

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, May 17, 2005**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Vice Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, May 17, 2005, in the City Council Chambers at 20 South Littler. Other members present were Suzy Thrash, Allen Thomas and Elizabeth Waner. Absent was Chairperson David Woods. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant 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 May 3, 2005, Planning Commission Minutes.

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

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

NAYS: None

The next item on the agenda was **Case #PR040028 Public Hearing and Consideration of Final Plat approval for Copella Addition Phase I east of Lexington Way, north of Edmond Road. (JinYoung Kim)**

Randel Shadid, representing the property owner Jin Young Kim, is requesting Final Plat approval of Copella Addition Phase 1, located north of Edmond Road, east of Winding Creek Addition, and west of Santa Fe. The property is zoned "A" Single Family Dwelling District. The plat submitted, Phase 1, contains 9 lots on 4.57 acres, with a minimum lot of 6000 square feet. A large area on the east side of this plat is not included with this phase of Copella. The addition will be served with city water, sanitary sewer, and Edmond Electric. Sanitary sewer will need to be extended to the far east property line. The one public street to serve this addition, Copella Lane, a cul-de-sac coming off Edmond Road, will be built to city standards, and the lots that back up to Edmond Road will have "limits of no access" along Edmond Road. Detention for this addition is not shown on the Final Plat. Additionally, a channel easement and buffer area is needed on the east side of Lot 1 Block 3 to meet Title 23 requirements.

The Preliminary Plat of Copella, which contained 13 lots, was originally reviewed by the Planning Commission September 7, 2004 and was unanimously denied. The preliminary plat was redesigned and resubmitted for review by the Planning Commission on December 7, 2004 and it was approved with 13 lots. The preliminary plat approved required some variances from Title 23 Stormwater Drainage. The Stormwater Advisory Board heard the variance requests at their April 21, 2005 meeting. After discussion at the hearing, the developer's representative withdrew the requests for variances. Since the withdrawal of the variance requests, the plat has been split into two phases, the first phase excluding all properties involved in the variance requests.

Dick Morrow from the Winding Creek area spoke in opposition to the plat indicating that the land where the error occurred in the Carlos Davila survey needs to be resolved prior to

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the plat approval. He said there are still drainage problems and the City should not place itself in the position of approving the plat that does not clearly solve existing problems. They have excluded the drainage to proceed with the plat; they need to develop the drainage solution first. Tom Gooch also spoke in opposition indicating there has been flooding in this area over the last 10 years changing some of the lot slopes even if the flooding has not been in the homes. If this is going to be the last plat in the area, the proper drainage solution needs to be determined at this time. Les Wilkins in the Winding Creek Addition indicated he was a mechanical engineer and had studied this in detail indicating that the FEMA floodplain could no longer be relied on to solve the drainage for this addition. The applicant withdrew his application to SWAB because they did not have enough information and it is too risky to approve this project without more information on the drainage.

Attorney Craig Kohl spoke in opposition to the plat indicating that the disputed triangle area maintained by the Winding Creek Homeowners Association needs to be solved and may require a District Court decision to correct the plat survey according to the Oklahoma Statutes rather than the correction of plat filed by the surveyor. The SWAB did not have enough information to decide the drainage solution and there is still not enough information to determine how detention will be met with the plat. He indicated that an easement will have to be granted for the sanitary sewer access; the developer cannot just extend through the detention area without a utility easement. At this time, that area is set aside for drainage. Sean Brownlee spoke in opposition indicating that 80% of the land area is being used for the streets and the lots; that leaves 20% or less for a drainage solution and there is no ultimate design for all the lots that are actually planned.

Mr. Shadid commented that the owner had provided an easement for the off-site detention for Phase I and met Title 23 standards for detention and run off. The owner would like to proceed with first phase construction and has met all the requirements for lot arrangement, public streets and the developer does have the right to go through the detention area to hook up to public utilities.

Commissioner Waner commented that there was not a cohesive plan with this project and that there appeared to be several legal issues to be addressed. Commissioner Thrash indicated that the issues of drainage and encroachment into the existing detention area with the resolution of ownership should be addressed up front. Vice chairperson Cartwright indicated that issues such as the sewer line accessibility, the floodplain study and the detention location do not clearly suggest a long term solution to these issues but yet the owner wants to be able to start construction.

Motion by Thrash, seconded by Thomas, to approve this request. **Motion denied** by a vote of 0-4 as follows:

AYES: None

NAYS: Members: Thrash, Thomas, Waner and Vice Chairperson Cartwright

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The next item on the agenda was **Case #Z050026 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling Planned Unit Development and Restricted Commercial to General Commercial Planned Unit Development Usage northwest corner of Covell Road and Sooner Road. (Fairfax Joint Ventures, LLC)**

Staff Report:

1. Infrastructure: There is no water or sanitary sewer adjacent to the northwest corner of Sooner and Covell Road. There is a water line and sewer line serving the Fairfax Addition approximately one-quarter mile west of the subject property. The water line proposed along Sooner is a distribution line and would not be subject to connection from an individual business. No sewer lines immediately serve this area and it appears that the solution for a gravity flow sewer line is to the north along Sooner extending to Coffee Creek in order to serve this corner parcel. Title 21 Subdivisions requires the developer to extend utilities. Septic tanks could be permitted on 60,000 square foot lots with Health Department approval.
2. Traffic: There are approximately 7542 cars through the intersection of Covell and Sooner per day based on the 2003 Traffic Counts.
3. Existing zoning pattern:
  - North – “A” PUD/Golf Course
  - South – “A” Single Family
  - East – “G-A” General Agricultural
  - West – “A” PUD
4. Land Use:
  - North – Golf Course
  - South – undeveloped
  - East - Agricultural
  - West – undeveloped Single Family
5. Density: N/A, proposed commercial use.
6. Land ownership pattern:
  - North/West – J. W. Armstrong owns the land to the north and west
  - South – (south of Covell) individual land owners
  - East – large tract ownership under single ownership
7. Physical features: Rolling terrain, no floodplain, the area contains heavy tree cover.
8. Special conditions: None.
9. Location of Schools and School Land: Nearest elementary is Northern Hills, 2½ miles west; the school owns property west of Asheforde Oaks Addition on Covell.
10. Compatibility to Edmond Plan III: “A” Single Family.
11. Site Plan Review: PUD Design Statement attached.

Randel Shadid requested that the Plan be amended, that the zoning be approved and identified a number of detail standards to be used in the convenience store design. Existing homes in this

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area were protected by this plan. Easements for the Covell Parkway were set aside in the plan submitted and the developer has agreed to bring utilities to the site. Part of the land was already suggested for "D-1" PUD.

Steve Bridges spoke in opposition to this request suggesting that it is improper to amend only a portion of the Fairfax PUD; he indicated he made this argument in the first application and he suggested that nothing had really changed around this area and that the traffic generated by this use at this intersection and the precedent for additional commercial is not appropriate. Ronnie Williams with ENA suggested that the commercial zoning be limited to the Interstate, not away from the Interstate such as this intersection to adequately control traffic and congestion.

Commissioner Waner thought this was a precedent for additional zoning and this represented a major change to the Edmond Plan. Commissioner Thomas indicated the utilities were being extended at the developer's expense and it was noted that the right-of-way would be provided as stated by the developer for future road needs. Vice Chairperson Cartwright indicated the plan submitted was compatible to the area and was a good plan.

Motion by Thomas, seconded by Waner, to approve this request. **Motion denied** by a vote of 2-2 as follows:

AYES: Members: Thomas and Vice Chairperson Cartwright  
NAYS: Thrash and Waner

The next item on the agenda was **Case #Z050024 Public Hearing and Consideration rezoning from "A" Single Family Planned Unit Development to "E-1" General Commercial Planned Unit Development northwest corner of Covell Road and Sooner Road. (Fairfax Joint Ventures, LLC)**

In May 2003, J. W. Armstrong with Fairfax Joint Venture LLC requested an Edmond Plan Amendment and rezoning to Restricted Commercial on the northwest corner of Sooner Road and Covell Road. Ordinance #2799 was approved for a Plan Amendment but the rezoning change was not. That parcel covered 6.48 acres. The zoning ordinance requires a six month wait prior to a reapplication. A new zoning application can be filed at this time.

Attorney Randel Shadid represented the applicant in requesting 6.57 acres for "E-1" General Commercial to allow the Fairfax Country Store and Shops. The plan submitted for the PUD application includes:

1. convenience/gas store with drive through window allowing a cleaners
2. car wash
3. pump island located northeast of the convenience store
4. 2 drive approaches away from the immediate intersection corner
5. a drive-up ATM
6. Phase II retail shops and offices

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7. an architectural style including low pitched roof construction including the pump island compatible with the common structures in Fairfax
8. an additional parcel of "E-1" to the west of the Country Store

The Covell Parkway will require 80 foot or more of right-of-way at the intersection of Sooner and Covell. The developer is responsible for extending public water and based on the size of the parcel sanitary sewer should serve this use. A portion of the Fairfax Golf Course lies immediately north of this 6.57 acre tract; future residential is planned north of the golf course. A new street will lie west of the "E-1" parcel adjacent to the 6.33 acre "D-O" PUD tract as a part of this PUD. The other uses allowed by the "E-1" General Commercial PUD, other than those described above include "D-1" Restricted Commercial uses. This location is not in the I-35 Corridor.

There was no additional public comment.

Motion by Waner, seconded by Thomas, to approve this request. **Motion denied** by a vote of 2-2 as follows:

- AYES: Members: Thomas and Vice Chairperson Cartwright  
 NAYS: Thrash and Waner

The next item on the agenda was **Case #Z050027 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling Planned Unit Development to Suburban Office Planned Unit Development west of Covell Road and Sooner Road. (Fairfax Joint Ventures, LLC)**

Staff Report:

1. Infrastructure: There is no water or sanitary sewer adjacent to the northwest corner of Sooner and Covell Road. There is a water line and sewer line serving the Fairfax Addition approximately one-quarter mile west of the subject property. The water line proposed along Sooner is a distribution line and would not be subject to connection from an individual business. No sewer lines immediately serve this area and it appears that the solution for a gravity flow sewer line is to the north along Sooner extending to Coffee Creek in order to serve this corner parcel. Title 21 Subdivisions requires the developer to extend utilities. Septic tanks could be permitted on 60,000 square foot lots with Health Department approval.
2. Traffic: There are approximately 7542 cars through the intersection of Covell and Sooner per day based on the 2003 Traffic Counts.
3. Existing zoning pattern:
  - North – "A" PUD/Golf Course
  - South – "A" Single Family
  - East – "G-A" General Agricultural
  - West – "A" PUD
4. Land Use:
  - North – Golf Course

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South – undeveloped

East - Agricultural

West – undeveloped Single Family

5. Density: N/A, proposed commercial use.

6. Land ownership pattern:

North/West – J. W. Armstrong owns the land to the north and west

South – (south of Covell) individual land owners

East – large tract ownership under single ownership

7. Physical features: Rolling terrain, no floodplain, the area contains heavy tree cover.

8. Special conditions: None.

9. Location of Schools and School Land: Nearest elementary is Northern Hills, 2½ miles west the school owns property west of Asheforde Oaks Addition on Covell.

10. Compatibility to Edmond Plan III: “A” Single Family.

11. Site Plan Review: PUD Design Statement attached.

Motion by Thomas, seconded by Waner, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Thrash, Thomas and Vice Chairperson Cartwright

NAYS: Waner

The next item on the agenda was **Case #Z050025 Public and Consideration of rezoning from “A” Single Family Planned Unit Development to “D-O” Suburban Office Planned Unit Development west of Covell Road and Sooner Road. (Fairfax Joint Ventures, LLC)**

Attorney Randel Shadid representing Fairfax Joint Ventures LLC is also requesting 6.33 acres of “D-O” Suburban Office zoning on the north side of Covell approximately 1/8<sup>th</sup> mile west of Sooner. The plan for this area reflects a collector street on the east side of the parcel. The golf course is located to the northwest. Residential would be developed north of the golf course and north of the office tract. The Design Statement does reflect that water and sewer utilities will be constructed to City standards. The Covell Parkway will require no less than 70 foot of right-of-way and possibly more near the Sooner and Covell intersection.

Motion by Thrash, seconded by Thomas, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Thrash, Thomas and Vice Chairperson Cartwright

NAYS: Waner

The next item on the agenda was **Case #U050003 Public Hearing and Consideration of a Special Use Permit and Multi-Family Site Plan approval for apartment usage in a commercial zoning district west of Fretz, south of the Fountains Commercial**

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**Center. (The Fountains)**

General Site Criteria:

Existing zoning – “E-1” General Commercial Planned Unit Development, proposal for Special Use Permit in “E-1” for multi-family usage, 52 units of apartments on 218,460 sf (5 acres). “C-2” and “C-3” uses can be approved as Special Use Permits in “E-1”. The density is 10.8 units per acre which is less than “C-2” density allows.

Setbacks – front 7.17 feet and 15.32 feet for the nearest projection of two of the buildings. For the majority of the frontage, the setback is 33 feet. This is a PUD, variances can be approved. Side yard on the north is 15 feet and the south is 22 feet; the west setback is 13 feet for one building.

Height of buildings – 28 feet to the ridge of the roof line.

Parking – 104 parking spaces required, provided 131 spaces. For multi-family which may involve guests, these project exceeds the 2 spaces per unit standard.

Lot size – 5 acres, 218,460 square feet.

1. Landscape Plan

Landscaping - <u>Lot area = 218,460 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 21,846 sf	21,846 sf landscaping/lawn area
Plant units required = 2,184 plants	2,184 plant units
Required in front yard = 10,923 sf	10,923 sf in front yard
Evergreen required = 873.6 plants	873.6 plant units

2. Lighting Plan – No light pole will exceed 24 feet in height, approximately 5 light poles will be provided.
3. Driveways/Parking – Two driveways are planned on Fretz, one in alignment with 5<sup>th</sup> Street and one in alignment with 6<sup>th</sup> Street. Concrete curb and gutter and new street paving is planned along Fretz. There is minimal right-of-way on the east side of Fretz and some of the homes are built without any setbacks from the right-of-way.
4. Mechanical equipment – Mechanical equipment will be located on the ground or through the walls of the units which would require a flush mount AC. All roofs are a 6/12 pitch.
5. Fencing/screening – The fencing started with the Fountains commercial project to the north, consisting of split face block and black metal and will continue along Fretz in front of this project. This type of fencing is not a mandatory requirement but would be a desirable design feature since there is a mixture of land use in this area. This should be considered a mandatory requirement.
6. Signage – Two ground signs are planned at the entries not more than 6 feet in height and 42 square feet in area which would match the commercial standard of the “E-1” rather than slightly larger signs allowed in multi-family.
7. General architectural appearance – The buildings will consist of brick and siding with a composition roof. There are no shutters on the windows. This is not a city requirement. Brick will be red brick with tan siding. A fire sprinkler system is recommended for the apartment units and may be a requirement based on the interior construction details which are not fully known at this time.

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8. Drainage Report and related Grading Report Plans – Red Plains Engineering has submitted the drainage plans. Detention will be located on the north side of the property adjacent to Fountains immediately north. The Preliminary and Final Plats of this project are scheduled for the June 7<sup>th</sup> Planning Commission meeting. There may be details of the infrastructure improvements required with the plats.
9. Refuse facilities – Dumpster enclosures are located throughout the project. There should be at least 4 maybe 5 locations.
10. Sensitive borders – There is a single family house to the south of the property and houses on the east side of Fretz. No sight proof fencing is planned on the south. A decorative metal fence is planned on the east side. The land to the west is zoned multi-family and was originally planned to be another phase of Wimbledon. The land to the north is commercial. The land to the east is zoned “A” Single Family.
11. Street paving and access management – Fretz will be resurfaced with curb and gutter added on the west side and sidewalks will be constructed along Fretz. Fretz will continue to be a narrow street because of the overall limit on right-of-way width.
12. Title 21 Water and Sanitary Sewer Plans – City water and sewer are available on Fretz or extend through the property.

Randel Shadid representing the applicant indicated the PUD Design Statement reflected that the “E-1” zoning also intended to allow for “C-2” Multi-Family developments when it was originally approved in 2001. Special Use Permits are required for multi-family but the City was generally aware that a multi-family request would be submitted since it was part of the PUD. Utilities are available and have been designed to serve these 52 units which is only 10.8 units per acre. The road was being widened to allow for better traffic movement because there will be a wider street with a curb. The fence would be extended that is already part of Fountains Phase I.

James Judkins spoke in opposition to this request indicating the street is very narrow and that 52 more units would put more traffic both on 5<sup>th</sup> and 6<sup>th</sup> Streets and make Fretz more congested. He asked if there could be trees constructed behind the fence along Fretz to improve the view. He had a concern about second story windows looking down into back yards along Fretz. There is an existing drainage problem along Fretz and that needs to be addressed prior to any new development. Vernon Bass requested that they meet all the City standards and improve Fretz Street. Julie Clark, 6<sup>th</sup> and Fretz, was concerned about children walking along the narrow portion of Fretz Street with no curb.

Ronnie Williams with ENA asked that a sight proof fence be placed along the south side of the property, that the street be designed for the highest safety concerns even though only one side is being improved. Randel Shadid indicated he would talk with the residents about the trees along Fretz, the fence on the south side of the property and the height of the lights in the project that might affect homes to the east.

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Commissioner Thrash asked Steve Manek if a signal could be placed at 6<sup>th</sup> and Fretz; he indicated there were no traffic warrants to substantiate a light. Commissioner Waner was concerned about any more traffic on Fretz at this location due to the unique street configuration. Ms. Waner was also concerned about the two story construction.

Motion by Thrash, seconded by Thomas, to approve this request. **Motion denied** by a vote of 2-1 as follows since there was not a majority of the Planning Commission membership voting in favor:

AYES: Members: Thrash and Thomas

NAYS: Waner

Vice Chairperson Cartwright was not present during the discussion or the vote.

The next item on the agenda was **Case #SP050019 Public Hearing and Consideration of Special Use Permit for an expansion of the church parking lot on property north of 15<sup>th</sup> Street, east of I-35. (Henderson Hills Baptist Church)**

The applicant requested a continuance to June 7, 2005.

Motion by Thomas, seconded by Thrash, to continue this request to a date certain, June 7, 2005. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z050028 Public Hearing and Consideration of rezoning from "G-A" General Agricultural to "R-1" Rural Estate Dwelling District at 6101 N. Douglas Boulevard. (Paul and Cynthia Waits)**

Paul and Cindy Waits have submitted a request for rezoning their 17 acre property located approximately ½ mile north of Sorghum Mill Road on the west side of Douglas Boulevard from "G-A General Agricultural District to "R-1" Rural Estate Zoning District. The "R-1" Rural Estate Dwelling District has a minimum lot size of 90,000 square feet or 2.06 acres. The Waits own the 17 acre tract which borders on the Edmond city limits on the north, and they are proposing to split the land up into multiple tracts. A deed certification will be required for the lot splits, which would show the configuration for the division of the tract. The property would be developed with water wells and septic tanks, and private streets, since water and sewer are more than ¼ mile away and the Waits are proposing 2 acre lots with a private street, in order to meet the State Statutes. Currently, the property is vacant with a small pond near the western side of the property.

The property north is zoned agricultural and is not in the Edmond City Limits but rather an unincorporated area of Oklahoma County. The properties west, south and east are all zoned "G-A" General Agricultural District. Edmond Plan III projects this as an area suitable for single family land use. The 160 acres on the southeast corner of Douglas and

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Sorghum Mill has recently been rezoned to “R-2” Urban Estate Dwelling District, for a development with 110 single family lots.

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

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

NAYS: None

The next item on the agenda was **Case #PR050007 Consideration of the Final Plat of Cardinal Ridge Addition located west of Douglas, south of Redbud Canyon, one-quarter mile north of Danforth Road. (Larry Toombs)**

Developer Larry Toombs requested Final Plat approval for Cardinal Ridge Addition located south of Redbud Canyon on the west side of Douglas. The property is zoned “R-2” Urban Estate Dwelling district and consists of 49 lots that are 60,000 square foot or larger. There are two common area lots used as private drainage easements and detention area. There is a large floodplain to the south of the property not included in the plat. The addition contain 79.07 acres. The entry improvements will be private. The streets are shown to be dedicated in the owner’s certificate.

The staff in response to the Planning Commission’s request to Mr. Toombs did inquire about a Trails easement. He has prepared the attached letter proposing an easement of 30 feet in width along the south side of Coffee Creek and citing his willingness to work with the City toward an easement. More information will need to be provided by the City as to where the easement would connect into the City land to the west. There is a firing range to the southwest of the floodplain and the Coffee Creek Wastewater Treatment plant north of that. This matter will need to be studied by the Park Department and the Engineering Department prior to the granting of an easement.

Mr. Toombs indicated he would provide an easement to the City in the floodplain area to complete the Trails plan. The City would need to advise him where the easement should be directed to keep it away from the firing range or the wastewater treatment plant.

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

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

NAYS: None

The next item on the agenda was **Case #SP050021 Public Hearing and Consideration of Commercial Site Plan approval for Brewer Office Building on the north side of Royal, 821 and 825 Royal Way. (Frank Ketch)**

General Site Criteria:

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Existing zoning – “D-2” Neighborhood Commercial

Setbacks – front is 63 feet from the property line on Royal Way, side yard to the west is 18 ½ feet, side yard to the east is 18 ½ feet, rear yard on the north is 5 feet, property to the north is zoned “D-2” Neighborhood Commercial

Height of buildings – 22 feet

Parking – 8 parking spaces shown. The building contains 3900 square feet although 1500 is for office and 2400 is for storage area. Two tenant spaces are possible. Parking based on one space for every 300 square feet for the office requiring 5 and one space for every 900 square feet for the 2400 square foot of storage, totaling 7.6 or 8 parking spaces required.

Lot size – 14,810 square feet, .34 acres. The dimensions of the property are 117 feet by 127 feet.

1. Landscape Plan

Landscaping - <u>Lot area = 14,810 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 1,481 sf	1,481 sf landscaping/lawn area
Plant units required = 148 plants	148 plant units
Required in front yard = 740 sf	763 sf in front yard
Evergreen required = 59 plants	59 plant units

2. Lighting Plan – No light poles are planned. Wall packs on the building only.
3. Driveways/Parking – One driveway on Royal Way 24 feet wide; a dumpster located on the northeast side of the property; a car wash is located to the east as a compatible use. Shorter overhead doors are provided for the 1200 square foot of warehouse space for each side of the two tenant building. The location complies with access management standards and driveway separation.
4. Mechanical equipment – The staff recommends the mechanical be placed on the ground. The building exterior is tilt up panels with some brick trim but the roof is approximately low pitch type roof. The mechanical equipment would be easily observed on the roof so must be located on the ground.
5. Fencing/screening – No fencing or screening is provided for except for the dumpster enclosure.
6. Signage – Only one ground sign would be permitted, six foot in height 42 square feet in area for Brewer Office Building. Wall signs may also be used.
7. General architectural appearance – The exterior of the building involves tilt up masonry panels for the storage portion of the business and the front office area will be brick veneer gray in color. The office area will have a 3/12 pitch roof brownstone/tan in color. The warehouse area will have essentially a flat roof.
8. Drainage Report and related Grading Report Plans – Isch Engineering has submitted the drainage plans for review. The privately maintained detention area will be located on the west side of the property.
9. Refuse facilities – The dumpster enclosure is located on the east side of the property and does meet the minimum standards. One parking space may interfere with the access to the enclosure if the time of the route and use of the spaces are at the same time. The business would want to work with the Sanitation Department to

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facilitate their pick up.

- 10. Sensitive borders – No sensitive borders.
- 11. Street paving and access management – Royal Way meets City standards.
- 12. Title 21 Water and Sanitary Sewer Plans – City water and sewer are available to the property. The Planning Commission may recall that a new sanitary sewer line was constructed to serve this lot when the AVL Company located to the west wanted to sell it as a separate lot and had to relocate the sanitary sewer line which extended through the lot in a manner that would have prohibited the construction of the proposed building.

Ed Schling owner across the street requested that the roof materials be composition and that the dumpster be eliminated if possible. He noted that kids cut across this property from Sequoyah Middle School and that a fence even though not required might be constructed on the east to change this situation since the land would now be improved. Mr. Frank Ketch indicated they had shrubbery planned along the east rather than a fence. He indicated they would look to share a dumpster since the green carts may not be acceptable and that the roof was a standing seam metal roof which would last longer and was more expensive than a composition roof.

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

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

The next item on the agenda was **Case #SP050020 Public Hearing and Consideration of Commercial Site Plan approval for a new building at 2616 Railroad Drive east of Kelly, north of 33<sup>rd</sup> Street. (Contemporary Cabinets)**

General Site Criteria:

Existing zoning – “F-1” Light Industrial District

Setbacks – Front: 25 required, shown 55’; Side: none required, shown 10’; Rear: none required, shown 69’

Height of buildings –21’ tall shown

Parking - 40 spaces shown, 30 required

Lot size – 102,400 sf with a 27,500 sf building

- 1. Landscape Plan – Only landscape plan for portion of site.
 

<u>Landscaping - Lot area = 66,000 sf</u>	<u>Landscape provided on plans submitted</u>
Five per cent of lot = 3300 sf	6034 sf landscaping/lawn area
Plant units required =264 plant units	264 plant units
Required in front yard = 1650 sf	3635 sf in front yard
Evergreen required = 106 plant units	264 plant units
- 2. Lighting Plan – No light poles proposed. Light packs will be located on the building.
- 3. Driveways/Parking – Two 25’ drives are proposed off Railroad Drive.

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4. Mechanical equipment – Will be located on the ground and screened by landscaping.
5. Fencing/screening – There is a 6' security fence along the north property line. No additional fencing is required or proposed.
6. Signage – No signage is proposed.
7. General architectural appearance – A metal building is proposed with EIFS covering on the west elevation for over 50% of the side facing the street.
8. Drainage Report and related Grading Report Plans – Centennial Addition has regional detention so no detention is required on site.
9. Refuse facilities – Proposes to use dumpster for existing Contemporary Cabinet site, across the street.
10. Sensitive borders – There are no sensitive borders
11. Street paving and access management – Railroad Drive is a concrete Industrial Road with 60' of right-of-way. The undeveloped property south of the proposed parking will have a driveway connection to this site.
12. Title 21 Water and Sanitary Sewer Plans – An 8" sanitary sewer line will connect to the project at the rear and an 6" water line will be extended with a bore under Railroad Drive.

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

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

NAYS: None

The next item on the agenda was **Case #SP050017 Public Hearing and Consideration of Commercial Site Plan approval for Sooner Answering Service on the northwest corner of Madison and West Edmond Road. (Matt Lamb)**

The applicant requested a continuance to June 7, 2005.

Motion by Waner, seconded by Thrash, to continue this request to a date certain, June 7, 2005. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

Under New Business, Vice Chairperson Cartwright thanked Commissioner Thomas for serving on the Planning Commission.

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

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

NAYS: None

Meeting adjourned at 8:10 p.m.

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission