

EDMOND PLANNING COMMISSION MEETING

Tuesday, October 18, 2005

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, October 18, 2005, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Suzy Thrash, Barry K. Moore and Elizabeth Waner. 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 the approval of the October 4, 2005, Planning Commission minutes.

Motion by Thrash, seconded by Moyer, to approve the minutes as written. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #SP030028 Public Hearing and Consideration of Commercial Site Plan extension for Fox Lake Plaza located west of I-35, 1130 feet north of 15th Street. (Frank Battle)**

Mr. Frank Battle requested a one-year extension of the site plan. He has had a Preliminary and a Final Plat approved and work has started on the subdivision improvements, grading, water lines, sewer lines, drive approaches, drainage improvements which will include the stormwater filtration and the improvements to Fox Lake Lane. He has not been approved for a building permit and no request has been submitted. Wal-Mart has received a plat approval, building permit and is beginning their construction. Mr. Battle requests an extension of the site plan as previously approved with no changes. The retaining walls and soundproof walls are one of the first improvements required but the site has to be prepared for the design grade and footings required prior to installation of these wall improvements. The walls are located on the west side of the project towards the lake.

Tom Langdon with the Fox Lake Homeowners Association stated that they homeowners association had worked out the details with the developer and they no longer had any objection to this project.

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

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

NAYS: None

The next item on the agenda was **Case #Z050056 Public Hearing and Consideration of amendment to Edmond Plan III from Neighborhood Commercial and High Density Residential to General Commercial Planned Unit Development Usage south of Campbell, west of Bryant, east of Hortense. (SP Realty Advisors, LLC)**

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The two property owners, Thelma Rose and Dr. Paul Massad, together own 3.91 acres south of Campbell west of Bryant. SP Realty Advisors, LLC are requesting a change to "E-1" which will allow a multi-story building serving as an offices and acute care north of the Edmond Regional Hospital.

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

1. Infrastructure: City water and sewer lines are adjacent to this parcel along Bryant and Campbell.
2. Traffic: Traffic counts along Bryant were over 16,000 vehicles in a 24 hour period in 2004. The traffic along Bryant will continue to increase. Bryant is in the geographic center of the urban population of the City and it connects many different traffic generators, uses of land and job locations. Bryant serves as an extremely important linkage to other major highways.
3. Existing zoning pattern:
 North – "E-1" PUD and "C-3"
 South – "E-1"
 East – "D-2"
 West – "C-3"
4. Land Use:
 North – office building and elderly apartments
 South – hospital
 East – apartments and commercial
 West – duplexes, apartments and single family
5. Density: N/A.
6. Land ownership pattern:
 North – two owners, commercial and residential
 South – one owner
 East – multiple owners, smaller commercial tracts
 West – multiple owners, residential tracts
7. Physical features: the land has several vegetation, has not been developed in the past, relatively flat.
8. Special conditions: None.
9. Location of Schools and School Land: nearest elementary is Northern Hills one-half mile to the north, high school south on 15th and middle school north on Danforth. UCO just over ¼ mile west
10. Compatibility to Edmond Plan III: not originally projected but not out of character with the area.
11. Site Plan Review: required prior to building permit.

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

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

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NAYS: None

The next item on the agenda was **Case #Z050057 Public Hearing and Consideration of rezoning from “D-2” Neighborhood Commercial and “C-3” High Density Residential and Commercial Services to “E-1” General Commercial Planned Unit Development District south of Campbell, west of Bryant, east of Hortense. (SP Realty Advisors, LLC)**

Mr. Stephen Hurst representing Dr. Paul Massad and Thelma Rose, requested “E-1” General Commercial PUD zoning south of Campbell, west of Bryant, north of the hospital. This tract of land contains 3.91 acres. The lot on the immediate southwest corner of Campbell and Bryant is zoned “D-2” Neighborhood Commercial. The lot on the southeast corner of Campbell and Hortense is zoned “C-2” Multi-Family. The developer is planning 1 or 2 three or four story buildings to serve as an office building and/or medical facility and acute care. The parking lot for the hospital is planned to interconnect with this new building site. Two buildings are planned, one 60,000 square feet and four stories, and one 59,400 square feet and three stories. This is the conceptual plan used for explanation with the PUD and the actual site plan may differ somewhat. The land to the north is an office building and there is already a multi-story residential building to the northwest Highland Ridge, formerly Country Club Apartments. The plan submitted indicates there will be no drive approach on Bryant. All access will be on Campbell with a connection to the hospital parking lot. The developer has eliminated a series of uses in the “E-1” District and those are stated in the Design Statement. The multi-story building will have to have a sprinkler system to meet the Fire Code.

This is a reasonable expansion of “E-1” zoning that exists at the Edmond Hospital and the PUD limits the uses in “E-1” to fit the land use character of the area. There is other retail commercial uses and zoning further north on Bryant, north to Ayers and the entire Highland Park Addition to the northwest is zoned “C-2” or “C-3” Multi-Family. This general location is very appropriate for a mixture of uses.

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

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

NAYS: None

The next item on the agenda was **Case #Z050054 Public Hearing and Consideration of rezoning from “R-2” Urban Estate Dwelling to “A” Single Family Dwelling District south of Covell Road between Air Depot and Midwest Boulevard. (Patterson and Patterson Property, LLC)**

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Patterson and Patterson Property LLC requested 88.42 acres south of Covell west of Midwest Boulevard be re-zoned from "R-2" Urban Estate to "A" Single Family. This property was recently proposed for the Cascades on Covell acreage lot addition with individual wells and septic tanks. There is a large floodplain to the east of the property west of Midwest Boulevard. The Hidden Lake Addition is located to the south, another acreage development. The intent of the rezoning would be to develop city type lots with city water and sewer. Existing sewer is to the east through the floodplain.

At this time, the water supply by the extension of a 12" main one-half mile east from the intersection of Air Depot and Covell could not serve urban size lots for this addition. The staff has often mentioned that the 12" mains as dead end extensions do not have enough pressure and supply. This 88 acres is in a drainage basin could gravity flow wastewater into the Coffee Creek plant. The development of this area with wells and septic tanks is possible because the existing water line does not touch the quarter section in which this project is located. Water is available for the Hampden Hollow Addition, the transfer station and the Cross Timbers Municipal Complex. No new uses are appropriate without a looped water system.

Barry Rice representing the applicant stated that they are looking at extending the sewer lines and having only water wells. He felt that this project was in line with what has been planned for the area. Chris Suenram who owns property to the north of this project was concerned about his water well with so many more being added. He was also concerned about the connectivity issue and the increase in traffic on Covell. Barry Rice responded that there would be approximately three lots per acre and that water should be adequate in the area otherwise the State would not issue permits for it. Commissioner Waner was concerned about the water as well the change in density. Commissioner Moyer felt the same way and was also concerned about connectivity. He said they would address it at the platting stage.

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

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

NAYS: Waner

The next item on the agenda was **Case #U050009 Public Hearing and Consideration of a Special Use Permit for a telecommunication tower being a 150 foot monopole tower at 1200 block on North Bryant located southwest of the Kickingbird tennis center. (Cingular Wireless)**

Commissioner Moore left the room for discussion of this item.

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Attorney Audrey Blank, representing Cingular Wireless, requested a 150-foot monopole telecommunications tower on the City owned Kickingbird Golf Course and Tennis Center. The property is zoned "A" Single Family and the City code provides that a Special Use Permit can be considered in any zoning district for this type of use. The site is 35 feet by 35 feet in area (1225 square feet) and would be located 64 feet southwest of the existing tennis center with access at Bryant just south of the telephone equipment building already existing southwest of the tower site. The tower would be 111.78 feet east of the center line of Bryant. There is no standard stated in the Municipal Code indicating a particular setback, each case is reviewed on its own merits. The Golf Board and the Park and Recreation Advisory Board have reviewed this request. The site will be fenced with an 8 foot wrought iron fence. Crepe myrtles will be placed around the west, north and east sides of the area. Any trees that are removed will be replaced at a two to one ratio and a hard surface driveway will be constructed from the existing drive on Bryant north to the location. The Golf Board and Park Board have reviewed these conditions. The tower would be able to have two other co-locations besides the Cingular antennas. The monopole tower will be an aluminum pole.

The land to the west of this is zoned "D-O" Suburban Office south of the Albertson's grocery store. The Kickingbird Golf Course and Tennis Center is a 160 ownership east of Bryant south of Danforth. The nearest home in the Kingston Addition is 517.4 feet southwest of the tower. This site complies with previous cell tower approvals as to issues of height in comparison to the nearest residential structure, is monopole in design, is co-locatable and meets setback requirements as compared to existing tower locations. A map of existing towers is attached. Staff recommends approval.

Dennis Box stated that the previous site would not work and that this was a good compromise that works with the neighbors. Ronnie Williams with the ENA felt that the tower was very large and asked if it really needed to be that tall. Jerry Bickle talked about how the site was lower than the previous tower site and they would need the height to fill the hole in their coverage that they currently have. Commissioner Waner stated that she shared the same concern but felt it was a good compromise.

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

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

NAYS: None

The next item on the agenda was **Case #Z050053 Public Hearing and Consideration of rezoning from "G-A" General Agricultural to "R-1" Rural Estate Dwelling District north of Sorghum Mill Road, west of Midwest Boulevard. (Forest Creek Estates, LLC)**

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Engineer Mark Grubbs with Tanner Consulting is representing the owner Forest Creek Estates, LLC in requesting 160 acres of "R-1" Rural Estate zoning from the present classification of "G-A" General Agricultural. Edmond Plan III projects single family land use for the property. The "R-1" Rural Estate Dwelling District is a type of single family land use, therefore no plan amendment is required for this request. The "R-1" zoning district requires a minimum lot size of 90,000 square feet. The Edmond Plan would also allow "R-2" Urban Estate lot sizes for this parcel. The City understands that it is the intent of the developer to construct the addition with gated private streets. Some of the lots back up to a homeowner association common area along a creek having a 100 year flood high water level. As provided for in the "R-1" District provisions, the homeowners associations land can be counted as part of the lot areas.

The property south and east of this request is also zoned "G-A" General Agricultural District. The property north of the site is outside the Edmond City Limits, an unincorporated area of Oklahoma County developed as the Hidden Hills Addition. The property west is zoned "R-1" Rural Estate Dwelling District and is developed as the Covey Run Addition. Currently, the subject property is undeveloped and contains an oil well. A letter has been received from Pedestal Oil Company suggesting standards for developing with the existing well on the property.

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

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

NAYS: None

The next item on the agenda was **Case #PR050024 Consideration of Preliminary Plat approval north of Sorghum Mill Road, west of Midwest Boulevard. (Forest Creek Estates, LLC)**

Mark Grubb with Tanner Engineering is requesting Preliminary Plat approval of the Forest Creek Estates Addition located on the northwest corner of Midwest Boulevard and Sorghum Mill Road. This land is situated at the far north boundary of the Edmond City Limits along Midwest Boulevard. The Hidden Hills 1st and 2nd Additions to the north are in Oklahoma County but not in the Edmond City Limits. The lot size in this addition is proposed at 90,000 square feet or greater. There are 65 lots. There is one access point for this gated private street addition. Lots 1 through 17 between James Creek Trail and Harper Creek Trail can be reduced to 45,000 square feet and include the common homeowners association area as part of the lot. There will be a detention pond on lots 1, 2, 3, 16 and 17 and a 100-year water surface elevation on the remaining lots. The direct ownership of individual lots will be limited to an area outside the common area proposed for the 100-year water surface elevation. The purpose of this limitation of the lot area is

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to communicate to the lot purchaser that the area is within the 100 year water surface easement and cannot be used for any purpose and cannot be a location for septic tanks, retaining walls or any other structure or residential use of the lot. The area is subject to high water and needs to be retained as drainage flowage easement for those stormwater events requiring a natural path for the stormwater runoff. There is also a common area in the northwest corner of Sorghum Mill and Midwest Boulevard for some gas lines.

Pedestal Oil has also written a letter regarding the conditions needed to address the existing oil well on the property. It is suggested that the oil pipeline not be located in the street easement since there are other improvements and utilities needed in the street easement. The City has to bear the cost of relocating the improvements in the public easement for the construction of water lines, street improvements, drainage improvements and that substantially increases the cost to the public of those projects.

John Preston stated the he may reduce the numbers of lots to 60 to make the lot size a little larger. He said that the Community Connections meeting that they had seemed to be very successful. Commissioner Moore thanked Jan Fees for the minutes to the Community Connections meeting, as they were very informative.

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

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

NAYS: None

The next item on the agenda was **Case #U020001 Public Hearing and Consideration of extension of Special Use Permit at 801 Centennial Boulevard north of 33rd Street east of Kelly. (Judah Christian Assembly, Inc.)**

On March 25, 2002, the City Council approved a Special Use Permit at 801 Centennial Boulevard for a church use of the "F-1" zoned property. This is the second building east of Kelly on the north side of Centennial Boulevard. The property owner is Ben Lu. The City has been contacted by a new business to use this building starting next year with slight remodeling to start in January. The Church has not directly indicated this in their request for an extension but it appears the extension needs to extend only until December 31, 2005. Notices have been mailed to property owners advising them of the extension request and a sign has been posted on the site advertising the extension.

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

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

NAYS: None

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The next item on the agenda was **Case #SP050052 Public Hearing and Consideration of site plan approval for a building on the north side of Enterprise Drive, east of Dynamo Gymnastics. (Fitness Equipment World)**

General Site Criteria:

Existing zoning – “F-1” Light Industrial

Setbacks – 60 feet from the front property line on Enterprise Drive, 23 feet from the west property line, 67 feet from the east property line and 122 feet from the north property line, all complying with “F-1” District.

Height of buildings – 26 feet

Parking – 17 spaces

Lot size – 150’ by 300’ or 45,000 square feet lot. The building is 60’ by 120’, 7200 square feet, part of the building is warehouse and part is show room, 17 spaces is what is required for this use.

1. Landscape Plan – 5% landscaping has been approved for Enterprise Business Park

<u>Landscaping - Lot area = 45,000 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 4,500 sf	26,644 sf landscaping/lawn area
Plant units required =360 PU	360 plant units
Required in front yard = 2,250 sf	3,211sf in front yard
= 180 PU	283 plant units
Evergreen required = 144 PU	235 plant units
2. Lighting Plan – no light poles will be used, wall packs will be used on the building.
3. Driveways/Parking – one drive approach is planned on Enterprise Drive with the 17 parking spaces.
4. Mechanical equipment – the building has a flat roof so the mechanical will be located on the roof of the building.
5. Fencing/screening – no fencing or screening is proposed. All the land surrounding the property is zoned Light Industrial.
6. Signage – only one ground sign is planned, 6 foot in height, 42 square feet in area.
7. General architectural appearance – the building will consist of tilt-up panels with a coating applied to the panels so that they are not untreated concrete. There will be one overhead door on the east side of the building. Partial metal buildings are allowed in this area so the proposal exceeds the standard for this location.
8. Drainage Report and related Grading Report Plans – detention is met on each lot individually and plans have been provided indicating compliance with this individual lot.
9. Refuse facilities – the dumpster location is at the northeast corner of the property and a concrete pad has been shown for the approach and loading operation.
10. Sensitive borders – there are no sensitive borders for this tract.
11. Street paving and access management – Enterprise Drive is a public dedicated street and meets all paving requirements. The drive is properly separated from the adjoining uses of Dynamo gymnastics, the nearest business to the west.

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12. Title 21 Water and Sanitary Sewer Plans – water and sewer is located along Enterprise Drive and is being connected for service.

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

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

The next item on the agenda was **Case #SP050050 Public Hearing and Consideration of site plan approval for a new building south of 15th east of Windrush Apartments, west of the railroad tracks. (15th Street Station)**

General Site Criteria:

Existing zoning – “E-3” Restricted Light Industrial

Setbacks – the front setback is 125 feet from the center line of 15th Street, the west setback is 20 feet east of the Windrush Apartments, the south setback is 45 feet to the lot to the south which is also owned by this dentist and is zoned “E-3”.

Height of buildings – 28 feet

Parking – 66 parking spaces, the building is 8,500 square feet

Lot size – 52,070 square feet

1. Landscape Plan

Landscaping - <u>Lot area = 52,070 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 5,207 sf	5,440 sf landscaping/lawn area
Plant units required = 417 plant units	452 plant units
Evergreen required = 167 plant units	358 plant units
2. Lighting Plan – wall packs will be used on the building, two light poles are planned matching those existing at the Dental Depot.
3. Driveways/Parking – one new driveway approach will be constructed on 15th Street. This approach will allow right turn only due to the median.
4. Mechanical equipment – the building has a flat roof and the mechanical equipment will be located on the roof. The parapet wall combined with the location of the mechanical equipment on the roof will screen the HV/AC on the roof.
5. Fencing/screening – no fencing is required. All the surrounding zoning is commercial. Dumpster enclosures are not being planned. They will be located on the west side of the building generally screen from 15th Street traffic.
6. Signage – this location was approved by the City Council for a variance to have a larger sign advertising the future buildings setting 600 to 800 feet off the street.
7. General architectural appearance – the proposed building will have a combination of brick wainscot and siding. The colors will match the existing Dental Depot; however, this strip shopping center will look different than the depot style building.
8. Drainage Report and related Grading Report Plans – drainage has been planned for the entire project in the existing detention pond.

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9. Refuse facilities – the dumpsters are located on the west side of the building placed on the reinforced concrete areas. The 2 dumpsters planned are 200 feet or 260 feet south of 15th Street mostly blocked by the building. Space is limited on the west side of the building. Dumpster enclosures are not proposed.
10. Sensitive borders – there is no sensitive border affecting this property.
11. Street paving and access management – 15th Street is paved as a divided median arterial. Access management standards have been met as to separation of driveways considering the median and prohibition of left turns.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer is adjacent to this property as extended by the developer as Phase One. The location complies with fire hydrant placement.

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

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

The next item on the agenda was **Case #PR050021 Consideration of Final Plat of Tuscan Park Section II Addition located one-half mile north of Second Street west of Sooner. (Chet Leonhardt)**

This item was continued to the November 22, 2005 meeting at request of the applicant.

There was no New Business.

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

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

Meeting adjourned at 6:50 p.m.

Leroy Cartwright, Chairperson
 Edmond Planning Commission

Robert Schiermeyer, Secretary
 Edmond Planning Commission