

**EDMOND PLANNING COMMISSION MEETING****Tuesday, January 16, 2007****5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, January 16, 2007, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Suzy Thrash, and Elizabeth Waner. Barry K. Moore arrived after the minutes were considered. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Jan Ramseyer-Fees, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the December 5, 2006, Planning Commission minutes.

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

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

NAYS: None

The applicant requested a continuance to April 3, 2007 for the following five items.

**Case #Z060084 Public Hearing and Consideration of rezoning from "R-2" Urban Estate Dwelling Planned Unit Development and "R-2" Urban Estate to "A" Single Family Planned Unit Development Dwelling District on various parcels extending from Sorghum Mill Road south to Covell Road between Douglas and Post and including a parcel west of Douglas, north of Covell Road. (Caliber Development)**

**Case #Z060091 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Usage to High Density Multi-Family Planned Unit Development Usage on the north side of Coffee Creek Road ¼ mile west of Post Road. (Caliber Development)**

**Case #Z060092 Public Hearing and Consideration of rezoning from "R-2" Urban Estate Dwelling District to "C-3" High Density Residential Planned Unit Development on the north side of Coffee Creek Road ¼ mile west of Post Road. (Caliber Development)**

**Case #Z060085-87-89 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Usage to General Commercial Planned Unit Development Usage on several tracts, one on the northeast corner of Covell and Douglas (23.9 acres), one located on the northeast corner of Coffee Creek and Douglas (54.79 acres), and one located south of Coffee Creek east of Douglas (158.6 acres) (Caliber Development)**

**Case #Z060086-88-90 Public Hearing and Consideration of rezoning "R-2" Urban Estate Dwelling District to "E-1" General Commercial Planned Unit Development on several tracts, one on the northeast corner of Covell and Douglas (23.9 acres), one located on the northeast corner of Coffee Creek and Douglas (54.79 acres)**

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**and one located south of Coffee Creek east of Douglas (158.6 acres) (Caliber Development)**

Motion by Thrash, seconded by Moyer, to continue these five items to April 3, 2007.

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

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

NAYS: None

The next item on the agenda was **Case #SP060038 Public Hearing and Consideration of commercial site plan approval for The Falls Commercial east of Vista Lane, one-fourth mile south of Second Street. (Brian Stinson with Oxford Development)**

The applicant requested a continuance to February 6, 2007.

Motion by Waner, seconded by Moyer, to continue this request to February 6, 2007.

**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 #PR060028 Consideration of Final Plat of Hampton Village located south of 15th Street and west of Broadway. (Chris Palmer)**

The applicant's representative was not present at the time the item was scheduled on the agenda. This item was continued to later in the meeting when Doug Klassen was in attendance.

The next item on the agenda was **Case #Z060096 Public Hearing and Consideration of amendment to Edmond Plan III from Multi-Family Low Density to Office Commercial on the west side of Santa Fe south of the Deerfield Addition. (Robert Spring)**

John McNearney from the Deerfield Addition was concerned about run-off from this development northwest. He indicated he had no object to the use. Ronnie Williams with the ENA asked if the entire 16 acres is zoned, how does that affect the landscape plan. He felt the western boundary of this project was close to homes. Anna Daughy representing Mr. Spring indicated she was not on a deadline to proceed with the project and was willing to continue the item for a Community Connections meeting if this was preferred.

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Motion by Moyer, seconded by Thrash, to continue this request to February 6, 2007 with a Community Connections meeting on January 30, 2007. **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 #Z060097 Public Hearing and Consideration of rezoning from “C-1” Low Density Multi-family Planned Unit Development to “D-3” Office Commercial on the west side of Santa Fe south of the Deerfield Addition. (Robert Spring)**

Motion by Waner, seconded by Moyer, to continue this request to February 6, 2007 with a Community Connections meeting on January 30, 2007. **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 #PR060028 Consideration of Final Plat of Hampton Village located south of 15th Street and west of Broadway. (Chris Palmer)**

Engineer Doug Klassen with MKEC Engineering representing Chris Palmer has submitted the Final Plat of Hampton Village Addition, a commercial development south of 15<sup>th</sup> Street on the west side of Broadway. The plat contains two lots and has 130.38' lot width on 15<sup>th</sup> Street and 200' frontage on Broadway, wrapping around the separate Starbucks/Alltel site. A 60' front yard setback from the property line is required along Broadway. The site plan has already been approved with a 15' setback along 15<sup>th</sup> Street, with 15<sup>th</sup> Street representing the side yard for this “E-1” zoned property. The side yard for the project is to the north. Office Depot has a zero setback from the property line. This plat is for two retail buildings which will both be addressed off Broadway. There will be one drive off 15<sup>th</sup> Street and one drive off Broadway to serve this project. This project will not connect to Starbucks but will connect to the strip retail center south. An 8” sanitary sewer line runs north and south on this property and will serve the development. An 8” water line is available along Broadway. Improvements are planned at the intersection of 15<sup>th</sup> and Broadway to add a right turn lane from 15<sup>th</sup> Street onto Broadway. The improvements at 15<sup>th</sup> and Broadway are a City project and there is not a schedule on when this project will start.

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

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**The next item on the agenda was Case #SP060075 Public Hearing and Consideration of commercial site plan approval for an office building west of Kelly, north of 33<sup>rd</sup> Street in the Kelley Pointe development. (Aduddell Development Group)**

General Site Criteria:

Existing zoning – “F-1” Light Industrial

Setbacks – front setback from Kelley Pointe Parkway is 97 feet from the property line, side setback to the north is 24 feet, side setback to the south is 30 feet (this setback line is adjacent to the existing two story office building in this development, and the rear setback is 310 feet.

Height of buildings – three story building, 50 feet

Parking – the building is 48,990 square feet. 190 spaces provided. As an office building only with no medical uses, 164 spaces would be required. Medical uses or offices will require more spaces. The land is zoned “F-1”. Retail uses cannot be prohibited by law. The parking required for retail is 1 space for every 200. Staff recommends approval of 190 spaces due to the mixture of uses that may occur over time in this building which is only 26 more than allowed if the building is only office.

Lot size – the lots is 152,515 square feet, 3.5 acres (final plat required on this property to meet Title 21)

1. Landscape Plan –

Landscaping - <u>Lot area = 152,568 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 15,257 sf	39,300 sf landscaping/lawn area
Plant units required = 1220.5 PU	1459.5 plant units
Evergreen required = 488.2 PU	635.5 plant units
Requirements in front = 610.25 PU	611 plant units
=7,629 sf	8,660 sf

2. Lighting Plan – parking lot lights will be provided, they will match the lighting in height and style to the south where the MRI offices are located (KayBee Investment will review the site plan to meet the requirements of the Kelley Pointe project standards.)

3. Driveways/Parking – two driveways are planned on Kelley Pointe Parkway which is a commercial collector street. These drives provide good access for fire protection, access to the dumpster enclosure at the far southeast corner of the lot and circulation from the parking areas.

4. Mechanical equipment – the building has a pitched roof, the mechanical screening will not be an issue with this project.

5. Fencing/screening – no screening or fencing is required for this project other than the dumpster enclosure.

6. Signage – wall signs will be permitted on the building. the frontage width of the property is 270 feet so a second ground sign is not permitted, the one ground sign permitted will be 6 foot tall 42 square feet

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7. General architectural appearance – the building will be a combination of brick stone and EFIS materials on all four sides, the building is 3 story. There is a substantial glass exterior area but the architectural style is very complimentary to the existing architecture at this location. The roof is pitched with composition shingles.
8. Drainage Report and related Grading Report Plans – the detention has been completed on an area wide basis
9. Refuse facilities – the refuse facilities are in the southeast corner of the property and there is adequate room for enclosure design.
10. Sensitive borders – no sensitive borders.
11. Street paving and access management – the streets are paved to city standards.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are adjacent to the site, **but a final plat will be required for this lot. No preliminary plat is needed since KayBee Investments has master planned and proceeded with much of the infrastructure construction for Kelley Pointe.**

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 #SP060009 Public Hearing and Consideration of commercial site plan approval for Edmond North Self Storage located at 2116 North Thomas Drive. (John Birdsell)**

This location is approximately 206 feet south of the Crown Ridge Apartments. This property is platted. Self storage facilities are one of the more highly covered building sites of any of the commercial uses. Based on the Fire Department requirements as well as the customer requirements, almost all of the lot needs to be paved for access to the multiple storage spaces. There needs to be a looped driveway for the fire lane. Detention is required and in these cases is usually part of the landscaping because of the limited space. This project has provided as much landscaping at the front and sides as possible and there is also landscaping around the detention area at the southeast corner of the property. There is not sufficient space for 50% of the landscaping in the front yard area.

General Site Criteria:

Existing zoning – “E-3” Restricted Light Industrial

Setbacks – the front setback is 45 feet from the front property line on Thomas Drive, the side setback to the south is 12 feet, the side setback to the north is 26 feet and the rear yard to the east is 30 feet.

Height of buildings – 12 feet

Parking – 6 parking spaces are provided in the front for access to the office.

Lot size – 5.2 acres

1. Landscape Plan

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Landscaping - <u>Lot area = 227,400 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 22,740 sf	22,740 sf landscaping/lawn area
Plant units required = 1,820 plant units	1,822 plant units
Evergreen required = 728 plant units	1,492 plant units
Required in front yard = 910 PU	600 plant units
= 11,370 sf	5,200 sf

2. Lighting Plan – no light poles are planned. The site will be fenced and there will be wall packs on the individual buildings. The access to the project is gated so the site is secured in the evening.
3. Driveways/Parking – one driveway will be constructed on Thomas and a 12 foot widening section will be added to Thomas Drive, existing driveways will be closed. The drive is centered along the 350 foot of frontage on Thomas.
4. Mechanical equipment – mechanical equipment will be located on the ground or with a through the wall air conditioner for the office. Air conditioning units are not located on the roof.
5. Fencing/screening – the site is fenced with a chain link fence. There is landscaping along the north and south sides of the property and the setbacks established. The east side of the property is adjacent to industrial land next to the railroad tracts.
6. Signage – one 6 foot tall sign 42 square feet will be provided.
7. General architectural appearance – the front of the building is a combination of brick and hardy plank. The brick wainscot extends 3 ½ feet on the front wall with the remainder of the front wall being hardy board. The building construction is metal frame and the sides of the buildings are a continuous line of overhead doors. A portion of the land to the south of this property is zoned industrial. The south elevation needs to be screened with a sight proof fence; it would take considerable time for the vegetation to screen this side of the building. An option could involve masonry on the south side of the building where it can be seen from Thomas. The south building will be split into two structures to meet the Fire Department access requirements (this is not shown on the attached plans).
8. Drainage Report and related Grading Report Plans – drainage/detention area is located in the southeast corner of the property.
9. Refuse facilities – only one refuse container is proposed and would be located adjacent to Thomas based on the access through the site.
10. Sensitive borders – there are no sensitive borders to the north, south or east. The Thomas Trails Addition is located to the west. The houses back up to Thomas and there is a sight proof fence along Thomas.
11. Street paving and access management – access management standards are being met and a street widening section is being added as it was with the Crown Ridge Apartments.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer is available.

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Al Wheeler, citizen of Edmond, spoke asking Chairperson Cartwright to recuse himself from voting on this matter because of the statements he made at a City Council meeting when this was first discussed and Mr. Wheeler felt he had a conflict of interest regarding this item. Chairperson Cartwright indicated he would not recuse himself from voting and had no conflict of interest.

Commissioner Waner was in support of the additional landscaping added. She would have preferred the dumpster be on the inside of the project away from Thomas Drive but she understood it would take the Sanitation Department substantially more time to go through the electronic gate since this was not a manned self storage facility.

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

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

NAYS: None

The next item on the agenda was **Consideration of request for three deed certifications north of Paddock Lane west of Fisher Road. (Womack family)**

Engineer Ernest Isch, representing the Womack family, is requesting 3 deed approvals. There are two houses owned by family members on this property. The first land division contains 0.58 acres identified as Tract C to be added to a lot with an existing house owned by the Ward family (related to Womacks). This property has been accessed by Oakwood Drive, a private road easement connecting with Paddock Lane. This will increase the size of the Ward lot to a 1.28 acre tract. The Womack home is located on a 4.10 acre tract and is accessed by Fisher Road from a 22 foot wide access easement. The 4 acre lot has not been identified as a separate parcel in the past and this deed approval would set out Tract A containing 4.10 acres as a separate ownership. The third and final lot is identified as Tract B and is 1.44 acres in size and contains 90.75 foot of frontage along Fisher Road. This lot is vacant and will ultimately be a home site. This lot will share the driveway easement that has been in place accessing the Womack home and that easement is documented by the survey provided and is legally described in the materials submitted for approval as a cross access easement. All of this area is served with private water wells and septic tanks. There is no floodplain through this area. Each of the lots has access on a street. The land is zoned "A" Single Family. The proposed lot sizes are consistent with lot sizes in the area. Staff recommends approval.

Keith Beatty appeared representing the owner. There was no objection to this request. Motion by Moyer, seconded by Thrash, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

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The next item on the agenda was **Consideration of deed certification for two lots in the Belmont Park Addition generally located north of Coffee Creek Road and east of Kelly. (Wayne Sadeghy)**

Mr. Wayne Sadeghy would like to provide some greenbelt common area adjacent to two lots at the intersection of Man of War Drive and Crusader Avenue in the Belmont Park Addition, back to the adjoining lot owner rather than leave it greenbelt. The greenbelts were provided along the edges of these lots to protect what were originally lower elevation lots in the event there was an overflow of the detention area located northeast of the two lots. The greenbelts Lots "W" and "T" were intended to be bermed to keep run-off in the streets directed towards only the detention areas. Lot 10 adjacent to Lot W (4441 Man of War Drive) has now been filled to the level needed to protect the building pad from run-off. The lot "W" berm design is no longer needed. Mr. Sadeghy has talked with the Belmont Farms Homeowners Association about this sale of Lot "W" to the adjoining Lot 10. They have no objection to this sale. The most reasonable situation is that the owner of Lot 10 maintains all of the land adjacent to the lot particularly along Crusader Avenue.

The same type of situation affects Lot 11 Block 3 (4417 Native Dancer Drive). The building pad will be protected even though there is a drive approach planned on Man of War from the worst case situation where run-off from the detention pond would cross Man of War during the heavier rain events. Only the portion of Lot T adjacent to Lot 11 Block 3 will be sold to the adjoining owner. Again, Mr. Sadeghy identifies that this was discussed with the Homeowner's Association and that they agreed to it. Mr. Sadeghy and Dorothy Sadeghy are the president and secretary of the Homeowner's Association at this time but the discussions have included the other residents. Mr. Sadeghy has been working on this modification for 6 or more months.

Wayne Sadeghy appeared for this request and a member of the Homeowners Association was also in attendance and expressed no objection.

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

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

NAYS: None

The next item on the agenda was **Case #PR060005 Consideration of Final Plat of Belmont Ridge II Addition located one-half mile north of Coffee Creek Road on the east side of Kelly. (Gary Spencer)**

Isch Engineering, representing Gary Spencer, is requesting Final Plat approval of another phase of Belmont Ridge. This property is zoned "A" Single Family PUD and



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contains 77 lots on 23.76 acres for a gross density of 3.3 units per acre. All the streets within this addition will be public. There is one stub-out street to the north connecting to the undeveloped area (see attached layout for the Terrell proposal for a new preliminary plat to be submitted in the future). Cross Timbers Elementary School is located to the north. One new street will connect to Kelly providing a second access from this addition. This addition will connect to city water and sewer and be served with full city services. The lots are generally 75' by 120', 9000 square foot or larger lots. This addition also connects with the Belmont Villages and Belmont Park Additions to the east allowing street connections to Coffee Creek Road. Limits of no access is provided along Kelly for the lots backing to Kelly and 70 foot of right-of-way is provided along Kelly since that is a Parkway.

The detention for this addition is constructed and is located to the east in the Belmont Park Addition. The staff understands that Mr. Wayne Sadeghy and Dorothy Sadeghy have designed the detention for all of the phases that are served by this particular sub-drainage area encompassed by this project. The Sadeghys expect a payment from Mr. Spencer to use the detention they constructed in Belmont Park. One of the City staff requirements for this addition is the provision of an off-site private drainage easement granted by Mr. Sadeghy for the detention area and the necessary easements directing the run-off to the detention area. Mr. Spencer will need to obtain these easements prior to beginning work on this addition.

Drew Upchurch represented the owner in this request. Commissioner Moore asked Wayne Sadeghy if the staff comments regarding the sharing of the detention and granting of easements for the flow of water across his property from this addition was satisfactory with him? Mr. Sadeghy indicated that it was not at this time. There was an agreement between the two owners about use of the detention but a reasonable amount of compensation for the value of the improvements and/or easements has not been agreed to. Drew Upchurch indicated that if they could not reach an agreement the owner understands he will have to redesign the plat to provide for detention on the property Mr. Spencer owns separate from the Sadeghy portions of Belmont Ridge/Park/Farms. Chairperson Cartwright indicated that negotiations between the two are not within the Commission's control. Commissioner Thrash asked if the plat was amended to create the detention on the Belmont Ridge II plat, would it come back to the Planning Commission. Staff indicated that would be a substantial amendment and would have to come back to the Planning Commission. It was understood that Title 23 Drainage standards would have to be met as a minimum mandatory standard.

Motion by Waner, seconded by Moyer, to approve this request subject to submittal of the easements prior to City Council meeting for the use of the detention area and the access to the detention area across the Sadeghy property. It is understood that the plat is not in order without these easements. **Motion carried** by a vote of 5-0 as follows:

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

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 NAYS: None

The next item on the agenda was **Case #SP060033 Public Hearing and Consideration of commercial site plan approval for an office/loft located on the northeast corner of Hurd Street and Fretz Street. (Van Horn)**

This proposal is for an office on the lower level and a single family dwelling unit on the upper floor of a new structure to be located on the northeast corner of Fretz and Hurd. Some of the plans indicate the word duplex but the “D-O” District allows only one living unit. The applicant is requesting a variance to allow angled parking on Hurd. The parking is on private property but requires backing onto the street on Hurd. This is common in the CBD/DRD area to the southeast of this site but this would be the first variance of a transition area at this general location near the CBD. Angled on-street parking was approved on Blanch for Hopefully Yours Thrift Shop north of the CBD.

General Site Criteria:

Existing zoning – “D-O” Suburban Office

Setbacks – front setback is 25 feet on Hurd Street (there is an access on Hurd), side yard setback of 14 feet on the east side of the house, 10 feet on the west side on Fretz from the nearest projection of the structure and 20 feet on the north which serves as the rear yard.

Height of buildings – 30 feet to the highest point

Parking – 4 on-street parking spaces, 2 garage parking spaces and 2 covered spaces for the office. The required parking would be 4 spaces.

Lot size – 10,618 sf

1. Landscape Plan –

Landscaping - <u>Lot area = 10,618 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 1,062 sf	2,672 sf landscaping/lawn area
Plant units required = 85 PU	93 plant units
Evergreen required = 34 PU	58 plant units
Requirements in front = 42.5 PU	73 plant units
= 531 sf	1,423 sf

2. Lighting Plan – only wall packs will be placed on the structure, no light poles are planned.

3. Driveways/Parking – one drive approach is planned on Fretz. This driveway is located very near the intersection of Hurd and Fretz. This property could not meet the 135 foot separation between drives and streets required for most of Edmond. The lot is no more than 109 feet in depth.

4. Mechanical equipment – located on the ground although the building does have a flat portion of the roof.

5. Fencing/screening – no fencing is proposed.

6. Signage – no ground sign is proposed, a wall sign may be used for the office.

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7. General architectural appearance – the garage which is one story and attached to the main structure will be located on Fretz. The two story portion of the building will be established to the east of the garage. The building will be constructed of split face block and stucco is planned for the trim portions of the building. There is a back outside stairway on the east side of the building. The primary entrance to the office is from Hurd with a door on that elevation connected by the sidewalks.
8. Drainage Report and related Grading Report Plans – Eagle Consultants has completed a drainage study. There is a detention area located on the north and east sides of the property.
9. Refuse facilities – There is not adequate space on site, the lot is only 10,618 sf. The residential green cart will be used.
10. Sensitive borders – In the staff's opinion, the east elevation is not a true sensitive border. Part of the use of this property is for a single family dwelling with one office below the dwelling. There is 14 foot of setback on the east elevation to where the stairway comes down from the upstairs living unit so there is more than the minimum 8 foot side yard. A fence could be added but is not significant at this location. This is a unique shaped and sized property that has remained vacant for a long period of time. There is a commercial style building to the west that has been used as a convenience store and a landscape business. Some of the property to the south is projected for commercial. This structure is a reasonable design for this property.
11. Street paving and access management – Fretz and Hurd are paved to City standards.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are adjacent to this property and connected for service.

Daniel Wade with Eagle Consultants and Neal McGee were in attendance regarding this item. Commissioner Waner indicated that she had some concerns about there being enough parking depending on how busy the office use is. The Commission favored a variance to allow angled parking on Hurd Street (4 spaces). The drive on Fretz also allowed for 4 spaces, 2 for the residents and 2 for the office. This location is not in the CBD District but it is adjacent.

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

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

NAYS: None

The next item on the agenda was **Case #SP070001 Public Hearing and Consideration of commercial site plan approval for a 7,020 square foot building proposed for the northeast corner of Santa Fe and West Edmond Road. (Henry Towles)**

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The property owner is having the Shell station/convenience store demolished at this location and plans small retail shops in its place. The land to the north is Homeland Oak Brook Shopping Center, to the west Trails End Shopping Center & Chase Bank, to the south Conoco, Taco Bell and to the west Walgreen's.

General Site Criteria:

Existing zoning – “D-2” Neighborhood Commercial

Setbacks – front setback on Santa Fe is 75 feet, side on Edmond Road is 60 feet, east setback 18 feet 3 inches, north setback is 21 feet, a canopy extends further but is permitted because the land to the north is zoned commercial.

Height of buildings – 18 feet

Parking – 29 parking spaces, the building is 7,020 square feet, 35 spaces could be required.

Lot size – 31,450 sf

1. Landscape Plan – minimum requirements:

<u>Landscaping - Lot area = 31,450 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 3,145 sf	3,145 sf landscaping/lawn area
Plant units required = 260 plant units	260 plant units
Required in front yard = 1572 sf	2500 sf in front yard (frontage)
Front yard plant units = 130 plant units	200 plant units
Evergreen required = 104 plant units	104 plant units

**Landscaping plans continue to be reviewed at preparation of agenda.**

2. Lighting Plan – pole lights will not exceed 25 feet including the base material, wall packs will be placed on the building, no more than 5 light poles will be provided
3. Driveways/Parking – the existing property has 3 driveways plus one shared driveway. Two on Edmond Road and 1 ½ on Santa Fe. **The Engineering Department recommends that the drives nearest the intersection be closed. There is interconnection with the shopping center to the north and to the east. The specific use known at this time is a cleaners and this is what the drive-in is for. The drives near the intersection do not allow for safe turning movements specifically for left turns. Traffic volumes are too high for left turns for a majority of the daily traffic.** The developer prefers not to close any of the drives but would consider the west drive on Edmond Road to be closed.
4. Mechanical equipment – located on the roof, the building will have a flat roof but will be screened by the parapet walls.
5. Fencing/screening – no sight proof screening is provided.
6. Signage – **the staff recommends a sign similar to the Conoco sign, no more than 12 foot in height with approximately 60+ square feet. The developer would like the full 20 foot tall 75 square foot sign similar to Chase.** The ordinance does allow the 20 foot tall sign on West Edmond Road.
7. General architectural appearance – the building is brick veneer on all 4 sides. There is an overhead door on the east elevation to be used by the cleaners. Some of the wall is EFIS. The roof is a 12/4 pitched roof with standing seam metal. Other than the

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Homeland store, the remainder of the shopping center is brick. Conoco is brick, Walgreen's is brick and Chase Bank is predominantly brick. This building will be consistent with the character of the area.

8. Drainage Report and related Grading Report Plans – there is no drainage required since the lot is already paved and will be re-developed.
9. Refuse facilities – the dumpster enclosure is located on the east side of the building and will be accessed from the Homeland parking lot which actually allows a greater maneuvering area for the truck.
10. Sensitive borders – there is no sensitive border for this site.
11. Street paving and access management – there is no street paving required, Edmond Road and Santa Fe are four laned. Staff recommends that the two drives be closed nearest the corner to provide for safer turning movements.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are adjacent to the property to be connected for service.

Don Kaspereit appeared for the owner. He identified to the Planning Commission that the owner would prefer to leave the driveway on Santa Fe since it is getting a little further from the intersection and appears to be less congested for turning movements and would help access to the business. The owner would agree to close the drive on Edmond Road nearest the intersection. Mr. Manek indicated that the drive separation is not in compliance with the current policy and with the change in use, it would be best to eliminate two drives. The Conoco station to the south has fewer drives. Mr. Kaspereit agreed to the shorter sign than the 20 foot tall 75 square foot sign allowed by the code. The sign would be 12 feet tall and no more than 65 square feet. Mr. Kaspereit indicated that all of the landscaping plans would be to the current standard and the plant units would be added to meet the 50% in the frontage standard.

Motion by Moyer, seconded by Moore, to approve this request, as verified to be amended by the applicant. **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 #PR060030 Consideration of Final Plat of the DaJuana Collins Addition located on the north side of 9<sup>th</sup> Street approximately 1200 feet west of Bryant. (Executive Leasing)**

This item was withdrawn at request of applicant.

The next item on the agenda was **Case #SP060073 Public Hearing and Consideration of commercial site plan approval for Executive Leasing on the north side of 9<sup>th</sup> Street approximately 1200 feet west of Bryant.**

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This item continued indefinitely at request of applicant.

There was no New Business.

January 16, 2007

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

Meeting adjourned at 7:12 p.m.

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Leroy Cartwright, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission