a street through the property owner to the east of North Saints Way to keep the intersection of Danforth and the new street as far away from the off ramp on Danforth and I-35 as possible. Seradge Investment Company, LP, the owner of the 35 acres northeast of The Summit, has expressed no detailed interest in a possible street connection. Mr. Galiga would like to amend, change, or alter the plat to provide a cul-de-sac at the far southwest corner of the Seradge property, which will give the possibility of future street connection and not extend a road 400 feet along the west side of the Seradge parcel.

The width of the cul-de-sac right-of-way needs to be sufficient for a 60 foot wide right-of-way, 32 foot wide paved, collector type public street connection at the far southwest corner of the Seradge property. A project has now been submitted northwest of North Saints Way, which is Switzer's Locker/Self-Storage. A cul-de-sac would provide adequate access to that project. The only process to make this change available through the City codes in Title 21 is for the developer to submit a new preliminary plat and a new final plat for this change. New notices have been mailed to property owners within 300 feet of the boundary of the Addition and new fees have been paid. The shortening of the street is the only change to the plat.

Brian Coon represented the applicant, indicating that the cul-de-sac would still provide the Seradge property to the northeast access for the potential continuation of a street to Danforth. Damon Wingfield, resident of Sleepy Hollow, was concerned about roads connecting to Danforth, causing additional traffic near the residential area to the north and he was also concerned about the sight distance. He indicated that a road should not connect to Danforth.

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

AYES: Members: Cartwright, Young, Moore, Moyer and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Case #PR080010 Consideration of Final Plat for The Summit, generally located east of I-35, north of Second Street, extending north near Danforth. (Summit Property Development, LLC)**

Brian Coon, representing the developer, Summit Property Development, LLC, is requesting final plat approval of a 6.46 acre final plat, modifying, changing, or altering the final plat of The Summit already under construction north of 2nd Street, east of I-35. The final plat provides for the one alteration indicated on the preliminary plat to reduce the length of the stub out street to the north to provide for a cul-de-sac on North Saints Way. It would be unsafe to extend North Saints Way north to Danforth because it is too close to

the off ramp for safe turning movements. The City hopes that the owner of 35 acres of land northeast of The Summit, owned by Seradge Investment Company, LP, will someday connect to North Saints Way and indirectly connect a street to Danforth, providing for a safer alignment connecting a new street to Danforth. Seradge Investment has not expressed any particular interest in a connecting street location. The 35 acres is still zoned "A" Single Family. As long as the end of the cul-de-sac provides enough width of right-of-way to provide for a collector type street to connect, the cul-de-sac proposed represents a reasonable design alternative to the original longer dead end North Saints Way.

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

AYES: Members: Moore, Moyer, Young, Cartwright and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Case #PR080004 Public Hearing and Consideration of Preliminary Plat of Golden Gate at Twin Bridges Third Addition, located north of Coffee Creek Road, west of Bryant. (Bud Bartley)**

Bud Bartley and Alvin Bates are the developers of Twin Bridges and are proposing another preliminary plat extending north, connecting with Broadway, north and east of the Caliburn Addition. This Single Family addition will contain 194 lots on 102.7 acres. The average lot size is 11,000 square feet. The addition will be served with full City utilities. The streets in this addition are public. **The one minimum requirement of adding any additional lots to the existing Twin Bridges Addition, with 121 lots approved in October 2006, is the requirement that there be a water connection for a looped water line extending off site to Sorghum Mill, west of Broadway. This requirement would apply to any future final plat of Twin Bridges in this new preliminary plat phase, regardless of size, so that the water lines at Bryant and Coffee Creek can be part of a looped system, where water is being fed from more than one direction.**

Doug Klassen, with MKEC, indicated the applicant understood that the water line needed to connect on Sorghum Mill Road for this phase of the Addition. Off-site water line extension plans are underway for that purpose.

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

AYES: Members: Moyer, Young, Moore, Cartwright and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Case #PR070047 Public Hearing and Consideration of a Commercial Preliminary Plat for the Edmond Town Center Addition, located south of Danforth, west of Kelly, north of the Swan Lake Addition. (D J Christie, Inc)**

Engineer, Doug Klassen, for the owner, is requesting Preliminary Plat approval for the 36 acre Edmond Town Center Addition. McDonald's and Blockbuster Video are not part of

the plat. The land to the west is owned by the City of Edmond, as the Service Blake Soccer Complex. The land to the south is developed as the Swan Lake Addition. The Meadow Lakes Addition is located on the east side of Kelly, across from this plat. While no public streets are planned within this project, the alignment of Hawthorne Place is the location where a traffic light is to be installed by the developer, at 100% of his cost and improvement, based on traffic studies that have been considered in the past. When the Planned Unit Development was recently extended for this project, the City Council suggested that the Swan Lake Addition have a connection into this Addition, which the owners are proposing with an easement and agreement, rather than a public street. This would allow the Swan Lake residents to use the traffic light on Kelly, across from Hawthorne Place, as well as access the businesses, ultimately developed on this parcel and even connect to Danforth through the private driveways, but not establish a public street through the area. The advantage of the easement connecting with Swan Lake is that it could be limited, as determined to be appropriate by the City Council. A public street would be open at all times. A gate could be installed at the end of the stub out street into Swan Lake if there turned out to be commercial traffic cutting through the Addition, or there were special events on the Commercial parcel that encouraged traffic in the Swan Lake Addition.

The Addition will be served with full City utilities. Detention will need to occur on the individual Town Center lots or in a common detention area. There is no off site plan for detention with the plat submitted. Since larger buildings could occur on some of the lots, such as Lots 10 (5.25 acres) and 11 (7.25 acres), adequate size water lines will need to be extended through the development, ensuring water pressure and fire sprinkler systems for potentially larger buildings. Taller buildings are also possible, based on the "E-1" PUD zoning. Building setback lines are shown at 45 feet from the property line, after the 90 feet of right-of-way is provided for on Kelly; 70 feet of right-of-way is planned on Danforth. The Engineering Department recommends that the curb cuts be limited to two for the four lots planned to front on Kelly, south of Blockbuster, and two curb cuts for the five lots fronting on Danforth.

Doug Klassen, with MKEC, indicated on the final plat, an access easement to the traffic light on Kelly would be provided, as suggested by the City Council. The easement would give the City flexibility of allowing Swan Lake access with potential traffic control measures implemented, depending on the amount of traffic that could connect with the soccer complex from Kelly. Anthony Windisch, 818 Hawthorne Place, indicated that he did not want a traffic light adjacent to his house. City Engineer, Steve Manek, indicated that since the land to the west is zoned Commercial, the Traffic Study for the project suggested a light at this proposed intersection.

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

AYES: Members: Cartwright, Moore, Moyer, Young and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Consideration of variance for the Ashling Square/Alta Mesa Ground Sign at 301 S. Bryant Avenue. (John A. Henry Companies)**

Jeff Norman, with John A. Henry Companies, has employed Brian Elliott with Metro Sign Corporation, to prepare an exhibit for the remodeling of the existing ground sign for Alta Mesa, formerly Ashling Square, on Bryant Avenue. Bryant Square Shopping Center is located to the east, and contains numerous non-conforming signs. A Sonic restaurant is located to the south and also contains a non-conforming sign. The newest signs in the area include Lowe's and Target, and they comply with the shorter and smaller square footage ground sign. The city code/state law allows for legal, non-conforming signs to be re-faced, as long as they not made more non-conforming. The existing Ashling Square sign is supported by a steel I-beam structure, but the sign face is partially wood, and that material will be entirely replaced with the proposed new sign. The shape of the sign would also change. The square footage of the sign also changes to less square footage than the current sign face allows, when it is fully utilized.

The new sign would be 25 feet, 1 inch in height. The new square footage of the sign is 108 square feet for the main sign panel, listing the individual businesses and another 20.83 square feet, listing the Alta Mesa ID name. The existing sign is 25 feet in height, and when fully utilized is over 800 square feet. The sign currently contains 356 square feet, using only the copy that is displayed. The materials to be used on the new sign include a brick veneer base and an EIFS fascia trim on the support structure, with a clay tile roof. The owners indicate that the steel supports will continue to be used. Since the sign is being rebuilt to such a substantial degree, and the only portion of the sign that will actually remain will be the steel supports, and all of the framed in copy portion of the sign will be removed for a new structure, a variance or appeals of the sign code is being requested. When this much of the sign is changed at other locations, compliance with the current standards is required. Under the current code at this location, the maximum height of the sign can be six feet tall, with a sign area of 42 square feet.

Jeff Norman, representing JH Realty, described that the new sign was smaller in area than the existing sign, even though it was the same height. The existing sign could be repainted and re-used as a legal non-conforming sign. Suzy Thrash indicated that the sign would look better as proposed, but that might be something that could be said about all legal, non-conforming signs. She felt it was time to comply with the code if a new sign is to be constructed. Ingrid Young indicated that it was obvious that the new sign was attractive, but approving the variance extends the non-conforming status with new construction. Leroy Cartwright indicated that the existing sign is very unattractive and would not fit with the remodeling project, started by JH Realty, for the Ashling Square Center and felt it was an improvement to the location.

Motion by Moore, seconded by Cartwright, to approve this request. **Motion denied** by a vote of 3-2 as follows:

AYES: Members: Cartwright, Moyer

NAYS: Chairperson Thrash, Moore and Young

The next item on the agenda was: **Public Hearing and Consideration of Change in Cheyenne Ridge Villas Final Plat Regarding Retaining Wall and Addition of Lot located south of 33rd Street, east of Bryant. (Neal McGee and Sam Tippens)**

Neal McGee and Sam Tippens need to provide for a retaining wall on the west side of the Cheyenne Ridge Villas Addition. This Addition is Single Family, contains 6.69 acres and was originally platted for 27 lots. There is a substantial difference in grade between the east side of the street Cheyenne Villas Circle and the west side of the street. The lots on the west side of the street have already been filled. The retaining wall planned has been evaluated by the Engineering and Hydrology Department to meet all of the requirements of Title 23. It is best that the retaining wall be designed as one improvement at this location, rather than have individual builders construct a series of retaining walls each to a different design. The retaining wall will be a common improvement to be maintained by the homeowner's association and will be located in Common Area "A".

The building lines are being requested to be modified to 15 foot front building lines rather than the 20 foot shown on the original plat. In this particular case, due to the retaining wall on the west side of the addition, it will be better to allow a home to be built closer to the street and away from the rear lot line and drainage easement. There is no modification to the rear yard on the east side of the addition adjacent to Cheyenne Ridge First, where the standard 20 foot rear yard will apply except on Lot 13, which hasn't changed between the two additions, and that lot was always more shallow allowing an 18 foot rear yard.

One additional lot has been established with the modification of the plat, to include the new retaining wall. All property owners within the Cheyenne Ridge Villas Addition have been notified. The Cheyenne Ridge Villas was accepted by the City May 23, 2005. Six building permits have been issued as of March 1, 2008. The original GIS fees total is \$2,430. An additional \$90 is due for the one additional lot. Sam Tippen represented the applicant at the meeting. Property owners in Cheyenne Ridge Villas were notified.

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

AYES: Members: Young, Moyer, Cartwright, Moore and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Request by Pete Gootos for Deed Certification for a Commercial Lot on the east side of Kelly, south of the Beacon Self-Storage. (Pete Gootos)**

The current owner, represented by Realtor, Pete Gootos, is requesting that a one acre tract be sold on the east side of Kelly at the Beacon Self-Storage site. The lot will have to eventually be platted, since it is zoned "E-1" General Commercial; the deed approval is only an optional first step for a prospective buyer. The City has no knowledge of how large of a building the buyer wants to place on the property and the following standards will apply to the development of the site, some of which will be determined through the platting process and some of which will be determined through the site plan process.

1. Additional right-of-way will be requested along Kelly, 90 feet from the center line of Kelly.
2. No curb cuts will be allowed on Kelly for the 132 feet of frontage. A curb cut would be too close to the existing driveway into Beacon Self-Storage. One or more driveways could be established on the north side of the property.
3. Prior to the deed being approved, a cross access easement will have to be recorded at the County, assuring that this lot has access to Kelly on the seller's property, since there cannot be a curb cut on Kelly. It will be necessary to see the cross access easement recorded at the County Courthouse, assuring that this lot, regardless of who owns it, can access a public street. There have been problems when the easement was not thoroughly reviewed prior to the deed being recorded (Freddy's Frozen Yogurt on East Second Street).
4. The setback on Kelly is 50 feet from the property line.
5. Ten percent of the lot is required to be landscaped, with a 10 foot landscape buffer along Kelly, outside of any easements and 50 percent of the landscaping is required to be in the front.
6. Detention was accomplished on an area wide basis, affecting this property. A detention area would not automatically be required, but the grading for the property and the erosion control plan will need to meet the standards of the original drainage study for the area.
7. Utilities are adjacent to the property; road crossings may be required. There is a water line to the north and the west and a sanitary sewer line to the south.
8. An area does need to be made available for a dumpster and enclosure on this site. This affects the landscaping areas, driveways, and parking because the enclosure takes up some space on the lot.

The buyer of the property may want to evaluate these development standards to determine the size of building and the parking lot arrangement, based on his own preferences. A site plan will be required, as well as a preliminary and final plat. No floodplain affects this property. Subject to the review of the cross access easement for access, as a recorded instrument, this deed could be approved.

Mr. Gootos represented the applicant and agreed to provide the easement that assured access to the site being sold from the existing driveway to the Beacon Self-Storage.

Motion by Moyer, seconded by Young, to approve this request, subject to the recorded access easement being submitted to the City prior to the recording of the deed at the County Courthouse. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moyer, Young, Cartwright, Moore and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Public Hearing and Consideration of Request by Emmett Clark for a deed certification approval, dividing 5604 Indian Hill into two 2 acre lots. (Emmett Clark)**

Mr. Clark currently owns the 5 acre parcel of land located at 5604 Indian Hill Road. The property was recently rezoned in February to "R-1" Rural Estate Dwelling which requires a minimum of 90,000 square foot lots. Mr. Clark would like to divide the land into two lots, one equaling 90,503 square feet and the other 107,788 square feet. One house is currently located on the larger lot and Mr. Clark plans to sell this and build a new home for his residence on the other lot. Notice was not required to be given for this item because the area is not platted. The applicant meets all requirements.

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

AYES: Members: Moore, Young, Moyer, Cartwright and Chairperson Thrash
NAYS: None

The next item on the agenda was: **Election of Chairperson and Vice Chairperson**

Motion by Moyer, seconded by Young, to approve the nomination of Suzy Thrash as Chairperson until April 2009, when the ordinance prescribes the election of Chair and Vice Chairperson. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moyer, Young, Moore, Cartwright and Chairperson Thrash
NAYS: None

Motion by Young, seconded by Moore, to nominate Bill Moyer as Vice Chairperson until April 2009, when the ordinance prescribes the election of Chair and Vice Chairperson.

Motion carried by a vote of 5-0 as follows:

AYES: Members: Moyer, Young, Moore, Cartwright and Chairperson Thrash
NAYS: None

There was no New Business.

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

AYES: Members: Moore, Cartwright, Young, Moyer and Chairperson Thrash
NAYS: None

Meeting adjourned at 8:55 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission