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EDMOND PLANNING COMMISSION MEETING

Tuesday, March 4, 2008

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, March 4, 2008 in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Leroy Cartwright, and Barry K. Moore. Ingrid Young was absent. 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 February 19, 2008, Planning Commission minutes.

Motion by Cartwright, seconded by Moyer, to approve the minutes as written. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was: **Case #SP070020 Public Hearing and Consideration of Extension of Commercial Site Plan for the Bridges at Spring Creek Shopping Center, generally located east of Bryant Avenue, north of 15th Street, south of Pelican Bay and Hafer Park. (Sooner Development)**

Please find attached the City Council Minutes of April 23, 2007 listing the discussion, including the five conditions approved by the City Council, when the site plan was approved. The memorandum for that meeting is also attached. There are no changes to the site plan, as originally approved.

This item was scheduled for the Planning Commission on April 17 and the Commission recommended approval by a vote of 3-2. They recommended the following amendments to the site plan:

- 1. shoebox style light fixtures be used instead of decorative lights to keep the light directed onto the site rather than spread to the residential or park areas.**
- 2. add a 20 foot buffer next to Turtle Creek Commons and remove parking spaces for that distance and add landscaping where the removed parking spaces are removed.**
- 3. move the dumpsters away from the north side of Turtle Creek Commons, most likely location on the east side of the shopping center building.**
- 4. the square footage of the entire project shall not exceed a maximum of 168,000 square feet; the amount approved with this project is 122,600 square feet.**
- 5. eliminate the 45 foot tall clock tower on the eastern side of the shopping center because of the 35 foot height commitment.**

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This site plan was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007).

Planning Department:

1. Existing zoning – “E-1” includes the major anchor store or the Belk store and “D-1” PUD
2. Setbacks – the setback from the property line on 15th Street is 1000 feet to the department store and 700 feet from the nearest projection of the shopping center; the setback from the east property line is 135 feet; the setback from the north property line is 60 feet from the back of the Belk store.
3. Height of buildings – 35 feet as provided for in the PUD Design Statement and as referenced in the City Council minutes of the June 26, 2006 meeting as the maximum height allowed. It also references that the Belk store is one story even though 35 feet of height is allowed. The elevation plans do reflect a tower feature at one of the store entries and to the peak of that roof is 45 feet. There is a clock in this feature. If a 35 feet height needs to be maintained with no exception of any portion of the structure including a non-habitable tower feature, it is the staff’s understanding that Sooner will remove this feature.
4. Parking – 138,500 square foot building including the pad restaurants, 772 parking spaces required. The project has 754 parking spaces. (The restaurant pad sites are not part of the site plan).
5. Lot size – 849,037 square feet
6. Lighting Plan – two lighting plans have been submitted. If the Planning Commission and City Council want lighting to match Spring Creek Village and Plaza, Sooner is willing to install that type of light. That type of Victorian light will cast ambient light in the surrounding area making the area appear to be significantly brighter. The shoebox style light is an alternate plan which will retain more light just on the commercial site. That may be best for this location, even if the light poles do not match the style at Spring Creek Plaza and Village.
7. Signage – the sign is 8 feet in height and 54 square feet in area for the copy portion of the sign, using a combination of cast stone, split face block and brick. There will be 2 ground signs, one on Bryant and one on 15th.
8. General architectural appearance – the exterior of the building includes brick, EFIS and split face block. The awnings are metal; the colors are generally red brick with red awnings. The back of the Belk store does include some awnings. There are 10 windows on the back portion of the building, giving the building a two story look

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although no portion of the building is two story. Of course, there are no doors on the back other than delivery doors. There are some columns on a portion of the back of the building. The City Council minutes discussed having the back of the department store look similar to the front.

9. Sensitive borders – the Turtle Creek Commons area is the main residential area adjacent to the southeast portion of this project. There is a 6 foot fence along the Turtle Creek Commons boundary and some additional landscaping. There are dumpster enclosures at this location on the southeast corner of the property. Based on the grading of the property, the shopping center parking lot will be lower than the existing grade at Turtle Creek Commons, so the fence will be set on a retaining wall with landscaping north of the fence.
10. Mechanical equipment – the small scale of the elevations provided do not adequately address the screening of mechanical equipment on the roof. Standard is as follows: “Mechanical equipment and devices located on or adjacent to structures shall be screened by the height of the building wall or by a wall or enclosure of sufficient height that mechanical equipment is screened from view by an observer standing on ground level at any place along the property lines of the subject property. The mechanical equipment or wall shall provide a minimum separation as defined by the manufacture’s requirements for the particular mechanical equipment to be screen. The top of the enclosure may be left open. If window air-conditioning units or wall mounted air-conditioners are used, screening through landscaping or other appropriate architectural treatment shall be part of the site plan design.”
11. Fencing/screening – the only fencing is the area along Turtle Creek Commons. There are no additional fences except for the dumpster enclosures. There are numerous retaining walls and the applicant has submitted details on the appearance of the materials.

Engineering Department:

12. Driveways/Parking – there are 2 driveways, one on Bryant and one on 15th. Both will have traffic lights and they will be completed prior to occupancy.
13. Title 21 Water and Sanitary Sewer Plans – City water and sanitary sewer are available and will be connected for service.
14. Drainage Report and related Grading Report Plans – detention plans have been reviewed to include surface drainage and a detention pond to be maintained by the development and two underground detention areas to be constructed on the west side of the creek.

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15. Street paving and access management – right turn lanes are planned on 15th Street and on Bryant. Bryant and 15th are both four laned. Traffic lights are being installed for turning movements.

Fire Protection:

16. Fire Prevention and Building Department – all the buildings will have fire sprinkler systems. In addition, there are on site fire hydrants and looped water lines.

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Community Image:

- | | |
|---|---|
| <p>17. Landscaping - <u>Lot area = 849,037 sf</u>
 (does not include detention area)
 25 per cent of lot = 212,259 sf
 Plant units required = 16,981 pu
 Evergreen required = 6,792 pu
 Front yard plant units = 8,490.5 pu
 Plant units from preservation = 3,920 pu</p> | <p><u>Landscape provided on plans submitted</u>
 269,952 sf landscaping/lawn area
 17,127 plant units
 10,409 plant units
 10,537 plant units</p> |
|---|---|

The applicant believes the site plan being considered meets the 50% of landscaping in the front because the landscaping area for the “3 pad restaurants” is not part of this request. Landscaping for these areas will be calculated with the site plans for each restaurant. All of the buildings are on the same lot so there is no separate ownership of any of the buildings.

Sanitation Department:

18. Refuse facilities – sanitation collection is on the north side of the property behind the building with the one site north of Turtle Creek Commons in the southeast corner of the property.

Electric Department:

19. Electric –The Electric Department will have to locate a number of transformers and be provided easements as set out on the plat.

Albert Wheeler, resident of Chimney Hill, indicated there had been significant changes in flooding along Spring Creek and he felt a new drainage study should be done. Mike Scharrer asked if the landscaping would be maintained. He commented that the developer agreed to leave some old growth trees around the house and he wanted to know if that was still being planned. Samuel Bassett asked that the project be done correctly, as voted on by the City Council and discussed at the April 23, 2007 meeting. Lydia Lee wanted to clarify the 20 foot buffer extending along the Turtle Creek Commons Addition did extend the entire length of the Addition, as approved by the City Council and recorded in the minutes, because the plans did not show it that way. She noted that the trash dumpster was still shown next to Turtle Creek Commons, which was clearly addressed by the Council. She recommended that the site plan not be extended until the new Title 22 provisions are determined to be met.

Motion by Cartwright, seconded by Moore, to approve this request. **Motion carried** by a vote of 3-1 as follows:

- AYES: Members: Cartwright, Moyer, and Chairperson Thrash
 NAYS: Member: Moore

The next item on the agenda was: **Case #SP080001 Public Hearing and Consideration of Site Plan approval for a fire sprinkled office/retail building at the**

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Shoppes at Central Parke, located on the northwest corner of Kelly and West Edmond Road. (Aduddell)

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Planning Department:

1. Existing zoning – “D-1” Restricted Commercial and “D-2” Neighborhood Commercial
2. Setbacks – The setback from West Edmond Road is 230 feet; the setback from the west property line is 53.68 feet (this is a sensitive border since the land is used residential, even though it is zoned Multi-Family). Setback from the north is 41.76 feet (the land to the north is zoned “E-1” General Commercial). The setback from the east lot line is 32 feet and the adjoining property to the east is zoned “D-1” and 260 feet from Kelly Ave.
3. Height of buildings – 35 feet for the main building. The tower structure is over 40 feet, but the average roof line height complies.
4. Parking – The building contains 28,815 square feet on the first floor and 30,561 square feet of office on the second floor. The site does not exceed the parking requirement for office and retail. There are 240 spaces on site.
5. Lot size – The site is 5.5 acres.
6. Lighting Plan – A lighting plan has been submitted; the lights do not exceed 25 feet in height and there are no lights within 50 feet of the west property line.
7. Signage – The owner proposes a six foot tall sign, 42 square feet on Kelly, which is the maximum ground sign allowed on this type of street. West Edmond Road allows larger signs, but the owner is planning an eight foot tall sign, not more than 52 square feet.
8. General architectural appearance – The two story building is a combination of tilt up panels, cast stone, EIFS materials and stone accent materials. The roof is tile; there is a tower portion of the roof that is pitched. The roof itself is flat, for the main part of the building, but continues with tile fascia and/or mansard. The building contains 59,376 square feet and will be required to have a mandatory fire sprinkled system.
9. Sensitive borders – The building does have a sensitive border on the west which is defined as follows: 22.6.5 (a) Applicability. “The following standards shall be met as a condition of approval of any specific use permit or site plan for new construction of multiple-family or nonresidential use located within 300 feet of any platted or developed single family residential property.” The property to the west is zoned “C-2” Medium Density Multi-family and is fenced with an 8 foot stockade fence including barbed wire at the top of portions of the fence. The owner is planting additional trees on the west side of the property and his plans have been reviewed by Kim Miller, to qualify for the reduction of yard area, listed on page 6-38 of the Municipal Code for a side yard setback in a sensitive border condition.

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10. Mechanical equipment – Mechanical equipment will be located on the roof of the flat portion of the building. The parapet wall needs to screen this mechanical equipment. Placing mechanical equipment in the center of the roof is a better design than at the edge of the roof where the parapet wall will have to be extremely tall to screen the equipment.
11. Fencing/screening – No fencing will be required since there is fencing on the west. The land to the north is zoned General Commercial.
12. Engineering Department: The developer has now turned in a plat, which will be considered April 8, 2008. The new transportation study and ordinance provides for right-of-way standards along Kelly and West Edmond Road that the developer feels are excessive. The subject site plan is not directly adjacent to Kelly, and only the detention area is adjacent to West Edmond Road, but there is a driveway connection to both streets. The right-of-way listed in the transportation study and ordinance provides for future turning lanes, as the intersection continues to increase in traffic volume. Kelly Avenue is a major commuter route to and from Oklahoma City. The plats will be the time in which the right-of-way issues will need to be addressed. The owner appears to be requesting a variance from the right-of-way standard required by code.
13. Driveways – There are two driveways proposed, one on Danforth and one on Kelly. Mr. Aduddell is the owner of all the property, but the site plan only includes the west 5.5 acres. A Preliminary and Final Plat will be required by Title 21 minimum mandatory requirements. Additional right-of-way is needed on West Edmond Road and Kelly Avenue.
14. Title 21 water and sanitary sewer plans – City water is adjacent along Kelly and West Edmond Road and is being extended for service. Fire hydrants are needed and are provided on the interior of the project. The large two story building will require a fire sprinkler system and the lines are sized for that requirement.
15. Street paving and access management – Kelly and Edmond Road are four laned at this time, and there are no additional improvements planned.
16. Fire Prevention and Building Department – Fire Sprinklers
The building is required to be a fire sprinkled building.

Fire Flow Requirements

2375 gallons per minute for 3 hours is required for firefighters

All fire lines are recommended to be at least 8 inch.

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Fire Hydrant Clearances:

New location of fire hydrants as listed. Plants and trees are in all areas of the fire hydrants.

Fire hydrant locations:

One fire hydrant will need to be at the front entrance.

One fire hydrant will need to be added to the SE corner of the building.

The 59,376 square feet building will mandatorily have to be fire sprinkled to meet the fire code and the building code. Fire hydrants will also need to be located to access the building with the appropriate fire lanes around the building. Fire lanes have been provided and eight inch water lines have been shown on the engineering plans and fire hydrants have also been identified. All hydrants need to be located as per Major Mike Barnes' recommendations, to meet the fire code and building code. The water lines and fire hydrants will also be reviewed with the plat on April 8, 2008.

Community Image:

17. Landscape Plan:

Landscaping - <u>Lot area = 241,362.00 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 24,136.20 sf	35,759.00 sf landscaping/lawn area
Plant units required = 1,931 PU	2,046 plant units
Evergreen required = 772 PU	782 plant units
Requirements in front = 966 PU	1,400 plant units
= 12,068.10 sf	= 18,349.00 sf

18. Refuse facilities – The sensitive border standards provide that no dumpster can be located within 25 feet of the side or rear property line. Some of the dumpster locations are being moved to comply with this requirement.

19. Electric – Edmond Electric is aware of the 59,376 square foot building and where transformers could be located to serve this building. Easements will be provided for with the plats.

This site plan has already been noticed to be sent to the City Council on March 24, 2008.

The primary reason would be the discussion of the right-of-way along Kelly and West Edmond Road.

Lydia Lee questioned whether the 35 foot height requirement had been met with the three towers; particularly, adjacent to the sensitive border to the west. Randel Shadid indicated that the applicant has met the sensitive border standard, due to the additional trees being planted along the entire west side of the property, which is one of the exceptions allowing a lesser setback than the chart lists in Title 22. He noted that the land to the west was zoned multi-family and already had an eight foot stockade fence with barbed wire at the top and that the one occupied rental house was on the front of the property, near the detention area, not close to the new building being constructed. Mr. Cartwright indicated he felt the layout plan was a good use for the property.

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

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

NAYS: None

The next item on the agenda was: **Case #PR080002 Public Hearing and Consideration of Preliminary Plat for the Lowe's of North Edmond, located west of Kelly Avenue, south of Walgreen's at Covell and Kelly. (Lowe's Home Improvement Center)**

This item was requested to be continued to April 8, 2008 at the request of the applicant. Motion by Cartwright, seconded by Moyer, to continue this item until April 8, 2008.

Motion carried by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was: **Case #PR080003 Consideration of Final Plat for the Lowe's of North Edmond, located west of Kelly Avenue, south of Walgreen's at Covell and Kelly. (Lowe's Home Improvement Center)**

This item was requested to be continued to April 8, 2008 at the request of the applicant.

Motion by Cartwright, seconded by Moyer, to continue this item until April 8, 2008.

Motion carried by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was: **Case #Z080003 Public Hearing and Consideration of Rezoning from "R-2" Urban Estate to "A" Single Family Dwelling District on property generally located south of Covell Road, 1/2 mile west of Douglas. (Covell Development LLC)**

This item was requested to be continued to April 8, 2008, at the request of the applicant.

Motion by Cartwright, seconded by Moyer, to continue this item until April 8, 2008.

Motion carried by a vote of 4-0 as follows:

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

NAYS: None

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

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This item was requested to be continued to April 8, 2008, at the request of the applicant.

Motion by Cartwright, seconded by Moyer, to continue this item until April 8, 2008.

Motion carried by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was: **Consideration of Request by Paul Iser to amend the previously accepted plat of the Augusta Farms Addition, regarding a deed approval to modify lots in Augusta Farms. (Paul Iser)**

Ernest Isch, representing Paul Iser, is requesting a lot split that involves some of the homeowner's property on Lot 7 that is improved as a tennis court. Mr. Iser would like to add 115 feet of Lot 7 to Lot 6, to make it a larger building site. In these circumstances, even though this change does not create a new building site, it makes an existing site larger; it does impact the Homeowner's Association land, so all of the property owners in the Addition have been notified. Twenty notices were mailed. Mr. Iser serves as the Manager of the Augusta Farms Homeowner's Association. The remaining portion of Lot 7, 100 ft. by 270 feet, will be retained as the tennis court, and would not qualify in the future as a residential lot. There is a pipeline easement that extends through Lot 6 and Lot 7, and there is adequate space to build, even with the 33 ft. wide pipeline easement.

No resident in the Addition appeared concerning this item.

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

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

NAYS: None

The next item on the agenda was: **Case #Z080006 Public Hearing and Consideration of Edmond Plan Amendment from Lake Commercial to Suburban Estate, located south of Clipper Crossing, east of I-35 and west of Perth Drive. (Land Improvement, LLC)**

This amendment requires some corrective action to add land to the adjoining property to the east to resolve setback and title issues for the neighboring property. Dick and Jane O'Brien are the property owners to the east at 2501 Perth Drive. Richard Steppe built their home and fortunately owns the land to the west, where a 3,464.89 square foot parcel of land can be deeded to the O'Brien's property to resolve the side yard setback issue and potential title problems. A utility easement has been previously closed that was also part of the encroachment problem. The below listed review information does not lend itself to this type of amendment; but without the amendment, there would be no reasonable resolution of this matter.

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

1. Infrastructure: This area is served by water wells and septic tanks. No City water is anticipated in the immediate future. There are no easements affecting any of the subject property within this request.
2. Traffic: Clipper Crossing is a local street with very limited traffic.
3. Existing zoning pattern:
North – “L-5” PUD Edmondton North
South – “L-4” Lake Commercial
East – “R-2” Urban Estate
West – “L-4” Lake Commercial

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Land Use:

North – Undeveloped; to the northeast, additional land developed as part of the Lake Highlands Second Addition.

South – Undeveloped

East – Homes and lots developed as part of the Lake Highlands Addition.

West – Undeveloped

4. Density: N/A. The lots in Lake Highlands are 60,000 square feet or larger.
5. Land ownership pattern:
 - North – Larger ownership to the north.
 - East – Acreage lots ownership
 - South – Large tract ownership
 - West – Large tract ownership
6. Physical features: The area to be zoned and sold does contain a number of trees and does not have any substantial development improvements.
7. Special conditions: None
8. Location of Schools and School Land: N/A
9. Compatibility to Edmond Plan: There will be a reduction in the “L-4” by the minimum amount of land necessary, 3,464.89 square feet, to resolve the encroachment and title problem.
10. Site Plan Review: N/A

Jane O’Brien, homeowner, indicated that she and her husband were surprised about the actual property line location when the mistake was made with the encroachment of the house, to the west side of the property. She hoped that a parking lot would not be built right on the property line to the west, so close to the house. The staff indicated that a sensitive border requirement would apply, since the land to the west was already zoned “L-4”. Mr. Cartwright indicated that the proximity between the properties was unfortunate, but it came about because of a survey error and there needs to be some way to try to reach a resolution.

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

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

NAYS: None

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The next item on the agenda was: **Case #Z080007 Public Hearing and Consideration of Rezoning from “L-4” General Lake Commercial to “R-2A” Suburban Estate Dwelling District, located south of Clipper Crossing, east of I-35 and west of Perth Drive. (Land Improvement, LLC)**

Attorney Barry Rice is representing the applicant in requesting that a 3,464.89 square feet tract of land be rezoned adjacent to Lot 1, Block 3, Lake Highlands Second Addition. The property owners to the east are Richard and Jane O'Brien. This tract of land is being rezoned to resolve title issues for the adjoining lot where the house was built too close to the property line. Previously, a utility easement has been closed on the west side of the O'Brien lot, due to an encroachment of the home over the easement. Mr. Steppe is adding an irregular shaped tract of land to be included in the legal description for the western portion of Lot 1, Block 3, Lake Highlands Second. This additional land will establish the required setback for the home, as set out in the “R-2A” Suburban Estate side yard setback. There is a companion item for a deed approval to add this parcel to the O'Brien ownership.

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

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

NAYS: None

The next item on the agenda was: **Consideration of Request by Land Improvement, LLC for a Deed Approval, adding 3,464.89 square feet to Lot 1, Block 3, Lake Highlands Second Addition. (Land Improvement, LLC)**

Richard Steppe, with Land Improvement, LLC, is planning to deed a small tract of land to the adjoining property to the east to resolve an encroachment and setback issue for Mr. and Mrs. O'Brien (2501 Perth Drive). The west portion of the house is sitting on the west property line at this time. With this additional land, there will be a 20 foot setback on the southwest corner of the property and a 24.39 foot setback on the northwest corner of the property to the new west property line. A utility easement has previously been closed along the west side of Lot 1, Block 3, where the house encroaches. The deed approval will be subject to the rezoning of the 3, 464.89 square foot parcel from “L-4” General Lake Commercial to “R-2A” Suburban Estate Dwelling District. The Lake Highlands Addition to the east is already zoned “R-2” Urban Estate Dwelling District. That district has been repealed. The “R-2A” district is most similar to the pre-existing “R-2”. The staff recommends approval of the deed certification. Since the parcel being added to Lot 1, Block 3 is currently un-platted and is not part of the Lake Highlands Second Addition and the request serves to make the lot larger, property owners in Lake Highlands have not been notified of this deed approval because there is no actual change to the Lake Highlands Second Addition plat. Property owners within 300 feet have been notified of the companion zoning item.

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

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

The next item on the agenda was: **Case #SP080002 Public Hearing and Consideration of Commercial Site Plan approval for a fire sprinkled office building known as Windsor Office Park, located on the north side of Danforth, south of the Timber Ridge Addition, west of the Hi-Pointe Addition, and east of the convenience store at Danforth and Boulevard. (Titan Development Partners LLC)**

Planning Department:

1. Existing zoning - "D-0" Suburban Office Planned Unit Development. PUD Design Statement attached.
2. Setbacks – Front setback is 100 feet from the property line on Danforth, side yard setback to the east is 13 feet, the side yard setback to the west is 7 feet, and the rear yard setback to the north is 17 feet. The City Council granted a variance in the PUD Design Statement to the 20 foot rear yard normally required.
3. Height of buildings – 24 feet. The front and a portion of the side of the building is a total of 24 feet in height. The back of the building is 14 feet in height from the slope of the roof.
4. Parking – 70 spaces. The square footage of all three buildings total 19,955 square feet; 80 spaces could be required. The project is not over parked.
5. Lot size – 1.59 acres (69,600 square feet)
6. Lighting Plan – There will be no light poles on the site. Wall packs will be used on the building, 9 feet in height on the wall. There would be a standard on the height of light poles of 15 feet, adjacent to the sensitive border, but the owner does not plan any light poles.
7. Signage – Only one ground sign is permitted, 6 feet in height, 42 square feet in area. The sign will be located west of the drive, adjacent to the detention pond.
8. General architectural appearance – The building is brick veneer on four sides with the pitch roof front of the building as a 12/17 pitch. The front elevation of the building contains a number of windows; doors and archways are used to connect the buildings. The archways do not make the building one structure. Windows are added to enhance the architectural appearance. There are two overhead doors with 10 feet

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x 8 feet dimensions.

9. Sensitive borders – There is no sensitive border setback since the zoning is “D-0” Suburban Office PUD adjacent to Single Family and “A” Single Family PUD. The other sensitive border standards that would apply involve the dumpster being at least 25 feet away from residential and it is over 200 feet away. Spillover light cannot exceed 0.02 foot candles measured at the property line; that is not expected to occur with the wall packs, which are shielded to direct the light downward, adjacent to the doors required by the building code. At least a 6 foot high fence will be constructed on the north and east sides of the property. The roof on the north side of the building is a shed type roof and as indicated, is no more than 14 feet in height. There is no mechanical equipment HVAC on the roof and this design has already been discussed at the time of the PUD. The reduction of height of the roof is seen as a design benefit rather than requiring a taller pitch roof. There are no windows on the back or east side of the building, although doors are required by the International Building Code.
10. Mechanical equipment – Mechanical equipment will be located on the ground to the north and east sides of the building. Vent pipes may extend through the roof, also required by the mechanical plumbing codes.
11. Fencing/screening – At least a 6 foot stockade fence will be constructed along the north and east property lines. (See City Council minutes attached regarding east side of property)
12. Engineering Department: The Engineering Department has received final, corrected drainage plans from Engineer, Blaine Sheffield. The detention area is located in the front of the property, but is less than 30 inches in depth, so there will be no requirement for railing around the detention area.
13. Driveways/Parking – One driveway is planned on Danforth, where there is existing approach to the property, west of Hi-Pointe.
14. Title 21 water and sanitary sewer plans – Water and sanitary sewer lines are adjacent to the property and are being connected for service.
15. Street paving and access management – Danforth is already four laned in front of this property. There is no change to existing conditions, as to driveway location. There is good separation between the nearest convenience store drive to the west.
16. Fire Prevention and Building Department – All three buildings will be fire sprinkled as a minimum mandatory requirement. In addition, there will be a fire hydrant added with the proper size water line connected to Danforth. All the turning movements have been approved in the parking area.

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Community Image:

17. Landscape Plan:

Landscape - <u>Lot area = 69,600.00 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 6,960.00 sf	17,000.00 sf landscaping/lawn area
Plant units required = 557 PU	1,047 plant units
Evergreen required = 223 PU	495 plant units
Requirements in front = 279 PU	922 plant units
= 3,480.00 sf	=11,200.00 sf

- 18. Refuse facilities – The dumpster enclosure will be brick veneer matching the building and will have a sight proof gate on the east side. The location of the enclosure is on the far west side of the property next to the convenience store site, well over 50 feet from the Hi- Pointe Addition.
- 19. Electric – Electric will need to be served from the front side since there is no vehicle access along the north or east side. Two transformer locations have been selected; one on the west side of the property, near the building, and one on the front, next to the eastern portion of the building.

No one appeared in objection to this request. A letter had been received by a property owner to the east, wanting to verify that a new fence would be constructed along the entire east side of the property, adjacent to Hi-Pointe.

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

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

The next item on the agenda was: **Case #PR070048 Consideration of Final Plat of the Summit II at Oak Tree, located south of Waterloo Road, approximately ½ mile east of Kelly. (Oak Tree Partners, LLC)**

Brian Coon, representing Oak Tree Partners, is requesting final plat approval for 19 lots in the Oak Tree development. This Addition contains 12.81 acres and is zoned “C-3” Multi-Family. The Addition contains one street, but does connect to the original Summit at Oak Tree, existing to the east of this development. The Summit at Oak Tree contained 19 acres and 29 lots; 21 of those lots have been constructed as of January 1, 2008. All of the streets in Oak Tree are private, with a gated access. The lots in this Addition range from 19,782 square feet to over 24,000 square feet. The Addition will be served with full City utilities. The plat shows the setbacks as follows: 20 foot front setback, 20 and/or 30 foot rear setback, adjacent to the golf course. The one issue that is a concern is the requirement for 80 feet and/or four cars to be situated in front of the gate for the entry of a private, gated access. This standard in the code allows for stacking space in front of the gate, without backing an undue number of cars on the arterial street. Lot 1 would not

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have access to the private street in order to meet this standard. If the gate is an exit only, one way, the standard could be met. Recommendation for approval of the plat is conditioned on a one way, exit only gate.

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

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

NAYS: None

The next item on the agenda was: **Request by Max Pope for Deed Certification on the northeast corner of Paddock Lane and Hidden Valley Road for two acreage lots.**

Mr. Pope owns 4.87 acres on the northeast corner of Paddock Lane and Hidden Valley Road. This general area is sometimes referred to as the Fisher Hills Addition, but the area is actually un-platted, so all of the properties are divided by metes and bounds descriptions. Notices have not been given to the surrounding property owners because the area is not actually platted. The new ordinance application is for previously recorded subdivisions. Mr. Pope would like to divide his parcel into two tracts. The first lot on the northeast corner of Hidden Valley Road and Paddock Lane would be 60,000 square feet. The second lot would be 3.5 acres. Mr. Pope has indicated that he is willing to make the corner lot approximately 14 feet wider, so that the net lot area is 60,000 square feet, lot dimensions of 183 feet by 330 feet. The property is zoned "A" Single Family. When Mr. Pope first discussed this with the staff, the City code allowed a measurement to the center line of the road, and using that standard he has 65,670 square feet. The new ordinance no longer recognizes the center of the road in determining lot size. This property is not located within a flood plain and has access on recognized streets and is not land locked. The lots are large enough for water well and septic tanks or aerobic systems. The staff recommends approval of the lot split.

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

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

NAYS: None

New Business: Attorney, Barry Rice spoke of interest in downtown Police Safety Center. He listed the following reasons for a downtown location:

- Saves open space
- Smaller footprint for the new construction
- Consistent with current plans
- The easiest and cheapest is not always best
- More jobs and visitors in downtown

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- Encourages private investment in downtown
- Downtown location supported by the Downtown Business Association (DBA) and the Urban Board
- Downtown location makes sense in long term best interest
- The Kelly and Main location would take up park land

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

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

NAYS: None

Meeting adjourned at 6:53 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission