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EDMOND PLANNING COMMISSION MEETING

Tuesday, July 8, 2008

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, July 8, 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; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the June 17, 2008, Planning Commission minutes.

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

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

The next item on the agenda was **Case #Z080027 Public Hearing and Consideration of Edmond Plan Amendment from Single Family Residential to Planned Unit Development for 23 duplex lots, located on the west side of Sooner Road, north of the Tuscan Park Addition, south of Danforth. (Jim Harlin with Bordeaux Villas)**

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

1. Infrastructure: City water and sewer are available to the south at the Tuscan Park Addition and will need to be extended to serve this development. There are water distribution lines along Sooner, some of which cannot be connected because they are a part of the supply system, connecting the water storage facilities.
2. Traffic: Sooner Road is an arterial street, not currently improved to four lane standards. There are no recent traffic counts on Sooner Road.
3. Existing zoning pattern:
North – “A” Single Family
South – “A” Single Family
East – “D-0” Suburban Office
West – “A” Single Family
4. Land Use:
North – Acreage lots
South – Single Family; Tuscan Park II has not developed.
East – Undeveloped

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West – Acreage lots

5. Density: The proposed lots are 7,000 square feet. There are 23 duplex lots, allowing 46 units. The minimum per unit is 3,500 square feet of land, which is medium density.
6. Land ownership pattern:
North – Two acre and five acre tracts
South – Urban lots above 6,000 square feet
East – Eight acre commercially zoned property
West – Acreage residential; a variety of lot sizes from one to five acres
7. Physical features: The land is undeveloped and has moderate tree cover.
8. Special conditions: None
9. Location of Schools and School Land: Not a significant factor for this request. A new school is Centennial at Coffee Creek and Coltrane.
10. Compatibility to Edmond Plan: Single Family was the maximum projected in this area. The east side of Sooner Road has been limited in the past, based on Single Family Development on the West side of Sooner. For example, the Bishop property to the east was limited to office frontage along Sooner to create a buffer use. Other development in the general area includes Clayton Pond at Sooner and Second Street. Tuscan Park is approximately ½ mile north of Second Street, and Bavarian Forest on the southwest corner of Sooner and Danforth. Fairview Baptist Church is located on the southeast corner of Danforth and Sooner. White Fence Farms offices, located on the east side of Sooner. Higher density and/or higher commercial uses have not been considered in the past.
11. Site Plan Review: Plats are required with duplex development. The applicant, Jim Harlin, has submitted two examples of the duplex floor plans proposed.

Randel Shadid, representing the applicant, indicated this was a gated community and the responsibility for the maintenance would be by the owner. The units would be rented and you must be at least 50 years old or older to qualify, and the PUD restricts this age requirement. He feels it will be less populated than Single Family would be, with fewer units. He felt the only precedent the project set was for additional senior housing. Mr. Moore asked if the 50 year old requirement failed, would they want to rent to younger persons. Mr. Shadid indicated that would violate the zoning. Mr. Moore questioned whether you could zone for age restrictions, based on Fair Housing requirements. Joe Burnett, property owner to the north, spoke in opposition regarding traffic and the substantial change in density adjacent to existing Single Family. He indicated it would

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be 46 units. Shirley Angland lives to the west of the subject property and was concerned about a drainage easement shown crossing her land, from the plans submitted, and she was concerned about rental units being added at this location. Jennifer Hackson was concerned about the noise that would escalate from the additional traffic, including ambulance calls. Andy Burnett felt the area needs to be protected from a variety uses, unlike the Single Family in the area. Ed Moore, with the ENA, was concerned about no services being available in this area for seniors. Attorney, Lydia Lee asked if the City could enforce the age restriction in the PUD. Planner, Bob Schiermeyer, indicated that projects may be designed for the elderly and that the owner may have his restrictions and requirements, but there was concern about Fair Housing practices that would have to be enforced. It is unlawful to discriminate in housing based on these factors; race, color, National origin, religion, sex, familial status, or handicap. Lydia Lee indicated that this is actually duplexes only, not senior housing. She felt this was out of context with the area. Mr. Moyer indicated he had concerns about the density and the lot size. Mr. Cartwright indicated he could not support this as consistent with the area. Mr. Moore indicated he had concerns about the duplexes placed into the Single Family area and other concerns regarding the restrictions in the PUD.

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

AYES: None

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

The next item on the agenda was **Case #Z080028 Public Hearing and Consideration of Rezoning from "A" Single Family Residential to Planned Unit Development for 23 duplex lots, located on the west side of Sooner Road, north of the Tuscan Park Addition, south of Danforth. (Jim Harlin with Bordeaux Villas)**

Attorney, Randel Shadid, is representing Jim Harlin, requesting approval of Bordeaux Villas PUD for 23 duplex lots or 46 individual units. The owner indicates the project will be limited to persons 50 years old or older. The project is designed for senior living with a gated access on a private street, with a clubhouse facility. Mowing, snow removal, landscaping maintenance, ad valorem taxes and property insurance would be the obligation of Bordeaux Villas, LLC, according to the information provided. Water, sewer and trash fees are also mentioned to be the responsibility of Bordeaux Villas. The city is opposed to that arrangement, since there are 23 lots planned; there is no need for the lots if the duplex units are rented. Each unit should have its own utility service and we believe that is what is planned, based on the master plan map. The PUD Design Statement may need to be corrected regarding this issue.

The difficulty with this request is that on the west side of Sooner Road, the developments include Bavarian Forest at Sooner and Danforth, Clayton Pond at Sooner & 2nd Street, and the new Tuscan Park Addition, approximately ½ mile between Danforth and 2nd.

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There are acreage lots north of Tuscan Park, south of Bavarian Forest and also north of Clayton Pond. The Fairview Baptist Church is located on the southeast corner of Sooner and Danforth. In the past, the general policy has been to limit intensive land uses on the east side of Sooner because of the low density, single family dwelling on the west side of Sooner, whether developed as subdivisions or individual acreage lots. Even with the “targeted market”, the density for the Bordeaux project is substantially higher than any development in the area. In order to have a consistent, reasonable policy for the lesser developed or undeveloped parcels along the west side of Sooner Road, adjacent to Clayton Pond, Tuscan Park, and Bavarian Forest, this PUD at a medium density will indicate that similar projects are appropriate. The most recent zoning on the east side of Sooner has been “D-O” office to protect the low density along the west side of Sooner.

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

AYES: None

NAYS: Young, Moore, Moyer, Cartwright and Chairperson Thrash

The next item on the agenda was **Case #Z080034 Public Hearing and Consideration of Plan Amendment from Restricted Light Industrial District to Open Display Commercial District, located south of Comfort Drive, on the west side of Broadway. (GAF Properties, LLC)**

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

1. Infrastructure: Utilities are available adjacent to the subject property.
2. Traffic: Broadway is the busiest street in Edmond, with approximately 50,000 vehicles per day for north and south traffic.
3. Existing zoning pattern:
North – “E-3” Restricted Light Industrial
South – Oklahoma City limits
East – “E-3” Restricted Light Industrial
West – “E-3” Restricted Light Industrial
4. Land Use:
North – Vacant Golden Corral restaurant
South – Oklahoma City
East – Developed as Business Park
West – Tractor Supply
5. Density: N/A

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6. Land ownership pattern: The property is platted as Broadway Plaza Addition.
North – Individual commercial lots
South – Oklahoma City
East – Larger commercial tracts
West – Individual commercial lots
7. Physical features: The land has been improved and is flat, with no natural vegetation.
8. Special conditions: None particularly, although Tractor Supply to the west owns a small parcel of land to the south of the subject property where the ground sign is located.
9. Location of Schools and School Land: N/A to this location.
10. Compatibility to Edmond Plan: “E-2” Open Display was not projected in the Edmond Plan, due to the wide variety of characteristics associated with Open Display and/or storage. Some sites are suitable for PUD application for the open display use, but each site is evaluated on its own merits.
11. Site Plan Review: Site Plan would be required for a commercial building on the property.

Attorney, Randel Shadid, representing the applicant, indicated that, based on the new ordinance, “E-2” zoning was required for the new tire sales, even if outdoor storage or display is not proposed.

Motion by Moore, seconded by Moyer, to approve this request. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Young

The next item on the agenda was **Case #Z080035 Public Hearing and Consideration of Rezoning from “E-3” Restricted Light Industrial District to “E-2” Open Display Commercial District, located south of Comfort Drive, on the west side of Broadway. (GAF Properties, LLC)**

Recently, the city was contacted by Discount Tire Center to locate a store south of the previous Golden Corral restaurant, on the west side of Broadway. This property was zoned “E-3” Restricted Light Industrial in June 1979. The zoning ordinance that was in effect during that time and until March 2007 allowed “E-1” General Commercial as a use permitted by right in “E-3” Restricted Commercial. In the “E-1” district, new and used

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automobile sales and service, new machinery sales and service, repair and public garage, if conducted within a completely enclosed building, were uses allowed. The code went on to identify service stations allowing batteries and tires, which could have been displayed outside the building in a limited amount. When the March 1, 2007 ordinance was adopted, tire sales required a Vehicle Service Facility which is first listed in "E-2" Open Display district and is not listed in the "E-3" district. The Discount Tire owner indicated that no tires would be stored or displayed outdoors at anytime. While many tire stores choose to display tires outdoors, his business operation did not require that. All discarded tires are kept inside the building. The rezoning is necessary due to this change in the code, where this use would have previously been allowed. Once the zoning is in place, he will be permitted to have open storage or display, even if his business operation does not normally anticipate that method of operation.

Attorney, Randel Shadid, is representing the applicant, GAF Properties, LLC, in requesting "E-2" Open Display. All Open Display zoning requires a Plan Amendment. None was projected on the Edmond Plan, due to the varying characteristics of Open Display businesses.

Motion by Moyer, seconded by Cartwright, to approve this request. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Young

The next item on the agenda was **Case #PR070049 Public Hearing and Consideration of Preliminary Plat for the Gardens IV of Fairfax Addition, located on the east side of Coltrane, one-half mile north of Covell Road. (Fairfax Joint Venture, LLC)**

Ernest Isch is representing J.W. Armstrong in requesting preliminary plat approval for this phase of Fairfax, located ½ mile north of Covell, on the east side of Coltrane. This project will develop with 28 single family homes on 10.17 acres. The lot size is 75 feet by 120 feet, 9,000 square feet or larger. The plat is designed as two cul-de-sacs between the golf course and swimming pool area. There is a large 130 foot wide electric transmission easement just south of this project. This property is zoned as a PUD and has been approved for 20 foot front building lines. The standard side yard and rear yard setbacks would apply. This phase of the addition will connect on Garden Vista Drive, which connects with Coltrane. The access to all of Fairfax is gated private streets. The addition will be served with full city utilities.

Ernie Isch appeared, representing Mr. Armstrong.

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

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

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NAYS: None

The next item on the agenda was **Consideration of Request that public utility easements be closed to public use at the location south of Eight Street, north of Ninth Street, east of Broadway. (OnCue)**

Randel Shadid is representing OnCue Convenience store requesting that easements be closed at the location planned on South Broadway between Eighth and Ninth Streets for the new store. This property involves ten lots in the Shaeffer's Subdivision of the Herbert's Addition. The existing alley is located to the east side of the property. There is a north/south easement from Eighth to Ninth and an east/west alley running adjacent to four of the lots.

In the past a Grandy's Restaurant and Wiggy's Restaurant have been located on the property south of Eighth Street and a Sizzlin Sirloin was located north of Ninth Street east of Broadway. Those buildings have been used for other businesses such as Goldie's in more recent times where the easements are located. There are no City utilities in the two easements to be closed.

OnCue has already had site plan approval through the Urban Board and City Council. Utilities will be served for that business from Eighth, Ninth, Broadway or the alley along the east side of the property. In this case, there is no reservation of any portion of the easement. The entire easement is to be closed.

Randel Shadid appeared, representing the applicant.

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 **Consideration of Request for a portion of an electric utility easement to be closed at 1189 East 15th Street. (Charles Ballenger)**

Randel Shadid is representing Charles Ballenger in requesting that a small portion of a utility easement be closed at the pad site for the Spring Creek Village Shopping Center north of 15th Street, west of Bryant. This easement is only 4 feet wide by approximately 15 feet in length and was granted for electric usage for the development of a new building. This portion of the easement will not be needed. A corner column of the building would be constructed in the easement so the request is to close the easement.

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The wider electric easement east of this location will be retained to serve the building. The site plan for this 8,000 square foot building has been recently extended. Mr. Ballenger has also applied for a building permit on the property.

The City has no objection to this closing.

Randel Shadid appeared, representing the applicant.

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 #PR080024 Public Hearing and Consideration of Preliminary Plat for the Inspirada Addition, located north of Covell Road, west of Coltrane, west of the Asheforde Oaks Addition. (M & R Land Development, LLC)**

Motion by Moore, seconded by Moyer, to continue this item to July 22, 2008. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z080030 Public Hearing and Consideration of Edmond Plan Amendment from General Commercial PUD to Planned Unit Development (Open Display) on property generally located south of Danforth, west of Kelly. (Edmond 40, LLC, Overland Park, KS, Edmond Town Center developer)**

Doug Klassen, representing Edmond 40, LLC, is requesting rezoning to allow open display west and south of McDonald's and Blockbuster at Danforth and Kelly. The zoning ordinance in effect March 1, 2007 has moved automotive type businesses, whether open display is needed or not, such as tire sales and lube centers to an "E-2" district under Vehicle Sales and Services. A tire store is planned west of McDonald's and even if the operator did not want to provide for outdoor storage, display or any activity outside the confines of the building, the higher "E-2" district would still be required. The applicant has filed this PUD application primarily for that purpose, but has applied the open display provisions to the entire 34 acre site.

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

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1. Infrastructure: Water and sanitary sewer lines are available adjacent to the entire parcel and can be extended to serve new lots proposed by the plat of Edmond Town Center.
2. Traffic: There are approximately 16,600 vehicles north and south on Kelly during a 24 hour period and approximately 19,000 vehicles east and west on Danforth at the intersection.
3. Existing zoning pattern:
North – “D-2” Commercial
South – “A” Single Family, “B” Two Family and “C-2” Medium Density Residential
East – “D-2” Commercial
West – Service Blake Soccer Complex
4. Land Use:
North – Tinker Federal Credit Union and Edmond Public Schools Administration building.
South – Swan Lake Addition
East – Danforth Square Shopping Center
West – Service Blake Soccer Complex
5. Density: N/A Commercial use proposed
6. Land ownership pattern:
North – Primarily three owners on medium to larger size commercial tracts.
South – Individual ownerships in Swan Lake
East – Shopping Center, large tract ownership
West – City of Edmond 60 acre soccer complex
7. Physical features: Gently rolling
8. Special conditions: No unique conditions to this property; not common to other commercial tracts.
9. Location of Schools and School Land: Edmond North High School is located ½ mile to the east.
10. Compatibility to Edmond Plan: Only a few “E-2” zoning locations were suggested on the Edmond Plan where there was a clear pattern established. This increase was not anticipated with Edmond Plan IV. Part of the impact is related to the zoning classification change.
11. Site Plan Review: Site plan review is required.

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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, Young, Moyer and Chairperson Thrash

NAYS: None

The next item on the agenda was **Case #Z080031 Public Hearing and Consideration of Rezoning from “E-1” General Commercial PUD to Planned Unit Development (“E-2” Open Display) on property generally located south of Danforth, west of Kelly. (Edmond 40, LLC, Overland Park, KS, Edmond Town Center developer)**

A 34 acre parcel on the southwest corner of Danforth and Kelly is currently zoned “E-1” General Commercial PUD and has been extended by the Council, so the project is in effect and has not expired, using the five year review required on PUD’s not previously developed. The owners have excluded 10 uses from the possible uses at this location, including trailer sales, kennels, heating, ventilating, or plumbing supplies sales and service. The owners planned a tire store on the property and while it was not known whether the company wanted to have outdoor storage or display, that use has been eliminated from “E-1” uses, even if conducted within an enclosed building. Most of the automotive service businesses were also eliminated in the March 1, 2007 zoning code in “E1” General Commercial.

The applicant has filed for open display with the following limitations on the entire parcel, partially in order to retain the tire store use that was planned west of McDonald’s. In summary, the outdoor display would be limited to 10% of the building area. The display would be adjacent to the building and enclosed with a structure compatible with the building. Temporary displays could be located on the sidewalks adjacent to the building and parking areas. Overall parking spaces would never be reduced by more than 20% by the temporary display areas. Daily merchandise display shall be limited to 20% of the building area.

The staff has concern about “daily merchandise display areas” and “permanent outdoor display”; and a fairly complicated formula covering the entire 34 acre parcel. The advantage for this location for open display is that it is away from homes, other than the southern part near Swan Lake and there are very few opportunities for open display in Edmond. There are many calls from businesses wanting to use open display, even temporarily, and most locations are prohibited from such activity. Code Enforcement would need to help enforce provisions outlined by the applicant, particularly involving the daily compliance through “daily” inspections.

Tom Thorsen, with D.J. Christie, felt that the daily display would have the least impact. He indicated that only 20 acres will be used for Commercial, since 14 acres will be used to expand the City of Edmond soccer fields. Mr. Cartwright asked if we could modify the request made by the applicant to exclude the daily displays. Mr. Thorsen indicated he

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would remove the daily outdoor display provision. He did need to solve the tire store pad site use on Danforth. City Attorney, Steve Murdock, indicated that the permanent sales and temporary sales provisions of the PUD would still allow for the tire store and display of materials.

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 #PR080025 Consideration of Final Plat for Edmond Town Center, located south of Danforth, west of Kelly. (Edmond 40, LLC)**

Doug Klassen is representing D.J. Christie Inc., requesting that a 34 acre tract be approved as a final plat of Edmond Town Center. This property is zoned commercial and is planned for 13 lots. McDonald's and Blockbuster Video are developed on the corner. The developer is providing 90 feet of right-of-way along the majority of Kelly and varying amounts of right-of-way along Danforth. There is a traffic light planned at the corner of Hawthorne Lane/Drive. The owner wishes to post a fee in lieu of for the traffic light since the actual improvements to Kelly, at the intersection, are not scheduled. The access drive on Danforth aligns with the access to Cheyenne Springs Commercial Center. An access easement has been indicated on the plat, although it is not clear that it connects with Drake Avenue in the Swan Lake Addition, which was the understanding with the City Council for some connectivity, even though it is not intended to be a public street.

The City of Edmond is purchasing Lot 13 to add to the Service Blake Soccer Complex. Lot 12 will be used for shared parking. Utilities will need to be extended to each lot and water lines looped for proper pressure. A detention area has not been indicated on the plat and detention may be performed as each lot is developed, with a possible temporary drainage detention for the construction of the addition. The driveways have been approved by the Engineering Department.

City Engineer, Steve Manek, indicated that the owner would put up a fee in lieu of for the signal on Kelly and Hawthorne, justified by the Transportation Study in the PUD Design Statement. Mr. Thorsen indicated he was hoping to suggest an escrow account for the fee in lieu of. He indicated it could be that a traffic light is not needed, as improvements continue in this area.

Leroy Cartwright was out of the room during the vote.

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

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

NAYS: None

The next item on the agenda was **Case #PR080028 Public Hearing and Consideration of Preliminary Plat for The Quarters at Kelley Pointe 2nd Addition on 3.78 acres, located approximately one-half mile north of West 33rd Street and west of Kelly Avenue. (Kelley Pointe Development Co.)**

Doug Klassen, representing Clay Farha, is requesting Preliminary Plat approval of a 3.78 acre tract as an extension of the Quarters at Kelley Pointe. This property is zoned "F-1" Light Industrial. The project proposes eight lots and is actually being developed for individual office buildings with interconnecting parking. There is no new curb cut on Kelly and the parking lots connect with Quarters at Kelley Points 1st.

Most of the landscaping as well as the parking is shared for the entire complex. The improvements will include paved parking, grading and utilities. Detention has been completed on an area wide basis.

Doug Klassen appeared, representing the applicant.

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 #PR080029 Consideration of Final Plat for The Quarters at Kelley Pointe 2nd Addition on 3.78 acres, located approximately one-half mile north of West 33rd Street and west of Kelly Avenue. (Kelley Pointe Development Co.)**

Doug Klassen is requesting Final Plat approval of the Quarters at Kelley Pointe 2nd Addition. No site plans have been submitted on this property previously. There will be eight lots for sale and one common lot. The common lot provides for shared parking, landscaping and internal access.

The plat is in order for approval.

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

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The next item on the agenda was **Case #U080002 Public Hearing and Consideration for a Specific Use Permit and site plan for a fire sprinkled addition to Faith Bible Church, located north of the Thunderhead Hills Addition at 600 North Coltrane. (Faith Bible Church)**

The church has held a meeting with the residents. There are a number of conditions that have been identified that the staff recommends be resolved prior to a City Council hearing. If all of the conditions can be accepted as a minimum requirement for the construction proposed then this matter can be directed to the City Council. The architect has corrected the plans for most of the comments; however there are details that may need to be reviewed. The Community Image Department has attached the following comments, so the Thunderhead Hills comments will mean that no grading can occur where the trees are located. Preservation measures will need to be taken since existing trees are to be retained. These measures are for the protection of the trees, not just informal suggestions. If the church needs additional time to study the resident's comments, a later City Council meeting may be appropriate. This item was scheduled for the July 14, 2008 Council.

Planning Department:

1. Existing zoning – “A” Single Family with a Specific Use Permit
2. Setbacks – The new building is set back 76 feet from the east property line and 150 feet from the south property line, adjacent to Thunderhead Hills. This building addition is several hundred feet from Coltrane, which represents the front property line.
3. Height of buildings – 30 feet
4. Parking – 406 parking spaces are provided for. The existing sanctuary seats 630. The east classroom seats 100 and the new gym/family life center seats 488. The building size is approximately 19,000 square feet. The original parking plan has been modified to leave an open space area where existing trees are located. This will also mean no grading in this area, even inadvertently. A fence is planned on a portion of the southern boundary.
5. Lot size – 195,018 square feet
6. Lighting Plan – The parking lot has already been installed to the south and east of this project. No new parking lights are planned.
7. Signage – One sign is already completed and is on site. One additional sign is proposed south of the existing sign.

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8. General architectural appearance – The exterior treatment of the building includes brick and EFIS. The applicants are considering tilt up panels or split face block as an option to some of the exterior finish. The roof line is flat.
9. Sensitive borders – This site is not considered to be a sensitive border. The project does have considerable setback to the south. The dumpster is located 70 feet from the south property line and there are no light poles within 15 feet of the south property line.
10. Mechanical equipment – The HVAC units are located on the roof. They are planned to be located in the center of the new gym/family life center roof area, and should not be visible from the property line. If they were visible, screening would be added.
11. Fencing/screening – No additional fencing is planned.
12. Driveways– No new driveways are planned.
13. Title 21 water and sanitary sewer plans – Water and sewer is already available and extended for service.
14. Street paving and access management – The church is now widening the southern half of the frontage along Coltrane, which was approved to be delayed until a future phase of the church master plan. That work is now being accomplished with this phase of the gym/family life center.
15. Fire Prevention and Building Department – The building is fire sprinkled and meets all Fire Department requirements.
16. Community Image: It was understood that the church would be saving the large oak tree in the SE corner of the property and would be saving all trees along the south property line except where the parking would be.

Although the trees are not being claimed towards your landscaping credit, if the site plan is approved based on these conditions then all plans will need to reflect the changes.

Meaning:

- These areas will need to be treated as preservation using all proper techniques and will have to be included on all proper plan sets.
This includes:
- The landscape plan will need to show the areas as preservation.
- The civil plans will need to show the areas as preservation. In addition, no grading will be able to occur in these areas.

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If you can make sure these items get addressed it would be helpful.

17. Landscape Plan:

Landscaping - <u>Lot area = 195,018 sf</u>	<u>Landscape provided on plans submitted</u>
10% of lot = 19,502 sf	76,562 sf landscaping/lawn area
Plant units required = 1,560 PU	2,113.5 plant units
Evergreen required = 624 PU	1,142 plant units
Requirements in front = 780 PU	1,104.5 plant units
= 9,751 sf	63,546 sf

18. Refuse facilities – A new dumpster will be added with a 12 by 12 screened enclosure.

19. Electric – Electric will be modified, but is already available.

Bruce DeFriese indicated he had been working with the neighbors to move some of the parking north, and preserve trees to add a sight proof fence on the east side of the southern boundary to adjust some of the lighting. He indicated the church had not agreed to modify the second floor windows as requested by the residents. He indicated the church was 150 feet from the property line and there were six windows in the classrooms. He indicated that there would be elementary age children in these classrooms. Ms. Young asked how close the parking was to the property line; Mr. DeFriese indicated 25-26 feet. Ms. Young asked further how much parking was removed to preserve trees on the south; he indicated 35 spaces were removed. He indicated a tree in the far southeast corner would be saved, as requested by the neighbors. Ms. Thrash asked how far the dumpster was located from the south property line. Mr. DeFriese indicated 50 feet. Bill Shields was concerned about headlights shining into homes, and the views from the 2nd story windows. Dot Nable, 3001 Timothy Way, was concerned about the overall tree removal and changes being made to the site through grading, some of which required a retaining wall. She was also concerned about the 2nd story windows, which would be more prominent with the significant grading tree removal and construction near the south end of the property. Tom Davies was concerned about the extra light from the church. Susan Willis also was concerned about the tree removal and substantial changes that would be made by this phase of construction. She indicated it was still not clear as to whether the requests made by the neighbors had been met and what the overall appearance would be from Thunderhead Hills. Mr. Moore indicated that it was clear that many of the issues were not resolved and the neighbors had done a good job of listing issues, such as how many trees would be removed, how the retaining wall will work with the sight proof fence planned on a portion of the south property, how close the nearest light is, how tall the lights are and how much light will there be on the south property line. He asked Mr. DeFriese if he had considered any options on the 2nd story windows. Mr. DeFriese indicated the window sill was 16 feet from the ground.

Motion by Moore, seconded by Young, to continue this item to August 5, 2008. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #SP080015 Public Hearing and Consideration of Commercial Site Plan for three retail buildings at Shoppes on Broadway, located north of 33rd Street, east of Carl's Jr and west of Johnnie's Restaurant. (Jackson Development)**

Tom Parker is requesting approval of three buildings, one east of Carl's Jr, consisting of 2,123 square feet, a second building containing 3,200 square feet and a third building containing 2,582 square feet. The last two buildings are located west of Johnnie's, and are constructed on the front property line, which was discussed with the original conceptual plan review where additional right-of-way was granted along 33rd for future street improvements. No approval has been granted for the "bank" site south of Burger King, and there has been no progress on the 14,850 square foot building planned at the north end of the center.

Planning Department:

1. Existing zoning – "E-2" Open Display
2. Setbacks – Two of the buildings have a zero front setback and are located 35 feet from the east property line. The pad site east of Carl's Jr is 80 feet from the property line. None of these buildings are in a sensitive border location.
3. Height of buildings – The buildings are 19 feet in height.
4. Parking – The paving has already been installed for the driveways and parking. There is no change from the overall parking numbers provided for the original plan. These buildings are not over parked.
5. Lot size – These three buildings are not for sale and the lot size is the entire parcel. The landscape plan, as well as the parking, follows the original concept plan approved.
6. Lighting Plan – Most of the light poles have already been constructed for this project. If the Commissioner's have a chance to review the site at night, festoon lighting has been installed between some of the buildings and it is my understanding that will continue. This type of lighting is easiest to observe next to the I.O. Metro location, near Broadway. Driveways requiring larger vehicles, such as service trucks, fire trucks, garbage trucks, etc. may not allow for that lower style lighting.

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7. Signage – Drawings have been provided on the signs proposed, but have not been discussed in detail. The developer plans to remodel the Wal-Mart sign, at 24 feet, 6 inches in height and plans a 75 square foot or less copy area on the main sign on Broadway. The sign has brick and EFIS trim. Neon has not been identified, and therefore, would not be allowed on the sign. A second ground sign is to be located near the entry on 33rd, where the traffic light is located and that sign is 54 square feet or less and approximately 14 feet in height. A sign was also discussed in the fountain area to be constructed on the corner, with the word “Edmond” and a smaller “Shoppes on Broadway”. Only two advertising signs are permitted. The word “Edmond” might be permitted in the fountain area, if still requested, but “Shoppes on Broadway” may have to be eliminated from that sign.
8. General architectural appearance – The appearance of the building will be the same as the other buildings, with EFIS.
9. Sensitive borders – There is no sensitive border.
10. Mechanical equipment – Mechanical equipment is located on the roof, and is screened by a parapet wall.
11. Fencing/screening – No fencing
12. Driveways–No new drives.
13. Title 21 water and sanitary sewer plans – Water and sewer are already completed.
14. Street paving and access management – The additional easement on 33rd and has been provided.
15. Fire Prevention and Building Department – Has been approved by the Fire Department.

Community Image:

16. Landscape Plan:

Landscaping - <u>Lot area</u> = 525,556 sf	<u>Landscape provided on plans submitted</u>
(For all phases)	
10% of lot = 52,555 sf	66,428 sf landscaping/lawn area
Plant units required = 4,205 PU	4,762 plant units
Evergreen required = 1,682 PU	3,456 plant units
17. Refuse facilities – Garbage and sanitation is located on the east side of the building.
18. Electric – Electric is available for service.

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Sam Gresham represented Tom Parker, who was also in attendance at the meeting. Mr. Moyer thanked the developer for connecting with Johnnie's, which improved the overall circulation. Mr. Cartwright complimented Mr. Parker on a super project. Mr. Gresham indicated that if the corner sign was proposed, they would come back to the Planning Commission for review. The detention was still planned on the corner. The signage feature was still being considered.

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

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 7:37 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission