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EDMOND PLANNING COMMISSION MEETING

Tuesday, July 22, 2008

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Vice Chairperson Bill Moyer at 5:30 p.m., Tuesday, July 22, 2008, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright and Ingrid Young. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Jan Ramseyer-Fees, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the July 8, 2008, Planning Commission minutes.

Motion by Young, seconded by Cartwright, to approve the minutes as written. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Young, Cartwright, and Vice Chairperson Moyer

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)**

Developer, Martin Teuscher, is requesting preliminary plat approval for a new addition located north of Covell Road, west of Asheforde Oaks and south and east of the Autumn Ridge Addition. This property is zoned "A" Single Family Dwelling and was once owned by the Edmond School District. The preliminary plat identifies 61 single family lots on approximately 15 acres. The lot sizes are shown on each of the lots. Four of the lots are double frontage lots; Lots 3, 4, 9 and 10 of block 2. This project is not a PUD and no variances of any code are being requested. Each lot will have a 25 foot front building line setback and five foot side yards for one-story homes, eight feet for two-story homes and a 20 foot rear yard. Some of the lots will qualify for a lesser rear yard, due to the depth of lot, where a 20 percent depth of lot standard will apply.

All lots will be served with city utilities. All streets are being dedicated as public streets; there are no gates for this project. The detention area on the north part of the addition is shown as Common Area F and will need to be maintained by a mandatory Homeowner's Association. Those areas are not permitted to be dedicated to the city. The addition has one access point to Covell Road. The developer is providing for 90 feet of right-of-way on Covell. The City Council has acted to approve The Reserve at Autumn Ridge final plat extension, and/or continued development, etc.

The plat has provided for a stub out street to the west for a future extension into Autumn Ridge, which also provides that the block length standard of a maximum of 700 feet is

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met. Right-of-way will be dedicated according to the Transportation Plan and the alignment of streets or separation between intersections meets the Transportation Plan standards. Mr. Teuscher has talked with Matt Wilson, to the north, and he will have to obtain an offsite easement for the sanitary sewer line extension. Those easements are typically supplied with the final plat and Mr. Teuscher has indicated that no final plat will be submitted without the easement being supplied to the city first. The property was annexed in 1976 by the City of Edmond.

The developer indicated that the homes in this addition would range from 1900 sq. ft. to 2500 sq. ft. with an average of 2300 sq. ft. The price per square foot is estimated at 125.00 per square foot. It was indicated that all the codes had been met.

Larry Miller from the Asheforde Oaks Addition submitted a written set of objections to the proposed addition. He indicated that the addition needed to be a positive impact on the area and that following only the minimum standards would not accomplish this. He felt that Autumn Ridge had larger lots, a community pool, and a greenbelt and that the new addition is inconsistent with these neighborhoods. He indicated that the stub out street into Autumn Ridge was not labeled for emergency only. He indicated that the homeowners had tried to work with the developer on the standards but that the project was really mediocre. Diana Cartwright spoke in opposition and was concerned about the road into Autumn Ridge. Judy Rutledge was concerned that the lots may be zero lot lines staff indicated that there were no variances to the setbacks. Mark Stonecipher, attorney for the developer, indicated they had complied with the code and tried to accommodate the neighbors to the degree possible.

Commissioner Cartwright indicated that the Planning Commission had a staff report and it was noted that there were no variances to the municipal code for this project.

Motion by Cartwright, seconded by Young, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Cartwright, Young and Vice Chairperson Moyer

NAYS: None

The next item on the agenda was **Case #Z040013 Public Hearing and Consideration of an amendment to the original PUD for Chitwood Farms, regarding front yard setbacks, located east of Post Road, south of 15th Street. (Turner and Company)**

Ernest Isch, representing Derek Turner, is requesting a change to amend to the original Chitwood Farms PUD, to allow for a variation in the 35 foot front setback. The proposal is to allow a 25 foot front setback on a maximum of 15 percent of the total lots. The owner feels this will allow for an improvement to the streetscape and allow for a variation in front setback, as measured from the property line to where the front of the house can be placed. No other changes to the original PUD are proposed.

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Motion by Young, seconded by Cartwright, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Young, Cartwright and Vice Chairperson Moyer

NAYS: None

The next item on the agenda was **Case #PR080027 Consideration of Final Plat for Chitwood Farms II, located east of Post Road, south of 15th Street. (Turner and Company)**

Ernest Isch is representing Derek Turner in requesting final plat of Chitwood Farms II, consisting of 87.39 acres and 61 lots. This development consists of private streets and gated access. Each lot will be served with city water, available from Phase I of Chitwood Farms; however, septic tanks and/or aerobic systems will be used. The lot sizes are 40,144 square feet or larger. That lot size was approved, due to the availability of water for fire protection. Lot G is an open space area and will be a detention and lake area associated with the development.

Motion by Cartwright, seconded by Young, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Cartwright, Young and Vice Chairperson Moyer

NAYS: None

The next item on the agenda was **Case #SP080018 Public Hearing and Consideration of a Commercial Site Plan for office/warehouse buildings, located on the west side of Fretz, ½ mile south of 15th Street. (Larry Lambrecht)**

This will be the first building on the new section of Fretz, south of Pelco, somewhat parallel to the railroad tracks. All the land around this is zoned "F-1" Light Industrial. The buildings will face east, toward the railroad. This particular location is at the far east side of the Enterprise Business Park, but will be accessed from Fretz, not Enterprise Drive.

Planning Department:

1. Existing zoning – "F-1" Light Industrial
2. Setbacks – 25 feet from the property line on Fretz. A 10 foot setback on the south property line; a 10 foot setback on the west property line; and a 25 foot setback on the north property line because of the detention area.
3. Height of buildings – 25 feet

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4. Parking – 32 parking spaces are provided. The project is a warehouse, 13,800 square feet, and two office buildings, each at 3,000 square feet. The project is not over parked.
5. Lot size – 300 feet by 199.38 feet (59,817.98 square feet)
6. Lighting Plan – Lighting will be on the building with wall packs. This is not a sensitive border location. All the land around this is zoned Industrial.
7. Signage – One ground sign would be proposed, six feet in height, 42 square feet in area.
8. General architectural appearance – Exterior of building will be brick and rock.
9. Sensitive borders– There is no sensitive border adjacent to this property.
10. Mechanical equipment – The two office buildings in the front will have mechanical equipment on the ground. The warehouse may have more of a shed roof. Mechanical equipment can not be located so it is readily observable from the property line.
11. Fencing/screening – The only fencing will be the enclosure, consisting of masonry materials and a sight proof gate for the dumpster.
12. Driveways– One driveway will be provided on Fretz Avenue (this is the new Fretz, extending south from Pelco, constructed by the City of Edmond, connecting with Centennial Industrial Addition). This location is the far east side of Enterprise Business Park, developed by James H. Harrod.
13. Title 21 water and sanitary sewer plans – Water and sewer are available to connect for service.
14. Street paving and access management – Fretz has recently been completed as a commercial collector street.
15. Fire Prevention and Building Department – The warehouse building will have to have a fire sprinkler system, due to the size and location on the lot.

FIRE SPRINKLERS -The 13,800 sq ft building will be fire sprinkled.

FIRE FLOW - The fire flow needed by firefighters is 1,500 gallons per minute for 2 hours.

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FIRE HYDRANT - A fire hydrant will be required at the second island on the property.

Community Image:

16. Landscape Plan:

Landscaping - <u>Lot area = 59,485.00 sf</u>	<u>Landscape provided on plans submitted</u>
5% of lot = 2,974.25 sf	15,458.00 sf landscaping/lawn area
Plant units required = 238 PU	238 plant units
Evergreen required = 95 PU	158 plant units
Requirements in front = 119 PU	200 plant units
= 1,487.13 sf	6,750.00 sf

17. Refuse facilities – The dumpster enclosure will be directly in front of the property.

18. Electric – Electric can be extended for service from Enterprise Drive and/or Fretz.

Larry Lambrecht attended the meeting and requested no variances.

Motion by Young, seconded by Cartwright, to approve this request. **Motion carried** by a vote of 3-0 as follows:

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

The next item on the agenda was **Case #SP080019 Public Hearing and Consideration of a Commercial Site Plan for three office buildings, Stone Creek Office Plaza, located on the northwest corner of Locust Lane and Bryant Avenue. (B.L. Hutchison)**

This project was originally called Keas Plaza. The three building sites range from 4,500 to 5,100 square feet of land each. The building on the far west side of the property is planned for 2,590 square feet; the middle building is planned at 2,964 square feet; and the east building, near Bryant, is planned at 2,642 square feet. This addition was approved in March 2005. The addition was just recently accepted, after the subdivision improvements were completed.

Planning Department:

1. Existing zoning – “D-O” PUD Suburban Office
2. Setbacks – Mr. Hutchison plans to build three office buildings as the first construction on this property. The plat has been completed, including the interior parking. The

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setback from Bryant is 50 feet from the property line; the south setback is 15 feet from the property line (the back of the offices); the west setback is 20 feet from the property line, and this dimension is also a utility easement. The offices will face north into the parking lot on Block 1. There is no setback from the north property line, which faces the common area of parking.

3. Height of buildings - The overall height of the building is 32 feet.
4. Parking – 33 parking spaces are required for the 8,196 square feet of total buildings planned. Those would be located on the south side of the common parking area. All striping for the parking needs to be in white paint. The overall project is not anticipated to be over parked; site plans have not been approved for the north side of the development, but the parking is already installed.
5. Lot size – 14,537.51 square feet
6. Lighting Plan – Lighting has already been installed as a part of the subdivision improvements.
7. Signage – Each building will have a wall sign to the basic city standard. A six foot tall, 42 square foot ground sign may be used for each of the separate office buildings only if they are sold separately, which they are not at this time. Mr. Hutchison will own all three office buildings.
8. General architectural appearance – The three office buildings will be brick veneer on all four sides. They will have a composition roof, with a 10/12 pitch. The front of the buildings will have a stone entry, and the architecture will resemble homes in the area, based on the window design, bulk and style.
9. Sensitive borders – This property is zoned “D-0” PUD and there is a home to the east, but that is not a sensitive border condition, since the land is zoned “D-0”. **A sight proof fence is recommended along the west property line, at least six feet in height, to screen the parking lot from the home to the west.**
10. Mechanical equipment – Mechanical equipment will be located on the ground, due to the pitched roof construction.
11. Fencing/screening – **A sight proof fence is recommended along the west property line, at least six feet in height, to screen the parking lot from the home to the west.**
12. Driveways– One driveway will access this property from Bryant, as approved by the Edmond City Council. Locust Lane was to be left rural in character, with no curb and

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gutter, no sidewalk, and no access to the project. The land to the south is zoned office, so no fencing is suggested along the south property line.

13. Title 21 water and sanitary sewer plans – Water and sewer and fire hydrants are in place, as a part of the subdivision improvements.
14. Street paving and access management – All the streets are improved to city standards adjacent to this development.
15. Fire Prevention and Building Department – FIRE FLOW- The fire flow for firefighter water will need to be 1,500 gallons per minute for two hours. FIRE HYDRANT CLEARANCE – A Chinese Pistache is being planted in the area of the fire hydrant. Mike Barnes has advised Kim Miller.

Community Image:

16. Landscape Plan –

Lot 4

Landscaping - Lot area = 4,597 sf
 30 percent of lot = 1,379 sf
 Plant units required = 110 PU
 Evergreen required = 44 PU
 Requirements in front = 55 PU

Landscape provided on plans submitted
 2,007 sf landscaping/lawn area
 110 plant units
 80 plant units
 72 plant units

Lot 5

Landscaping - Lot area = 5,178 sf
 30 percent of lot = 1,553 sf
 Plant units required = 124 PU
 Evergreen required = 50 PU
 Requirements in front = 62 PU

Landscape provided on plans submitted
 2,214 sf landscaping/lawn area
 128 plant units
 88 plant units
 76 plant units

Lot 6

Landscaping - Lot area = 4,762 sf
 30 percent of lot = 1,429 sf
 Plant units required = 114 PU
 Evergreen required = 46 PU
 Requirements in front = 57 PU

Landscape provided on plans submitted
 2,120sf landscaping/lawn area
 118 plant units
 88 plant units
 76 plant units

Common Area

Landscaping - Lot area = 50,682 sf
 30 percent of lot = 15,205 sf
 Plant units required = 1,216 PU
 Evergreen required = 487 PU

Landscape provided on plans submitted
 20,415 sf landscaping/lawn area
 1,245 plant units
 522 plant units

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Requirements in front = 608 PU	968 plant units
7,602 = sf	10,619 sf

- 17. Refuse facilities – The dumpster location is on the northwest corner of the parking lot, 25 feet from the west property line. This does meet the sensitive border standard.
- 18. Electric – Electric service has already been installed to serve this project.

No one appeared in objection. Dwight Butler represented the owner requesting no variances. Nyla Rouk from Forrest Oaks asked about the wall pack lights on the back of the building being shielded to minimize the light. Bob Hutchison, the developer indicated he would make sure the shields were on the top of the lights by the back doors along Locust Lane. Beverly Terry indicated that trucks were already driving across Locust Lane onto the property. She stated this was not permitted by the approval. Matt Owsley, the original developer’s son, indicated the addition is completed and there should be no trucks entering the property. He indicated whoever using Locust Lane access is trespassing. Ken Starkey, property owner to the West, asked about the fence and it was indicated that the fence would be a six foot tall stockade installed prior to occupancy. There was no fencing planned on Locust.

Motion by Young, seconded by Cartwright, to approve this request. **Motion carried** by a vote of 3-0 as follows:

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

The next item on the agenda was **Case #U080003 and #SP080020 Public Hearing and Consideration of a Specific Use Permit, to include site plan, for a 15 foot by 48 foot temporary accessory building to be located north of the Search building on the church campus, located on the northwest corner of Ninth and Bryant. (Edmond Church of Christ)**

David Hornbeek is representing the church, requesting site plan and specific use for a 720 square foot (15x48) classroom building to be located next to the gymnasium on the church property at Ninth and Bryant. The building has actually been placed on the property. The church officials indicate that they had the opportunity to obtain the building and had no other place to store it, so they have temporarily placed it on the site where the building would be situated. They understand that if this specific use is not approved, they will have to move it off the site. The structure has been placed north of the Search Building on Ninth Street, adjacent to a fire lane. The metal classroom building would be placed 10 feet or more from the gymnasium building. No landscaping area for plant units is being taken up by the 720 square feet and no parking is being taken up by the addition of the building. The church would prefer to leave the building on the property for three years, and understands that the metal exterior wall is a variance from the standard for non-residential buildings. The church plans an expansion of the gymnasium, where

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the classroom building is to be placed, as well as an expansion of the main church. That project is planned in approximately three years. Church buildings are one of the types, other than industrial buildings, where metal has sometimes been allowed. Many churches are metal and have not requested additional special use permits where the exterior finish has been an issue to be addressed. Other than the compliance with the building code and the fire code, the other codes are not impacted. 720 square feet of surfacing is being taken out by the new building, which is not expected to have a major impact on detention. Special Use Permits are required for all church additions, even uses within existing buildings, if the use is being newly established, such as a childcare center. Edmond Church of Christ is zoned "A" Single Family.

Mr. Hornbeek indicated that his firm was hired to do a Master Plan for the church campus for some additions proposed in the next three years. He noted that one of the people from the church had the opportunity to purchase the classroom building which was needed immediately. Mr. Hornbeek indicated that the church thought they would store the building on the lot where it was purchased but the rent became excessive and it was delivered to the site. Mary Forsythe, property owner to the Southwest, indicated that she could clearly see the building from her office, that it was an eyesore, and three years was too long a time for temporary placement. Planning Commissioner Young indicated that she felt it would be a precedent to allow a building normally discouraged for this length of time. Vice Chairman Moyer asked David Hornbeek if a year was acceptable. David Hornbeek indicated there was no problem with a one year review. All the Commission members indicated that if the request was amended for a one year mandatory review they would consider that. It was noted that the Elementary school to the West has had portable metal buildings on occasion.

Motion by Cartwright, seconded by Young, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Cartwright, Young and Vice Chairperson Moyer

NAYS: None

There was no New Business.

Motion by Cartwright, seconded by Young, to adjourn. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Cartwright, Young and Vice Chairperson Moyer

NAYS: None

Meeting was adjourned at 6:40 p.m.

Suzy Thrash, Chairperson

Robert Schiermeyer, Secretary

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