

EDMOND PLANNING COMMISSION MEETING

Tuesday, March 6, 2007

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, March 6, 2007, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Barry K. Moore and Elizabeth Waner. Suzy Thrash was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney and Carrie Tomlinson, Urban Forester. The first item on the agenda was the approval of the February 20, 2007, Planning Commission minutes.

Motion by Waner, seconded by Moyer, to approve the minutes as corrected to add the following: regarding the Buddy Morgan rezoning on Memorial Road, the minutes need to reflect this was a unique and unusual location for a higher category of zoning which was limited by the Planned Unit Development to be as compatible with adjoining residential as practical. This location is not suitable for higher category of zoning without the proper protection of the established neighborhood of north and west. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #SP070012 Public Hearing and Consideration of commercial site plan approval for warehouse building north of Enterprise Drive, east of Kelly, 575 Enterprise Drive. (Larry Lambrecht)**

This site plan received prior to the effective date of Title 22 Zoning Ordinance. Review based on current site plan standards and this project will be reviewed by the City Council.

General Site Criteria:

Existing zoning – “F-1” Light Industrial

Setbacks – front setback on Enterprise Drive is 47 feet, the side setback to the east is 10 feet, the side setback to the west is 80 feet and the rear setback is 27 feet. All setbacks comply.

Height of buildings – 25 feet

Parking – 36 spaces (the building is 13,534 square feet), this standard is appropriate for medium manufacturing and/or office/warehouse, there are no additional spaces.

Lot size – 46,448 square feet, property dimensions 154.82' x 300.01'.

1. Landscape Plan – 5% allowed for “F-1” Light Industrial Business Park

<u>Landscaping - Lot area = 46,448 sf</u>	<u>Landscape provided on plans submitted</u>
Five per cent of lot = 2,322 sf	2,322 sf landscaping/lawn area
Required in front yard = 1,161 sf	1,161 sf in front yard
Plant units required = 184 plant units	184 plant units
Front yard plant units = 92 plant units	92 plant units
Evergreen required = 74 plant units	74 plant units

March 6, 2007

2. Lighting Plan – this location is in Enterprise Business Park. Light poles are not planned, wall packs will be placed on the building. All land surrounding this property is industrial.
3. Driveways/Parking – one drive approach is planned on Enterprise Drive 26 foot in width.
4. Mechanical equipment – the roof is pitched using roof materials equal to the other roof materials in Enterprise Business Park.
5. Fencing/screening – no sight proof fencing is required due to the industrial zoning.
6. Signage – no ground sign is proposed.
7. General architectural appearance – this project allows metal buildings with a partial brick veneer on the front wall. This project includes brick veneer with stone trim along the entire front wall approximately 10 feet high on the wall. The brick wraps around the front of the building. This design will be equal to other buildings in the Enterprise Business Park.
8. Drainage Report and related Grading Report Plans – drainage detention plans have been submitted by MGR Engineering. There will be a detention area in the front and in the back to meet Title 23 requirements.
9. Refuse facilities – the dumpster location is in the front of the property. There is a masonry enclosure. The location is best for the Sanitation Department to access their location. There would not be room to turn around inside the site.
10. Sensitive borders – there are no sensitive borders, all the land is zoned industrial around this location.
11. Street paving and access management – Enterprise Drive is improved as a commercial street and fully meets Edmond standards as well as the drive approach on this type of location.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are adjacent to the site and are being connecting for service.
13. Fire Prevention and Building Department – the 13,534 square foot building will have a fire sprinkler system and that is identified on the plans.

Chairperson Cartwright noted that Mr. Lambrecht took extra care with his projects which he has several in Edmond and the roof line of this project was a desirable feature even though a flat roof is allowed at this location.

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

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

NAYS: None

The next item on the agenda was **Case #ES070001 Public Hearing and Consideration of closing a public utility easement located at 2117 Red Prairie Drive. (Scott and Kristy Britten)**

March 6, 2007

Scott Britten would like to build a pool on his lot in The Pointe at Oaktree Addition generally located north of Sorghum Mill road between Kelly and Santa Fe. There is an existing utility easement that covers the back yard area where the pool is proposed. Mr. Britten is hoping that the existing electric line in the easement can be re-located to allow for the pool and structures planned. This is the only utility that would be impacted by the pool. James Platt with the Electric Department has been working with Mr. Britton and the Oak Tree developer, Jeff Bolding, to re-locate the electric line to the north on the golf course. Mr. Bolding has already responded with the following comments:

1. Oak Tree Country Club agrees to have Edmond Electric move line located at 2117 Red Prairie Drive onto Oak Tree Golf Course property so that the Britten's can construct a pool at the Britten's expense.
2. The Britten's pool contractor will be responsible for coordination of line relocation with Oak Tree Golf Course maintenance and Edmond Electric.

Mr. Britten will need to pay for the re-location of the electric line and he is working with James Platt in the Edmond Electric Department to get a final determination on that amount. The Oak Tree development may need to provide for a public utility easement or electric easement for the re-located line rather than just agree to have the line on their property. The City will need to maintain the line indefinitely. There is electricity to a water well on the Oak Tree project. The Electric Department is verifying if there is adequate space for an additional electric line parallel to the line serving the water well.

Chairperson Cartwright identified that the conditions that apply to this request include the payment of the fee to re-locate the electric line out of the easement and to provide an easement to the north from the golf course owners if the existing easement is not adequate.

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

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

NAYS: None

Commissioner Moore left the room during the discussion of this item.

The next item on the agenda was **Case#U070003 Public Hearing and Consideration of Special Use Permit/site plan for a child care center located north of Covell Road, 930 feet east of Air Depot. (The Goddard School)**

This site plan was received prior to the effective date of Title 22 Zoning Ordinance. Review is based on current site plan standards. Special Use Permits will continue to be reviewed by the City Council as Specific Use Permits.

March 6, 2007

Architect Terry Kerr is representing J. W. Armstrong, the property owner, for the sale of a 2.09 acre tract for The Goddard School planned north of Covell, 930 feet east of Air Depot. This tract of land lies on the south side of the flood plain and creek area that extends through the southeast portion of the Hampton Hollow neighborhood. The nearest home is to the northwest across the creek and flood plain area from the subject site. The property is currently zoned "A" Single Family and a Special Use Permit is required for a school, day care, childcare center of this type.

General Site Criteria:

Existing zoning – "A" Single Family Dwelling. Special Use Permit required for day care, childcare center or school teaching courses prior to standard K-12 public or private schools.

Setbacks – The setback from property line is 70 feet. 70 feet of right-of-way is required along Covell. The setback from Covell from the property line is 70 feet. The setback from the east property line is 27 feet. The setback from the north property line is 20 feet at the nearest northwest corner of the building. The setback from the west property line is 55 feet.

Height of buildings – 30 feet including the decorative architectural element shown on top of the pitched roof.

Parking – The project plans for two drives on Covell, which facilitates drop off and pick up traffic. The project has 30 parking spaces, 20 of the spaces are planned for staff members. The building is approximately 7,900 square feet.

Lot size – 2.09 acres, 63,346 square feet.

1. Landscape Plan

Landscaping - <u>Lot area =63,346 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 6,335 sf	32,471 sf landscaping/lawn area
Plant units required = 507 PU	520 plant units
Evergreen required = 203 PU	204 plant units
Requirements in front = 253 PU	346 plant units
= 3,167 sf	3,167 sf

It is recommended that the applicant work with the adjacent property owner to ensure proper protection of the pine trees due to liability that could result from construction damage.

2. Lighting Plan – Wall pack lights are the primary lighting source. Not more than 3 light poles would be used with the down directed light for the parking lot, not more than 25 feet in height.
3. Driveways/Parking – The two drive approaches on Covell can meet the separation requirements. There is no ability to interconnect to the west across the creek due to the large flood plain and the type of structure that would have to be built to cross the flood plain to the west. Thirty parking spaces are provided.
4. Mechanical equipment – Based on the pitched roof construction, the mechanical equipment will be located on the ground as preferred.

March 6, 2007

5. Fencing/screening – No sight proof fencing is planned due to the “A” Single Family zoning of the property. The play areas will be fenced as a safety feature and is required by state licensing. Some of the fencing proposed is cedar, 4 feet in height.
6. Signage – The sign is 6 feet tall, 36 square feet, identifies the Goddard School and allows 2 lines for changeable copy, not electronic.
7. General architectural appearance – The building is brick veneer on four sides. On the front of the building also includes stone veneer at the entry. The roof is pitched with class A shingles. The windows are residential in style. The building is residential in character.
8. Drainage Report and related Grading Report Plans – A Drainage Detention has been submitted and will provide for detention outside of the 100 year plain on the west side of the property adjacent to the play area.
9. Refuse facilities – The dumpster enclosure is brick veneer, 6 feet in height and is located at the west end of the parking lot.
10. Sensitive borders – The property is zoned “A” Single Family with a Special Use Permit for the school. The creek and flood plains extends along the entire northwest side of the triangular shape of the property and should provide a wide separation to the nearest homes to the northwest. No sensitive border is suggested for this tract in addition to the flood plain and existing tree line which will permanently separate the back yards of the nearest single family to the north property line of the Goddard School.
11. Street paving and access management – The standard requirement for this use will be a curb and gutter and widening section along Covell as a primary arterial street; 70 foot of right-of-way is needed along Covell and is shown on the plans.
12. Water and Sanitary Sewer Plans – This property is adjacent to sewer to the northwest creek area and will connect for service. A 12 inch water main will be provided along the frontage of Covell and connected for service.
13. Fire Prevention and Building Department – The Fire Department has reviewed the plans and will require a full fire sprinkler system and one fire hydrant to be installed for this project.

Randel Shadid appeared representing the applicant. He noted that the franchise owner requested the 30 parking spaces provided which was more than the operator had initially planned. Mark Nash with the Edmond Neighborhood Alliance spoke in favor of this use for the small parcel of land adjacent to the floodplain. The staff noted that the triangular shape tract of this request provided for the 70 foot of right-of-way on the Covell Parkway. The detention was planned on the west side of the building as well as the fenced play area. The floodplain was not located on the subject property so no tree removal or fill would occur in the 100 year floodplain. Some of the 500 year floodplain may extend onto the subject property but that area can be modified under the FEMA rules. The sanitary sewer line is to the northwest across the creek and the existing line is relatively shallow,. The sewer line will also have to be protected from flooding. The staff recommended that

March 6, 2007

the engineering for the off-site sewer line extension be carefully evaluated for compliance with engineering standards particularly on the grades required. The relatively small size of this parcel may not allow for a alternate waste water solution. Trees on the property would be removed due to the fill needed to prepare the site. A row of trees on the east side of the property were actually on the adjoining owner.

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

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

NAYS: None

The next item on the agenda was **Consideration of request for deed certification north of Indian Hill Road 657 feet west of Air Depot, 2 acre tract. (Julie and Kevin Hargrove)**

Janie Cotton with Capitol Abstract & Title Company is representing the Hargrove family in requesting a deed approval for property in the Kanaly's Collegewood Acres Addition, an unrecorded plat, west of Air Depot north of Indian Hill Road. The Hargroves would like to provide a 2 acre lot as a separate parcel/ownership approximately 700 feet north of Indian Hill Road. This property would be connected by a private roadway easement to Indian Hill Road across the seller's property. The property is zoned "R-1" Rural Estate Dwelling District and the minimum lot is 90,000 square feet. The Hargroves will retain the remainder of the 5 acre tract. There is no water or sewer available to this property and the lot will be served with septic tanks and water wells. The private roadway easement is described on the deed. This lot split is in order for approval.

Ms. Cotton represented the applicant. She indicated there was no sale at this time. This was a family trust transfer of lot arrangement.

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

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

NAYS: None

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 5:47 p.m.

March 6, 2007

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission