

October 7, 2008

EDMOND PLANNING COMMISSION MEETING

Tuesday, October 7, 2008

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, October 7 2008, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Leroy Cartwright, and Ingrid Young. Commissioner Barry K. Moore was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Jan Ramseyer-Fees, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the September 16, 2008, Planning Commission minutes.

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

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

NAYS: None

The next item on the agenda was **Case #ES080004 Public Hearing and Consideration of request to close approximately 591 feet of the east side of Kickingbird Road, extending east from Bryant, west of the Huntwick II Addition. (BVP Arbor Place, L.L.C.) and Case #PR080033 Public Hearing and Consideration of Preliminary Plat of the Arbor Place Addition, located on the south side of Kickingbird Road, approximately one half mile east of Bryant Avenue. (BVP Arbor Place, L.L.C)**

The applicant requested a continuance until October 21.

Motion by Cartwright, seconded by Moyer, to continue the item until October 21. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z080043 Public Hearing and Consideration of rezoning from "A" PUD Single Family Planned Unit Development to PUD Planned Unit Development on an 8.8 acre tract west of Kelly, north of Coffee Creek Road. (Oak Tree Park Development, LLC) and Case #Z080016 Public Hearing and Consideration of Edmond Plan Amendment from Single Family PUD to Planned Unit Development on an 8.8 acre tract west of Kelly, north of Coffee Creek Road. (Oak Tree Park Development, LLC)**

The applicant requested a continuance until December 2.

October 7, 2008

Motion by Young, seconded by Moyer, to continue the item until December 2. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Consideration of request for a deed approval for one lot on the south side of Paddock Lane, 1/8 mile west of Bryant. (Ryan Pack)**

Mr. Ryan Pack was hoping to divide his 1.97 acre parcel into 3 lots. The Engineering Department has reviewed the eastern most lot 23,983.48 square feet and it is accessible to sanitary sewer and water which can be connected on Paddock Lane or at the back of the lot. This means the lot is buildable and accessible to public utilities. The sewer will connect to the south in the Christman Park Office project. The lot has 92 foot of frontage along Paddock Lane and is 260.69 feet deep. The lot is not located within a floodplain. This property is zoned "A" Single Family and will meet all the requirements for Single Family setbacks. The Staff recommends approval.

Ryan Pack was in attendance.

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

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

NAYS: None

The next item on the agenda was **Case #PR080038 Consideration of Final Plat for Gardens IV of Fairfax located on the east side of Coltrane, one half mile north of Covell Road. (J.W. Armstrong)**

Engineer Ernest Isch is representing Mr. Armstrong in requesting Final Plat approval for 28 single family lots on a total of 10.59 acres in the Fairfax PUD. The plat is accessed by private streets through a gated access. The lots are generally 9,000 square feet or larger and would be served with full City utilities. Setbacks on the PUD provide for 15 foot front setback lines and standard side yards and rear yards. 70 foot of right of way is provided along Coltrane, a secondary arterial.

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

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

NAYS: None

The next item on the agenda was **Case #SP080013 Public Hearing and Consideration of Special Use Permit for an addition to Touchmark at Coffee Creek Assisted Living/Memory Care and Multi-family Site Plan. (Touchmark)**

October 7, 2008

LRS Architects, representing the owner, provides for the following description of Touchmark Assisted Living Facility. Currently there are 93 apartments and 14 assisted living units at the multi family PUD zoned property (107 units). There are 130 individual residents. This proposal plans for 86 additional units, 12 apartments, 24 assisted living and 50 memory care. The square footage of the existing facility is 165,204 square feet and this application plans for an additional 72,720 square feet. There are 187 parking spaces provided, 154 at surface level, and 33 in the garage. The facility operates one mini van and one bus. No additional parking is proposed. There is no parking problem based on the focus of assisted living and memory care residents.

The only changes to the existing site in addition to the building will involve some drainage detention work which is being evaluated by the Engineering Department. Utilities are already available; there is no change to the access. No new impervious surfacing is being added to the site. There is no change in the dumpster facilities or addition of new ones. The electric service is already available and will be continued in the new building addition. Any landscaping removed will be replaced. The original landscaping plan was installed as if the entire building was constructed and there is still another phase of the project to be constructed someday. These additions or phases do not change the original landscape plan; the ground taken up by the new square footage was extra space on the site.

The Touchmark representative indicated that the special use permit approved in 2000 was the same they just didn't finish the project within 12 months of the original approval. Bob Shane, resident of Coffee Creek asked to see the footprint of the building, the Touchmark representative provided that on an exhibit. Steve Fight, resident of Coffee Creek asked if there would be an expansion to the north. The Touchmark architect identified that eventually there would be a phase to the north as originally shown on the 2000 plan.

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

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

NAYS: None

The next item on the agenda was **Case #PR080040 Public Hearing and Consideration of Preliminary Plat of Market Square IA at Covell Village located south of Covell Road, west of Walgreens. (Covell Kelly Group, L.L.C.)**

Josh Moore, representing Turner and Company is requesting Preliminary Plat approval of a 6.48 acre plat. This property is located northwest of Lowe's and west of the Walgreens. The plat involves a re plat of Block 3, Market Square 1st at Covell Village. Now that there are lot sizes identified the area is being broken into 5 lots. The property

October 7, 2008

is zoned "E-2" Planned Unit Development. The right of way along Covell has already been identified as 70 foot from the center line of Covell, along the majority of Covell. A portion of the right of way is required 100 feet due to the Covell Parkway Standard. The plat identifies utility easements. The three lots on the front all inter connect meeting the access management standards. Lots 4 and 5 also inter connect with a major driveway and parking.

Josh Moore was in attendance representing the applicant.

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

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

NAYS: None

The next item on the agenda was **Case #PR080041 Public Hearing and Consideration of Final Plat of Market Square IA at Covell Village located south of Covell, west of Kelly. (Covell Kelly Group, L.L.C.)**

Josh Moore is representing the owners requesting approval of a 5 acre plat zoned "E-2" Open Display commercial. This project contains 6.4 acres and lies west of the Walgreens, northwest of the new Lowe's. Prime Bank is proposing a bank on Lot 1 of Block 3. This location is actually a re-plat of Block 3 in the Covell Village project. Access to the lots will be from previously approved driveway locations on Covell. Improvements such as the drainage have been improved on an area wide basis. Water and sanitary sewer have already been extended at this location when the project was just Block 3. Easements have been provided for on the plat.

Josh Moore was in attendance representing the applicant.

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

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

NAYS: None

The next item on the agenda was **Case #PR050021 Consideration of the Final Plat of Tuscan Park II Addition, located on the west side of Sooner Road, approximately one quarter mile south of Danforth Road. (Chet Leonhardt)**

Chet Leonhardt, the owner requested this item be continued to October 21, 2008.

Motion by Cartwright, seconded by Moyer, to continue this item until October 21. **Motion carried** by a vote of 4-0 as follows:

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

October 7, 2008

NAYS: None

The next item on the agenda was **Case #PR080037 Consideration of Final Plat of Bridgewater Office Section III Addition, located south of Bridgewater Boulevard on the east side of Santa Fe Avenue. (ERC Properties Inc.)**

Mr. Rob Coleman with ERC Properties Inc. is requesting approval of the Final Plat of Bridgewater Office Section III, zoned "D-O" Suburban Office. The plat consists of 1.040 acres (45,302 square feet) and one lot and block. The building line on Bridgeview is 25 feet from property line. A detention area/pond for the Lakes at Bridgewater is located to the south. Single Family residential lots are located to the east and northeast. Bridgewater Office Park is located to the north and the improvements have recently been accepted by the City Council. This lot has been delayed for sometime waiting on a detailed drainage study from the owner. The City of Edmond Engineering Department has evaluated the complete drainage plans and has generally approved the lot for a building site. ERC Properties does need to construct a new outlet on the drainage structure south of the lot for the detention area used for the entire area. There is a building pad on the subject lot but some additional work is needed. This lot is adjacent to City water and sewer lines. All curb cuts will be located on Bridgewater Boulevard, not on Santa Fe Avenue. The Lakes at Bridgewater Addition is a gated project. Back up traffic or queuing of traffic in front of the gate will occur in front of this lot. The limited uses of Lot 1, Block 1 should be compatible with traffic volumes on Bridgewater Boulevard. This property is the last office lot to be developed in the Bridgewater Office Park.

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

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

NAYS: None

The next item on the agenda was **Case #SP080029 Public Hearing and Consideration of Site Plan approval for three office warehouse buildings for The Braden Companies, located on the south side of Enterprise Drive, 1/8 mile east of Kelly.**

Planning Department:

1. Existing zoning – "F-1" Light Industrial
2. Setbacks – The front setback is 66.92 feet from the front property line, 10.46 feet from the rear yard which is mostly a utility easement. The setback on the east side is 12.49 feet the setback on the west is 11.36 feet. All setbacks comply with the zoning code.

October 7, 2008

3. Height of buildings -- 24 feet
4. Parking – 36 parking spaces are available. The three buildings contain 20,400 square feet but most of the buildings will be used for warehouse/vehicle storage 36 spaces are required for the combination of office and storage.
5. Lot size – 67,500 square feet
6. Lighting Plan – There will be no light poles used; only wall packs on the building. There is no sensitive border the entire area is zoned “F-1” Light Industrial.
7. Signage – One ground sign 6 foot tall, 42 square feet.
8. General architectural appearance – The buildings are a combination of metal and brick veneer on the front and a portion of the sides of the buildings. This business is located at 766 Enterprise Drive at this time the new buildings will look just like the majority of buildings at this project
9. Sensitive borders – There are no sensitive borders.
10. Mechanical equipment – Will be located on the ground. The roof pitch would not accommodate mechanical equipment on the roof.
11. Fencing/screening – No fencing or screening is required except for the dumpster which is behind one of the buildings and in an enclosure
12. Driveways– One drive approach is provided for on Enterprise Drive which will be shared by all of the buildings and parking.
13. Title 21 water and sanitary sewer plans – City water is available on Enterprise Drive and will be connected for service. Each building may connect separately for individual sale. The same approach applies to sanitary sewer line which is to the south of the lot.
14. Street paving and access management – Enterprise Drive already meets the Collector Street Standard.
15. Fire Prevention and Building Department – The building meets the Building Code Setbacks the building will not be fire sprinkled there is a fire hydrant on Enterprise Drive in front of the property.

Community Image:

October 7, 2008

16. Landscape Plan –

Landscaping - <u>Lot area =67,500 sf</u>	<u>Landscape provided on plans submitted</u>
5 percent of lot = 3375 sf	16,888 sf landscaping/lawn area
Plant units required = 270 plant units	419 plant units
Evergreen required = 08 plant units	235 plant units
Requirements in front = 135 plant units	144 plant units

17. Refuse facilities – The enclosure is located to the south of Building 1 which further screens the building even though it is within an enclosure.

18. Electric – The electric is located to the south and is available to serve each of the three buildings.

Mark Farris represented the applicant.

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

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

The next item on the agenda was **Public Hearing and Consideration of Ordinance Amendments to Title 22 Zoning Ordinance and Title 21 Subdivision regarding fees, Title 14 Street and Easement Closings regarding fees, and Title 15 Signs regarding sign variance fees.**

Proposed ordinance reflects the items reviewed in a workshop with City Council August 25, 2008 and cleared for public hearing.

The original memo of edits provided on May 13, 2008 will be available for discussion.

Councilman Charles Lamb presented the Ordinances. He indicated the Council met in August and agreed on the amendments set forward. Other modifications are being evaluated by the Urban Board. Mr. Cartwright expressed some concern about the setback on corner lots, particularly in the older part of the city developed prior to the original Ordinance where there is not sufficient space to provide for a 15 foot side yard. Many of these lots are 50 feet wide. The maximum building width would be 30 feet in these cases. Mr. Moyer asked about the review numbers for the plats 286 and 336. The staff indicated that Paul Tischler and associates had performed a study approximately 7 years ago where those amounts were determined to be the review fee cost.

Lydia Lee asked if a crematorium was also allowed with a funeral home. It was noted that a crematorium is only allowed in industrial zoned areas. Ms. Lee also asked about why the 35% coverage was being taken out. She felt that with no limit provided in the

October 7, 2008

code; that would create extreme coverage of the lots, particularly on smaller lots.

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

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

NAYS: None

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 6:30 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission