

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, June 7, 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, June 7, 2005, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Barry K. Moore and Elizabeth Waner. Suzy Thrash was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Jan Ramseyer-Fees, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was introduction of new members Bill Moyer appointed by Councilperson Charles Lamb and Barry K. Moore appointed by Councilperson Paula Sanford.

The next item on the agenda was the approval of the May 17, 2005, Planning Commission Minutes.

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

AYES: Members: Waner, Moyer, Moore and Vice Chairperson Cartwright  
NAYS: None

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)**

Henderson Hills Baptist Church would like to add 278 parking spaces at their new location on 15<sup>th</sup> and I-35. There are no buildings planned with this Special Use Permit and no new driveways on 15<sup>th</sup> Street or on I-35 Frontage Road. An area would be graded, trees removed, landscaping installed or preservation tree areas retained and parking lot lights would be installed. Kim Miller, Landscape Architect for the City of Edmond, has reviewed the plans and determined compliance with the 15% landscaping standard used on I-35 as well as the 40 plant units for every 250 square feet of landscaped area. This property is zoned "E-1" General Commercial PUD and has never been zoned in one of the Lake Commercial Districts which require 30% landscaping. The I-35 Corridor Site Plan District and the Lake Site Plan District do overlap at this location but the standard used for this church was 15% since the property is not actually zoned into one of the lake commercial districts. Ms. Miller's review is as follows:

1. Landscape Plan

<p>Landscaping - <u>Lot area = 175,700 sf</u> Fifteen per cent of lot = 26,355 sf</p> <p>Plant units required = 4,217 plant units</p> <p>Required in front yard = N/A sf</p> <p>Evergreen required = 1687 plant units</p>	<p><u>Landscape provided on plans submitted</u> 58,580 sf landscaping/lawn area 30,492 sf in preservation 6,089.5 plant units 5535 in preservation, 554.5 in new plants N/A sf in front yard 120 plant units (asking for variance) 90 in preservation, 30 in new plants</p>
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June 7, 2005

A variance is requested to waive the number of evergreen plant units in lieu of the preservation areas. In order to install the evergreen units in the parking lot provided for, existing trees would need to be removed.

- Future extension of road on south side of parking lot will cut through a preservation area. Therefore, this area was excluded from points and the new calculations are above.
- From our recommendations they increased the width of the preservation area on the south side. They also did not include in the preservation points the linear, narrow areas, which do not qualify for points (Although, these areas will be preserved). It is recommended that they apply the same tree protection and treatments to these areas.
- They put the low-grow sumac back on the medians and planting beds. It is recommended that the sumac not be planted too close to the base of the tree even if this mean eliminating a couple of plantings.
- It is also recommended that a small area (min. of 18" radius) under the pine trees and the crabapple be maintained with only mulch. No tuft up to the base of the trees.
- Parking lot lights shall not encroach into the tree preservation areas.

This Special Use Permit would add 17 new lights that are not more than 24 foot in height including the support base. The Church has already installed lights on the remainder of the campus and the 17 new lights would match those exactly with the down directed light fixture and comply with the 24 foot maximum height allowed in the I-35 Corridor.

Commissioner Moyer asked if the evergreen variance was appropriate. Staff indicated this was a reasonable request in order to save the existing trees. Trees have been saved in the second parking lot and they are surviving. Mr. Shadid indicated this was an interior tract and is not visible from I-35 or 15<sup>th</sup> Street. He indicated the church has 5,000 members, multiple services and Sunday schools and the parking was needed based on the current demand. Dan O'Neil representing ENA indicated that there was no proof that the previous Special Use Permits for the church and parking area were still in compliance with the landscaping requirements originally provided or required. Staff indicated that the landscaping for the new parking lot did not include any of the previous areas, tree count or other plant unit counts and that each of the previous Special Use Permits for the church and parking lot met the landscaping requirement approved separately for each one of those locations. The Planning Commission members asked if that could be checked and reported to the City Council when this item is sent forward.

Motion by Moore, seconded by Moyer, to approve this request as submitted to include the variance and for the staff to report to the City Council the landscaping status on the previous Special Use Permits on this property. **Motion carried** by a vote of 4-0 as follows:

June 7, 2005

AYES: Members: Moore, Moyer, Waner and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #U050006 Public Hearing and Consideration of a Special Use Permit for a crematorium on an "E-1" General Commercial PUD property and an amendment to the PUD Design Statement for Matthews Funeral Home, 601 S. Kelly (Randy Matthews)**

Matthews Funeral Home is requesting approval of a 1,258 square foot building for a crematorium to be located on the west side of the property, just west of the parking lot in an area of the grassed detention area toward the north end of the property. The existing trees at this location installed as part of the landscaping will be replanted or replaced, adjacent to the crematorium. A brick building matching the exterior of the funeral home will be constructed. The building will use a standing seam metal roof. An overhead door will face onto the parking lot and there will be a walk-thru door on that elevation also. There are no other doors. The building height is 10 feet.

This application requires an amendment to the original PUD which prohibited a crematorium. The original design statement is attached. Notices have been provided to the property owners within 300 feet. The use to the south is the Silverleaf Office Complex; the Copperfield Single Family Addition is located to the west, west of the detention area; the land to the north is undeveloped except for the front part of the land near Kelly which has had two restaurant uses. The building is now vacant. The legal description for the entire property has been used. If another location is discussed at this site, an amendment can be made without adversely effecting the legal notice.

Randel Shadid identified that this was a portion of the business that needed to be added, indicated the one small building would provide for an odorless, ash less, smokeless, no noise operation. The operation would be conducted during business hours with employees on duty. Commissioner Moyer asked if Matthews Funeral Home would be taking persons from other funeral homes for the crematory service. Mr. Matthews indicated he did not intend to allow others to use it but he did not want to limit it to only his use. Mr. Matthews indicated that even since he has open, the popularity of cremation has increased.

Paul Vowel from the Copperfield Addition spoke in opposition to this request. He complained about the expansion of the business since this was specifically excluded in the original approval. He identified that the EPA considers this an industrial use and would be concerned about any increase in the particulate matter from such an operation. Gail Hamilton of Copperfield also spoke in opposition. Robert Hamilton said this would adversely affect the 420 homes in Copperfield. Commissioner Moyer indicated it would be difficult to change from the original approval which prohibited crematoriums. He asked

June 7, 2005

if there was the possibility of having cremations done at other locations away from residential.

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

AYES: None

NAYS: Members: Moyer, Waner, Moore and Vice Chairperson Cartwright

The next item on the agenda was **Case #Z050029 Public Hearing and Consideration of amendment to Edmond Plan III from Limited Light Industrial and General Office Corridor to Light Industrial Planned Unit Development Usage on the southeast corner of Covell Road and I-35. (as amended, Dr. Curtis Harris)**

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

1. Infrastructure: City water is adjacent with a 12" line extending along Old Timbers Drive through the property. Sanitary sewer is generally accessible to some of the property. The City has just extended sanitary sewer lines to the Fire Administration building as well as the Animal Welfare facility. The owner may need to extend further lines depending on the size of his building sites.
2. Traffic: Most likely, there will be no curb cuts along Covell because of the proximity to the off ramp on I-35. In 2003, the traffic count was 5,495 cars two way over a 24 hour period at the intersection of Sooner and Covell and the traffic count at Progressive Drive and Covell was 7,769 cars in 2005 east and west over a 24 hour period. The major traffic generator in the area is the Transfer Station north of this location on Progressive Drive. The traffic can be expected to pick up quickly after September when the City facilities open, which includes the Animal Welfare shelter, Fire Administration, Fire Station #5, the other City facilities responsible for streets, electric and sanitation.
3. Existing zoning pattern:  
 North – "F-O" and "F-O" PUD  
 South – "F-1" PUD  
 East – "F-1" PUD  
 West – Interstate I-35
4. Land Use:  
 North – undeveloped business park and the Transfer Station  
 South – Cross Timbers Municipal Complex  
 East – Cross Timbers Municipal Complex  
 West – Interstate I-35
5. Density: Not applicable, commercial property.
6. Land ownership pattern:  
 North – large tract ownerships

June 7, 2005

South – City of Edmond

East – City of Edmond 140.6 for both

West – Interstate I-35, the land west of I-35 owned by Mr. Neimeyer is currently residential, large tract ownership projected for “F-O”

7. Physical features: the land is heavily vegetated and generally flat terrain. Old Timbers was once referred to as Brass Lantern Lane when the area was planned for 5 acre residential lots.
8. Special conditions: I-35 Corridor, Cross Timbers and remnant forest study include this area.
9. Location of Schools and School Land: N/A. The nearest schools are Northern Hills Elementary and Sequoyah Middle School.
10. Compatibility to Edmond Plan III: The City amended the Plan from “F-O” to “F-1” PUD to the east and southeast of this location. Cross Timbers Municipal Complex is nearing completion.
11. Site Plan Review: Plats and Site Plan reviews would be required prior to building permits.

Pete Reeser, representing the applicant, indicated he had excluded some of the uses in “F-1” by the PUD. He indicated he would meet the City standard for building appearance in terms of masonry materials, roof design. He indicated if the City had followed a 30% landscaping even though 15% was required in “F-1”, he would consider meeting the higher standard. He indicated that the zoning needed to be approved prior to individual projects being described. The 18 acres is divided into two 9 acre parcels and it is uncertain as to how many lots will be developed. No uses have been identified at this time.

Dan O’Neil spoke in opposition indicating that no zoning should be approved without a specific site plan and project in mind. The PUD could be structured to meet that project. He indicated that more details are needed before this is approved.

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

AYES: Members: Moore and Vice Chairperson Cartwright

NAYS: Moyer and Waner

The next item on the agenda was **Case #Z050030 Public Hearing and Consideration of rezoning from “F-O” Limited Light Industrial and General Office Corridor to “F-1” Light Industrial Planned Unit Development District located southeast corner of Covell and I-35. (as amended, Dr. Curtis Harris)**

Pete Reeser is representing Dr. Harris in requesting 17.3 acres of rezoning at the southeast corner of I-35 and Covell Road. The “F-1” PUD Zoning District will allow for

June 7, 2005

retail and other commercial uses that the “F-O” District does not allow. The “F-O” Zoning District was developed with a unique concept where office buildings would be constructed and light manufacturing using indoor storage only but allowing no lesser commercial uses other than a cafeteria totally within the office or manufacturing building. Mr. Reeser is planning to exclude pipe yards and certain other outdoor display or storage areas which are possible in “F-1”. Most other retail uses other than bars, taverns, transit mix plant, concrete batch plant and liquor store would be permitted. Old Timbers is a public street and the two parcels, one 8.17 acres in size and the one 9.205 acres in size, would be divided by the street. Old Timbers is the principal access to the Animal Welfare Shelter and the Public Service Center. All lots will have to be developed with City water and sewer. Septic tanks would not be approved. There will be fire protection and adequate water for building fire sprinkler systems if needed. Access to this property may be entirely from Old Timbers. ODOT will have to approve any access on Covell and the proximity of Old Timbers to I-35 is so close that there may be limits of no access on the frontage along Covell.

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

AYES: Members: Moore and Vice Chairperson Cartwright

NAYS: Moyer and Waner

The next item on the agenda was **Case #SP050022 Public Hearing and Consideration of Commercial Site Plan approval of two medical office buildings located on 18<sup>th</sup> Street, east of Kelly, east of Ballinger Dental Office and west of Kids Inc. (Kenneth Sickman)**

General Site Criteria:

Existing zoning – “E-2” Open Display Commercial

Setbacks – front setback on 18<sup>th</sup> Street is 60 feet from the property line; side yard setback next to Kids Inc on the east 20 feet; side yard setback on the west next to Ballinger Dental Office is 20 feet; rear yard setback on the south is 20 feet.

Height of buildings – 35 feet to the highest point of the roof on both buildings

Parking – 75 parking spaces, the buildings contain 16,872 square feet;(if there were only 10 doctors in both buildings, at least 75 spaces would be required), this project is not over parked

Lot size –75,771 square feet

1. Landscape Plan

Landscaping - Lot area = 75,771 sf

Ten per cent of lot = 7578 sf

Landscape provided on plans submitted

10,000sf landscaping/lawn area (there is 9,906 feet in the front yard area) [easements at the rear of the building, very small landscaped areas in front of the buildings were not counted by the staff

June 7, 2005

due to the potential change of the utility or drainage easement based on maintenance or obstruction]

Plant units required = 606 plants                      610 plant units

Required in front yard = 570 sf                      610 sf in front yard

Evergreen required = 279 plant units              279 plant units

2. Lighting Plan – This site is not in a sensitive border location. The developer is planning 3 light poles in the center island, one at each end and one in the middle. Lights will be mounted on the building at the back of the building (east side and south side). There will be lighting under the soffits and canopies of the building and under the parking canopy. All the adjacent uses are commercial or business, some light industrial further east. The standard 24 foot light poles with down directed fixtures would be appropriate for safety with little spill over light and fit the existing character of parking lot lighting in the area.
3. Driveways/Parking – One driveway is planned on 18<sup>th</sup> Street and is generally compatible with the driveways to the north at the Signal Ridge office warehouse project. No cross access is feasible with the day care center to the west. 18<sup>th</sup> Street will have a cross over in the proposed median on the Kelly Parkway but not a traffic light.
4. Mechanical equipment – The two buildings plan a steep pitch roof. All the mechanical will be located on the ground as a better standard to improve the appearance of the building.
5. Fencing/screening – No fencing is required because all the adjoining land is zoned “E-3” Restricted Light Industrial, “F-1” Light Industrial or “E-2” Open Display. The dumpster enclosure is in the front of the property and will be screened with a brick or stone material matching the building with a sight proof gate. The front location is necessary for accessibility of approach by the garbage trucks.
6. Signage – One ground sign is proposed 4 feet tall 10 feet wide 40 square feet. The sign is located east of the driveway.
7. General architectural appearance – The two buildings will be a combination of king size brick, split face block, manufactured stone and stucco fiberboard on some of the facias. Dormer windows are added that include standing seam roof trim. The upstairs may be storage or private offices. There is no height limit in this zoning district. 13 parking spaces at the back of the lot will have a covered parking canopy. This structure is to be steel supports 7 foot in height with composition shingles for the pitch roof design. Both office buildings will be required to have a fire sprinkler system based on the fire hydrant locations and setback from 18<sup>th</sup> Street which is over 200 feet.
8. Drainage Report and related Grading Report Plans – Lax Godhania with MGR Engineers has completed the drainage study. Some of the water drains to 18<sup>th</sup> Street, some drains to the south side of the lot. There is a common detention area to the east, immediately west of Pelco.

June 7, 2005

9. Refuse facilities – The refuse enclosure is in the front yard area. It is located at that site for direct straight-in access by the garbage trucks. Based on this location, the exterior materials will need to be the manufactured stone and split face block with the sight proof doors.
10. Sensitive borders – No sensitive borders adjacent to this property. Mr. Dale Jackson owns the land to the south which is undeveloped planned for an office or light industrial project. There is a dental office to the west and a vacant lot. Kids Inc on “E-3” Industrial zoned property is located to the east and office warehouse uses are located to the north.
11. Street paving and access management – The drive approach fully complies with the City standards and is accessible by fire trucks including the drive lanes in front of the buildings to access an on site fire hydrant. The separation of driveways of at least 135 feet has been met. As stated in the past, 18<sup>th</sup> Street is a commercial, light industrial street. It is intended for truck use. Parking on the street is not acceptable.
12. Title 21 Water and Sanitary Sewer Plans – Water is located along 18<sup>th</sup> Street. Sanitary sewer is located on the south side of the property. This project is already platted as a part of Signal Ridge Industrial Park. The fire hydrant near the northeast corner of the building serves the Kids Inc. building and it appears it was constructed off the property now owned by Kids Inc. There will have to be enough clearance around the fire hydrant for access. The approval of this request does not allow the new building to be built so close that the Fire Department cannot continue to use the fire hydrant which requires a 5 foot separation from the building wall. However, this is not the real problem; the fire hydrants have to be tested from time to time and produce high volumes of water when they are opened up. If the building foundation is built too close, this water could adversely affect the building foundation or a line rupture or break could affect the foundation. Staff recommends that the developer move the fire hydrant to the north at his cost to create a better operating situation. Kids Inc. may be willing to assist the owner since they installed it for their benefit in the past.

Architect Sam Moore identified that he understood that the fire hydrant would have to be moved away from the building so when it is being tested, it does not have an adverse impact on the building foundation. Mr. Moore also indicated that since they have gone to a fire hydrant rather than a fire sprinkler system, the owner understood that could also have an impact on materials in the building as far as fire ratings, wall materials, etc. but was willing to meet those requirements instead of installing the fire sprinkler system.

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

AYES: Members: Moore, Moyer, Waner and Vice Chairperson Cartwright

NAYS: None

June 7, 2005

The next item on the agenda was **Case #PR040043 Consideration of Final Plat of Kimberly Crossing II located north of West Edmond Road one-half mile east of Santa Fe. (Kimberly Crossing LLC)**

Coon Engineering is requesting Final Plat approval of Kimberly Crossing Section II Addition located one quarter mile north of West Edmond Road, west of Dooley Farms Lane between Kelly and Santa Fe. This single family addition contains 18.15 acres; the property is zoned "B" Two Family Planned Unit Development but is developing at a lesser density. There are 57 lots that are approximately 7,200 square feet or greater. The homes planned average 1500 square feet. The lots are generally 60 feet by 120 feet. The addition to the west is the Oak Brook IV Addition, Kimberly Crossing III Addition is planned to the north, Kimberly Crossing I Addition is nearly completed to the south and will be ready for building permits after June 13. Mr. Robert Cassidy owns the land to the east; however, there is a large floodplain between the two properties. The Kimberly Crossing 1<sup>st</sup> Addition contains 61 lots (7800 square feet to 9000 square feet) on 32 acres. Kimberly Crossing II would contain 57 lots on 18.15 acres and Kimberly Crossing III would contain 66 lots on 18 acres for a total of 184 lots for this project. The development will have to work around the oil well sites and tank batteries until those preexisting wells are plugged. The Engineering Department may have conditions regarding the construction of water lines, sewer lines, street and drainage improvements based on the access requirements for wells and pipelines or existing well infrastructure.

A Trails easement open to the public, not just the residents of Kimberly Crossing, has been requested along the creek to the east; there has also been a FEMA floodplain study completed by Coon Engineering. The streets in this addition are private and will be the maintenance responsibility of the homeowners as well as the common area floodplain. There is no connection to Oak Brook Addition on the west or the Park Lane Addition further north, so the developer has agreed to install a traffic light at Dooley Farms Lane and West Edmond Road when the 50<sup>th</sup> building permit is issued in the Kimberly Crossing 1<sup>st</sup> Addition at 100% of his expense. The turn lanes have already been constructed by this developer on West Edmond Road and there is adequate space for the signal lights where Dooley Farms Lane and Hartford Lane in the Copperfield Addition align at Edmond Road. The owner has submitted a letter indicating that no lots in the floodplain will be requested for building permits until FEMA has identified in writing full acceptance of the report that has already been reviewed by FEMA regarding the creek on the east side of this addition.

Bryan Coon representing the owner agreed to all the City requirements.

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

AYES: Members: Moore, Moyer, Waner and Vice Chairperson Cartwright

June 7, 2005

NAYS: None

The next item on the agenda was **Case #PR040045 Consideration of Final Plat of Kimberly Crossing III located north of West Edmond Road one-half mile east of Santa Fe. (Kimberly Crossing LLC)**

Coon Engineering is representing Kimberly Crossing LLC in requesting Final Plat approval of a 18 acre subdivision located one-half mile north of West Edmond Road between Kelly and Santa Fe. The access to this addition is from Dooley Farms Lane, a commercial collector standard street connecting with Edmond Road across from the Copperfield Addition aligned with Hartford Lane. The Park Lane Addition lies to the north but there are no street connections. The Oak Brook Addition lies to the west and Castle Rock is adjacent but as agreed with the Preliminary Plat will not be a routine connection for Kimberly Crossing residents' use.

A gate accessible by the Fire Department, other emergency services such as EMSA and the Police Department and the oil company, until the wells on the subject property are plugged, will be the only groups having access to this Castle Rock connection between Kimberly Crossing III and Oak Brook Additions. There is a similar situation between the new Stonebridge Addition and Leavitt's North Park Addition where Dixie Lane and Ledgemont Drive meet and a fence type gate was installed between the two additions as a worse case emergency exit/entrance not to be used on a daily basis. In the event of a fire, flood or tornado, the gate could be accessed to allow people from Leavitt's Addition to connect to Boulevard or people from Stonebridge to connect to Memorial Road but that linkage is not provided for use on a routine daily basis. The same intent is applied to the Oak Brook Kimberly Crossing III Addition at Castle Rock because there are too many lots in Kimberly Crossing (184) and Castle Rock is too straight in alignment connecting with Santa Fe. There would be too much traffic and the risk of higher speeds with the connection. The gate at Castle Rock in the Kimberly Crossing Addition is not approved as a electronic access gate to be used by the residents. The developer needs to tell all future residents the gate is not to be changed out in the future because there is too much congestion on Dooley Farms Lane. This approval specifically addresses the safety, the potential high speeds and the direct alignment of Castle Rock in the Oak Brook Addition to prohibit its daily use.

This addition will also have the requirement that a letter from the developer will need to document no building permits on lots in the floodplain until the official written FEMA clearance has been received. The engineer has turned in his FEMA floodplain study plan; it has been approved verbally. Construction plans are consistent with the approved drainage study but the final written documentation has not been sent to the City.

June 7, 2005

The Planning Commission required an alley type access to the northeast as a potential connection from Kimberly Crossing to the Service Blake Soccer Fields if there are changes over time to make this accessibility possible. Currently, there is no access from Service Blake Park this far south and none directly planned; in addition, the owner of the detention area will have to provide an easement to complete the connection between Kimberly Crossing and Service Blake Park. While these additional requirements may seem significant to accomplish, the potential for an access to Danforth, where there is already a traffic light, may be very important at some time in the future.

Bryan Coon representing the owner agreed to all the City requirements.

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

AYES: Members: Moyer, Moore, Waner and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #PR050013 Consideration of Preliminary Plat of Canyonwood located south of Sorghum Mill Road, east of Douglas. (Caliber Development Co.)**

Coon Engineering is representing Caliber Development Company in requesting Preliminary Plat approval for the Canyonwood Addition located south of Sorghum Mill Road, east of Douglas. This addition will be developed with private streets and has two entry points on Douglas. The addition consists of 160 acres and 100 lots. The net lot area for the average lot is 55,900 square feet; including to the center line of the road which adds another 30 feet or more to the property, the lot size increases to 63,700 square feet. The minimum lot size in the R-2 District, including to the center line of the adjoining road, is 60,000 square feet. The addition does include Common Area B which is separate from the lots as a private drainage easement. A second detention pond is shown along Douglas as Common Area A. Limits of no access needs to be placed along all lots adjacent to Douglas and Sorghum Mill Road. The developer has agreed to rename the streets not using numerical street names as Oklahoma City does. The developer also changed the name of the addition from Iron Gate to Canyonwood. The streets in this addition are planned as private with gated access.

There is an abandoned tank battery and well site on this property. All lots in this addition will be served with private water wells and septic tanks or aerobic systems. The streets will be the rural paving section with 24 foot of paving and 60 foot of right-of-way. All of the roads will need to be marked as a utility easement for Edmond electric and other private utilities. If any of the lots, including the area to the center of the adjacent streets, drop below 60,000 square feet, they will have to be eliminated. This is not a PUD. The common areas cannot count as open space toward the lot size and with private utilities,

June 7, 2005

the City's standard is to maintain 60,000 square feet, as an appropriate size lot for wells and septic tanks or aerobic systems. One of the reasons for the 60,000 minimum lot size is that does include to the center of the road and with the large homes on the property and significant impervious covering to include swimming pools, large patio areas, a 40,000 square foot lot would not be large enough for private utilities.

Bryan Coon representing the owner agreed to the City conditions.

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

AYES: Members: Moore, Waner, Moyer and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #Z050031 Public Hearing and Consideration of amendment to Edmond Plan III from General Agricultural to Urban Estate Dwelling Usage on the east side of Division Street, south of Covell Road, north of Arcadia. (New Home Consultants, LLC)**

Charles Allen with Allen Engineering Services, Inc., representing the property owner New Home Consultants, LLC, has submitted a plan amendment request for a 9.95 acre parcel of land south of Covell on the east side of Division, just north of Arcadia, from General Agricultural land use to Urban Estate Dwelling land use. The Urban Estate land use has a minimum lot size of 40,000 square feet with 60,000 square feet required for a water well and septic system. The applicant proposes to split the 9.95 acre parcel into 5 lots. The property surrounds on three sides a 200' X 60' tract (.27 acres) owned by Keven Cody.

The Edmond Plan III projects general agriculture land use. The 60 by 200 foot tract (12,000 square foot lot) was not approved as a deed certification by the Edmond Planning Commission. This size lot is unacceptable without public utilities and none are available for service. The owner, Mr. Cody, has a home on the parcel. In this case, approval of the 60,000 square foot lot size to the south of the Cody parcel and a possible increase in the Cody lot to 3 acres would help solve the undersized lot existing in this area. The property owner is aware of this situation. The staff has discussed the likelihood of this owner selling Mr. Cody additional land and the two property owners are considering that issue, but that is not resolved at this time. The only paved road serving the potential lots is Division Street extending north through Arcadia. Division Street does not connect with Covell Road and Covell is not currently paved at this location. The lots should not be reduced to less than 60,000 square feet except where there is a paved road.

After a brief discussion, it was decided to continue this request.

June 7, 2005

Motion by Moore, seconded by Moyer, to continue this request to June 21, 2005 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moore, Moyer, Waner and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #Z050032 Public Hearing and Consideration of rezoning from “G-A” General Agricultural to “R-2” Urban Estate Dwelling District on the east side of Division Street, south of Covell Road, north of Arcadia. (New Home Consultants, LLC)**

Charles Allen with Allen Engineering Services, Inc., representing the property owner New Home Consultants, LLC, has submitted a request to rezone a 9.95 acre parcel of land south of Covell on the east side of Division, just north of Arcadia, from “G-A” General Agricultural District to “R-2” Urban Estate Dwelling District. The “R-2” Urban Estate Dwelling District has a minimum lot size of 40,000 square feet with 60,000 square feet required for a water well and septic system. The property is proposed to be split up into 5 lots, and a deed certification will be required for this division. Access to the property is through Arcadia on Division since Covell Road has not been improved east of Westminster. The property is currently vacant.

The property north, south, east and west is zoned “G-A” General Agricultural District and projected for general agriculture land use on Edmond Plan III. The plan reflects single family land use east to Westminster and agricultural land use east of Westminster. In 2003, a 40 acre tract of land east of Westminster and south of Coffee Creek was rezoned to “R-2” Urban Estate Dwelling District.

Motion by Moore, seconded by Moyer, to continue this request to June 21, 2005 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moore, Moyer, Waner 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)**

General Site Criteria:

Existing zoning – “E-2” Open Display Commercial District

Setbacks – front: 25’ required, shown 52’; rear: 20’ required, shown 2’, with the alley 14’;  
side: none required, shown 70’

Height of buildings – 25½ feet to the highest point of the pitched roof

June 7, 2005

Parking - 20 spaces required for retail, 14 required for office only, 19 shown on the plans, this represents a good parking ratio in the event the building is used for retail in the future or more employees are added to the answering service usage.

Lot size - 22,971.84 square feet with a 4060 square foot building

1. Landscape Plan

Landscaping - <u>Lot area = 22,971.84 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot =2,297 sf	2,297 sf landscaping/lawn area not including the majority of the detention area, no more than 895 square feet of the detention area was included.

Plant units required = 180 plant units	184 plant units
Required in front yard = 1,148 sf	2,297 sf in front yard
Evergreen required = 72 plant units	74 plant units

On the landscape plan for this project, the staff asked City Forrester Carrie Tomlinson to evaluate the pecan tree on the immediate corner of Madison and Edmond Road to see if it could be saved. She indicated it was in good condition but the area left around the tree on the original landscape plan was not sufficient for future protection of the root system. Mr. Matt Lamb, the owner, directed his landscape planner, Landscapes Unlimited, to correct the landscape plan to leave approximately 1088 square feet of yard area around the tree. That has been corrected on the site plan by Crafton, Tull and Associates. The landscape areas consist of the southeast corner of the property where the pecan tree is located, two islands in the parking area and the detention area on the west side of the property. The only existing tree that can be retained is the pecan tree. This site can easily exceed the minimums of the 10% lot area but landscaping will need to be installed in the front of the detention area as well as the islands to bring the plant count to the 176 required. Currently, the pecan tree is worth a maximum of 25 plant units. The original landscape plan did not anticipate leaving the pecan tree so the owner, Matt Lamb, has reworked the site plan based on the staff's recommendation. At the preparation of the Planning Commission agenda, Landscapes Unlimited has not submitted the revised plant units for the front of the detention area. The detention area is designed to be shallow and that is why it incorporates an area of approximately 4,600 square feet. The Engineering Department will need to approve the materials to be placed into the detention area so that the capacity is not adversely affected by either trees or shrubs. The detention area has also been redone from the original submittal to meet Engineering standards, not based on landscaping issues.

2. Lighting Plan – 3 light poles maximum 25' in height

3. Driveways/Parking – One drive on West Edmond Road is planned. The other driveway is a combination of the alley being improved and the entry widened on Madison Street to also serve as a driveway. The alley will be improved to City standard to the far west side of this property, the City standard requires 6: concrete. There is one single family house left in the block and High Tech Plumbing has recently improved the alley improvement west of the house.

June 7, 2005

4. Mechanical equipment – Due to the 12/7 pitch roof construction, ground mounted mechanical equipment is planned.
5. Fencing/screening – Sight-proof fencing is required between residential and commercial zonings. At a location such as this, a fence could be required along the alley behind the building except for the entry to the parking lot or the fence could be requested to be placed on the north side of the alley but that may interfere with residents using their backyards. No change in the existing fencing is planned. The fencing to the north is a combination of stockade and link.
6. Signage – No ground sign is planned, only one wall sign in compliance with City standards.
7. General architectural appearance – The 4,028 square foot building will be stone veneer on all sides with pitch roof construction. The pitch roof will give the building a residential appearance.
8. Drainage Report and related Grading Report Plans - detention will be accomplished on the west side of the property. Plans have been resubmitted as requested by Engineering.
9. Refuse facilities – The 12' by 12' dumpster enclosure is shown off the ally, near the northwest corner of the building. Mr. Lamb has met with Sam McNeiland, the Sanitation Superintendent for the City and had the specific design on the plans approved.
10. Sensitive borders – the property to the north is zoned “A” Single Family, the property to the west is zoned “A” Single Family. The property to the west is projected for Open Display Commercial. This tract is between High Tech Plumbing and this proposed Sooner Answering Service. A majority of the buildings along Edmond Road have been constructed prior at a time prior to the sensitive border standard. The lots on West Edmond Road are only 112.13 feet in depth.
11. Street paving and access management – Edmond Road is already a four-lane road in this area. The alley will be paved with concrete to City standard for this project. A 5' sidewalk will be built along West Edmond Road and along Madison.
12. Title 21 Water and Sanitary Sewer Plans – An 8” sanitary sewer line is located at the rear of the property, which will serve this project. An 8” water line is along the south side of Edmond Road, which will require the applicant to bore under the road to connect to extend the water line for this project.

Motion by Moore, seconded by Moyer, to approve this request with a variance on the setback on the alley to the north and subject to the landscaping plans being corrected prior to the City Council meet. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moore, Moyer, Waner and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was election of Chairperson. Motion by Moyer, seconded by Moore, to nominate Leroy Cartwright as Planning Commission Chairperson who as

June 7, 2005

the Chairman serves on the Board of Adjustment. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Moore, Waner and Vice Chairperson Cartwright

NAYS: None

The next item on the agenda was election of Vice Chairperson. Motion by Cartwright, seconded by Moore, to nominate Elizabeth Waner as Planning Commission Vice Chairperson. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

There was no New Business.

June 7, 2005

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

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

NAYS: None

Meeting adjourned at 8:00p.m.

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Leroy Cartwright, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission