

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, February 7, 2006**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, February 7, 2006, 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 January 17, 2006, Planning Commission minutes.

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

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

The first item considered was a request by OG&E to continue the Richard Stepp easement closing at 2501 Perth Drive so they could continue to study this request. Mr. Stepp agreed to the continuance for two weeks until February 21, 2006.

Motion by Moyer, seconded by Thrash, to continue this item to February 21, 2006.

**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 #Z060001 Public Hearing and Consideration of rezoning from "A" Single Family to "E-1" General Commercial on the east side of Vista Lane, approximately one-eighth mile south of Second Street. (OMPA)**

Attorney Max Speegle, representing the Oklahoma Municipal Power Authority, is requesting that 2.45 acres (107,138 square feet) on the east side of Vista Lane, approximately one-eighth mile south of Second Street, be rezoned from "A" Single Family to "E-1" General Commercial. This property is shown on the Edmond Plan III Map as suitable for "E-1" General Commercial so there is no Plan Amendment. The land to the east is zoned "E-1" General Commercial and has been used as an Oklahoma Municipal Power Authority's office. This parcel will provide a new site for OMPA; a small portion of the original property will be retained. The remainder of the current OMPA site will be sold. The zoning to the west is "C-3" High Density Multi-Family and is developed as the Oxford Oaks Apartments. This is a very consistent zoning with the area as it is being developed. Property Owners within 300 feet have been notified. The site plan has been submitted as a companion item. No one appeared in objection.

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

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NAYS: None

The next item on the agenda was **Case #SP060003 Public Hearing and Consideration of Site Plan approval for a new building located on the east side of Vista Lane, approximately one-eighth mile south of Second Street. (OMPA)**

General Site Criteria:

Existing zoning – proposed “E-1” General Commercial – site plan approved subject to rezoning.

Setbacks – front setback on Vista Lane is 65 feet (25 feet required), setback on south property line (side yard) is 60 feet; setback from rear property line is 80 feet; from north property line of the site to the building is 160 feet, to the north property line is 485 feet.

Height of buildings – 29 feet.

Parking – 59 spaces, the building is two story and will contain 16,000 square feet (8,000 per floor), there are no extra parking spaces provided.

Lot size – 6.82 acres

1. Landscape Plan

Landscaping - <u>Lot area = 297,500 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 29,750 sf	171,720 sf landscaping/lawn area
Plant units required = 2380 plant units	5632 plant units
Plant units required in front = 1190 PU	5632 plant units
Evergreen required = 952 plant units	540 plant units

The applicant is preserving two large forested areas included on their site. These areas are overly adequate for the landscaping requirement on site. The applicant requests a variance on the evergreen requirement in consideration of the vast preservation areas on the plan. Also, the trees shown on the plans immediately around the new building will be impacted through the construction of a geothermal well system and two detention areas. The applicant will try to save as many of them as possible, but as a precaution the points for these trees were not included in the preservation total.

2. Lighting Plan – there will be no wall packs used on this building. The pole height will be a maximum of 20 feet lighting the parking lot.
3. Driveways/Parking – One driveway off Vista Lane which will access the new office building and will provide access to the warehouse that will remain to the east on the original site used by OMPA.
4. Mechanical equipment – This building will use a geothermal system. There will be no air conditioning compressors located on the building, even the equipment located on the ground will be minimal because of the underground geothermal system.
5. Fencing/screening – no sight proof fencing is planned adjacent to this site. There will be fencing for security.
6. Signage – the one ground sign permitted will be 6 foot tall, 42 square foot sign.
7. General architectural appearance – the building will consist of stone, brick and glass walls. The roof is standing seam metal.

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8. Drainage Report and related Grading Report Plans – Drainage plans have been submitted for review to Engineering.
9. Refuse facilities – The service court for the dumpster pick-up is in the interior of the property or east side and will not be observed from any streets or adjacent property.
10. Sensitive borders – the property owner to the east is OMPA where they have existing SCADA warehouse. The property owner to the south is also projected for general commercial zoning and has contacted the City regarding a future zoning application.
11. Street paving and access management – Vista Lane is already improved to city standards. The interior driveway is private and all the parking will be paved. There are no driveways adjacent to this property.
12. Title 21 Water and Sanitary Sewer Plans – City water is available along Vista Lane. Sanitary sewer will extended to the far property line.

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 #SP060002 Public Hearing and Consideration of Site Plan approval for Villas at Stonebridge Apartments Phase II located one-quarter mile south of 33<sup>rd</sup> Street, east of Wynn Drive and one-eighth mile west of Boulevard. (Case and Associates)**

The review by the Planning Commission shall include the requirement that the interconnecting driveway between phase 1 and 2 of the apartments must be constructed first and is a minimum requirement of this project. The project cannot be recommended without this condition. The gated access into the apartments from Wynn Drive is satisfactory for a worse case emergency type scenario because turning movements on Wynn Drive and 33<sup>rd</sup> cannot be achieved during many hours of the day and there is severe congestion created at that intersection limiting its use for routine accessibility.

General Site Criteria:

Existing zoning – “C-3” Multi-Family PUD, 248 units. The density is calculated on the open space areas throughout the entire Villas at Stonebridge project.

Setbacks – the nearest building is 31 feet from the property line on Wynn Drive, the nearest building is 102 feet to the south property line, 22 feet to the north property line in back of the Edmond Crossing shopping center, the land to the east is a detention pond/private lake next to the first phase of Villas at Stonebridge.

Height of buildings – 36 feet as measured to the highest point of the roof

Parking – 492 spaces which includes the garage spaces for some of the units, 496 spaces could be required. There is adequate circulation and parking. Access – the interconnecting drive between phase 1 and phase 2 has not been shown clearly on all

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of the plans.

Lot size – 546,985 sf, 12 acres,

1. Landscape Plan

<u>Landscaping - Lot area = 546,985 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 54,698 sf	242,000 sf landscaping/lawn area
Plant units required = 4,376 plant units	4,565.5 plant units
Required in front yard = 27,349 sf	27,349 sf in front yard
Front yard plant units = 2,188 PU	2,188 plant units
Evergreen required = 1,750 plant units	1,962.5 plant units

2. Lighting Plan – a majority of the lights are on wall packs on the buildings, all lighting will match the first phase project. The adjacent uses include the Edmond Crossing shopping center to the north and commercial and multi-family to the west of Wynn Drive. There are some single family lots proposed to the south in the same Stonebridge PUD.
3. Driveways – the main access is the collector street that extends through this project from Boulevard. The reason the driveway connection on the north end of the two phases of Villas at Stonebridge is important is because that location leads to Edmond Crossing Boulevard allowing traffic to access another direction than just Boulevard. The two phases of Villas at Stonebridge will consist of 497 apartment units. This phase will also connect to Wynn Drive and there is a gate planned at that drive approach. The Wynn Drive access should be considered secondary since left turns from Wynn Drive on 33<sup>rd</sup> Street are extremely difficult at many times during the day.
4. Mechanical equipment – the roof lines are pitched. All the mechanical equipment is located on the ground.
5. Fencing/screening – no sight proof fencing is required, the developer may install some fencing as a security feature.
6. Signage – interior signage is planned, the signs allowed for “C-3” can be 8 feet in height and 54 square feet and there can be no more than two per entry.
7. General architectural appearance – the building exteriors will continue with the pattern established in the first phase with a combination of brick and siding 3 story construction. Some of the units will have stone and siding.
8. Drainage Report and related Grading Report Plans – the drainage has been completed for the first phase and consists of the detention pond located in the middle of the overall project.
9. Refuse facilities – numerous dumpster locations have been established throughout the project and include enclosure.
10. Sensitive borders – sensitive borders would not apply to multi-family next to single family, the majority of this project is adjacent to other multi-family or commercial.
11. Street paving and access management – the public streets adjacent to this project have been completed.
12. Title 21 Water and Sanitary Sewer Plans – water lines and sewer plans have been reviewed, the Engineering Department requires additional utility easements for the new water lines, the area is platted but as one large lot with no interior utility

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easements.

Mr. and Mrs. Green objected to the apartments. They own property to the south, indicated they had no knowledge of this projection. They indicated that the area west of the detention pond was understood to be left as open space. They felt it would devalue the property and that crime would increase. They felt the first phase of the Villas at Stonebridge was sufficient and that apartment projects should not be grouped together. Derek Turner spoke as the developer indicating that all builders and property owners were aware of the master plan for this PUD that was zoned as an entire project.

Commissioner Moore indicated that Mr. Turner was always forthright in the projects he submits to the City and he felt the overall plan was available for all buyers in Stonebridge to be aware of the development plans.

Motion by Thrash, seconded by Moyer, to approve this request. **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 #PR050033 Public Hearing and Consideration of Preliminary Plat of Edmond Financial District located on the south side of 15<sup>th</sup> Street, 1320 feet east of Bryant. (Rodney Babb)**

Developer Rodney Babb is requesting Preliminary Plat approval of the Edmond Financial District located on the south side of 15<sup>th</sup> Street west of the Turtlecreek Office Park. The Plat contains only one block, 247.50' by 335' or 82,912.5 square feet (1.90 acres). Arvest Bank is planning to buy the property and would be able to use the driveway shown as Block A that will be retained by Rodney Babb for access to the back of the property and they will also qualify for their own driveway on the east side of the property. The driveway alignment and separation do meet the driveway management standards. A front setback line of 50' from property has been shown on the front yard adjacent to 15<sup>th</sup> Street, 50 foot of right-of-way is provided along the arterial street. An existing water line is available along 15<sup>th</sup> Street. Sanitary sewer will be extended off site from the south across Mr. Babb's property. A 20 foot utility easement will be needed for that off site sewer line. The property is zoned for office usage which in this case is a bank.

Ernest Isch requested approval indicating he would provide the easement for public utilities. Mary Houser, a business owner to the north, asked about the appearance of the proposed bank. She indicated it would be desirable to have a meeting prior to the site plan to discuss details to ensure that the project is compatible with the continued development of the Financial District. Barry Lodge with Coon Engineering indicated he would talk with the bank and consider a community connections meetings. Commissioners Waner, Moore and Thrash agreed this would be a good idea.

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

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

The next item on the agenda was **Case #PR050033 Consideration of Final Plat of Edmond Financial District Phase One, located on the south side of 15<sup>th</sup> Street, 1320 feet east of Bryant. (Rodney Babb)**

Keith Beatty with Isch and Associates is requesting final plat approval on a 1.90 acre Final Plat for the Block 1 of the Financial District Addition located south of 15<sup>th</sup> Street. Arvest Bank is planned to be constructed on Block 1 Block A to the west of the lot will be used as a common access for the bank and the southern portion of the Financial District plat. Rodney Babb is the owner of BLD Inc, the developer. City water is available along 15<sup>th</sup> Street. Sanitary sewer is being extended from the south to Block 1 and Mr. Babb will need to grant a 20 foot utility easement for this sewer line extension. There will be two drive openings on 15<sup>th</sup> Street. The property has 217.5 foot of lot width along 15<sup>th</sup> Street. The western drive will be used by future office buildings to the south of the bank and the bank will be able to use both the western drive, generally as an entry, and one additional drive which will be an exit from the bank drive-in facility. The bank is planning to complete the detention area for Block 1 as a part of their site plan. 15<sup>th</sup> Street is already widened to the City standard.

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 #ES060001 Consideration of ordinance closing a utility easement at 2501 Perth Drive, Lot 1, Block 3, Lake Highlands 2, Section 1 Addition (Steppe Construction Co.)**

This item was continued at the beginning of the meeting based on the request by OG&E.

The next item on the agenda was **Case #U060001 Public Hearing and Consideration of Specific Use Permit for a 130 foot cell tower located east of Coltrane, one-half mile south of Covell Road. (US Cellular)**

Attorney Dennis Box represented U S Cellular in requesting a cell tower to be located east of Coltrane just under one-half south of Covell Road. The cell tower site is a 50 foot by 50 foot area near the northwest corner of Covell Lane and Covell Lane where the road turns. The cell tower would be 130 foot in height and would be a monopole

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construction.

Mrs. Jenni spoke in opposition as a property owner to the northeast of the cell tower. Dr. Brad Fielding also spoke in opposition as a property owner to the southeast of the location. There was an inquiry if there was a co-location site on one of the poles in the area. Dennis Box indicated there was a drop-in service at this location and that the radio frequency engineer for the company has indicated this would clear up the complaints received regarding that lack of service. No other tower in the area could meet the requirements needed for this location.

Commissioners asked if moving the tower to the north or west slightly, generally within the original notice requirement would benefit the neighbors and still meet the requirements of the company since the existing location is very near Covell Lane. Mr. Box indicated the delay would not interfere with the overall plans for the tower and he would agree to a 2 week continuance to talk with the neighbors.

Motion by Moyer, seconded by Moore, to continue this request to February 21, 2006.

**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 #Z060002 Public Hearing and Consideration of rezoning from “G-A” General Agriculture to “R-2” Urban Estate Dwelling District on the southwest corner of Sorghum Mill Road and Air Depot. (Spinning Spur, LLC)**

Spinning Spur, LLC is requesting rezoning on 80.711 acres on the southwest corner of Sorghum Mill Road and Air Depot for “R-2” Urban Estate Dwelling District size lots. Each lot will need to be at least 60,000 square feet and could develop with a private water well and septic tank. An addition named Belleau Wood Addition is planned. The property to the south is developed as the Canaan Creek Farms Addition. The land to the north is zoned agricultural. The land on the northeast corner of Sorghum Mill Road and I-35 is zoned “F-1” Light Industrial. A floodplain does extend through the northeast corner of this property and will affect building sites near that corner. There are no sewer or water lines near this area and none are planned. The nearest water line is 2 miles to the south at Covell and Air Depot and there is a limitation for the extension from that particular line. The nearest sewer line is a mile and a half to the south of the subject property. The developer has held a Community Connections meeting on this request and there was no objection to the proposal. This application is not a Plan Amendment and this location is indicated for residential. The current owner of the property is Pete Boatright who is authorized Spinning Spur, LLC, to request rezoning on his behalf.

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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 #Z060003 Public Hearing and Consideration of rezoning from "A" Single Family to "E-2" Open Display at 210 West Edmond Road. (Gale Garvin)**

Gale Garvin is requesting 210 West Edmond Road be rezoned from "A" Single Family to "E-2" Open Display. This property contains an existing house and the lot is 7,000 square feet in size or 50 foot by 140 foot. Utilities are available to the site and there is an alley on the south end of the property constructed to Edmond standards. This property is projected for Open Display on the Edmond Plan III since three other properties in this block between Fretz and Santa Fe Street south of Edmond Road are already zoned Open Display. Mr. Garvin also owns the building to the east which is zoned "D-2" Neighborhood Commercial. This location does fall within the Central Edmond Urban District. The west end of the block contains a business selling children's playhouses and other outdoor decoration. There is no left turn into this property for west bound traffic due to the median along Edmond Road extending from the underpass. This parcel could be accessed from Edmond Road and the alley connecting to Fretz. No specific use has been identified by Mr. Garvin. He has proceeded to the Central Edmond Urban Board as of Tuesday, January 24, 2006 to discuss plans for a building he has that is generally office/warehouse. The small 7,000 square foot lot will make it difficult for open display of merchandise and have a building with separate employee parking for the building.

Mr. Garvin appeared representing the application. He indicated he did not plan to have open display on the property, was proposing an office/warehouse. He needed to set the building back a little further than the building he owns to the east so that in case there is a need for a trailer being pulled by pick-up size vehicles, there is more room to maneuver than there is on the existing site to the east. The site to the east is limited for uses best suited to this zoning.

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 #PR060001 Consideration of Final Plat of Hidden Lake Section II Addition located north of Danforth over one-quarter mile west of Midwest Boulevard. (David Yost)**



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Engineer Tim Johnson is representing David Yost in requesting Final Plat approval of Hidden Lake Section II located north of Danforth west of Midwest Boulevard. This plat contains 41 lots on 59.6 acres and is zoned "R-2" Urban Estate Dwelling District. The Hidden Lake First Addition contained 41 lots on 61 acres. There are no public water mains or sanitary sewer lines available to serve this general area. Each lot will be served with a water well and septic tank, or aerobic system. The lot size is 57,750 square feet including to the center of the adjacent private street. Slightly less than 60,000 square feet has been approved because of the open space areas set aside in this addition and that was part of the original preliminary plat approval. There is a common area in the northwest corner of this plat and an additional common area in the first phase of this project. The first phase of the development is nearly built out.

The land to the east has been divided into acreages fronting on Midwest Boulevard west of the Coffee Creek Wastewater Treatment Plant and other facilities, such as the police firing range at this location. The land to the west is undeveloped. The land to the south is sparsely developed, homes are being built on large parcels fronting Danforth. The land to the north has been proposed as Cascades at Covell, also acreage lots but has now been rezoned "A" Single Family for smaller lots if utilities become available and are at an adequate level to serve the area.

Tim Johnson spoke for Mr. Yost indicating that he had preserved many trees on the property trying to retain the existing tree canopy rather than re-grow the trees after extensive grading. While there was discussion about a street to the west, the current thinking is that the land to the west of Hidden Lake will develop at an urban density use possibly with non-residential uses on parts of the property. A stub-out for the 82 lots would not enhance circulation and would conflict if the area was more dense because it connected to utilities.

Motion by Moyer, seconded by Moore, to approve this request. **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 #PR050030 Consideration of Preliminary Plat approval for Bridgewater Office Section III south of Christian Brothers Automotive, east of Santa Fe Avenue. (ERC Properties)**

Engineers Crafton, Tull and Associates, representing Tracy Markum, are requesting Preliminary Plat approval for Bridgewater Office Section III located south of Christian Brothers Automotive on the east side of Santa Fe. This project is on the north and south sides of Bridgeview Boulevard leading into the Lakes at Bridgewater single family residential. This project plans for 12 office buildings with a common drive around the outside of the buildings. The three office buildings on the south side of Bridgeview

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Boulevard have been removed from the plan. The drainage study for the detention area required for the subject project as well as the previous Christian Brothers Automotive indicates those lots need to be excluded. Much of that area south of Bridgeview is already landscaped and is best suited for open space.

A city water line will need to be extended around the perimeter of the center grouping of office buildings ( Lots 4 – 12). Each lot will also have to have a public sanitary sewer line adjacent since each lot is to be sold separately. During the continuance of this item Tracy Markum and the engineers for this project have worked with Engineering to resolve the drainage issues for the Bridgewater development. In addition, in order to provide more information to the Planning Commission on space available for future landscaping, they have modified the plat to indicate a larger (5,628.66 square feet) parcel to be added for permanent landscaping on front of the property. The developer wants to keep the decorative pond near the front of the property and the pond itself will not be included in the landscape calculations. However, there is landscaping around the pond. There will be smaller landscaped areas around the buildings and some around the edge of the parking lot. The area to the west is single family homes and utility easements so there is some separation of open space. All of the plant units will be placed in the front of the property along Santa Fe, some along Bridgeview Boulevard and then around the buildings. The plan presented demonstrates that the property can comply with the 10 percent standard, with 50 percent of the landscaping being in the front yards. The close proximity of the buildings will require fire sprinkler systems.

City Engineer Steve Manek indicated that a FEMA map revision would be needed on the proposed lots to the south and until that study was completed, it would not be possible to determine if there was a build able area on the south side of Bridgeview Drive or not. The FEMA study could take from 9 months to several years. The staff noted that the project was able to meet the 10% landscaping requirement with the 50% in the front yard without counting any of the land on the south side of Bridgeview. Any development on the south side of Bridgeview would be a separate development.

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

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

NAYS: Thrash

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

Ron Harmon, representing the Thirty-third Street Partners, LLC, is requesting Final Plat approval of an office park located on the north side of 33<sup>rd</sup> Street, one-eighth mile west of Bryant. This addition contains three acres. There are 11 lots platted in this addition and

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the lots are divided up into 4 blocks. The common areas consist of the location set aside for detention and landscaping, and common parking. Mr. Harmon has been approved by the City Council with the Preliminary Plat for setback exceptions. Generally the lots are 73 feet by 60 feet and the office buildings on the lots will range 2,456 square feet to 3,134 square feet. Each lot will be served independently by City water and sanitary sewer line. The sewer has been located in the front of the lot, as modified from the original submittal. Property owners will maintain in common the detention, landscaping and parking. This project is adjacent to the Coffeys Addition to the west and the Fisher Hills area to the north and east. There is a 15 foot rear yard setback on the north and a 90 foot setback from center line at 33<sup>rd</sup> Street on the front as approved by the City Council. There is only one drive approach on 33<sup>rd</sup> and that has been modified to the 35 foot width requested by the Planning Commission.

Motion by Moyer, seconded by Moore, to approve this request. **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 #SP050062 Public Hearing and Consideration of commercial site plan approval for multiple office buildings north of 33<sup>rd</sup> Street, west of Bryant. (Christman Parke/Third Street Partners, LLC)**

General Site Criteria:

Existing zoning – “D-0” Suburban Office District

Setbacks – Have been approved at 35 feet from property line on 33<sup>rd</sup> and 12 feet on the sides east and west elevations of the property and 15 feet on the north for the rear property line.

Height of buildings – 18 feet

Parking – 90 parking spaces have been provided

Lot size – 2.64 acres

1. Landscape Plan

Landscaping - <u>Lot area = 115,120 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 11,512 sf	11.512 sf landscaping/lawn area
Plant units required = 920 plant units	920 plant units
Required in front yard = 5,756 sf	5,756 sf in front yard
Front yard plant units = 920 plant units	920 plant units
Evergreen required = 368 plant units	368 plant units

2. Lighting Plan – There will be lighting on the buildings. The maximum height of light poles will be 14 feet. and will be decorative light.

3. Driveways/Parking – One driveway is provided on 33<sup>rd</sup> Street. All the parking will be maintained in common as well as the driveway.

4. Mechanical equipment – All the office buildings will have pitched roofs so all of the mechanical equipment will be on the roof

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5. Fencing/screening - No sight proof fencing will be required on this project except for the dumpster enclosure.
6. Signage – One six foot tall sign, 42 square feet will be provided at the entry.
7. General architectural appearance – All of the office buildings will be brick veneer with pitched roof construction, composition shingles.
8. Drainage Report and related Grading Report Plans – This item was originally continued for additional drainage information. The corrections to the drainage plans have been provided.
9. Refuse facilities – With the parking lot landscaped islands and the center building site, the dumpster needs to be placed in front of the property with a brick enclosure. This location will place it as far away from homes as possible.
10. Sensitive borders – The property to the north, east and west is zoned “A” Single Family. Some is projected for office, but because of the “D-0” level of zoning and the residential style of construction, this is not characterized as a sensitive border condition.
11. Street paving and access management – Thirty-third Street has been improved to city standards.
12. Title 21 Water and Sanitary Sewer Plans – The developer will extend City water and sewer into this addition.

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

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

The next item on the agenda was **Consideration of request for a Planning Commission special meeting workshop with the Edmond Youth Council begin to begin at 4:00 pm February 21.**

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

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

Under New Business, Ronnie Williams, representing the Edmond Neighborhood Alliance, asked if it would be possible to request information from the cell tower companies on the service area maps indicating the areas needed to be covered by the new tower. It was indicated that information could be requested.

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

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

Meeting adjourned at 7:45 p.m.

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Leroy Cartwright, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission