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EDMOND PLANNING COMMISSION MEETING

Tuesday, August 19, 2008

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, May 22, 2007, 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; 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 August 5, 2007, Planning Commission minutes.

Motion by Moyer, seconded by Young, to approve the minutes with a correction on the number of votes on the first continued request. **Motion carried** by a vote of 5-0 as follows:

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

The next item on the agenda was **Case #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)**

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. A fence is planned on a portion of the southern boundary.
5. Lot size – 195,018 square feet

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6. Lighting Plan – There are several types of light poles on the site presently, the church is planning additional lights on the south side that are shoebox in style which should direct the light to the ground with minimal ambient light. The light poles should be located away from the backyard areas to minimize the spread of light.
7. Signage – One sign is already completed and is on site. One additional sign is proposed south of the existing sign not greater than 54 square feet in area and 8 feet in height as allowed for special use permits.
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. The second floor windows have not been finalized; there was discussion that they should be treated for privacy for the homes in Thunderhead Hills.
9. Sensitive borders – This site is not a commercial location adjacent to residential defining the sensitive border definition. The project does have considerable setback to the south. The dumpster is located 70 feet from the south property. There are concerns from the neighbors regarding grading the site, new parking lots, fencing, height of structures, lighting, and landscaping along the south edge of the property.
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- With the widening section on Coltrane, the southern drive will be improved to a full standard driveway.
13. Title 21 water and sanitary sewer plans – Water and sewer is already available and extended for service.
14. Street paving and access management – A street widening section is being added with this Phase.
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 were the parking would be.

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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.

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

17. Landscape Plan: Southern portion of property where addition is planned	
Landscaping - <u>Lot area = 195,018 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 19,502 sf	75,945 sf landscaping/lawn area
Plant units required = 1,560 PU	1887 plant units
Evergreen required = 624 PU	988 plant units
Requirements in front = 780 PU	878 plant units
=9,751 sf	60,741 sf

Modification of landscaping on the Northern portion of the property:

Per the 1995 Special Use Permit and Site Plan approval the church agreed to preserve the existing trees in the northwest corner of the property. The widening of the driveway and alteration to the parking area will disturb some of this area. The trees being disturbed equals 577.5 plant units. The church is proposing to install 923 plant units of new landscaping to make up for the loss.

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.

Attorney Todd McKinnis, representing Faith Bible Church indicated he met with the residents on July 22 and that some of the suggestions have not been agreed to. The church is willing to install an 8 foot fence, adjacent to the neighbors who want the fence. They have requested a 10 foot fence. The church is willing to pay for an 8 foot fence if the neighbors would pay for the additional two feet to create the 10 foot fence. He indicated that the church was willing to provide for landscaping in the neighbors yard but did not want to change the landscaping plan on their own parcel. The neighbors have an exterior parking concern and are requesting 13 spaces be removed. 35 spaces have already been removed and there is a sight proof fence planned. The lighting plan was also an issue with the neighbors. Mr. McKinnis stated that they had addressed this by meeting the City standards and making sure the light fixtures do not cast excess light into the sky. The light fixtures are approved as a dark

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sky fixture. He also said that the neighbors were concerned about the windows in the 2nd story building however the church would like to keep the windows in their plan as they do not feel that they are intrusive.

Tom Davies spoke representing the Thunderhead Hills neighborhood. He stated that Mr. McKinnis had hit all of the issues. The homeowners just want to maintain their large lots, property values, and the character of the area such as the privacy, dark sky at night and quietness. The neighbors would like to come to an agreement as soon as possible but they are requesting that the applicant install the 10-foot fence at their cost, add landscaping on the church property, remove the 13 spaces and remove the windows from the 2nd story building or at least make the windows opaque so no one can see out into their yards.

Lydia Lee also spoke about the project. She stated that she felt that the resident's requests were completely reasonable and that the church just keeps growing into the residential area. The project has too much parking and should be able to remove the 13 spaces as well as move the dumpster to another location as it backs up next to the homes.

Commissioner Moyer felt that continuing the project wouldn't help resolve any of the issues. He also didn't understand why the church wouldn't change the 2-story windows. Commissioner Cartwright felt that if a 10 foot fence was installed that it would limit the homeowner's view of the church property. Commissioner Moore was concerned about why the window issue hadn't been resolved during the month that this application was continued. Commissioner Thrash also questioned the windows and asked if the dumpster could be moved. Todd McKinnis responded that they would be willing to work with staff to try and find a better location for the dumpster. His only concern was that moving it would put it closer to other homes in the area.

Motion by Cartwright, seconded by Moore, to approve this request. **Motion carried** by a vote of 3-2 as follows:

AYES: Members: Cartwright, Moyer and Chairperson Thrash

NAYS: Moore and Young

The next item on the agenda was **Case #SP080023 Public Hearing and Consideration for site plan approval for hospital and medical office building equipped with a fire sprinkler system, located on the east side of I-35, north of Henderson Hills Baptist Church. (Integrus Health)**

Integrus Health will be requesting a variance to the number of parking spaces allowed for the proposal to build a full service hospital to include a connecting medical office building. This request will be reviewed by the City Council on September 8, 2008. The City of Edmond standard provides for 1 parking space for each 4 beds and 1 additional space for each 3 employees. The medical office building would require one parking space for every 250 square feet. The hospital would require 52 parking spaces based

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on the City standard and the office building would be required to have 180 spaces.

Integrus Health would like to provide for 227 spaces for the hospital and 180 spaces for the medical office building. Integrus has 25.5 acres at this location and plans to construct a 45,000 square foot, 3 story medical office building and a 151, 482 square foot, 4 story hospital.

Planning Department:

1. Existing zoning -Zoned "E-1" General Commercial
2. Setbacks – The front setback is 1,400 feet + from the west (frontage road), 200 feet + from the north, 200 feet + to the south, and 600 feet + to the east.
3. Height of buildings -65 feet
4. Parking - Integrus Health wishes to install 227 parking spaces for the hospital and 180 spaces for the medical building. This is different than the City standard; a variance will be requested from the Edmond City Council. The initial construction involves a 40 bed hospital but the building is constructed to expand.
5. Lot size - 1,173,439 square feet (25.5 acres)
6. Lighting Plan –A lighting plan has been submitted, the plan meets requirements in terms of the spread of light and there is no sensitive border.
7. Signage - This location is on the I-35 corridor and the sign is 25 feet in height and is 72 square feet. This sign fully complies with the I-35 standards. The sign may be requested to be installed in the road right of way with an ODOT agreement to maintain the sign and associated landscaping with the sign.
8. General architectural appearance – The exterior of the building is a combination of masonry panels to include reveals and brick, stone, and glass with architectural metal surfacing on part of the wall. The colors will be: brown, buff, and ochre. The building is 4 stories in height. There will be a connection between the medical building and the hospital.
9. Sensitive borders - This location is not considered to be adjacent to a sensitive border since the adjoining land to the north and east is owned by the Corps of Engineers as a part of Arcadia Lake. The land to the south and west is zoned commercial as a part of a Planned Unit Development, now occupied by Henderson Hills Baptist Church.

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10. Mechanical equipment –A Central Plant will be developed for the hospital containing 7,066 square feet.
11. Fencing/screening -No site proof fencing is proposed except for dumpster enclosures.
12. Driveways- One driveway is planned along the I-35 frontage road as the main entrance. Integris has also set aside an easement to 15th Street as an entrance to be used in the future, as the church site expands. The access to 15th street may not be constructed for the first occupancy.
13. Title 21 water and sanitary sewer plans – Water and sewer lines are adjacent to the site and will be connected for service. Water lines will be sized for the expansion planned and to provide for a fire sprinkler for a multi story building.
14. Street paving and access management -The hospital will have an emergency room and does plan a heli-pad on the north side of the building. Edmond Regional Medical Center has such a landing heli-pad in a portion of their parking lot and has had one since the initial construction. Integris has submitted a traffic study. At this time the study does indicate the need for a traffic light at 2nd street and the east I-35 frontage road.

15. Fire Prevention and Building Department -

BLDG FIRE SPRINKLERS

The building is required to be fire sprinkled throughout

FIRE DEPT ACCESS

The fire lane shall be hard surface when the building starts to have combustibles installed on the building. Hard surface is defined as asphalt or concrete.

Engineer Doug Klassen is preparing the water plans that will provide adequate water pressure for the fire hydrants and sprinkler systems.

Community Image:

16. Landscape Plan –

<p>Landscaping - <u>Lot area = 1,173,439 sf</u> 15 percent of lot = 176,016 sf Plant units required = 28,162.5 PU Evergreen required = 11,265 PU I-35 Palette required = 21,122 PU Tree Preservation provided</p>	<p><u>Landscape provided on plans submitted</u> 609,023 sf landscaping/lawn area 33,888 plant units 0 plant units 33,888 plant units 33,888 plant units</p>
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17. Refuse facilities – Sanitation has reviewed the plans and approved the locations.
18. Electric –Edmond Electric has reviewed the plans and approved the service, including over head lines for the potential heli-pad.

Doug Klassen representing Integris note that they had done a parking study comparing other cities along with health department recommendations as well as national standards suggesting the City's one space for every 4 beds is too low for the multiple functions that occur at the hospital. He indicated they had exceeded the landscaping including tree preservation. They have also indicated a location for trail access around the lake. Mr. Moyer agreed with the parking needs.

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 #Z080039 Public Hearing and Consideration of Rezoning from "F-1-A" Planned Light Industrial District to "F-1" Light Industrial, located south of 15th, east of State Street, 1700 S. State Street. (Donald C. Britton)**

Attorney Randel Shadid is representing Donald Britton requesting that the existing surgical hospital at 1700 S. State Street be rezoned to "F-1" Light Industrial. After the March 1st, 2007 zoning ordinance adoption medical facilities were no longer allowed in "F-1-A". The majority of the land is zoned Open Display surrounding the subject site. The Edmond Plan has projected the property for "F-1" Light Industrial. The "F-1-A" parcel was previously zoned "E-2" in December of 1988. In 1988, the Edmond Economic Development Authority, known at that time as the Edmond Industrial Development Authority suggested "F-1-A" zoning for an automotive starter manufacturing business on the subject property. That project did not develop and the "F-1-A" District prior to March 1st, 2007 would have allowed a surgery center as an alternate use. The vacant surgery center consists of 11,465 sq. ft. and the building was constructed in 1994.

The majority of the land surrounding this site is zoned "E-2" Open Display. The "F-1A" was the unique use set aside for the potential automotive starter manufacturing. As the Edmond Plan has progressed to Edmond Plan IV, the goal has been to emphasize the manufacturing protection for some of the uses in the area. Pelco is an example of a very orderly and clean manufacturing business in this location. Truck traffic is necessary in Signal Ridge and new streets have been constructed to continue with larger vehicle traffic for both accessibility and connection to new streets, such as 33rd. Some uses have potentially conflicted with this character, such as the preschool when first opened.

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Those earlier traffic issues have been resolved and the Edmond Plan has projected Light Industrial, recognizing some of these issues. The applicant wanted to stay in accordance with the Edmond Plan. The City Council does have concerns about poorly defined Open Display and that is why the applicant has requested "F-1" exactly in conformance with the Edmond Plan. Mr. Shadid has amended his request to the "F-1" since there have been recent discussions of Open Display type uses. The property owner would like to retain the medical/surgical usage allowed prior to March 2007 and that is why the request is for the zoning change.

Todd McKinnis was in attendance for Randel Shadid. No one appeared in objection.

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

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

NAYS: None

The next item on the agenda was **Case #Z080042 Public Hearing and Consideration of Rezoning from "E-3" Restricted Light Industrial to Planned Unit Development for a tire store located on the southwest corner of Comfort Drive and south Broadway. (GAF Properties, L.L.C.)**

Attorney Randel Shadid has amended his request for the discount tire store to be located on south Broadway, south of the former Golden Corral restaurant. The City Council indicated that open display uses were too flexible for the Broadway location. The tire store proposed was felt to be an appropriate use for the property approved similar to a Specific Use Permit. There is no such provision in the current code so Mr. Shadid has filed this request as a PUD, allowing only "E-3" Restricted Light Industrial uses already permitted on the property and the one additional use to allow "a tire and lube store." The site consists of one acre and the property is platted as a part of the Broadway Plaza addition. Utilities are available to the property there will be limits of no access along the Broadway frontage. Comfort Drive and Broadway Extension is scheduled for a traffic light and the State Department of Transportation has recently started the work on this project which also includes substantial highway improvements. This PUD approach describes the use and would limit future uses that could involve a more wide open display of merchandise not anticipated by the original tire store use.

Todd McKinnis represented Randel Shadid for the applicant. No one appeared in objection. He indicated the Planning Commission had approved "E-2", and that the Council thought PUD would be better. Mr. Cartwright indicated that the rezoning at Kelly & Danforth had been approved as a tire store and that while it was a PUD; the character of Broadway is more commercial.

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

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

NAYS: None

The next item on the agenda was **Consideration of request for deed approval for five lots east of Bryant, south of Pelican Bay. (Sooner Land Development, LLC Bridges at Spring Creek)**

Brad Goodwin, with Sooner Development, is requesting the division of 6.78 acres into five lots. The final plat of this area, known as Bridges of Spring Creek West, has been approved by the City Council, but the improvements have not been installed, so the plat cannot be accepted. This request also involves the City of Edmond out parcel 2 (0.73 acres or 31,908 square feet). This parcel was discussed when the PUD was approved. Parcels 1, 3, 4 and 5, will be accessed from the common driveway. There will be no curb cuts on Bryant. The utilities, access, and detention will need to be installed prior to occupancy of any one of the four sites. The plat for Bridges at Spring Creek West will also need to be recorded with the completion and acceptance of the improvements. A site plan could be submitted for review. The Edmond City Council will need to finalize an agreement with Sooner Land Development, regarding the City's parcel. After the City Council meeting where that is accomplished the deeds can be prepared for certification.

Todd McKinnis represented Randel Shadid for the applicant. No one appeared in objection.

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

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

NAYS: None

The next item on the agenda was **Case # Z080040 Public Hearing and Consideration of rezoning from "G-A" General Agricultural to "L-2" Lake Residential at 3700 Leesa Lane south of 33rd Street, ¼ mile east of I-35. (Johnnie Massey)**

Johnnie Massey and Marcia Looper are requesting that a five acre tract be zoned to "L-2" Lake Residential to allow for two, two and a half acre tracts. The Edmond Boys Ranch is located to the east of this property. Leesa Lane is an unplatted area developed with numerous acreage lots. Several of the property owners have already rezoned their properties to Lake Residential. This request is consistent with zoning practice, existing lot sizes, and the Edmond Plan. There are no public water and sewer lines in the area; each lot will be served with water wells and septic tanks. Staff recommends approval of this rezoning.

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Mrs. Massey was in attendance for the request.

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

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

NAYS: None

The next item on the agenda was **Case # Z080041 Public Hearing and Consideration of Rezoning from “G-A” General Agricultural to “R-1” Rural Estate Dwelling located on the east side of Coltrane one quarter mile north of Sorghum Mill Rd. (Roy Cowan)**

Roy Cowan is requesting rezoning of 5 acres to “R-1” Rural Estate Dwelling to allow 2, two acre lots. This area is not available to City water and sanitary sewer so the lots will operate with septic tanks and water wells. The State Statue suggests 2 acre minimum lots when developments occur more than one quarter mile from water and sewer on private roads. The Edmond Plan follows this general policy, recommending that 2 acres be the minimum lot size when City utilities are not available. In this particular case, Mr. Cowan’s property fronts Coltrane, a public street but the lot size recommendation in the Edmond Plan would apply. This request is not a plan amendment. The two lots, once divided will be approximately 2.3 acres each.

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

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

NAYS: None

The next item on the agenda was **Case #PR080032 Public Hearing and Consideration of Preliminary Plat of Beacon Self-Storage, located on the east side of Kelly, south of the Rosewood Manor Apartments. (Cape Ann Holdings, LLC & Beacon Self-Storage).**

Engineer Kendall Dillon is requesting preliminary plat approval of an 8.03 acre tract zoned “E-1” General Commercial. Planning Commission members may recall that there have been two deed approvals, one for out parcel “A” South of the driveway and recently for the building and parking lot north of the driveway on the front of the property. The owners are planning to build a new office east of the current office, and then complete the sale of the building on the front of the property for another use. The self-storage facility on the East side of the facility will be retained as presently constructed. Common area “B” is the detention area which will serve the entire project one new lot is being created, identified as lot 2. The driveway along the North of lot 2 will be the shared access and this access will not be a public street. It is constructed in such a manner that service vehicles and fire trucks can use the access and make the turning movements

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necessary. A gate may be constructed on this shared drive access for the self storage facility. When site plans are considered, this gate construction will need to be decided to assure that services and emergency access can still circulate as required. The common driveway is shown as Lot "A". There is a street sign on Kelly at this time labeling the access drive as Vintage Drive. That name may assist for 911 services but the drive is not a street, the Engineering Department may decide the name and sign need to be removed.

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 # PR080031 Consideration of Final Plat of Beacon Self Storage, located on the East side of Kelly, south of Rosewood Manor Apartments. (Cape Ann Holdings, LLC & Beacon Self Storage)**

Crafton Tull and Sparks Engineers are requesting Final Plat of an 8.03 acre tract east of Kelly approximately one half mile south of West Edmond Road. This property is zoned "E-1". The platting process establishes two lots on the interior of this existing development. The owner has sold two out parcels on Kelly and the plat reserves a 28 foot wide common area Lot "A" as access to the back of the property where the existing self storage is located on Lot 1, Block 1 and gives access to Lot 2, Block 1 which is a new lot. The common area Lot A access is not a public street but it will serve as a cross access easement giving the back properties access to Kelly. The front two parcels as previously discussed with the deed approvals will not qualify for driveways on Kelly due to the narrow frontage on Kelly. Those two parcels depend on the common area Lot A as access to a public street.

The Final Plat provides for utility easements, sewer and water are adjacent to the new lots. The access gate to the storage facility may be moved west along the access road. The detention area for the entire project is common area Lot B. The street sign Vintage Drive may need to be removed to avoid the confusion that common area Lot A is a public street. The Engineering Department will determine the status of the street name, there may be some benefit for 911 services.

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

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

NAYS: None

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The next item on the agenda was **Case #PR080036 Consideration of Final Plat approval for Tuscany Villa Section IV, located east of Vista Lane, south of 2nd Street. (A & V Development, Inc)**

The Edmond City Council took action on July 28, 2008 to deny the Final Plat of Tuscany Villa Section IV. Some of the Council members requested a stub out street to the north for a future connection to Wade Martin and to allow for another access for this addition rather than using the single access to Vista Lane. All phases of Tuscan Villa, including this new phase will contain 144 lots but the City Council considered the multi-family projects to the West accessed by Vista Lane, including Oak Ridge Mobile Home Park and Oxforde Oaks Apartments. For the distribution of traffic and for emergency access needs, a second access was felt to be needed for this addition, located a quarter mile south of the nearest arterial street.

Engineer Lax Godhania, representing Mr. Vorderlandwehr is requesting approval of the new Final Plat stubbing a street out to the north for future connection. The plat consists of 8.08 acres and 37 single family lots. Since the lots were 7,800 square feet or larger, it was not necessary to reduce the number of lots; some of the lot sizes were reduced to provide space for the street stub out.

Lax Godhania and Tom Vorderlandwehr were in attendance.

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

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

NAYS: None

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 6:48 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission