

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, November 22, 2005**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, November 22, 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 November 8, 2005, Planning Commission minutes subject to the following changes suggested by Commissioner Thrash: 1) Add that Mr. Cartwright returned to the meeting and resumed the chair after the discussion on the Reeser warehouse, 2) Ronnie Williams with the ENA noted that on the Asheforde Oaks PUD, there is a buffer and detention area in place and that was a preferred method of development and he hoped when the commercial project developed there would be a shared cost in the maintenance of these areas, and 3) regarding the Dennis Barry deed certification, Ronnie Williams with the ENA asked why there was no notice given; staff noted that notices are not required by code for deed approvals.

Motion by Waner, seconded by Moyer, to approve the minutes as corrected above.

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

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

NAYS: None

The next item on the agenda was **Case #Z050047 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "E-1" General Commercial District south of 15<sup>th</sup> Street on the west side of I-35 Frontage Road.**

Randel Shadid, representing the property owner JLB Properties LLC, has submitted a request to rezone a 4.75 acre tract of land south of 15<sup>th</sup> Street, on the west side of the I-35 Frontage Road from "A" Single Family Dwelling District to "E-1" General Commercial District. This is the one of six companion items for commercial zoning on the west side of I-35 and south of Fire Station #4. The property contains the closed Picture Perfect Landscape business which was issued a Special Use Permit for the operation in 1991. There is one existing drive which serves this property. Water is adjacent to the property along the frontage road but sewer would have to be brought from the north side of 15<sup>th</sup> street and extended south to this property.

The properties north, south, and west are all zoned "A" Single Family Dwelling District. The property north is projected for general commercial land use on the Edmond Plan III with a buffer of office adjacent to Arrowhead Valley. The property south is projected for restricted commercial land use. The property west is projected for suburban office land use. This request is in compliance with the Edmond Plan III. Two Community Connection meetings have been held to discuss these requests.

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Attorney Randel Shadid identified he had reached an agreement with the adjacent property owners to leave a 100 foot landscape buffer and 50 foot additional buffer on the companion item to now be amended to "D-1". A masonry wall would also be constructed matching the I-35 Fox Lake Wal-Mart standard. These standards would be written into the standards for a PUD and the application amended. It is understood that the sensitive border 50% increase in landscaping standard would not apply due to these new standards regarding buffer and masonry fencing.

Jim Groves, 4312 Redbud Place, asked for no "E-1" zoning. It was noted that the frontage along I-35 had been projected for "E-1" for 15 years or more. Charles Peterson asked that the buffer area be provided to the Land Conservancy as permanent open space if they will accept the land.

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

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

NAYS: None

The next item on the agenda was **Case #Z050048 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "D-1" Restricted Commercial District south of 15<sup>th</sup> Street on the west side of I-35 Frontage Road. (JLB Properties, LLC)**

Attorney Randel Shadid, representing the property owner JLB Properties LLC, has submitted a request to rezone a 4.75 acre tract of land south of 15<sup>th</sup> Street, on the west side of the I-35 Frontage Road from "A" Single Family Dwelling District to "D-1" Restricted Commercial District. This is one of six companion items for commercial zoning adjacent to I-35. This property contains the growing houses for the closed Picture Perfect Landscape business, which was issued a Special Use Permit for the operation in 1991. There is one existing drive that currently serves this property. Water is adjacent to the property along the frontage road but sewer would have to be brought from the north side of 15<sup>th</sup> street and extended south to this property.

The properties north, south, and west are all zoned "A" Single Family Dwelling District. The subject property is projected for restricted commercial land use on the Edmond Plan III. The property north is projected for general commercial land use. The property south is projected for restricted commercial land use. The property west is projected for suburban office land use. This request is in compliance with the Edmond Plan III. There have been two Community Connection meetings to discuss these rezonings.

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

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NAYS: None

The next item on the agenda was **Case #Z050051 Public Hearing and Consideration of amendment to Edmond Plan III from Suburban Office to General Commercial Usage south of 15<sup>th</sup> Street on the west side of I-35 Frontage Road. (JLB Properties, LLC)**

Attorney Randel Shadid amended this application to Restricted Commercial from General Commercial.

The Edmond Plan III adopted in 1999 has suggested an office buffer adjacent to the Arrowhead Valley Addition and Arrowhead Hills Addition between the higher retail commercial projected along I-35 and the existing residential that was developed between 1969 and 1989. The only commercial business that has developed on the subject property was the Picture Perfect Nursery which was approved with a Special Use Permit in "A" Single Family. Fire Station #4 south of 15<sup>th</sup> Street west of I-35 was built in 1994 and that parcel is zoned "E-2" Open Display Commercial. From a land ownership perspective, it may be more difficult for an owner to develop a plan on his parcel when part of it is projected for one use such as "E-1" and part of the property projected for office, in this case "D-O" but that is the preferred land use arrangement to create a transition between dissimilar uses, residential and "E-1" or "D-1" Commercial. There has been little change in this area since the last Edmond Plan update.

Two property owners in the Arrowhead Hills Addition, Waltman and Groves, have bought additional land east of their homes on Redbud Lane that is unplatted. There is no direct access to this property from the Arrowhead Hills Addition since they were purchased separately. There is the possibility those unplatted parcels could develop and not remain as a permanent buffer.

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

1. Infrastructure: There is no city sewer adjacent to these parcels. The fire station operates with a private lift station since it was constructed prior to the sewer line being constructed that will now serve the Wal-Mart Supercenter. Water extends along the frontage road but it is a 24" main and there will need to be a step down in the water line size to serve individual businesses along the frontage road.
2. Traffic: There are no current traffic counts along the frontage road.
3. Existing zoning pattern:  
North – "A" Single Family  
South – "A" Single Family  
East – I-35, east of I-35 is "L-4" Lake Commercial  
West – "A" Single Family
4. Land Use:

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North – undeveloped and projected for general commercial land use.

South – undeveloped and projected for restricted commercial land use.

East – undeveloped

West – undeveloped immediately west , further west is the Arrowhead Hills Addition and projected for suburban office land use.

5. Density: The “E-1” General Commercial District allows apartments only with the approval of a Special Use Permit, for up to 16 units/acre.
6. Land ownership pattern:
  - North – 6 acre individual ownership
  - South – 6 acre ownership
  - East – I-35
  - West – two 2 ½ acre ownerships
7. Physical features: heavily treed area.
8. Special conditions: None.
9. Location of Schools and School Land: nearest school is the Memorial High School on 15<sup>th</sup> Street and Chisholm Elementary on 33<sup>rd</sup> Street.
10. Compatibility to Edmond Plan III: suggests a buffer of office between the “E-1” and “D-1” and the Single Family ownership to the west in the Arrowhead Hills Addition. This would develop a consistent pattern for a buffer use adjacent to Arrowhead Valley and the Henderson Estates North Additions along this corridor.
11. Site Plan Review: would be required for “E-1” and “D-O” uses.

Two Community Connections meeting have been held to discuss these requests.

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

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

NAYS: None

The next item on the agenda was **Case #Z050052 Public Hearing and Consideration of rezoning from “A” Single Family Dwelling to “E-1” General Commercial District south of 15<sup>th</sup> Street on the west side of I-35 Frontage Road. (JLB Properties, LLC).**

Attorney Randel Shadid amended this application to “D-1” from “E-1”.

Randel Shadid, representing the property owner JLB Properties LLC, has submitted a request to rezone a 1.67 acre tract of land south of 15<sup>th</sup> Street, on the west side of the I-35 Frontage Road from “A” Single Family Dwelling District to “E-1” General Commercial District. This request is one of six companion items for commercial zoning adjacent to I-35 and south of Fire Station #4. The developer is leaving a 100’ buffer on his property still zoned “A” Single Family Dwelling District which would be adjacent to the unplatted lots east of the platted lots in the Arrowhead Addition. The subject property is currently

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vacant. There is one existing drive that currently serves the property to the east, which formerly housed Picture Perfect Landscape. This property does not have access to a public road as it is today. Water is available along the frontage road but sewer would have to be brought from the north side of 15<sup>th</sup> street and extended south to the property adjacent to the frontage road.

The properties north, south, east and west are all zoned "A" Single Family Dwelling District. The subject property is projected for suburban office land use on the Edmond Plan III as a transition use between Single Family and General Commercial. The property north is also projected for suburban land use. The property south is projected for suburban land use also. The property west is projected for single family land and the property east is projected for general commercial land use. This request is NOT in compliance with the Edmond Plan III. Two Community Connection meetings have been held to discuss these requests.

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

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

NAYS: None

The next item on the agenda was **Case #Z050049 Public Hearing and Consideration of amendment to Edmond Plan III from Suburban Office to Restricted Commercial Usage south of 15<sup>th</sup> Street on the west side of I-35 Frontage Road. (JLB Properties, LLC)**

The Edmond Plan III adopted in 1999 has suggested an office buffer adjacent to the Arrowhead Valley Addition and Arrowhead Hills Addition between the higher retail commercial projected along I-35 and the existing residential that was developed between 1969 and 1989. The only commercial business that has developed on the subject property was the Picture Perfect Nursery which was approved with a Special Use Permit in "A" Single Family. Fire Station #4 south of 15<sup>th</sup> Street west of I-35 was built in 1994 and that parcel is zoned "E-2" Open Display Commercial. From a land ownership perspective, it may be more difficult for an owner to develop a plan on his parcel when part of it is projected for one use such as "E-1" and part of the property projected for office, in this case "D-O" but that is the preferred land use arrangement to create a transition between dissimilar uses, residential and "E-1" or "D-1" Commercial. There has been little change in this area since the last Edmond Plan update.

Two property owners in the Arrowhead Hills Addition, Waltman and Groves, have bought additional land east of their homes on Redbud Lane that is unplatted. There is no direct access to this property from the Arrowhead Hills Addition and since they were purchased separately. There is the possibility those unplatted parcels could develop and not remain as a permanent open space.

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

1. Infrastructure: There is no city sewer adjacent to these parcels. The fire station operates with a private lift station since it was constructed prior to the sewer line being constructed that will now serve the Wal-Mart Supercenter. Water extends along the frontage road but it is a 24" main and there will need to be a step down in the water line size to serve individual businesses along the frontage road.
2. Traffic: There are no current traffic counts along the frontage road.
3. Existing zoning pattern:  
North – "A" Single Family  
South – "A" Single Family  
East – I-35, east of I-35 is "L-4" Lake Commercial  
West – "A" Single Family
4. Land Use:  
North – undeveloped, and projected for suburban office land use.  
South – undeveloped and projected for suburban office land use.  
East – undeveloped and projected for restricted commercial land use.  
West – undeveloped immediately west , further west is the Arrowhead Hills Addition, and projected for single family land use.
5. Density: N/A, commercial use is proposed
6. Land ownership pattern:  
North – 6 acre individual ownership  
South – 6 acre ownership  
East – I-35  
West – two 2 ½ acre ownerships
7. Physical features: heavily treed area.
8. Special conditions: None.
9. Location of Schools and School Land: nearest school is the Memorial High School on 15<sup>th</sup> Street and Chisholm Elementary on 33<sup>rd</sup> Street.
10. Compatibility to Edmond Plan III: suggests a buffer of office between the "E-1" and "D-1" and the Single Family ownership to the west in the Arrowhead Hills Addition. This would develop a consistent pattern for a buffer use adjacent to Arrowhead Valley and the Henderson Estates North Additions along this corridor.
11. Site Plan Review: would be required for "E-1" and "D-O" uses.

Two Community Connection meetings have been held with the residents and the developer Joe Burnett concerning these plan amendments and rezoning requests. Minutes of the first meeting are attached.

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

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

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NAYS: None

The next item on the agenda was **Case #Z050050 Public Hearing and Consideration of rezoning from “A” Single Family Dwelling to “D-1” Restricted Commercial District south of 15<sup>th</sup> Street on the west side of I-35 Frontage Road. (JLB Properties, LLC)**

Randel Shadid, representing the property owner JLB Properties LLC, has submitted a request to rezone a 1.67 acre tract of land south of 15<sup>th</sup> Street, on the west side of the I-35 Frontage Road from “A” Single Family Dwelling District to “D-1” Restricted Commercial District. This request is one of six companion items for commercial zoning adjacent to I-35 and south of Fire Station #4. The developer proposed to leave a 100 ‘ buffer on the west side of the property between his property and the properties east of the platted lots in Arrowhead. The subject property is currently vacant. There is one existing drive that currently serves the property to the east which fronts onto the frontage road. This property does not have separate access to a public road except from the portion of the ownership in compliance with the Plan to the east. Water is available along the frontage road but sewer would have to be brought from the north side of 15<sup>th</sup> street and extended south to the property adjacent to the frontage road.

The properties north, south, east and west are all zoned “A” Single Family Dwelling District. The subject property is projected for suburban office land use on the Edmond Plan III and a transitional area. The property north is also projected for suburban land use. The property south is projected for suburban land use also. The property west is projected for single family land and the property east is projected for restricted commercial land use. This request is NOT in compliance with the Edmond Plan III. Two Community Connection meetings have been held on these requests.

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 #Z050059 Public Hearing and Consideration of an amendment to the Edmond Plan III from Office Commercial to Restricted Commercial Planned Unit Development on the east side of Bryant, South of 15<sup>th</sup> Street. (Armstrong Development/CVS Pharmacy)**

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

Staff Report:

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1. Infrastructure: Water is available along 15<sup>th</sup> Street and Bryant. The sewer will be extended off site to the north, under 15<sup>th</sup> Street. Landscaping or trees in the right of way may be affected by the sewer work.
2. Traffic: The 2005 traffic count at Bryant and 15<sup>th</sup> was 32,996.
3. Existing zoning pattern:  
North – “D-1” Restricted Commercial PUD  
South – “D-3” Office Commercial  
East – “D-3” Office Commercial  
West – “D-0” Suburban Office PUD
4. Land Use:  
North –Spring Creek Plaza Shopping Center  
South –Faith Church  
East –Cathedral of the Hills Church  
West –Bank of Oklahoma
5. Density: N/A, proposed commercial use.
6. Land ownership pattern:  
North—SC Plaza, LLC  
West – Bank of Oklahoma  
South – God’s Light Shining Ministries, Inc.  
East – First Assembly of God Church
7. Physical features: There are a considerable number of easements on the property. Between the site improvements and the possible paving improvements, many of the existing trees will need to be removed.
8. Special conditions: The site will be modified due to existing grading based on the existing church property and substantial utility easements.
9. Location of Schools and School Land: Edmond Memorial High School is a ¼ mile to the west of this property on 15<sup>th</sup> Street.
10. Compatibility to Edmond Plan III: Represents a modification to allow commercial on the Edmond Plan III.

Attorney Lydia Lee indicated that there was no letter in the file from the church authorizing the applicant to present this rezoning. Attorney Randel Shadid indicated that Realtor Paula Jones had met with the staff and was representing the church in this proposed sale and she was also in attendance at this meeting.

Commissioner Waner indicated she opposed this rezoning. There had not been a substantial change of conditions at this location for a Plan Amendment. There was considerable congestion at this corner. Commissioner Moore indicated there was no protest from residents in the area. Chairperson indicated the need for additional easements need to be worked out prior to the site plan for the future traffic improvements needed at the intersection.

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

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

NAYS: Waner

The next item on the agenda was **Case #Z050060 Public Hearing and Consideration of a rezoning from “D-3” Office Commercial to “D-1” Restricted Commercial Planned Unit Development on the east side of Bryant, South of 15<sup>th</sup> Street. (Armstrong Development/CVS Pharmacy)**

Attorney Randel Shadid, representing the applicant, is requesting a zoning change on the southeast corner of Bryant and 15<sup>th</sup> Street from “D-3” Office Commercial to “D-1” Restricted Commercial Planned Unit Development. The Edmond Plan III projects Office Commercial for the site; this will require a plan amendment. The property to be rezoned is 2.2 acres to the north of the Faith Church. They are planning to build a CVS Pharmacy on the site. The PUD design statement will only allow for uses in the “D-1” zoning district and no special use permits. Utilities are available to the site.

Staff recommends that the PUD design statement including the following:

1. 70-ft. of right of way from centerline on Bryant and 60-ft. or appropriate right of way on 15<sup>th</sup> Street. These are needed for a possible future intersection improvement project to maintain a level of service at this intersection. No funding is approved for such a project but without right of way, it may not be possible.
2. For the off-site sewer extension, they will be required to bore under 15<sup>th</sup> Street. In order to make this extension there will be a disturbance of vegetation, lighting and sidewalks.
3. A standard pedestrian handrail will be required on the south of the property where there is an elevation change.
4. The applicant indicates that the building will be red brick compatible with the buildings on the three corners. It may be desirable for the windows on the CVS to be changed or be designed to the architectural character of the properties to the north.

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

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

NAYS: Waner

The next item on the agenda was **Case #Z050065 Public Hearing and Consideration of rezoning from “A” Single Family to “E-3” Restricted Light Industrial on the east side of Thomas Drive south of the Crown Ridge Apartments. (John Birdsell)**

Commissioner Moore left the room for the discussion and vote on this item.

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Randel Shadid representing John Birdsell is requesting that 2116 Thomas Drive be rezoned to "E-3" Restricted Light Industrial. This property contains 4.6 acres and Mr. Birdsell plans to build a self storage facility. This site is south of the Thomas Trails PUD, east of the Thomas Trails addition. The Crown Ridge Apartments are located approximately 100 feet north. The Edmond Plan has suggested this property be "E-3" Restricted Light Industrial, so this is not a Plan Amendment. City water is available along Thomas Drive; sanitary sewer will need to be extended south from the Crown Ridge Apartments. The land to the north and east is zoned "E-3" Restricted Light Industrial. There is a parcel to the south zoned "F-1" Light Industrial.

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

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

NAYS: None

Commissioner Moore returned prior to the next item.

The next item on the agenda was **Case #PR050026 Public Hearing and Consideration of Preliminary Plat with private streets for The Ranch Addition located west of Coltrane north of Coffee Creek Road. (The Ranch Property Company, LLC)**

Attorney Mary Ann Karns is representing The Ranch Property Company, LLC in requesting Preliminary Plat approval of a 139.45 acre Preliminary Plat. The property is zoned "A" Single Family and lies north, west and east of the first phase of The Ranch Addition. This addition would contain 320 lots and will be served with full City utilities. The lot sizes are generally 85' by 125' (10,625 square feet) or 100' by 140' (14,000 square feet). The streets will remain private with gated access on Coltrane and the existing gated access north off of Coffee Creek Road. The detention for this addition will be created in the middle of the project with a series of detention ponds and open space features. There is a detention area on the west side of the development with access for common walkways and private trail easements. A stub-out street has been provided to the east into the parcel left Agriculturally zoned on the northwest corner of Coffee Creek and Coltrane.

The addition to the north is Steeplechase where some of the lots have been divided to face Coffee Creek Road. The addition to the west is Windmill Estates II. The addition to the north is Walnut Hill. There is no connection to any of the additions. Walnut Ridge homeowners closed a sub-out street to the south. The front setbacks have been shown at 20 feet. Utilities have been provided in the front of the lots, so there are numerous situations that have no back yard utility easements. The original Ranch Addition was approved with 20 foot building lines. It seems appropriate to continue them for the remainder of the development. The Ranch Homeowners Association will need to

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maintain the streets and sidewalks, the 2 gates to Fire Department standards, the detention areas, and open space features which also includes the drainage structures.

Attorney Mary Ann Karns represented the applicant indicating they would be developing from the south to the north and that the additional street access on Coltrane would be constructed with the first phase final plat. Denver Woolsey, 2500 South Bend Walnut Ridge Addition, indicated he had met with the developers and they had discussed a green belt buffer and possible fencing on the north side of the addition. Commissioner Waner indicated they had not agreed to a common area buffer, that the lots were larger on the north and there were substantial trees on both side of the lots which did act as a buffer between the additions.

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

The next item on the agenda was **Case #Z050061 Public Hearing and Consideration of an amendment to the Edmond Plan III from Suburban Office to Restricted Commercial Planned Unit Development on the west side of Bryant, South of Danforth and south of the Albertson's grocery store. (WHJ, LLC)**

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

Staff Report:

1. Infrastructure: Water and sewer lines are available on Bryant and will be further extended for individual lots planned for retail or office.
2. Traffic: 2005 traffic counts are 30,652 for Danforth and Bryant intersection.
3. Existing zoning pattern:  
North – “D-2” Neighborhood Commercial and “D-1” Restricted Light Commercial  
South – “D-0” Suburban Office  
East – “A” Single Family-City owned Golf Course  
West – “C-2” Medium Density Residential
4. Land Use:  
North – Albertsons Grocery Store  
South – Undeveloped  
East – City’s golf course and tennis center  
West – Kingston Addition, single-family homes
5. Density: N/A, proposed commercial use.
6. Land ownership pattern:  
North--Albertsons  
West – Kingston residents  
South – WHJ, LLC

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East – City of Edmond

7. Physical features: Heavily treed and contains a creek area.
8. Special conditions: None
9. Location of Schools and School Land: Sequoyah Middle School is to the North on Danforth. Northern Hills Elementary is the closest elementary school located on Wayne east of Chowning. Edmond North High School would be the closest high school to the property located at Danforth and Fretz.
10. Compatibility to Edmond Plan III: Represents a change to the Edmond Plan III, buffer is required next to Kingston.

Attorney Mary Ann Karns represented the developer. It was indicated that there had been meetings with the homeowners regarding the landscaping along the west and the south and the discussion of the drainage area in the southeast portion of the property that would require a Stormwater Advisory Board meeting to receive a minor variance. The plat on this project would not move forward until that item was considered. An earlier SWAB meeting was scheduled but there was no quorum, so the item had to be continued. Ms. Karns identified that the owner has approval to share the Albertson's drive at the south end of their project on Bryant but there may still be a request for a drive approach on the retail to be evaluated with the site plan.

Mark Goodin, 1405 Carfax, asked about connecting to the sewer for the offices and the possible disturbance of the trees in the 30 foot buffer area. It was indicated that the choices could be to move the sewer to the front of the lot or to bore through the 30 feet to avoid cutting trees or to minimize the sewer service line connection from the offices to the sewer line along the north edge of the Kingston Addition.

Commissioner Waner felt the project should wait until the SWAB had met to discuss the drainage concerns. She felt the retail site was not an appropriate amendment to the Plan, that the "D-O" PUD was good.

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

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

NAYS: Waner

The next item on the agenda was **Case #Z050062 Public Hearing and Consideration of rezoning from "D-0" Suburban Office to "D-1" Restricted Commercial Planned Unit Development on the west side of Bryant, South of Danforth and south of Albertson's grocery store. (WHJ, LLC)**

Attorney Mary Ann Karns and Mark Grubbs with Tanner Consulting are representing the applicant in requesting a rezoning from "D-0" Suburban Office to "D-1" Restricted Commercial District Planned Unit Development. The property to be rezoned is 1.5 acres.

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The Edmond Plan III projects Suburban Office; this will require a change to the Edmond Plan III. The applicant is also requesting a zoning change to the property to the south in separate rezoning request from "D-0" Suburban Office to "D-0" Suburban Office Planned Unit Development. The property to the north is the Albertson's and is zoned "D-2" Neighborhood Commercial. The property to the west is zoned "C-2" Medium Density Residential. The property to the East is zoned "A" Single Family Residential and is currently development with the City's golf course and tennis center. The applicant has met with the Kingston residents on one or more occasion to discuss this project.

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

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

NAYS: Waner

The next item on the agenda was **Case #Z050063 Public Hearing and Consideration of rezoning from "D-0" Suburban Office to "D-0" Suburban Office Planned Unit Development on the west side of Bryant, South of Danforth and south of Albertson's grocery store. (WHJ, LLC)**

Attorney Mary Ann Karns and Mark Grubbs with Tanner Consulting is representing the applicant in requesting a rezoning from "D-0" Suburban Office to "D-0" Suburban Office Planned Unit Development. The property to be rezoned is 6.5 acres. The Edmond Plan III projects Suburban Office Planned Unit Development; this proposal is in compliance with the Edmond Plan. The property to the west and south is currently zoned C-2 Medium Density Residential. It has developed as the Kingston Addition with Single Family homes. The property to the north is the Albertson's and is zoned "D-2" Neighborhood Commercial and "D-1" Restricted Light Commercial. The property to the East is zoned "A" Single Family Residential and is currently developed with the City's golf course and tennis center. The applicant has met with the Kingston residents on one or more occasions to discuss this project.

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

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

NAYS: None

The next item on the agenda was **Case #PR050028 Consideration of Preliminary Plat located on the west side of Bryant south of Albertson's Grocery Store. (WJH, LLC)**

Engineer Mark Grubb with Tanner Consulting is requesting a Preliminary Plat approval to be considered in conjunction with the rezoning proposal for the "D-1" PUD and "D-0" PUD Office proposal west of Bryant, north and east of Kingston and south of Albertson's.

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This parcel consists of 7.99 acres and will be proposed for 14 lots. Lot 1 containing 65,680 square feet is the proposed "D-1" parcel. Lots 2 through 14 would be left zoned "D-0" Office PUD. Single Family homes in the Kingston Addition are adjacent to this property on the south and the west. The access to the property is from a series of private driveways interconnected as a common area. The width of the improved drive on Bryant would need to be no more than 35 feet consistent with the driveway policy. If the easement is wider for utility access, that may be acceptable. There is also an interconnection and cross access easement with the existing drive at the Albertson's location. New sewer lines, water lines and fire hydrants will be extended to serve some of the individual lots. Each lot is intended to be sold individually with common ownership of the driveways and detention area.

The owners have met with the Kingston Addition on several occasions and provided for a 30 foot building line at the back of the lots on the south and west. The staffs understanding is that landscaping improvements have been discussed with the Kingston residents in the 30 foot setback. This project was scheduled on the Stormwater Advisory Board for November 17, 2005 and the meeting was cancelled. The next meeting will be December 15, 2005. Planning Commission approval will need to be contingent on a satisfactory review and approval from the Stormwater Advisory Board. The setbacks for Lots 2 and 3 may need to be modified or the size of the lots may need to be modified based on the results of the drainage evaluation. The plat will not be considered at the City Council as a part of the PUD requirements until the Stormwater Advisory Board meets. The zoning is scheduled for December 12<sup>th</sup>, but that will not include the plat.

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

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

The next item on the agenda was **Case #SP050061 Public Hearing and Consideration of commercial site plan approval on the north side of Enterprise Drive east of Dynamo Gymnastics. (Lambrecht Properties)**

Chairperson Cartwright left the room for the discussion and vote of this item. Vice Chairperson Waner conducted the meeting.

This location is immediately east of Dynamo Gymnastics, also built by Lambrecht and west of the proposed Fitness Equipment World previously approved.

General Site Criteria:

Existing zoning – "F-1" Light Industrial

Setbacks – front setback is 45 feet from Enterprise Drive, the east setback or side yard is 10 feet, the west setback or side yard is 76 feet, the rear yard is 28 feet.

Height of buildings – 22 feet

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Parking – 49 parking spaces are provided and this is the appropriate amount. The building will be warehouse lease space in which case some of the uses may have some retail characteristics but most are small office with warehouse.

Lot size – 150’ by 300’ or 45,000 square feet; the building is 13,534 square feet.

1. Landscape Plan – 5% is required due to the Enterprise Industrial Park
 

<u>Landscaping - Lot area = 45,002 sf</u>	<u>Landscape provided on plans submitted</u>
Five per cent of lot = 2,250.1 sf	11,023 sf landscaping/lawn area
Plant units required = 180 PU	303 plant units
Required in front yard = 1,125 sf	5,900 sf in front yard
Front yard plant units = 90 PU	122.5 plant units
Evergreen required = 72 PU	117.5 plant units

  - No plant units were given for plant material planted in the sewer easement, or for plant material near the trickle channel in the detention pond.
  - The two sycamores and one weeping willow on the west end of Detention Pond #1 are too close to the trickle channel and need to be removed from the landscape plan.
  - The two weeping willows on the south side of Detention Pond #1 are too close to the sewer line and need to be removed from the landscape plan. In addition, one of the trees will block the site triangle for the driveway.
  - The remaining three weeping willows and one sycamore in Detention Pond #1 need to be changed to a different tree species or removed completely.
  - The sycamores planted on the east side of the building are too large of a tree for this space and need to be replaced with a different tree species.
2. Lighting Plan – only wall packs will be used on the building, no light poles
3. Driveways/Parking – one drive approach on Enterprise Drive 25 feet in height with the required 15 foot radius. This parking lot will connect to the west to the Dynamo Gymnastics site. This will allow cross parking and a traffic flow for easy pick-up at Dynamo Gymnastics customers.
4. Mechanical equipment – the mechanical will be located on the ground, the roof is a 12/3 pitch.
5. Fencing/screening – no fencing is required, all the land is zoned Industrial surrounding this property.
6. Signage – only one ground sign will be provided 6 foot in height 42 square feet in area.
7. General architectural appearance – the building is brick veneer on the front with metal on the sides and the back of the building as allowed in Enterprise Park. There is a small wrap of the brick on the front and sides of the building.
8. Drainage Report and related Grading Report Plans – drainage plans have been submitted and approved, there is a detention area on the north side of the building or in the rear yard.
9. Refuse facilities – dumpster location will be on site, screening is not recommended in this all industrial use park
10. Sensitive borders – n/a, land within one-quarter mile is “F-1”.

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- 11. Street paving and access management – Enterprise Drive fully complies with the commercial street.
- 12. Title 21 Water and Sanitary Sewer Plans – water and sewer are provided for in the street right-of-way.

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

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

Chairperson Cartwright returned to chair the meeting.

The next item on the agenda was **Case #SP050057 Public Hearing and Consideration of commercial site plan approval for a Spring Creek Village out parcel building located approximately 1,000 feet west of Bryant north of 15<sup>th</sup> Street. (Ballenger Brothers, LLC)**

General Site Criteria:

Existing zoning – “D-1” PUD Restricted Commercial Planned Unit Development  
Setbacks – Front: 100’ required, 156’ shown, Side: 20’ required, 64’ shown, Rear: 30’ required, 162’ shown  
Height of buildings – 29’ shown with 40’ maximum height  
Parking – 17 parking spaces provided with 40 needed for the 1:200 ratio for retail  
Lot size – 26,662 square feet with an 8000 square foot building

- 1. Landscape Plan
 

Landscaping - <u>Lot area =26,660 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 2666 sf	9028 sf landscaping/lawn area
Plant units required = 213 plant units	233.3plant units
Required in front yard = 1333 sf	3393 sf in front yard
Front yard plant units =106.5 plant units	233.3 plant units
Evergreen required = 85 plant units	109.3 plant units
- 2. Lighting Plan – There will be shepherd hook lights at the entry off of 15<sup>th</sup> Street and period lighting will be used for the parking lot and sidewalks.
- 3. Driveways/Parking – One drive is proposed for this site, and the site will interconnect with Spring Creek Village. The railing along 15<sup>th</sup> Street will need to be modified for the drive. The developer also proposes to remove a small segment of sidewalk and repave with sidewalk to match the existing Spring Creek Village, and will tie the new sidewalk back into the city sidewalk.
- 4. Mechanical equipment – Will be located on the roof and screened from view.
- 5. Fencing/screening – Currently, there is black iron decorative fencing installed on top of the retaining wall next to this site. No additional fencing is proposed.
- 6. Signage – The main sign for Spring Creek Village will be different than the Spring Creek Plaza sign, which may have been previously discussed. The sign will have a base and columns matching the materials in the building rather than not having a

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base structure like Spring Creek Plaza sign. The owner feels there should be some distinction between the two signs, and so he is proposing monument sign with a base to match his building and using the same font for the words on the sign as Spring Creek Plaza. The new sign will have a 10' by 4' wide panel for the wording of "Spring Creek Village" and the total height of the sign will be 8' tall with 9' columns on each side of the sign. For the out parcel site, a new monument style sign is proposed which will match the new sign for Spring Creek Village in character and materials, but is smaller. The sign will be 10' wide and 4' tall preferably located on the west side of the site, upon approval of the Engineering Department for placement, or on the east side of the site as an alternate location.

7. General architectural appearance – The building will be brick and match the Spring Creek Village under construction.
8. Drainage Report and related Grading Report Plans – The drainage report is in compliance with Title 23.
9. Refuse facilities – A dumpster enclosure is proposed near the northeast corner of the building.
10. Sensitive borders – Property west is zoned "D-O" PUD Suburban Office Planned Unit Development and so there is no sensitive border for this property.
11. Street paving and access management – Fifteenth Street has recently been improved in this area, with a stop light and widening section just to the west of this site.
12. Title 21 Water and Sanitary Sewer Plans – A 12" waterline is along 15<sup>th</sup> Street and a sanitary sewer line will be extended from the building under construction east of the proposed building.

Commissioner Waner was concerned about the shared parking area with the existing shopping center since there were only 17 spaces for the new building. Attorney Lydia Lee urged the Planning Commission to not allow the curb cut on 15<sup>th</sup> Street, the shopping center already has curb cuts. City Engineer Steve Manek indicated the curb did meet the driveway separation standards.

Motion by Thrash, seconded by Moyer, to approve the ground signs as well as the out-parcel building. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Waner

The applicant requested that the following 3 items be continued to the next Planning Commission meeting..

**Case #Z050066 Public Hearing and Consideration of amendment to Edmond Plan III from Lake Residential Planned Unit Development to Private Street Development Usage located on the north side of East Second Street one-quarter mile west of Post Road, Sugar Hill Addition. (Barry Rice)**

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**Case #Z050067 Public Hearing and Consideration of rezoning from “L-2” Lake Residential PUD to “R-3” Private Street Dwelling District located on the north side of East Second Street one-quarter mile west of Post Road, Sugar Hill Addition. (Barry Rice)**

**Consideration of request for deed certification for 33 lots north of East Second Street one-quarter mile west of Post Road for a development to be known as Sugar Hill. (Barry Rice)**

Motion by Moore, seconded by Moyer, to continue this request to December 6, 2005.

**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 #SP050053 Public Hearing and Consideration of commercial site plan approval for a dental office building on the east side of Santa Fe north of the Pebble Creek Addition south of the Cedar Pointe Addition. (Safi-Arledge Dental Clinic)**

Kerr 3 Architects representing Doctors Safi and Arledge for one new office building proposed west of the Cedar Pointe Addition east of Santa Fe one-half mile north of Danforth. The overall plan for 3 buildings has been identified but the site plan request is only for the center building containing 4,737 square feet for a dental office.

General Site Criteria:

Existing zoning – “D-O” Suburban Office

Setbacks – the front setback is 153 feet from the center line of Santa Fe, the side yard setback for the south property line is 80 feet, the setback to the north property line is 167 feet, the east wall of the building is established on a 20 foot easement, the detention pond for Cedar Pointe is immediately east. It is nearly 200 feet to the homes in Cedar Pointe Addition.

Height of building – 25 feet

Parking – all of the parking may be installed at one time to realize some efficiency in the paving installation. There are 47 spaces for the entire project, 18 spaces would be minimum for the initial dental office. Staff does not object to all of the paving being installed all at one time for efficiency of construction.

Lot size – 41,507 square feet

1. Landscape Plan

Landscaping - <u>Lot area = 41,507 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 4,151 sf	4,151 sf landscaping/lawn area
Plant units required = 333 plant units	333 plant units
Required in front yard = 2075 sf	2,075 sf in front yard
Front yard plant units = 166.5 plant units	166.5 plant units

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Evergreen required = 133 plant units      133 plant units

2. Lighting Plan – there are no light poles planned for this project, only wall packs on the buildings.
3. Driveways/Parking – one driveway is proposed on Santa Fe 25 feet in width near the south end of the property. A widening section will be installed along Santa Fe which should assist in right turns into the Cedar Pointe Addition. The Fire Department requires a sprinkler system in the building because the access lanes are too narrow and do not have the right turning radius. The owner is considering this option.
4. Mechanical equipment – the building is residential in character with a 12/10 pitch roof so all the mechanical equipment is located on the ground.
5. Fencing/screening – no fences are planned adjacent to the pond to the east or to the south. The dumpster enclosure would be fenced in at the south end of the property.
6. Signage – the plans reflect a 20 foot tall sign, 150 square feet. This must be an error in the designer's information because the only sign permitted is 6 foot, 50 square foot in area. The signs are required to be located out of utility easements unless the utility company can give written approval, in this case OG&E. The sign would have to be located at the far north end of the parking lot to be located out of the OG&E easement.
7. General architectural appearance – the building consists of cast stone, stone veneer and brick veneer and hardy board siding with a composition roof. There is a chimney identified and there is a small upstairs area for offices and storage.
8. Drainage Report and related Grading Report Plans – detention is planned on the north side of the lot and drainage pipe will be constructed on the south side of the property. There will be substantial grading of the tract for constructing the detention.
9. Refuse facilities – the dumpster enclosure is on the south side of the lot. The lot is small and this is the only accessible location for the sanitation truck.
10. Sensitive borders – Since the property is zoned for Office, even though there is residential to the south in the Pebble Creek Addition, a sensitive border condition is not a mandatory requirement due to the office only use. The standard for the parking stalls are to be changed in the near future so the staff recommends that the parking spaces on the south side of the property be modified to 18 or 19 foot to provide for a full 5 foot planting bed rather than the 4 foot planting bed shown.
11. Street paving and access management – Santa Fe will need to be improved with curb and gutter in front of this property along with a sidewalk to meet the paving standards for commercial. The one drive approach does meet the access management standards.
12. Title 21 Water and Sanitary Sewer Plans – water is available along Santa Fe and sanitary sewer is located immediately east of the building.

Ronnie Williams indicated this was planned and designed to fit with the Cedar Pointe Addition and the developer and architect were complimented. Terry Kerr indicated that the buildings would be fire sprinklered even though this approval was just for one of the

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buildings.

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

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

NAYS: None

The next item on the agenda was **Case #Z050064 Public Hearing and Consideration of rezoning from “G-A” General Agricultural to “R-2” Urban Estate Dwelling District on the west side of Westminster, 731 feet south of Covell Road. (Roger Fite Homes, LLC)**

Attorney Steve Metheny is representing Roger Fite in requesting that 16.05 acres be rezoned to “R-2” Urban Estate Dwelling District. The proposed use is for 10, acre and third or larger residential lots and a sketch plan of the street layout has been prepared in advance of a preliminary plat. There are no city utilities available or planned in this area of the city. The Riva Ridge Development is located to the west and south of the proposal. The street will have to be dedicated to the city since the lots are less than 2 acres each, which is the size that qualifies for the State Statute exception from the Subdivision Ordinance. The Edmond Plan projects Single Family for this location.

Amy Zuback indicated she owned the property to the west and hoped there would be a lot of trees preserved between her home and this project. Mr. Fite indicated that the project would have a private street built to City standards with a gated access.

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

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

NAYS: None

The next item on the agenda was **Case #SP040026 Public Hearing and Consideration of an extension of a commercial site plan approval on the north side of West Edmond Road, one-quarter mile west of Kelly. (Sean Brownlee/Creekside)**

In July, Mr. Brownlee was approved for a site plan for 10 buildings planned along the north side of West Edmond Road south of the new Creekside Village Senior Housing. This project covers 8 acres and consists of 70,000 square foot of office and limited retail. This project is a “D-1” Restricted Commercial Planned Unit Development and is a specific design to be compatible with the residential character of Copperfield to the south and even the Creekside Senior residential. The office style buildings all have pitched roofs and range in size from 3500 to 6,000 square feet with parking established at the back of the buildings or the east and west sides of the property. The scale, style of the

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buildings and limited retail usage are the most important components of this PUD. An extension of the site plan is recommended.

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

The next item on the agenda was **Case #PR050029 Consideration of Preliminary Plat approval for Christman Parke north of 33<sup>rd</sup> Street, west of Bryant. (Thirty-third Street Partners, LLC)**

Ron Harmon is representing the owners in requesting Preliminary Plat approval of a "D-O" Suburban Office zoned parcel on the north side of 33<sup>rd</sup> Street, 924 feet west of Bryant. This location proposes 11 office buildings. The property will front on 33<sup>rd</sup> Street and provide for a common parking and drive area shown as Common Area A. There are additional Common Areas B and C used for drainage/detention. Limits of no access have been indicated along 33<sup>rd</sup> Street. There will be one driveway serving all of the buildings. That drive is approximately 80 feet east of Patterson Drive on the south side of 33<sup>rd</sup> Street. There is no opportunity for direct alignment without substantially affecting the circulation for the office tract which consists of 3.02 acres. The buildable portion of the lots is generally 50' by 75' or 3,750 sf. The land to the east is currently zoned "A" Single Family but projected for Office in the Edmond Plan. Some of the land to the west is zoned Office and some is zoned "A" Single Family where the homes back up to this tract on Coffey's Circle. This addition will be served with City water, sanitary sewer, Edmond Electric, police, fire and sanitation. Fifty foot of right-of-way has been provided along 33<sup>rd</sup> Street. Lot 1 in the center of the development is providing for a private easement to connect to the sanitary sewer. That line will be maintained by the owner of Block 1 or the common property owners association since it extends through the drive area.

Mr. Harmon is requesting a variance for a 90 foot setback from the center line of 33<sup>rd</sup> Street rather than the 100 foot currently required. The side yard setback in "F-O" is 5 feet for a one story building and 8 foot for a two story building, so the 12 foot setback on the west and east sides of the property fully complies with setbacks even a two story building, even considering the sensitive border impact. The rear setback is 20 feet and an additional variance is requested to allow 15 feet. There will be no access behind the buildings and since the north 15 foot is a utility easement, there can be no extensions of the building such as eaves into the setback. The original Christman home is located to the north. Certain improvements will be maintained and constructed as common facilities, this includes the parking spaces, the driveways and the majority of the landscaping. Dumpster sites could be shared with this layout and one of the sites is proposed in the front of the property east of Common Area B. Each of the 11 lots will be sold individually. The staff has suggested that a block number be added to the plat in

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addition to the lot numbers for clarification. Engineering Department has requested that a 35 foot drive be indicated on 33<sup>rd</sup> Street rather than the 50 foot drive currently shown. The proposed drive has an island in the center but it is not to the best engineering standard provided by the 35 foot wide drive.

Joyce Boatsman asked that no dumpster be placed in the back of the lots or near the homes to the north. It was indicated that all the dumpsters would be in the parking area in the front or near 33<sup>rd</sup> Street, not near any homes. Mr. Ron Harmon, representing the applicant, indicated he would reduce the drive width to 35 feet but felt there were other projects such as Bristol Park that had a similar drive approach. He felt the approach with a divided median helped direct the traffic and produced an attractive entry. Chairperson Cartwright asked Mr. Harmon if he would change his plan for the City Council meeting with the 35 foot width and he indicated he would.

Motion by Moyer, seconded by Moore, to approve this request with the variances as requested on the setbacks. **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 **Consideration of a request for Deed Certification south of Edmond Road, west of Fretz. (Mike Courter)**

Motion by Moyer, seconded by Waner, to continue this request to December 6, 2005 due to absence of the applicant. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 8:20 p.m.

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Leroy Cartwright, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission