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## EDMOND PLANNING COMMISSION MEETING

**Tuesday, December 4, 2007**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, December 4, 2007, at 20 S. Littler, in the City Council Chambers. Other members present were Leroy Cartwright, Barry K. Moore, Bill Moyer and Ingrid Young. 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 November 20, 2007, Planning Commission minutes.

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

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

The following two items were withdrawn by the applicant:

The next item on the agenda was: Case # Z070025 Public Hearing and Consideration of Edmond Plan Amendment for a Commercial PUD, located south of 15<sup>th</sup> Street, east of I-35. (Bayer Company) **WITHDRAWN**

The next item on the agenda was: Case # Z070026 Public Hearing and Consideration of Rezoning "L-4" Lake Commercial and "L-4" Lake Commercial PUD. Property located south of 15<sup>th</sup> Street, east of I-35. (Bayer Company) **WITHDRAWN**

The next item on the agenda was: Case #Z070030 Public Hearing and Consideration of Amendment of Edmond Plan IV from Medium Density Multi-Family to Planned Unit Development for office buildings, located on the north side of Danforth, east of the North Place Convenience Store, west of the Hi-Pointe Addition, and south of the Timber Ridge Addition. (Martin Teuscher) **Cont'd from Nov. 20**

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: This 1.59 acre tract is adjacent to a 12 inch public water main along Danforth and a sanitary sewer line, located on the east and north sides of the property. The land has been platted as part of the Timber Ridge Addition and has been zoned since July 20, 1970 by Ordinance #597.
2. Traffic: Danforth has been four-laned in front of this parcel and there is a traffic light at the intersection of Danforth and Boulevard. The proposal plans for one driveway on Danforth, which meets the access management standards.
3. Existing zoning pattern:

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North – “A” Single Family  
South – “C-2” Multiple Family  
East – “A” Single Family Planned Unit Development  
West – “D-2” Neighborhood Commercial

4. Land Use:
  - North – Single Family homes on acreage type lots.
  - South – Multi-Family, the Rolling Green Apartments
  - East – Hi-Pointe Addition, 34 patio home type lots.
  - West – North Place Convenience Store, to include car wash.
5. Density: N/A (If the land was constructed as multi-family, there could be 19 units).
6. Land ownership pattern:
  - North – Single family homes
  - South – Multi-family, single ownership
  - East – Single family lots
  - West – Commercial developed property
7. Physical features: The land has already been graded as a part of the plat. It has no native tree cover.
8. Special conditions: None
9. Location of Schools and School Land: Edmond North High School is located a half mile to the west, John Ross Elementary is located north of the high school and Sequoyah Middle School is located  $\frac{3}{4}$  mile to the east.
10. Compatibility to Edmond Plan III: The Edmond Plan did not anticipate a change in existing multi-family zoned locations since new locations must be very compatible with the surrounding area. This 1.59 acre tract would not be suitable for multi-family zoning, in the staff’s opinion, in Edmond Plan IV because it is adjacent to single family. Standard single family use of this tract of land is not appropriate, due to the existing land use adjacent to the site. The land is already zoned for multi-family, allowing 19 units, which would result in two-story units based on the fire lanes required and the small size of the site. The ideal zoning category might be the less than a 10,000 square foot office building. The applicant would like to build a larger building (20,315 square feet) and he hopes that the design criteria that he has applied creates compatibility with the adjacent residential, not substantially different than if there were smaller office buildings. The Planning Commission will have to evaluate those standards that are a part of this request, submitted as a Planned Unit Development.
11. Site Plan Review: Commercial Site Plan Review would be required. Mr. Teuscher is ready to proceed to the construction phase of the project and has submitted a site plan, which is being reviewed, pending rezoning. Since the request is for office commercial and the size of the building is 20,315 square feet, this is the equivalent of a “D-3” zoning category. In the “D-3” zoning category, the sensitive border standards require a 70 foot rear yard and side yard setback on the east and north sides of the property. The standard setback in “D-3” is 0 feet for the side and rear, except adjacent to residential districts where the sensitive border applies. The setbacks do not meet the sensitive border standards, as proposed on the site plan and the setbacks are not mentioned in the PUD zoning request. The setback on the

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east side of the property is 13 feet. The setback on the north side of the property is 17 feet. A sight proof fence is required along the north and east sides of the property. There is a sight proof fence on the east. There is no access at the sides or the back of the property and there is no lighting planned, with the exception of wall packs. There will be no refuse facilities within 25 feet. The roof line on the back of the building has a slight pitch for drainage purposes, and the building is one story in height, adjacent to the residential property. There are no windows on the east or north sides of the building. The way the roof is constructed, with a one story portion and a steep pitch on the front of the building, the mechanical equipment will need to be located on the ground; otherwise it will be readily observable on the lower one story portion of the roof, even with the sight proof fence.

Barry Moore asked if there would be landscaping along the boundaries of the property. The staff indicated that there would be a lawn area where the setback was established, but trees were not indicated at this time, due to the utility easements on the north and east sides. No one appeared in opposition to this request, as amended. Blaine Sheffield, engineer for Mr. Teuscher, indicated there would be three buildings, averaging 6,500 square feet apiece.

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

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

The next item on the agenda was: Follow-up from Planning Commission Meeting on November 20, 2007, regarding the Danforth Office PUD.

At the last Planning Commission meeting the 20,315 square feet office building planned by Martin Teuscher required the sensitive border setback of 70 feet from the north property line and the east property line, adjacent to Timber Ridge Addition and Hi-Pointe Addition. There is no variance permitted under the terms of the code. Mr. Teuscher agreed to a continuance to re-evaluate his proposal and indicated he could redesign the buildings to each be 10,000 square feet and not exceed that threshold, which would be the size of the buildings expected in a "D-O" Suburban Office District as a buffer zoning category used next to existing single family homes. The "D-O" district provides for the following statement, "No individual structure or building shall exceed 10,000 square feet in gross floor area in a sensitive border condition."

Since Mr. Teuscher's application is a Planned Unit Development, the staff recommends the following amendments to the Planned Unit Development Design Statement:

1. Two or three 10,000 square feet office buildings which may be connected as an architectural element but not for the purpose of creating more useable square footage. The buildings are being fire sprinkled.

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2. The buildings are used for office, no retail sales is permitted.
3. An important design feature is that there will be no service drive, fire lane, parking or any vehicular access along the north and east property lines, adjacent to existing single family homes.
4. There will be no pole lights along the north or east sides of the building. There may be wall packs attached to the wall no more than 8 to 9 feet in height. This complies with the sensitive border lighting standards. All light poles will be no more than 15 feet in height, due to the sensitive border condition.
5. The building will be one story in height along the east and north sides of the property, approximately 14 feet. The tallest portion of the building, which is still one story, is 25 feet.
6. There are no windows along the north and east sides of the building. Exit doors are required along the north and east sides of the building, by the building code, which may also include a landing and/or sidewalks.
7. **The building setback along the north property line is requested at 17 feet**, rather than the 20 feet required by the zoning code. The setback on the east side of the property is 13 feet, which exceeds the city code in a "D-O" district.
8. No mechanical equipment will be located on the roof. All air conditioning compressors and similar size equipment will be located on the ground. It is understood that the building code may require vent pipes, but these are not considered mechanical equipment.
9. The dumpster location will be on the west side of the property, nearest to the car wash and convenience store. The 25 feet setback from residential property required in the sensitive border condition will be met.
10. A sight proof fence will be constructed along the north side of the property. There is an existing stockade fence along the east side of the property.

These 10 standards represent an amendment to the PUD Design Statement that was originally filed. They supersede any conflicting description in the original design statement, and are comments made by residents at the first Planning Commission meeting. No one appeared in objection to this request.

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

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

The next item on the agenda was: Case # Z070032 Public Hearing and Consideration of Edmond Plan Amendment from "C-2" Medium Density Residential to "D-1" Restricted Retail Commercial, located on the north side of Edmond Road, approximately 1/8 mile west of Kelly Avenue. (Aduddell)

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The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments. Recently, the City Council amended the Edmond Plan document to no longer require Planned Unit Developments as minimum requirement for all Plan Amendments. This request represents the first application filed after that ordinance changed.

1. Infrastructure: City water is available to the site, along Kelly and Edmond Road. Mr. Aduddell will own 12+ acres at this location. Sanitary sewer may need to be extended from the south, under West Edmond Road. Offsite easements may also need to be obtained from property owners on the south side of the road to access the sanitary sewer lines. Sewer may be available within the Copperfield Addition, without such easements.
2. Traffic: The traffic volume on West Edmond Road is approximately 21,507 and north and south on Kelly is 20,900 vehicles per day.
3. Existing zoning pattern:  
North – “E-1” General Commercial  
South – “D-1” Restricted Commercial and “A” Single Family for Copperfield Addition  
East – “D-2” Neighborhood Commercial  
West – “C-2” Multi-Family
4. Land Use:  
North – Vacant/undeveloped  
South – Billy Sims restaurant  
East – Undeveloped  
West – Homes on acreage lots, not zoned Single Family
5. Density: N/A
6. Land ownership pattern:  
North – A large tract ownership, approximately 7 acres  
East - 10 acre ownership, Mr. Aduddell  
South – Smaller tracts, to include restaurant and residential lots  
West – 2.5 and 5 acre tracts
7. Physical features: The land has previously been developed with a series of storage buildings. There are few trees on the property and the grade is level.
8. Special conditions: None
9. Location of Schools and School Land: The nearest elementary school is to the northeast, over a ½ mile, Ida Freeman.
10. Compatibility to Edmond Plan IV: Multi-Family categories were not usually projected for change. However, these 2.5 acres is now owned by the adjoining owner to the east, which was not the case in the past when the Multi-Family was zoned.
11. Site Plan Review: Site Plan Review will be a requirement if this property is zoned Commercial.

Randel Shadid, representing Mr. Aduddell, indicated that a shopping center is being planned for the entire corner on approximately 12 acres. The corner is zoned “D-2”. An additional “D-1” parcel is requested to complete the area needed for the shopping center. No one appeared in objection to this request.

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

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

The next item on the agenda was: Case # Z070033 Public Hearing and Consideration of Rezoning "C-2" Medium Density Residential to "D-1" Restricted Retail Commercial, located on the north side of Edmond Road, approximately 1/8 mile west of Kelly Avenue. (Aduddell)

Attorney, Randel Shadid, is representing the applicant in requesting that a 2.5 acre tract of vacant "C-2" zoning to "D-1" Restricted Retail. Mr. Aduddell owns the 10 acre tract on the northwest corner of Kelly and West Edmond Road, currently zoned "D-2" Neighborhood Commercial. These 10 acres have generally remained undeveloped for over 30 years, except a bank occupied a location on the immediate corner of Kelly and West Edmond Road for approximately 12 years. The temporary building the bank used has now been removed. City water is available along Edmond Road and Kelly, adequate to serve proposed shopping center, planned by Mr. Aduddell. Sanitary sewer may need to be extended from the south, near the Billy Sims barbeque restaurant. Offsite easements may need to be obtained across the restaurant property. Edmond Road and Kelly are both four laned and there is a traffic light at the intersection, with a left turn lane. Multiple buildings on the 2.5 acre tract have recently been removed.

The land to the west is zoned "C-2" Medium Density Multi-Family. The land to the north is zoned "E-1" General Commercial. Due to the existing zoning pattern, the expansion of 2.5 acres of "D-1" is reasonable and consistent with adjacent zoning districts. No one appeared in objection to this request.

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

Attorney, Randel Shadid, asked if the Planning Commission would object to the discussion of the Shoppes on Broadway earlier in the meeting. He indicated he had only recently been retained on this matter and was scheduled to be in Guthrie for his City Attorney duties with that city. Chairperson Thrash indicated there appeared to be no objections to consider the item earlier on the agenda.

Case #SP070047 Public Hearing and Consideration of fire sprinkled commercial buildings for Site Plan approval for Shoppes on Broadway, located east of Burger King, north of 33<sup>rd</sup> Street, east of Broadway and south of 30<sup>th</sup> Street. (Tom Parker)

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Mr. Tom Parker has presented two previous applications at the 33<sup>rd</sup> and Broadway location for Shoppes on Broadway. The first application was an overall concept plan, illustrating the remodeling of the Wal-Mart into retail shops with Hobby Lobby being the anchor tenant. The new Carl's Jr. restaurant is under construction. The existing restaurant and sign will remain in place until the new building is ready for occupancy. A complete landscape plan has now been submitted and approved by the Community Image Department. Mr. Parker has granted the extra right-of-way easement along 33<sup>rd</sup> Street for more traffic lanes, allowing right turns without blocking the through lane. The second approval involved the Starbucks and several retail shop buildings, planned for the northeast corner of 33<sup>rd</sup> and Broadway when Carl's Jr. is removed. This request involves a new 14,850 square foot building for retail shops on the north side of the property, east of Burger King, south of 30<sup>th</sup> Street. Also, a Sun and Ski building is to be placed on the southeast corner of the original Wal-Mart building, where Mr. Parker has purchased an additional 30 feet of land from Johnnie's. The only remaining part of the original concept plan not identified with the site plan, at this time, is the potential bank site planned south of Burger King. The ground sign specifications are also proposed with this request. The owner plans a ground sign with a water feature between the curb of the parking lot and the area constructed for the detention pond. The calculations for detention must account for the space taken up by the fountain/sign near the detention. An additional ground sign would be located north on Broadway, near the existing Wal-Mart sign location, which will be removed as it is currently situated. Hobby Lobby plans to be a significant tenant on the additional ground sign on 33<sup>rd</sup>, near the entry with the traffic light. Carl's Jr. will have their own ground sign, which is allowed to be 15 feet in height, 54 square feet, on this portion of 33<sup>rd</sup> Street.

Planning Department::

1. Existing zoning – “E-2” Open Display
2. Setbacks – The setback from Broadway is over 300 feet, since the building is located east of the Burger King. The setback from the north is approximately 20 feet. The land to the north is zoned Commercial. This is not a sensitive border. The setback on the east is 25 feet; this is the elevation adjacent to Johnnie's. The setback from the south is 600 feet; this is the direction facing 33<sup>rd</sup> Street. This describes the setbacks for the 14,850 square foot building.
3. Height of buildings – The height of the tallest portion of the building is 36 feet.
4. Parking – The parking lot is existing and is being refurbished. The project is not over parked and the parking is all shared between the various tenants. The parking lot was approved with the first site plan.
5. Lot size – 525,556 square feet
6. Lighting Plan – The light poles are non-conforming and will be retained as situated with the Wal-Mart.
7. Signage – The owner plans a 25 feet tall sign on Broadway, with a copy area of 72 square feet. The sign has a brick base, with arches reflecting some of the architecture of the building. There is also a 14 foot sign on 33<sup>rd</sup> Street, 50 square feet in area, advertising the Hobby Lobby and other shops. This will be in addition to the

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pad location of Carl's Jr., which will allow for a 15 foot sign, 50 square feet. The owner plans a water feature on the northeast corner of 33<sup>rd</sup> and Broadway, constructed adjacent to the detention area. That sign will be at least 300 feet from the ground sign on Broadway, located near the main driveway. The copy portion of that structure is approximately 70 square feet. The wall signs will comply with the standard wall signs, with Hobby Lobby's being the largest at 400 square feet.

8. General architectural appearance – The exterior finish of the building includes both brick and IFAS. Archways are used as wall accents on the front facades for both Hobby Lobby and the free standing 14,850 square foot building. The roof is flat, with a red tile mansard treatment on the front walls. The back and side walls of the buildings will be masonry panels. The Sun and Ski addition, located on the southeast corner of the building will continue with the Mediterranean architecture style, as already started.
9. Sensitive borders – There are no sensitive borders at this location.
10. Mechanical equipment – Mechanical equipment will be located on the roof. The front wall will block the majority of the view. A parapet wall will need to block the view, as the mechanical equipment is viewed looking south. Placement of the mechanical equipment in the middle of the roof, or toward the south, would be preferred over placing the mechanical equipment on the north edge of the building.
11. Fencing/screening – No fencing or screening is required.
12. Engineering Department: Some of the water and sewer improvements were already installed with the previous Wal-Mart. New detention plans have been submitted and approved. All of the buildings will be fire sprinkled, due to their size.
13. Driveways/Parking – Driveways have already been approved on the first phase. All drives comply with the Access Management Standards.
14. Title 21 water and sanitary sewer plans – Water and sewer lines are already available to serve.
15. Drainage Report and related grading report plans – The detention structure will be located in the northeast corner of the intersection, where there has been a detention structure. The area will decrease some and enhanced from a mowed lawn area, constructed to handle additional run-off during a rainfall.
16. Street paving and access management – Approved with the first phase, in accordance with the 33<sup>rd</sup> and Broadway improvements.
17. Fire Prevention and Building Department – The building is fire sprinkled.

Community Image:

18. Landscaping - <u>Lot area</u> =525,556 sf	<u>Landscape provided on plans submitted</u>
(For All Phases)	
Ten per cent of lot = 52,555 sf	66,428 sf landscaping/lawn area
Plant units required = 4,205 plant units	4,762 plant units
Evergreen required = 1,682 plant units	3,456 plant units

Sanitation Department:

19. Refuse facilities – Sam McNeiland initially denied the plans for lack of access to the dumpsters, but that has all been corrected by Gary Nolan, with Smith Roberts Engineering, to allow for the approach needed by the front-end loaded garbage trucks.

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Electric Department:

20. Electric – A new electric easement will be provided in the 30 feet added from the Johnnie's property. A partial easement vacation will be submitted if the site plan is approved for the existing electric alignment.

Attorney, Randel Shadid, indicated that the developer was proceeding with the majority of the project that remains with the 14,000+ square foot building, the Hobby Lobby in the northern part of the existing Wal-Mart and the tenant space on 33<sup>rd</sup>. There are out parcels remaining. The right-of-way has been granted on 33<sup>rd</sup> for future road improvements, in accordance with city plans. The architectural style is Mediterranean. Signs are also a part of this request. A property owner to the north, Teresa Green, asked if the dumpsters could be moved further east or west. She owns the office building immediately to the north and indicated that the prevailing winds acted like a wind tunnel, blowing trash from all containers in the area, not sufficiently secured directly to the north onto her property. Mr. Shadid stated that he and Mr. Parker would look at this situation for alternatives. The dumpster enclosure has been adjusted to the southeast so that the garbage truck will approach from the south. A new location will have to be considered to address the wind issue.

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

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

The next item on the agenda was: Case # SP070046 Public Hearing and Consideration of fire sprinkled Commercial Site Plan building for Damon R. Johnson, DDS, located south of Covell Road, east of Covell Village Drive. (Damon Johnson)

Planning Department:

1. Existing zoning- "E-2" Open Display
2. Setbacks – There is no access to the property from Covell Road. Covell Road is essentially the side yard to the building and there is an 11 foot side yard on Covell. The front setback on Covell Village Drive is 63 feet. The side yard to the south is 75 feet and the rear yard to the east is 12 feet. This project is zoned as the Covell Village PUD. The land to the east is zoned "E-2" PUD and there is no sensitive border for this property.
3. Height of buildings - 28 feet. The building square footage is 4,556 square feet.
4. Parking – There are 31 parking spaces provided. The standard is one space for every 200 square feet. The required parking is 23. The developer has increased the landscaping, based on the extra parking.
5. Lot size – 26,653.15
6. Lighting – The developer plans 25 foot tall light poles. Only two are used in addition to the wall pack lights.

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7. Signage – The ground sign is 12 feet wide by 5 feet tall (overall height). The copy portion of the sign 36 square feet. There is a wall sign meeting city code, in this case, less than 30 square feet.
8. General architectural appearance – The building is brick veneer on four sides, using a 12/15 roof pitch. Cast stone accents are used around the windows and doors. The building is residentially in character, and will be very consistent with homes to the southwest of the location.
9. Sensitive borders – There is no sensitive border adjacent to this site. The land to the east and south are zoned “E-2” Open Display. The land to the west is zoned “D-O”.
10. Mechanical equipment – Due to the steeply, pitched roof all mechanical equipment will be located on the ground.
11. Fencing/screening – There is no fencing required. The dumpster enclosure is brick on three sides, with an iron gate.
12. Engineering Department – City water and sewer are adjacent to the site. Dr. Johnson owns land to the south of the subject property and will eventually extend sewer from the south, but that is not needed at this time. Detention is completed on an area wide basis for this Covell Village project. Sidewalks will be required along Covell Road.
13. Driveways/Parking – There is no driveway planned on Covell Road. The access management standards have been met. There is one drive on Covell Village Drive. There are 31 parking spaces.
14. Title 21 water and sanitary sewer plans – Water and sewer lines are adjacent and connected to service.
15. Drainage Report and related grading report plans – Drainage is completed on an area wide basis and complies with Title 21 of the Municipal Code.
16. Street paving and access management – Right-of-way has been provided along Covell Road for the parkway street planned in the future. No improvements are necessary for this project.
17. Fire Prevention and Building Department – The building meets Building Code and Fire Code standards.

Community Image:

18. Landscaping - <u>Lot area</u> = 26,653.15 sf	<u>Landscape provided on plans submitted</u>
Twenty per cent of lot = 5,330.63 sf	7,996.66 sf landscaping/lawn area
Required in front yard = 2,665.32 sf	3,833.82 sf in front yard
Plant units required = 426 plant units	471 plant units
Evergreen required = 170 plant units	192 plant units
Front yard plant units = 213 plant units	267 plant units
= 2,665.32 sf	= 3,833.82 sf

Sanitation Department:

19. Refuse facilities – Sam McNeiland feels that the dumpster enclosure is inappropriate, due to the lengthy and awkward backing movement required for the sanitation vehicle. As mentioned, Dr. Johnson owns the land to the south, at this time. There is no plan for vehicle access between Dr. Johnson’s dental office and the land to the south, if that is developed. The lot is only 26,653 square feet and a dumpster

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enclosure anywhere on the site will create a difficult backing and maneuvering condition. Mr. McNeiland has requested additional land for maneuvering onsite, which will require the removal of parking spaces. **Just prior to the meeting, Tony Blatt, presented an alternate dumpster location that had been approved by Sam McNeiland, Sanitation Superintendent. There was still a backing movement required of the truck, but on private property at a much shorter distance than the original proposal.**

Electric Department:

20. Electric – The transformer will be located on the east side of the building, with access directly from Covell Road.

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

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

The next item on the agenda was: Case #PR070040 Consideration of the Preliminary Plat of Sun Country, located on the east side Midwest Boulevard, south of Covell Road. (Covell Development, LLC)

Attorney, Todd McKinnis, and Engineer, Ernie Isch, representing Covell Development, LLC, has submitted the Preliminary Plat of Sun Country, located south of Covell and east of Midwest Boulevard. The plat submitted contains 217 lots on 140 acres and is zoned “ Single Family Dwelling District. Most of the lots are proposed to be 85 feet by 150 feet (12,750 square feet) and some of the lots are smaller at approximately 11,000 square feet, with home sizes ranging from 2,200 to 4,000 square feet. Access will be provided to this plat off Midwest Boulevard and there is also an access off Covell, west of Redbud Canyon, in an easement set aside by the 1969 plat of Creekview Addition, approved by the Oklahoma County Planning Commission, prior to annexation. A water line will need to be extended offsite to serve this addition. The addition is currently not adjacent to city water. Section 21.03.070 water lines of Title 21 Subdivision provide that **“in subdivisions other than acreage subdivisions (60,000 square foot lots) the developer shall connect to city water supply; shall continue supply to the furthest property lines in all directions from the point of connection, all at the expense of the developer** Evidently, water plans are being prepared for the Woodland Park Addition, in which a major offsite water line is planned along Covell Road, extending offsite from that addition. Isch and Associates indicate they expect to submit the plans within the next three months. Covell Development LLC recognizes that preliminary plats are effective for a two year period, according to Section 21.05.020 of Title 21; if no water line is available during the two year period, the plat will have to be re-submitted. The current developer does not plan to extend water lines offsite to the existing supply at I-35, north of Second Street. Sanitary sewer lines are available to the south. The original submittal did not indicate an offsite extension to the city main, but that is also a minimum requirement for the developer to complete as part of the Title 21 requirements. There is a 100 year FEMA flood plain to the south of this addition and extends into the center of

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the subject addition. Detention will be required to meet Title 23 standards. All of the streets in the addition are planned to be private, as identified by Drew Upchurch, working with Mr. Spencer on this project. The right-of-way shown on the access to Covell Road is 35 feet. For a private street, this may be acceptable; such a right-of-way would not be acceptable for public streets. The land to the north is zoned " Single Family Dwelling District and is platted as the Creekview Addition. The property to the west is zoned " General Agricultural District and is vacant and the property to the south is owned by the City of Edmond and contains the Coffee Creek Wastewater Treatment Plant and a number of other public use facilities. The capacity of the treatment plant will be expanded at some future date. There is no alternative location for the Coffee Creek Wastewater Treatment Plant and residents need to be aware of the need to expand this Waste Water Plant, based on future development. The land to the east is zoned " Urban Estate Dwelling District and is developed as the Redbud Canyon Addition. An additional 20 feet of street right-of-way needs to be dedicated to the city along Midwest Boulevard, in accordance with the Transportation Plan and Title 21. The Fire Department comments are as follows: a. The long cul-de-sacs should have a 45 ft. radius, not a 38 ft. radius. b. Fire water flow should not be less than 1,500 gallons per minute for 2 hours. c. Fire hydrant locations were not shown.

Ernest Isch, for the applicant, advised the City staff just prior to the meeting that they would like a continuance until January 22, 2008.

Motion by Moore, seconded by Cartwright, to continue the item until January 22, 2008.

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

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

The next item on the agenda was: Case #SP070049 Public Hearing and Consideration of Commercial Site Plan for Waterwood Plaza, located southwest of Waterwood Parkway, 1/8 mile south of East Second Street. (Blake Franklin)

On April 23, 2007, Blake Franklin was approved for three office buildings at 1021 and 1025 Waterwood Parkway. On July 24, 2007, he received a building permit for two buildings, but has stopped construction on the footing that he has in place on the site. The Planning Commission and City Council voted on the three building project. Mr. Franklin has now has a customer who would like one 6,394 square foot building, rather than the three buildings, as previously approved. Since there was a vote by the City Council, the staff has suggested that a reconsideration before the Planning Commission and City Council be submitted, otherwise the record reflected in the minutes of April 23, 2007 would have described a different project than what is intended. There are no variances proposed, but there is a change from what the Council voted. This location is next to the Waterwood Office Complex to the west, SSI to the southeast and the UCO Apartments to the north. A self-storage facility is located to the east.

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1. Existing zoning – “D-2” Neighborhood Commercial
2. Setbacks –The front setback from Waterwood Parkway is 113 feet. The setback from the east side of the building is 53 feet. The setback from the south property line is 24 feet. The setback from the west property line is 5 feet.
3. Height of buildings – 27 feet. The building contains 6,394 square feet.
4. Parking – There are 30 parking spaces. 26 are required, so the project is over parked, but has exceeded the minimum landscaping, as required.
5. Lot size – 0.74 acres
6. Lighting Plan – No pole lights are planned. Wall pack lights will be used.
7. Signage – Only one ground sign is proposed; 6 feet in height, 42 square feet in area.
8. General architectural appearance – The building will be brick veneer on all four sides. The roof is pitched.
9. Sensitive borders – There are no sensitive borders for this location. All the surrounding area is commercial.
10. Mechanical equipment – No mechanical equipment will be located on the roof, due to the pitch roof design.
11. Fencing/screening – No sight proof fencing is required or proposed.
12. Engineering Department: Detention is provided on the southeast corner of the site.
13. Driveways/Parking – One driveway is planned on Waterwood Parkway, meeting all City requirements for this minor street.
14. Title 21 water and sanitary sewer plans – Water and sewer are adjacent to the site for service.
15. Drainage Report and related grading report plans – Drainage plans are being reviewed. No lack of compliance is indicated at this time.
16. Street paving and access management – There is no new street paving required.

Fire Protection:

17. Fire Prevention and Building Department – Blake Franklin is not planning to fire sprinkle the building at this time. He is considering the option and will be confirming by Tuesday, December 4, 2007, whether he will add those improvements. The decision relates to the number of occupants and the method of interior construction for fire proofing purposes.

Community Image:

18. Landscaping - <u>Lot area = 32,511sf</u>	<u>Landscape provided on plans submitted</u>
Twelve per cent of lot = 3,901.32 sf	11,389 sf landscaping/lawn area
Required in front yard = 1,950.66 sf	2,964 sf in front yard
Plant units required = 312 plant units	413 plant units
Evergreen required = 125 plant units	126 plant units
Front yard plant units = 156 plant units	379 plant units
Plant units from preservation = 267	

Sanitation Department:

19. Refuse facilities – There will be no new dumpster for this location, which is a small site. A shared dumpster on the adjoining office project will be used.

Electric Department::

20. Electric – Edmond Electric is ready to serve this building.

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No one appeared in objection to this request. Blake Franklin indicated that the one building served his clients needs better than three buildings and that the site would be less congested with just the one building.

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

The next item on the agenda was: Case #PR070044 Public Hearing and Consideration of the Final Plat of Waterwood Plaza, located southwest of Waterwood Parkway, 1/8 mile south of East Second Street. (Blake Franklin)

Mr. Blake Franklin is re-submitting final plat of Waterwood Plaza. This plat covers the one office building he plans to build west of Waterwood Parkway, approximately 1/8 mile south of East Second Street. The property is zoned "D-2" Neighborhood Commercial. The setbacks are correct as shown on the plat; all of the adjoining land is zoned commercial, there is no sensitive border adjacent to this lot. A preservation area has been set out, of 472.40 square feet. Utilities have been identified for electric and other utilities. New fees have been paid for this plat, since it is a new submittal after the previous plat was voted on for three office buildings planned on this property, rather than the one building that is now planned.

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

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

The next item on the agenda was: Case #SP070024 Public Hearing and Consideration of a modification of Site Plan for fire sprinkled building for Contemporary Cabinets, located east of Kelly on Railroad Drive in the Centennial Industrial Addition. (Kirk Morrison)

Mr. Kirk Morrison, owner of Contemporary Cabinets Inc., is requesting a modification to the site plan approved by the City Council, where the requirement of the partial masonry exterior wall does not comply, for the reason that an additional building, which does comply, has been constructed in front of the subject building. Contemporary Cabinets had two site plans approved for two warehouse type buildings, approximately 9,600 square feet each, on the east side of Railroad Drive, adjacent to the BNSF railroad tracks. The building located on the east side of the property, nearest to the railroad tracks (2624 Railroad Drive), what the owner calls Building 4, originally fronted on Railroad Drive, with an extra setback from the street. This required the construction of at least 50 percent of the front wall to be masonry, since the wall "faced a public right-of-way". At a later date, Contemporary Cabinets, built a second building near Railroad Drive, west of the first building. This building (2700 Railroad Drive), Building 5, planned for 50 percent of the front wall to be masonry panels, as was originally approved on the east building, now

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located behind the 2700 building. The front wall of the east building now does not face a “public right-of-way”. The buildings are approximately 15 feet apart, and there is a metal fence enclosing the space between the two buildings. It is no longer possible to see from Railroad Drive, the west wall of the back building or the eastern most building on the property.

The standard listed in the Building Design section of the Zoning Ordinance, provides for the following, “all sides of a permitted metal building **that face any public right-of-way** shall contain at least 50 percent brick, glass, rock, wood or material other than metal”. Contemporary Cabinets is requesting that they not be required to continue with the masonry exterior on the west side of the 2624 Railroad Drive, Building 4 structure, since the building no longer faces a public street and is completely blocked from view from the 2700 building, Building 5. The staff believes that the City Council should review this modification of the original site plan and the Planning Commission should review the matter for a recommendation. Mr. Cartwright indicated that he was familiar with all of the buildings constructed and that this company had done a good job of building and maintaining their business.

Motion by Cartwright to delete the concrete exterior wall panel from the eastern building on Railroad Drive, seconded by Moyer to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

The next item on the agenda was: Case #SP050054 Public Hearing and Consideration of a modification of Site Plan for Bright Smile Dentistry, located on the northwest corner of Teakwood Drive and 33<sup>rd</sup> Street.

The owner of the property, Dr. Eli Jarjoura, through the contractor, Larry Wimmer, provided for the brick exterior described to the Council on the new dental office, but based on the other architectural features of the building and colors used, decided to add a stucco type coating over the brick. The designer for the building suggested this addition for an improved appearance. The site plan was approved in 2005 and construction has progressed for over a year. Since this is a change from what the City Council approved, a re-evaluation is requested. Notices have been given to all property owners within 300 feet.

The land use to the south is the Unit Parts building. The Teakwood project and Unit Parts consists of tilt-up concrete panels and both were built prior to site plan standards. A Post Office is located to the west. Advitech is located to the northeast and that building includes some metal exterior.

Tim Clayburn, the builder for the dentist, indicated that the masonry material was a step above actual stucco and it was becoming very popular as a product to be used with other masonry treatments, such as stone or brick. He indicated it was a superior product to

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EIFS, and applied over the brick, provided a solid masonry construction, not subject to molding, the type of damage that can occur with the EIFS material. Mr. Cartwright asked how this situation was determined. The staff indicated they had observed the additional masonry coating on the wall after the brick was installed. Mr. Clayburn was contacted in one of his visits to the building department.

Motion by Young, seconded by Moyer, to accept the masonry treatment over the brick.  
**Motion carried** by a vote of 5-0 as follows:

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

The next item on the agenda was: Case #PR070031 Consideration of Final Plat of Golden Gate at Twin Bridges Second Addition located north of Coffee Creek Road, west of Bryant. (Bud Bartley)

Bud Bartley is requesting final plat approval of two lots and a bridge for this phase. The bridge will take a significant time to construct and that is why the Addition is limited in scale. The two lots are actually a re-plat of the first phase of the Addition. The lots in this addition are for single family homes and will be served with full city utilities. The lots are generally 17,000 square feet; however, there are significant easements through the lots providing a buildable area. The developer is using a 20 foot building line on the curve of the street. The plat is in order to be approved.

Doug Klassen was in attendance for the owner.

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

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

There was no New Business.

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

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

Meeting adjourned at 6:20 p.m.

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Suzy Thrash, Chairperson  
 Edmond Planning Commission

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Robert Schiermeyer, Secretary  
 Edmond Planning Commission

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