

November 18, 2008

EDMOND PLANNING COMMISSION MEETING

Tuesday, November 18, 2008

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, November 18, 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; 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 November 4, 2008, Planning Commission minutes.

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

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

NAYS: None

The next item on the agenda was **Public Hearing and Consideration of Specific Use Permit for a church classroom/office building for New Covenant United Methodist Church at 2700 S. Boulevard.**

Louise Glass, Director of Administration, is requesting approval of a 2,160 square foot classroom/office building on the east side of the main church. This property is generally located on the northeast corner of 29th Street & South Boulevard. The building is described as temporary and would be located in a portion of the parking lot, east of the worship center. The building has already been placed on the property. There is no change is the site regarding drive approaches on Boulevard or 29th Street, there should be no impact to the drainage detention since the area is already paved and there is no removal of any landscaping. The classroom/office building is approximately 70 feet from the existing church. The building has been placed closer to the electric transformer than desirable, it is recommended that the building be moved to create a minimum of 12 feet separation provided by the National Electric Safety Code. As a condition of the Edmond Church of Christ's temporary classroom building, a one year review was required at the 9th & Bryant location. A similar condition should be applied to this location.

Louise Glass indicated that the church had lost considerable square footage when a fire occurred over a year ago. The youth programs affected by the fire were temporarily housed in other meeting rooms. Studio Architecture has been contracted to develop plans for the fire damaged buildings but in the meantime, a 2,160 square foot building is needed for the youth classrooms. Reverend Cole, pastor for the church, indicated they would comply with the City requirements and have tried to place the building so that it has minimum impact or change to the existing conditions. Mr. Kemp spoke, indicating that they could agree to a limited time for the building since the plans were started for the

November 18, 2008

refurbishing of the square footage that was lost with the fire. Mr. Robert Childers on Hardy Drive indicated he had no objection to the church but was concerned with the re-build of the existing of the main church or classroom area that the runoff be evaluated. He noted that as the school and the church have continued to build, there is more runoff on Hardy Drive and the City has placed a storm grate across the street; but under the heavier rains, the curbs are still full with runoff. Mrs. Thrash asked Mr. Kemp if he would move the building away from the transformer and he indicated they would move it the required distance.

Motion by Moyer, seconded by Cartwright, to approve this request subject to the building being moved a minimum of twelve feet from the electric transformer. **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 #SP080034 Public Hearing and Consideration of Site Plan approval for two office buildings located north of Willowood Road, east of Coltrane, Astoria Ridge Office Park. (Marsal Development, L.L.C)**

Planning Department:

1. Existing zoning – “E-1” General Commercial
2. Setbacks – The land surrounding this property is zoned Commercial. The setback from Willowood Road is 95 feet (front yard), the side yard setback to the east is 10 feet, the side yard setback to the west is 10 feet, and the rear yard to the north is 10 feet. These standards comply with Commercial setbacks in an “E-1” District.
3. Height of buildings – 36 feet. The height permitted in “E-1” is unlimited.
4. Parking – 37 parking spaces are provided. The two buildings consist of 5, 922 square feet each or a total of 11,844 square feet. The storage area in each building contains 2,016 square feet, the office area contains 3,906 square feet in each.
5. Lot size – 216.74 x 200; 43,348 square feet
6. Lighting Plan – Pole lights are not planned, the lighting will be from wall packs on the building. The property to the west is an old concrete block warehouse/retail type building. The building to the east is an office building recently constructed by Mr. Tuescher. Mr. Tuescher also owns the vacant land to the south zoned “D-2” Neighborhood Commercial where he is planning additional offices. The land to the north

November 18, 2008

is zoned "E-1" this is not a sensitive border location.

7. Signage – Only one ground sign would be permitted; 6 foot tall, 42 square feet. Each building will qualify for a wall sign.
8. General architectural appearance – The office buildings will be brick and stone veneer. The roof is a high pitch roof with a 12/10 slope. Composition shingles will be used. Siding will be used on the ends of the building above the 10 foot brick plate line. Each building will look the same. There are overhead doors on the interior drive and parking area.
9. Sensitive borders – Not applicable
10. Mechanical equipment – Will be located on the ground due to the pitched roof.
11. Fencing/screening – No fencing is required or planned. The dumpster enclosure will be screened with brick matching the building including a sight proof gate.
12. Driveways– One drive approach is planned on Willowood Road.
13. Title 21 water and sanitary sewer plans – Water and sewer are adjacent for connection. Each building plans to connect separately for water and sewer.
14. Street paving and access management – Willowood Road is already improved as a City Standard street. Access management requirements have been met.
15. Fire Prevention and Building Department – The buildings will not be fire sprinkled.

FIRE ACCESS

The Fire Department access is identified as the drive and front lane across the front of the building. This hard surface lane (concrete or asphalt) will need to be installed before the first use of combustibles on the building.

FIRE FLOW REQUIREMENTS

Firefighters will need 1750 gallons of water per minute for 2 hours. It is up to the developer to assure the water supply in the area will support firefighter water flow need.

16. Landscape Plan:

Landscaping - Lot area =43,348 sf
 10% of lot = 4,334 sf
 Plant units required = 347 PU
 Evergreen required = 139 PU

Landscape provided on plans submitted
 9,954 sf landscaping/lawn area
 836 plant units
 580 plant units

November 18, 2008

Requirements in front = 2,167 PU

17. Refuse facilities –Wesley Dedmon with the Sanitation Department reports “Solid waste container location will be okay as long as the enclosure is built to specifications.”

18. Electric – From Robert Austin of Edmond Electric: “Service is to be provided from an existing transformer located in the southeast corner of the property. The development representative confirmed services sizes would not exceed 300 amps single phase and that service entry points could not be located on the east side, south end of the structures.”

Mr. Cartwright asked the question when did the question when did the Fire Department start indicating the required fire flow. Staff indicated that has been a practice of the Fire Department for a number of years, but for those building that have a fire sprinkler system the fire flow is not the focus of the standard. Staff indicated that when the issue came up on State Street, the staff wanted to make sure that the full comments of the Fire Department were included whether the building was planned to have a fire sprinkler system or not. There were no variances required by this request.

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 #SP080037 Public Hearing and Consideration of a modification of the Site Plan for a pad site building on the west side of the Village at Spring Creek Shopping Center, located on the north side of Fifteenth Street, west of the existing Village at Spring Creek Shopping Center. (Charles Ballenger)**

On May 20, 2008, Charles Ballenger was approved for a revised Site Plan for an 8,000 square foot building, located on the west side of Spring Creek Village.

Mr. Ballenger would like to develop the site with a restaurant and move the building back into a service drive that has already been constructed. There will still be a service drive on the east side of the building and the building will have a fire sprinkler system and there is adequate room to pick up the dumpster on the east side of the building. Mr. Ballenger will need to relocate the privately maintained storm sewer pipe leading to the detention area north of the building. The relocation of the building further back on the property allows for 16 new parking spaces that would be needed for the restaurant use. The entire Spring Creek Village was approved with more than 16 parking spaces short of the required parking so even with the addition of these spaces, the project is not over

November 18, 2008

parked. There is no change to the landscaping plan, which places all of the landscaping area in the front of the property.

Planning Department:

1. Existing zoning - "D-1" PUD Restricted Commercial Planned Unit Development
2. Setbacks – Front: 118 feet, Side: 20' required, 64' shown; Rear: 30' required, 140' shown including the detention area.
3. Height of buildings - 29' shown
4. Parking – a total of 33 parking spaces provided
5. Lot size – 26,662 square feet with an 8000 square foot building
6. Lighting Plan –Shepherd hook lights are planned at the entry off of 15th Street. Building lighting will also be used. Any new territorial style street or sidewalk lighting will need to be kept to a minimum or excluded since the ambient light is too great from these fixtures.
7. Signage – No new ground sign is proposed.
8. General architectural appearance – The building will be brick and match the Spring Creek Village design standards. The 8,000 square foot building appears to be two-story but is not a functional two-story building, but this maintains the "Territorial style" already established at the center.
9. Sensitive borders – Property west is zoned "D-O" PUD Suburban Office Planned Unit Development and so there is no sensitive border for this property.
10. Mechanical equipment – Will be located on the roof and screened from view.
11. Fencing/screening – Currently, there is black iron decorative fencing installed on top of the retaining wall next to this site. No additional fencing is proposed.
12. Driveways– This site has one drive and it will interconnect with Spring Creek Village.
13. Title 21 water and sanitary sewer plans – A 12" waterline is located along 15th Street and a sanitary sewer line has already been extended based on the plat to serve this building.

November 18, 2008

14. Street paving and access management – Fifteenth Street has recently been improved in this area, with a stop light and widening section just to the west of this site.

Community Image:

15. Landscape Plan:

| | |
|---|--|
| Landscaping - <u>Lot area = 26,660 sf</u> | <u>Landscape provided on plans submitted</u> |
| 10% of lot = 2,666 sf | 9,028 sf landscaping/lawn area |
| Plant units required = 213 PU | 233.3 plant units |
| Evergreen required = 85 PU | 233.3 plant units |
| Requirements in front = 106.5 PU | 109.3 plant units |
| = 1,333 sf | 3,393 sf |

16. Refuse facilities – A dumpster enclosure is proposed near the northeast corner of the building.

Randel Shadid, representing Mr. Ballenger indicated the Planning Commission had seen this building several times. The owner needed to move this building back to allow for some extra parking for the restaurant business proposed. He noted the project was actually under parked so there is no variance being requested and the project had no extra parking spaces.

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 #PR080039 Public Hearing and Consideration of Preliminary Plat for Lexington Heights Addition, located south of Coffee Creek Road, west of Boulevard. (M.L. Young)**

Engineer Ernest Isch is representing M.L. Young in requesting approval of the Preliminary Plat. This project is south of the Turner Brothers pipe yard. The City of Edmond owns the northeast corner for a future water tower and water storage facility in addition to the storage facility on the site. Landcor Nurseries is located to the east, south of Coffee Creek, and east of Boulevard. This addition is a PUD and contains 31 lots on 4.66 acres. There will be minimal setback on each of the lots. 2.26 acres is set aside as common area. The Fire Department has expressed a concern regarding the 20 foot wide driveways accessing most of the units. The applicant has agreed to a fire sprinkler system in the units. Some off street parking spaces have also been provided in addition to the tow spaces per unit to provide for guest parking. There will be a private driveway connecting sections of the addition and that drive is 24 feet wide. All of Coffee Creek will need to be widened from the center line of the road adjacent to this project. Boulevard is

November 18, 2008

not proposed for widening since it will be closed at Covell Road once the railroad underpass is complete. The Coffee Creek Golf Course is located to the south of this development. Sanitary sewer is already adjacent for service and water is located along Coffee Creek Road. There is not sufficient setback for the controlled access gates. The streets are private; traffic will back up on Coffee Creek Road if gates are allowed. Drainage plans have been reviewed by the Engineering Department.

The current Transportation Study provides for at least 70 foot of right of way from the center line of Coffee Creek Road. The developer is proposing 60 foot of right of way along Coffee Creek Road. This will require a hearing before the City Council, in this case, if the Council does not approve a variance, the plat will need to be substantially changed and the staff recommends that a corrected Preliminary Plat be submitted if a variance is no granted.

Ernest Isch, representing the applicant indicated he was willing to continue the item but would be addressing the City Council in December requesting a variance. He understood he did not meet the Transportation Study but he had provided additional utility easements adjacent to the right of way to provide for space to construct the street and relocate utilities if needed. He noted there were no plans for Coffee Creek at this time.

Motion by Moore, seconded by Moyer, to continue this request until the **January 6, 2009** Planning Commission meeting. **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 #PR080045 Public Hearing and Consideration of Preliminary Plat for Cross Timbers Northeast, located west of Air Depot, north of Covell. (Covell 35 Development, LLC)**

Clay Coldiron, representing Covell 35 Development, LLC, is requesting approval of a 119.86 mixed commercial use plat. This project is east and west of Progressive Drive, which is a commercial collector street extending to the transfer station. The property would contain eight blocks, and a new road would be constructed east to Air Depot, connecting with Progressive Drive. The creek area through the project and flood plain area on the north would be common area. The City of Edmond owns a parcel of land planned for an electric substation adjacent to Air Depot, north and east of Block 7. The land is zoned "E-1", "D-1", and "D-0" PUD. The subject property would be developed with City water and sewer. Sanitary sewer lines are located to the north and water is available on Covell. I-35 is located to the west of this property. The first buildings planned would be two, two-story office buildings. Since the last submittal, Century Oaks Drive has been named as a new public street connecting to Air Depot, in alignment with Great Hampden Road. The right of way along Covell Road needs to be changed to

November 18, 2008

reflect the Transportation Study. Compliance with the Study will require 100 foot of right of way along Covell near the intersection and 80 foot of right of way along Air Depot near the intersection and 70 foot or right of way along Air Depot, north of the corner. The minimum right of way along Covell will be 90 feet west of the intersection. The applicant has only provided 50 foot of right of way on Air Depot and 80 foot of right of way on Covell. The owner will need to seek a variance to the City Council prior to a Final Plat being submitted. This item was continued to Tuesday, November 18 which extends the notice to that date certain.

Clay Coldiron represented the applicant indicating that he would agree to change the street name to Century Oaks Way, as requested by Engineering. He indicated he would be requesting a variance from the City Council. More right of way than the minimum was being provided and he felt that the improvements could be installed in the proposed right of way without fully complying with the 100 feet or right of way from the center line of the road suggested by the Transportation Study. Mike Burkhart from the Sleepy Hollow neighborhood asked if the construction traffic on Air Depot would likely increase. It was indicated that such traffic could increase for several reasons including residential development.

Motion by Moore, seconded by Cartwright, to approve this request subject to resolution of the right of way with a discussion a City Council meeting. **Motion carried** by a vote of 5-0 as follows:

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

New Business: Bill Moyer commented he appreciated the group of Boy Scouts attending the meeting.

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

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

Meeting adjourned at 6:30 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission