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EDMOND PLANNING COMMISSION MEETING

Tuesday, October 16, 2007

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, October 16, 2007, in the Downtown Community Center, Room 107, 28 East Main. Meetings are being held at this address due to remodeling of the City Council Chambers. Other members present were Bill Moyer, Leroy Cartwright and Barry Moore. Ingrid Young was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Planner; Jan Ramseyer-Fees, Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the October 2, 2007 Planning Commission minutes.

Motion by Moyer, seconded by Moore to approve the minutes of October 2, 2007.
Motion carried by a vote of 3-1 as follows:

AYES: Members: Moyer, Moore and Chairperson Thrash

NAYS: by abstention, Cartwright

The next item on the agenda was Case #SP030028 Public Hearing and Consideration of Commercial Site Plan approval for Fox Lake Plaza located west of I-35, 1,130 feet north of 15th Street. (Frank Battle)

Mr. Battle is requesting an extension of the Fox Lake Plaza building site plan, as that project has been previously approved in 2004. Attorney, Barry Rice, represented Frank Battle, indicating this project was a large scale construction project, requiring hundreds of thousands of yards of dirt to be moved. We know that Mr. Battle is working on the plat. The video of the original project was shown, depicting the architectural style. Attorney, Lydia Lee, representing the ENA, spoke in opposition to the extension, indicating that there have been a number of tickets issued for lack of erosion control measures and that the same status of the project has existed for four years. The surrounding area is exposed to dirt, mud, and noise for this extended earth moving effort. The conditions of approval have not been addressed by Mr. Battle, such as the payment of the annual homeowners fee, the seeding of the area or the planting of trees on the west side of the development, next to the lake. There are standards of the new zoning ordinances that are not addressed by this lengthy extension. Bill Heeg, Fox Ridge Drive, spoke representing the Fox Lake Homeowners Association. He commented that the neighborhood did want normalcy back, with the construction effects minimized. He indicated that the final grades for the building pads appear to be close. He indicated a delay would not be the best action.

Commissioner Moore asked about the payment and if it had been received or discussed with Mr. Battle. Mr. Hake indicated he had not received any payments. Mr. Battle

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indicated he would pay the first payment in January 2008. Mr. Moore was concerned that Mr. Battle wasn't following conditions approved by the City Council and was concerned about the difference of opinion between Mr. Battle and the homeowners about when the conditions would be implemented, since the construction and dirt moving have been taking place for a considerable time. Mr. Murdock indicated the conditions were with the original site plan and would be continued as conditions of the extension.

Motion by Cartwright, seconded by Moyer to extend the site plan as originally approved. Motion carried as follows by a vote of 3-1:

AYES: Cartwright, Moyer and Chairperson Thrash

NAYS: Moore

The next item on the agenda was Case #SP070044 Public Hearing and Consideration of site plan approval for Fisher Hall South Building C-3 located east of Boulevard, north of Smiling Hill Boulevard. (Turner and Company)

General Description: Josh Moore is requesting approval of another office building on E-1 zoned property, east of Boulevard. The parcel is 68,950 square feet and the proposed two story building is 21,360 square feet. This building will be similar in appearance to the larger office building in the first phase of the Fisher Hall development. No variances are expected on this project, requiring City Council review.

Planning Department:

1. Existing zoning – “E-1” General Commercial Zoning
2. Setbacks – Front setback is approximately 200 feet east of Boulevard. Other buildings will be constructed in front of this building in the Fisher Hall Office Park. The south setback from Smiling Hill Boulevard is 277 feet. There is no access to Smiling Hill Boulevard. The north setback is 42 feet from the property line. The east setback is 22.8 feet to the nearest point of the building; a majority of the building is setback further. The land to the east is owned by the City of Edmond, as the Bickham-Rudkin Park. It is not platted or developed as single family residential.
3. Height of buildings – 30 feet
4. Parking – The building is 21,360 square feet, requiring 85 parking spaces. There are 81 spaces on the plans, plus there are inter-connecting cross access parking lots to be shared in this office park. The project is not over parked.
5. Lot size – 68,950 square feet

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6. Lighting Plan – Light poles have been installed as a part of the subdivision, Fisher Hall South. There is no change to the height and style of the pole lights.
7. Signage – The signs are part of the subdivision, 6 feet tall, 42 square feet. Each building can qualify for a sign since there are individual lots for each building.
8. General architectural appearance – The buildings will be built with materials similar to the other Fisher Hall South structures. The building will consist of brick veneer on all four sides, with EIFS or cast stone trim. The roof provides an appearance of pitched roof construction, where all the mechanical units are screened by the pitch, but are actually on a flat portion of the roof.
9. Sensitive borders – There is no sensitive border in this location.
10. Mechanical equipment – Mechanical equipment will be located on the roof, but will be screened by the pitched portion of the roof construction.
11. Fencing/screening – No site proof fencing or screening is planned.

Engineering Department:

12. Driveways/Parking – The driveways are all in place, as a part of the Fisher Hall South subdivision. All driveways are shared, with cross access and cross parking agreements.
13. Title 21 water and sanitary sewer plans – The water lines and sewer lines were installed with the subdivision, so they are in place with the required fire hydrants. The two story building will be required to be fire sprinklered, so there is adequate water pressure from the new lines that were installed.
14. Drainage Report and related grading report plans – Detention was accomplished with the plat of Fisher Hall South.
15. Street paving and access management – Boulevard is already four-laned and the access management standards are met, with the medians and crossovers in the Boulevard paving.

Fire Protection:

16. Fire Prevention and Building Department – Building is shown to be fire sprinklered.

Community Image:

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| <p>17. Landscaping - <u>Lot area = 68,950 sf</u>
 Ten percent of lot = 6,895 sf
 Plant units required = 552 PU
 Evergreen required = 221 PU</p> | <p><u>Landscape provided on plans submitted</u>
 23,702 sf landscaping/lawn area
 611 plant units
 544 plant units</p> |
|---|--|
18. Refuse facilities – Since this project is in an office park, there are shared dumpster locations. There is an enclosure plan near the parking lot, on the south side of this building.

Electric Department:

19. Electric – Keith Beatty stated the required easement will be provided on the final plat prior to council acceptance.

Josh Moore, with Turner and Company, requested approval. He indicated a building just like the one proposed is being framed just north of the subject site. He indicated that tenants were already planned for this office building.

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

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

The next item on the agenda was Case #PR070027 Public Hearing and Consideration of Preliminary Plat approval for Sooner Ridge Falls commercial project located 1,000 feet south of Danforth, east of Sooner Road. (Charly and Anita Bishop)

Charly Bishop is requesting plat approval of an 11.63 acre commercial plat. The land will be divided into 2 lots, one is 2.98 acres and one is 8.64 acres. This land is zoned “D-O” and “E-1” commercial. Mr. Bishop plans to extend public water lines into the addition along private driveways, providing access to the buildings planned in the future. The driveways will require cross access. There is a limit to the number of driveways on Sooner Road, due to the I-35 ramp access, where ODOT restricts driveways. 70 feet of right-of-way will be required along Sooner Road, adjacent to this property. The owner will need to bore under Sooner Road to connect to the water line and extend the proper size commercial line with fire hydrants into the project to serve Lot 1. Additional water line extensions and fire hydrants could be needed further into the project, once actual buildings are known. Mr. Bishop is aware that a sanitary sewer line is not presently located at the north end of the Tuscan Park Second Addition. That phase of Tuscan Park has not been started and is approximately one year old (final plats are only valid for

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two years). Mr. Bishop will extend the additional 400 feet or more to the existing Tuscan Park First Addition, if necessary, to connect to a sanitary sewer line.

The setbacks on Sooner Road are 30 feet from property line and that is acceptable since this project is a planned unit development. It would be desirable to provide the driveway alignment with Depel Drive to the west of Sooner, but that may be too near the on ramp to I-35. In this case, it may be best to evaluate the driveway at the time of site plan. There will be a limitation of the driveways, due to the ODOT requirements. All of the utility easements need to be 20 feet in width, not 15 feet, as shown on the plat.

Mr. Charly Bishop indicated that this was a long range project and that Chet Leonhardt, who owns Tuscan Park was his uncle and could provide the necessary easements to access the sewer lines west of Sooner Road off-site from his project. He indicated there was an electric line on the property that did not show up being located in an easement. He indicated that would have to be moved by the Electric Company. Commissioner Moyer noted that most of the easements had been shown, except for that one, and asked what would happen about the existing line

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

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

NAYS: None

The next item on the agenda was Case #PR070037 Consideration of Preliminary Plat of Golden Gate at Twin Bridges Second Addition located north of Coffee Creek Road, west of Bryant. (Bud Bartley)

Bud Bartley is requesting approval of the preliminary plat of the Golden Gate at Twin Bridges. This plat contains 2 single family lots on 0.85 acres. A portion of the plat is a re-plat of the original Golden Gate at Twin Bridges. The original preliminary plat is more than 2 years old so a new plat is required. The bridge will take a significant time to complete so the developer has chosen to modify or correct the boundary of two of the lots that were in the original plat. The developer is not in a hurry to qualify the two lots as building sites because the building permits cannot be approved until the bridge is complete. Notices have been given to property owners within 300 feet of the boundary of this preliminary plat.

Doug Klaussen, Engineer for the owner, indicated that the bridge was originally planned where the two lots were shown, but a better design required the bridge to be moved. He indicated it will take a little more time to build the fairly significant bridge before moving on to the next phase, north of the creek of Twin Bridges.

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Motion made by Cartwright, seconded by Moore to approve the request. Motion carried by a vote of 4-0 as follows:

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

NAYS: None

There was no New Business.

Motion made by Moore, seconded by Moyer to adjourn at 6:03 p.m. Motion carried unanimously.

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

NAYS: None

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission