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EDMOND PLANNING COMMISSION MEETING

Tuesday, November 6, 2007

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, November 6, 2007, at 28 East Main, Downtown Community Center, Room 107. Other members present were Bill Moyer, Leroy Cartwright, Barry K. Moore and Ingrid Young. 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 October 16, 2007, Planning Commission minutes.

Motion by Moore, seconded by Young, to approve the minutes subject to the following corrections: Mr. Hake is the correct spelling, rather than Heeg (Item on Fox Lake) and to indicate that Mr. Cartwright voted on the last item on the October 16, 2007 Agenda (his vote was not registered as the Minutes were prepared). **Motion carried** by a vote of 5-0 as follows:

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

Chairperson Thrash announced that the following three Inspirada items on Covell Road have been withdrawn by the applicant.

The next item on the agenda was **Case # Z070029 Public Hearing and Consideration of Edmond Plan amendment for duplex and single family units as a "C-1" Low Density Multi-Family Inspirada PUD located on the north side of Covell, ½ mile west of Coltrane. (Martin Teuscher, Inspirada PUD) Withdrawn**

The next item on the agenda was **Case #Z070017 Public Hearing and Consideration of Rezoning from "A" Single Family to Planned Unit Development for the Inspirada PUD, located on the north side of Covell, ½ mile west of Coltrane. (Martin Teuscher, Inspirada PUD) Withdrawn**

The next item on the agenda was **Case #PR070025 Public Hearing and Consideration of Preliminary Plat approval for the Inspirada residential development, located on the north side of Covell, ½ mile west of Coltrane. (Martin Teuscher with M & R Land Development LLC) Withdrawn**

The next item on the agenda was **Public Hearing and Consideration of Amendment to the previously accepted plat of the Boulevard Place Addition regarding a deed**

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approval to establish three new single family lots on the south side of Steve Douglas Drive, west of Rankin on Lot 7 of the Boulevard Place Addition. (Gary Randolph)

Builder, Gary Randolph, is requesting deed approval to create three lots west of Rankin, south of Steve Douglas Drive, across from Central Middle School. The property is zoned "A", single family, and the lot that is being divided is Lot 7 of the Boulevard Place Addition; however, the access on Steve Douglas is in the Harris Park Addition. This will be the first case with the new ordinance where notices are required when there is a re-division of a previously accepted plat. In this case, Mr. Randolph has provided notice for everyone in the Boulevard Place Addition, which extends west to Boulevard, and everyone in the Harris Park Addition since the access to the subject lots impacts the Harris Park Addition. Under the new ordinance, there's no requirement for notice to the residents of Harris Park.

Mr. Randolph's proposal has been reviewed by the Engineering Department. Each lot will be served with water and sewer lines. The lots are approximately 11,600 square feet or larger. The western lot, which is 28,144 square feet, does have a flood plain across the lot, which the Engineering Department has reviewed for compliance with Title 23 Drainage. The lot on the southwest corner of Douglas and Rankin will need a sewer line extension for service or a bore under Rankin for connection on the east side of Rankin. The sewer line easement, extending on the western lot, can be built over with a residential driveway. Each of the lots are buildable, with access to a public street and with the extension of the sewer line to the eastern tract, all will have utilities. The flood plain does not prohibit the construction of a house on the western lot. Unless the residents of Boulevard Place have objections based on the plat or the plat restrictions, this approval meets all city requirements.

Mr. Randolph indicated he would be building his own house on one of the lots. Commissioner Cartwright asked when the plat was accepted. The staff did not have the exact date, but indicated in the 1950s. Commissioner Cartwright indicated the ordinance stated that it applied where the plat was accepted by the City. In this Addition, the City of Edmond maintains the streets and utilities.

Mr. Tommy White, a resident to the south on Rankin indicated he tried to buy the property in the past and Mr. Brandt would not sell him the land. He is disappointed that someone is going to build on the lot, but not enough to be against it. He indicated that he was glad that Mr. Randolph will live in one of the homes and understands that the home will not be constructed north of the sanitary and sewer easement crossing the lot. He hoped there would not be stockade fences or lot boundaries to close in the area. He indicated he talked to Mr. Randolph prior to the meeting about trees and building

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setbacks and the placement of the homes on the lot.

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

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

The next item on the agenda was **Case #SP070045 Public Hearing and Consideration of Non-Residential Site Plan located at the southeast corner of I-35 and Second Street. (Life Church)**

Thomas Small, representing Life Covenant Church, Inc., has submitted for Site Plan approval for a 29,145 square foot expansion to the existing Lifechurch development at 4600 E. 2nd Street. The church is proposing an addition which includes a 4,788 square foot office expansion, a 9,752 square foot lobby expansion and a 14,605 square foot c hwing and hall addition. An existing gymnasium and parking lot will be demolished and replaced with the c hwing and new parking lot. Section 22.3.5 (B) (1) (c) Site Plan Review Process states that conflicts may occur with expansions of 20% when complying with all parts of the Site Plan Ordinance when the original construction did not incorporate the standards applicable today. The Site Plan for the expansion of Lifechurch is in excess of 20% and a non-residential use, thereby triggering the Commercial Site Plan approval under the new Title 22. It is understood that this location has never been required to have Site Plan approval before now, due to the “ A” General Agricultural District zoning, permitting the use of the church outright, and the “ zoning not requiring Commercial Site-Plan approval under the previous Title 22”, since only multi-family and commercial zoning categories were affected. This application has been reviewed with the understanding of no previous site plans at this location and so challenged when trying to meet the current standards. This site is NOT required to be platted since it is not a multi-family, commercial, office or industrial site.

Planning Department:

1. Existing zoning – General Agricultural District. A church was a use permitted by right in the previous zoning ordinance and so no Specific Use Permit is needed for this expansion.
2. Setbacks – The new lobby expansion will setback 1 from the west property line, the c hwing will setback 1 from the west property line, and the office expansion sets back 9 from the south property line. The expansion complies with all setbacks.

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3. Height of buildings – The new lobby expansion is approximately 20' tall and the entry towers are approximately 35' tall at their highest point.
4. Parking – The entire Lifechurch site contains legal non-conforming parking lots, since the existing excess parking lots pre-date the current regulations. An existing 20-car parking lot will be removed when the gym is torn down, and replaced with a 45-car parking, which takes into account additional parking spaces using the parking ratio for office, with the additional spaces added for the office addition.
5. Lot size –The lot size for the construction of this Site Plan which includes the lobby, office and children’s wing expansion, is 218,476 square feet or just over 5 acres. The total lot size of the Lifechurch property is just over 31 acres.
6. Lighting Plan – No new site lighting is proposed, only security lighting applied directly on the building, such as wall pack units.
7. Signage – No additional ground signage is proposed. Four new wall signs for this project are proposed. One wall sign, “LIFECHURCH” will be 3 by 7 feet. The second wall sign, “LIFECHURCH” is 4 by 9 feet. The third wall sign “LIFECHURCH” is 4 by 9 feet. The fourth wall sign, “LIFECHURCH” is 2 by 11 feet. The “LIFECHURCH” district does not establish standards for wall signs.
8. General architectural appearance – The exterior of the buildings will be dryvit to match the existing building, using the same “off-white” color. The standing seam metal roofs will match the existing roofs which is a silver finish. The steel canopies will be a contrasting earth-tone color, slightly lighter than the body of the building. All aluminum work for doors and windows will be natural anodized finish with clear glass.
9. Sensitive borders – There are no sensitive borders for this project since the property to the south is commercial and the property to the east is also zoned “C-3” and developed as Oklahoma Christian Schools.
10. Mechanical equipment – The mechanical equipment will be rooftop mounted on the children’s wing, but hidden from view by a parapet wall.
11. Fencing/screening – No fencing is added or required with this application.

Engineering Department:

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- 12. Driveways/Parking – No new drives are proposed with this expansion and the new parking lot complies with Title 22 dimensional requirements.
- 13. Title 21 water and sanitary sewer plans – An existing water line will be relocated with this expansion. A 2' utility easement will be required for both the proposed water line and the portion of existing water line to remain.
- 14. Drainage Report and related grading report plans – This project appeared before the Stormwater Advisory Board on October 18 and was approved to pay a fee-in-lieu of detention for this expansion.
- 15. Street paving and access management – There are two drives that access the Lifechurch property, one on 2nd Street and one on the I-35 Frontage Road. No changes with the drives are proposed with this application.

Fire Protection:

- 16. Fire Prevention and Building Department – The building is required to be fully fire sprinkled.

Community Image:

- 17. Landscape Plan –

Landscaping - <u>Lot area = 218,476 sf</u>	<u>Landscape provided on plans submitted</u>
15 percent of lot = 32,771 sf	32,771 sf landscaping/lawn area
Plant units required = 5,244 PU	5,518.5 plant units
Evergreen required = 2,097 PU	2,488.5 plant units
I-35 Veg. Palette required= 3,933 PU	4,149 plant units
Trees from preservation =	330 plant units

Solid Waste:

- 18. Sanitation Department:

Refuse facilities – Currently there are 3 dumpsters for Lifechurch, which are located by their maintenance building near the southeast corner of the site. There is an existing dumpster next to the gym building being demolished, and it will remain and be screened with a dumpster enclosure.

Electric Department:

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19. Electric – The church currently has sufficient power to support the new expansions from the main building. An easement will need to be provided to support all existing electric facilities.

Thomas Small, architect for the church, spoke requesting approval, indicating that the new zoning ordinance had changed the rules for this “ zoned land, requiring site plan approval. In some respects, the building is commercial, particularly relating to the building code and fire code. The changes are minor, but do equal 20% of the existing church square footage, which also shares improvements such as parking with the Oklahoma Christian School. Jan Fees indicated that the signs were reviewed as commercial wall signs and were less square footage than allowed for new signs. The site complied with the 15% landscaping for I-35. Mr. Moyer asked about a potential signal light at the location of the Oklahoma Christian School, which he understood was not associated with this project. City Engineer, Steve Manek, indicated that the signal does not line up with the church land and is being planned by the developer to the north, Mike Galega. He also indicated that a new easement is being provided for the relocated 12 inch water main in front of the church. Mr. Small introduced Gary Nolan, with Smith-Roberts, engineer for the project and Mark Allen, with Life Church.

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

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

The next item on the agenda was **Consideration of Deed Approval for a 2.15 acre commercially zoned tract, north of 15th Street, just over 1/8 mile west of Kelly (City of Edmond potential Fire Station site).**

The City of Edmond is considering purchasing 2.15 acres, north of 15th, west of Kelly, east of the Westbrook Shopping Center, west of the Circle K/Conoco convenience store. This property is zoned “D-2”, Neighborhood Commercial, and is undeveloped at this time. City water is available along 15th Street and sanitary sewer lines are available along the north side of the property. The land to the immediate north is owned by the City, as a park and drainage way. There is no flood plain across this property. The dimensions of the parcel are 180 feet by 521 feet.

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

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

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The next item on the agenda was **Public Hearing and Consideration of Ordinance amending Edmond Plan IV to allow for amendments of the Plan and Plan Map without a Planned Unit Development designation for the amendment or rezoning request.**

City Attorney, Steve Murdock, has prepared the attached ordinance, which would amend the current Edmond Plan IV to no longer require Planned Unit Development applications for amendments to the Edmond Plan, as a minimum requirement with every application. The City Council may require a Planned Unit Development. The Planned Unit Development process may offer, in some re-zoning cases, the opportunity for design conditions or qualifications to uses, but this may not be necessary with each application.

Bill Moyer asked what would happen if the Council requested a PUD. It was noted that depending on the facts of the case, the item might be referred back to the Planning Commission, similar to the Covell/35 LLC that's being continued at Covell and Sooner Rd. Mr. Cartwright noted that the comments during the Plan discussion noted that it was a "work in progress" and such modifications could be expected.

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

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

There was no New Business.

Motion by Moore, seconded by Cartwright, to adjourn. **Motion carried** by a vote of as follows:

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

Meeting adjourned at 6:00 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission