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EDMOND PLANNING COMMISSION MEETING

Tuesday, January 22, 2008

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, January 22, 2008, in the City Council Chambers at 20 South Littler. 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; City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the January 8, 2008 Planning Commission minutes.

Motion by Moyer, seconded by Young, to approve the minutes as amended, to include comments by Barry K. Moore that the statement from attorney, Randel Shadid, regarding the sensitive border on the Buddy Morgan Self-Storage project on Memorial Road not being appropriate, representing his opinion on the issue, not necessarily a reflection of the ordinance. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was: **Case #Z070042 Public Hearing and Consideration of Edmond Plan Amendment as amended from the January 8, 2008 Planning Commission meeting from "D-1" Restricted Commercial to "E-LU" Heavy Commercial Limited Use on the northwest corner of Rhode Island and Memorial Road. (Buddy Morgan)**

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

1. Infrastructure: Water lines are not adjacent to the property, and will need to be extended from the west at Jordan and Memorial, where water was extended for the Olde Edmond Addition. The water supply is from the City of Oklahoma City. Sanitary sewer is adjacent.
2. Traffic: Memorial Road is in Oklahoma City. There are no traffic counts currently available.
3. Existing zoning pattern:
North – Single Family
South – Oklahoma City
East – Single Family
West – Commercial

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4. Land Use:
North – Single family homes
South – Single family homes
East – Single family homes
West – Undeveloped
5. Density: N/A
6. Land ownership pattern:
North – Single family lots, acreage style
East - Single family lots, acreage style
South – Oklahoma City; a variety of lot sizes, including patio homes
West – Undeveloped lots
7. Physical features: The land has been improved as a part of the subdivision, but has been vacant for over 40 years.
8. Special conditions: A convenience store was once proposed for this site and was denied as a Special Use Permit.
9. Location of Schools and School Land: There are no schools within 2 ½ miles of property.
10. Compatibility to Edmond Plan: The Edmond Plan identifies a “D-2” level of Commercial; however there was a Plan Amendment for the “E-1” PUD Climate Controlled Self-Storage, so the “E-LU” request is consistent with a qualified increase in land use.
11. Site Plan Review: A site plan and the issues related to the 70 foot sensitive border will be considered in the future.

Attorney, Mary Ann Karns represented the applicant, and it was indicated that the “E-1” PUD has been removed, as discussed at the last Planning Commission meeting. The request is now proceeding with an “E-LU” with a climate controlled self-storage facility as the only use.

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 #Z070043 Public Hearing and Consideration of Rezoning as amended from the January 8, 2008 Planning Commission meeting**

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from “D-1” Restricted Commercial to “E-LU” Heavy Commercial Limited Use on the northwest corner of Rhode Island and Memorial Road. (Buddy Morgan)

At the January 8, 2008 Planning Commission meeting, this item was continued by the applicant in order to amend the request to exclude the existing “E-1” PUD portion of the Morgan ownership. The application is now amended to a 1.2 acre parcel, approximately two lots, rather than the entire property owned by Mr. Morgan. The request before the Planning Commission is a rezoning from “D-1” to “E-LU”. Mr. Morgan is not proposing additional uses, only the climate controlled self storage. The issue of the 70 foot sensitive border along the north side of the property is not directly an issue with the rezoning. Mr. Morgan has not anticipated such a large setback on the north for the “E-1” PUD or the proposed “E-LU”. He has submitted a letter from the property owners on the north, indicating they support a 30 foot setback and are satisfied with the use proposed, rather than the variety of uses that could be proposed in “D-1”. Mr. Morgan understands that even with the zoning for the self storage, he will have to address the sensitive border standard with his site plan for the project.

Attorney, Mary Ann Karns represented the applicant in this matter. Lydia Lee inquired if the sensitive border applied to this property. The staff indicated that it did. Mary Ann Karns indicated that would be a site plan issue, and discussion would take place at that time.

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 #Z070034 Public Hearing and Consideration of Rezoning from “A” Single Family Dwelling District to “E-2” Open Display Commercial District, located at 209 West Second Street, in the Central Edmond Urban District. (Scott Wayne Weathers)**

Commissioner Cartwright was out of the room for the discussion of this item.

The Urban Board considered this matter on 1/15/08 and recommended approval.

Scott Wayne Weathers has submitted a rezoning request for property located at 209 W. 2nd, on the north side of West Second Street between Fretz and Santa Fe Drive, from “Single Family Dwelling District to “Open Display Commercial District. Currently the property contains a single family dwelling which is proposed to be removed. Mr. Weathers also owns the property to the west which contains an office and warehouse building but due to a fire, he is proposing to demolish that building also and build a new building on the two adjacent properties he owns. Edmond Plan IV projects this property for open display

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commercial land use and so the rezoning request is in compliance with Edmond Plan IV.

The property north of 209 W. 2nd Street is zoned “ Single Family Dwelling District, projected for general commercial land use on Edmond Plan IV, and contains a single family residence. The property east is zoned “ General Commercial District, projected for open display commercial district on Edmond Plan IV, and contains J Auto i Service. The property on the south side of West 2nd Street is zoned “ projected Ad for open display commercial land use on Edmond Plan IV, and contains a single family residence. The property west is zoned “ projected for open display commercial land use on Edmond Plan IV, and contains the burnt Weathers warehouse building. 1

This location is within the Downtown Study area for the Central Edmond Urban Development Board and so the rezoning is being reviewed by the Urban Board first, and will then be reviewed by the Edmond Planning Commission on January 22 and on to the Edmond City Council. It is our understanding that once the property is rezoned, the applicant will proceed with a Site Plan for a warehouse. It has been brought to the attention of the representative of the property owner there is a Sensitive Border issue when the Site Plan is reviewed.

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

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

NAYS: None

The next item on the agenda was: **Case # SP070018 Public Hearing and Consideration of Commercial Site Plan approval for Baker First Shopping Center, located on the south side of West Edmond Road, just over 1/8 of a mile west of Santa Fe, west of the Braum’s restaurant. (Derringer Properties, LLC)**

This 5,992 square feet retail building is located west of Braum’s, on the south side of West Edmond Road, across from The Trails Addition. The zoning is “D-1” Restricted Commercial. Oil wells near this location have been plugged. The State law provides for a 125 foot separation from any existing well. The 42,178 square foot lot is surrounded by a flood plain on the west, south and east.

Planning Department:

1. Existing zoning – “D-1” Restricted Commercial
2. Setbacks – The setback from the property line on Edmond Road is 70 feet. The right of way from the center of Edmond Road is 50 feet. Additional right of way is not likely in this case, due to the flood plain and other site requirements. The rear yard setback to the flood plain line is 55 feet. (The owner owns the land to the south in the flood plain. The flood plain is not being modified and will have to remain as undeveloped

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property to comply with Title 23 requirements. A substantial rear yard setback is created, due to the flood plain. The entire site within the ownership is not considered as part of the building site, since everything within the flood plain is not buildable. A plat will document this situation regarding the flood plain surrounding the building site). The side yard setback to the east is 87 feet. The side yard setback on the west is 24 feet. The land to the west is also zoned Commercial.

3. Height of buildings – 18 feet, 6 inches
4. Parking – 23 parking spaces are provided. There are no extra parking spaces provided. There is a drive-thru lane on the west and east sides of the building. Little Caesar's is planned as the main tenant at this time and they will have a drive-thru window.
5. Lot size – 42,178 square feet
6. Lighting Plan – Lighting Plan has been submitted. All light is contained to the site. There are two light poles and seven building lights, not including those under the store front walkway area.
7. Signage – West Edmond Road is a Commercial corridor, and the owner would like to install a 20 foot tall sign, 75 square feet. The exhibit provided did show a 104 square foot sign, which will need to be reduced in square footage.
8. General architectural appearance – The building will have a brick veneer exterior on all four sides, with a split faced block base along the lower portion of the building wall. The canopies will be standing seam metal. A color example has been included.
9. Sensitive borders – This site has over a hundred foot of setback to the south, due to the flood plain. The land to the east and west of the site is zoned Commercial, and is not developed with home sites.
10. Mechanical equipment – The mechanical equipment will be located on the ground, at the back of the building, which is the best design to minimize the view of the HVAC units.
11. Fencing/screening – No site proof fencing is planned.
12. Engineering Department: An extensive flood plain study was required for this project, due to the three sided flood plain elevations adjacent to the actual building site. That study has been completed and approved by Engineering.

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13. Driveways/Parking – Two driveways are planned on West Edmond Road, meeting the driveway separation requirements.
14. Title 21 water and sanitary sewer plans – Water and sewer lines are adjacent to this property, and are being connected for service.
15. Drainage Report and related grading report plans – The detention area will be located on the south side of the building and those plans have been evaluated and approved by Engineering.
16. Street paving and access management – Edmond Road is four-laned in front of this site. No additional street improvements are required.

Fire Protection:

17. Fire Prevention and Building Department – The Fire Department has completed their review and approved the plans.

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Community Image:

18. Landscape Plan -	
Landscaping - <u>Lot area = 42,178 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 4,218 sf	10,070 sf landscaping/lawn area
Plant units required = 338 PU	376 plant units
Evergreen required = 135 PU	292 plant units
Requirements in front = 169 PU	298 plant units
= 2,109 sf	3,612 sf

19. Sanitation Department: The dumpster location is on the southwest corner of the property. The only canopy over the drive-thru window for Little Caesar’s is very small, as indicated in the photographs, and will not interfere with the garbage truck access.

Electric Department:

20. Electric – Electric will be extended to serve this building. The number of tenants is anticipated at 4-5.

There were no variances with this application. Rod Baker, the applicant, indicated he would not request a sign variance; but instead, the drawings for the sign would comply with the code standards. This site plan will not be sent to the City Council, since there are no variances.

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

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

The next item on the agenda was: **Case #PR070050 Consideration of Final Plat of Walton’s Subdivision (Murphy’s Oil) on the east side of Santa Fe Avenue, approximately 1/8 mile south of Danforth. (Wal-Mart Stores East, Inc.)**

Engineer, Michael Lawshe, is requesting the final plat approval of the Murphy’s Convenience Store/Gas Sales, located west of the Wal-Mart Super Center, located south of Danforth, east of Santa Fe. This site contains 26,251 square feet or 0.60 acres. This site is fully developed with an operating Murphy’s store. There is no change in any developed portion of the site, including the driveway location, interconnecting driveway with Wal-Mart, setbacks, or any of the buildings. Murphy’s would like to purchase the land and that is why the plat is required. Mr. Lawshe has submitted easements with covenants and restrictions, which have been reviewed by the Engineering Department and City Attorney’s office, to provide for the offsite use by Murphy’s of the detention area. The plat indicates an additional 20 feet of right of way being granted along Santa Fe, to meet the street standards. Some of the landscaping and the ground sign do fall within this area, but

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there are no plans to improve the street at this time.

Surveyor, Hugh Christenson, represented Wal-Mart in making this request.

Motion by Moore, seconded by Cartwright, to approve this request, subject to the cross access easements being recorded with the plat. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was: **Case #SP070048 Public Hearing and Consideration of Site Plan approval for an Enterprise Rental Trucks paved parking lot, located at 3612 South Kelly.**

Enterprise Rental Trucks has submitted the first application for site plan approval, involving 7,500 square feet or more of paving. There is no building addition proposed with this request. The land is zoned "F-1" Light Industrial so open storage of trucks is a permitted use. The applicant has completed a drainage study for the additional surfacing and has also submitted a landscaping plan, which includes landscaping the front and side. The ground sign is already situated on the property.

Planning Department:

1. Existing zoning - "F-1" Light Industrial
2. Setbacks – N/A, no buildings are being proposed. The existing building exceeds all of the minimum setbacks of 50 feet from the front property line. The adjacent properties are zoned Industrial. All of the side yard and rear yard setbacks are also exceeding, which would be a minimum of 10 feet on the sides and 30 feet on the rear, due to the accessibility requirements and building construction standards.
3. Height of buildings – 20 feet
4. Parking – There is no excess parking. Parking spaces for the trucks to be rented are more a function of the use of the property than the minimum parking required for customers, which is the normal standard to evaluate excess parking. There are 20 spaces available in the front of the building.
5. Lot size – The lot dimensions are 150 ft. by 348 ft. or 52,200 square feet.
6. Lighting Plan – There are no additional lights planned. The back storage area for the paving and truck storage will be fenced. Lighting on the side is from wall packs on the building.

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7. Signage – Signage is already in place. A six foot tall, 40 square foot ground sign is situated on the property.
8. General architectural appearance – The owner does not plan any exterior changes to the building, which is mostly metal exterior walls. The building is 25 years old.
9. Sensitive borders – There is no sensitive border adjacent to this property. All the adjacent uses and zonings are industrial or commercial.
10. Mechanical equipment – No change, based on just paving the back of the property.
11. Fencing/screening – No sight proof screening is proposed. Security fencing will be constructed.
12. Engineering Department: The Engineering Department has reviewed the drainage plans and the plans have been corrected to meet the City code.
13. Driveways/Parking – No new driveways on Kelly are proposed, other than the existing drive.
14. Title 21 water and sanitary sewer plans – City and water are available and already serve the building.
15. Street paving and access management – Kelly is already four-laned adjacent to this property.
16. Fire Prevention and Building Department – There is no impact to the Fire Department on this request. The back portion of the property is now graveled and will be hard surfaced with this request.

Community Image:

17. Landscape Plan -	
Landscaping - <u>Lot area = 44,700 sf</u>	<u>Landscape provided on plans submitted</u>
Five per cent of lot = 2,235 sf	5,065 sf landscaping/lawn area
Plant units required = 179 PU	222 plant units
Evergreen required = 72 PU	112 plant units
Front yard plant units = 90 PU	222 plant units
= 1,117.5 sf	3,808 sf

18. Refuse facilities – There is no change to the sanitation collection.

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19. Electric – The Electric Department has requested bollards around the electrical equipment on the east side of the property, in order to protect the existing electrical equipment.

Nicole Peltier agreed with the requirements for a dumpster enclosure. The enclosure could be placed around the existing dumpster in the front of the property, although there is some concern regarding the overhead power lines about the exact placement of the enclosure. It was noted that concrete was required for the pad, not the existing asphalt, which had been completed recently, prior to the site plan review. A stockade enclosure was felt appropriate in this all industrial area. With this clarification, there would be no City Council review since there were no variances.

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

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

The next item on the agenda was: **Case #SP070052 Public Hearing and Consideration of Commercial Site Plan approval for a new building at Davis Pipe and Supply, located at 509 Westland Drive in the Centennial Industrial Addition, east of Kelly, north of 33rd Street.**

Commissioner Cartwright was out of the room for the discussion of this item.

Planning Department:

1. Existing zoning - "F-1" Light Industrial
2. Setbacks – Front setback on Westland Drive is 60 feet from property line. Side yard setback from the west is 10 feet. Side yard setback from the east is 70 feet to the canopy, and 90 feet to the building. The owner plans to remove the existing building, using the new 13,000 square foot warehouse. Rear yard is 59 feet.
3. Height of building – 25 feet
4. Parking – The project will have 19 parking spaces. The property is zoned "F-1", allowing outdoor storage of vehicles, equipment and products.
5. Lot size – 200 feet by 250 feet, 50,000 square feet
6. Lighting Plan – The yard area will be fenced off on the north side of the building for security. Wall packs are the only lighting anticipated in this strictly industrial area.
7. Signage – No ground signs are planned.

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8. General architectural appearance – The building is primarily metal, with the front wall being a combination of stone veneer and EFIS, and the EFIS will wrap around the building. The roof has a 1/12 pitch. There is also a canopy on the east side of the building above some overhead doors. The standard requires 50 percent of the front wall to be masonry. The project exceeds that standard.
9. Sensitive borders – There are no sensitive borders. All the land surrounding this property is zoned “F-1” Light Industrial.
10. Mechanical equipment – Mechanical equipment is not shown on the roof on the plans submitted. Mechanical equipment would be very observable on the 1/12 pitch roof. Mechanical equipment must be located on the ground or a flush wall mount, in this case.
11. Fencing/screening – No sight proof fencing is required. Chain link security fencing will be installed.
12. Engineering Department: The two drives on Westland Drive do not meet the driveway separation standard. Westland is a minor street, and in fact, has no outlet except to Kelly at this time. Two drives will also benefit the Fire Department and the Sanitation Department, for access in the event of a fire and regular access for Sanitation pick up. The City Council wishes to make sure that all dumpsters have enclosures. If there is no room for the enclosure with paved access at the back of the property, there shall be an enclosure in the front of the property, where Sanitation can access.
13. Driveways/Parking – The two driveways will be needed, based on the dumpster access. The City Engineer has no objections, under the circumstances.
14. Title 21 water and sanitary sewer plans – Water and sewer are adjacent to site and are being extended for service.
15. Street paving and access management – No new street paving is required. The two drives will serve as a benefit to the City in this situation.
16. Fire Prevention and Building Department – FIRE SPRINKLERS
The building is shown to be fire sprinkled. The site plan was reviewed with this understanding.

FIRE ACCESS

The fire access for firefighters is the east lane onto the property for 190 ft. measured from the street. The front parking lot access will be used as a t-turn around.

FIRE FLOW

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zoned "D-2" Neighborhood Commercial. The staff understands a restaurant is proposed. The plat as recorded shows a 50 foot wide ONG High Pressure Gas easement extending diagonally through the property. Mr. Alexander indicates that easement has been vacated and that the gas easement is now restricted to the south 50 feet of the property. That easement is regulated by ONG. Any improvements over the easement, including concrete or landscaping, will need to be approved by ONG. City water is available along Santa Fe; sanitary sewer is located along the west side of this property. The legal description will be the south 140.71 feet of Lot 1, Block 1, Trails Commercial Center. Detention has also been constructed for this addition. An engineering study is required for the site plan to determine the proposed use of the lot will comply with any previous drainage study on the property.

There is an entrance to the Wal-Mart on Santa Fe with a traffic light. That drive also aligns with the Bank of the West on the west side of Santa Fe and provides access to a lube center and dry cleaners. That driveway location at the traffic light does represent the best access to this tract of land. The best practice would be for the proposed user to submit a site plan resolving the access issue as well as any other site limitations to assure that the lot is large enough for the proposed business. It should be noted there is also a 10 by 10 foot ONG easement near the center of the frontage of Santa Fe which will impact a driveway location on Santa Fe. The staff does not recommend approval of the deed certification with a driveway on Santa Fe, along the 140 foot of frontage proposed because there is not enough information to determine a driveway can be constructed on Santa Fe. ONG needs to approve physical improvements to this site and the access management standards need to apply as to the separation of driveways and location thereof. If the proposed user plans to construct a driveway south of the bank, parallel to Santa Fe, as the only access to subject property, that would work as long as ONG approves any construction impacting their easements. There can not be a mandatory connection to Puppy Love, just as there can not be a mandatory connection to Freddie's Frozen Custard, with the proposed Braum's site on East Second Street. Puppy Love is not part of the Trails Commercial Center plat and it is not subject to the cross access easement that has worked well, connecting 7-Eleven, the auto lube center, the dry cleaners and the Bank of the West. Some of these individual businesses do not have their own drive cut, only a shared drive cut. The seller, John Alexander, may know that the proposed restaurant is planning to use only the drive at the traffic light shared with the bank. However, if the driveway situation is not understood, more information is needed prior to approval of this request.

John Alexander and Steve Walters appeared, representing the application. Mr. Walters indicated he was planning to purchase the land and expected to have the access from the traffic light at Bank of the West, with no additional curb cuts on Santa Fe. He did plan to connect with Puppy Love if the owner continues to agree with a cross access agreement. Puppy Love is not part of the plat.

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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 # PR070014 Public Hearing and Consideration of Preliminary Plat of the Bryant Place Addition located on the south side of Kickingbird Road, east of Bryant Avenue. (BVP Bryant Place, LLC)**

The Edmond City Council approved the site plan for this project on September 10, 2007 (see attached minutes). The owners are following through with the Preliminary and Final plats so that all the requirements are complete prior to occupancy. This development contains 7.0967 acres and 108 apartments are planned. This addition will be served with public water and sanitary sewer lines, as well as Edmond Electric and sanitation services. Detention requirements have been met by the plans submitted.

There will be one driveway on Kickingbird Road and no drives on Bryant Avenue. The adjoining use includes Oklahoma City Clinic to the south, a sports medicine clinic to the north, Kickingbird Apartments (126 units) to the east, and to the northeast, Woodcreek Town homes. There is no single family zoning or homes adjacent to this 7 acre parcel; there is no "sensitive border" for this project.

The units are planned at three stories and are required to have a fire sprinkler system, in addition to numerous fire hydrants. The plat provides for utility easements needed for water, sewer and electric lines and the private detention areas.

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

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

NAYS: None

The next item on the agenda was: **Case #PR070015 Consideration of Final Plat for Bryant Place Addition, located south of Kickingbird Road, east of Bryant Avenue. (BVP Bryant Place, LLC)**

Engineer, Chuck Twibell, with Smith Roberts Baldischwiler, LLC, is requesting approval of the one lot, one block final plat of this Addition. Easements are provided for on the plat for utilities. Properties around the site are already developed, but were developed prior to the mandatory plat. Kickingbird Road is located to the north. The median in Kickingbird boulevard-style road is privately owned and maintained. The paved portion of the road is public.

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

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AYES: Members: Moore, Cartwright, Moyer, 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 of Midwest Boulevard, south of Covell Road. (Covell Development, LLC)**

Motion by Moore, seconded by Cartwright, to continue this item to February 5, 2008.

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

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

NAYS: None

There was no New Business.

Leroy Cartwright thanked John Williams with the Edmond Sun for his service in writing stories regarding the City. John indicated he would be changing jobs in the near future.

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

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

NAYS: None

Meeting adjourned at 6:15 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission