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EDMOND PLANNING COMMISSION MEETING

Tuesday, February 17, 2009

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, February 17, 2009, 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 February 3, 2009, 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, Young, Cartwright and Chairperson Thrash

NAYS: None

Chairperson Suzy Thrash recognized the twenty-two students from the Edmond High Schools and Bishop McGuiness. She indicated that they had excellent questions in the workshop and appreciated their enthusiasm with the Leadership program.

The next item on the agenda was **Case #PR090001 Public Hearing and Consideration of Preliminary Plat for Pet Medical Center of Edmond, located on the north side of Fifteenth Street approximately one eighth mile west of Kelly Avenue. (Pet Medical Center, PLLC)**

Engineer Mark Farris is submitting a Preliminary Plat for 1.38 acres or 60,126 square feet on property zoned "D-2" Commercial. The subject land is vacant; recently the City of Edmond purchased land to the west for a future fire station. Other businesses in the general area include the Conoco convenience store on the northwest corner of Kelly and Fifteenth and Westbrook Shopping Center. The dimensions of the property are 115 feet by 522 feet; only one drive approach will qualify for this narrow frontage. There is a raised median on Fifteenth Street which will prohibit left turn movements into this property. The addition consists of one lot and one block. The setback provided for in the Zoning code is 50 feet from property line and 80 foot of right of way is shown on Fifteenth Street in front of this lot. There is a common lot A on the north side of the property near the floodplain. The common area provides for a sloped portion of the property required near floodplains in the event of high water, common area A would be un-buildable and maintained by the property owner. The proposed detention area is located in the front of the property.

Mark Farris represented the applicant indicating they had agreed to the fire sprinkler system and understood the requirements for a fire hydrant. Mr. Moore asked if the

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business would be an emergency pet clinic, operating 24 hours. Mr. Farris indicated the business would not normally be open on a 24 hour basis like an emergency pet clinic but pets re required to be kept overnight in some cases, and there are no outside kennels. He indicated there could be the need to treat an animal at many different hours of the day even if the facility is not operated as an emergency clinic.

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

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

NAYS: None

The next item on the agenda was **Case #SP090001 Public Hearing and Consideration of Site Plan approval for Pet Medical Center of Edmond, located on the north side of Fifteenth Street approximately one eighth mile west of Kelly Avenue. (Pet Medical Center, PLLC)**

Planning Department:

1. Existing zoning - "D-2" Neighborhood Commercial
2. Setbacks - The minimum setback is 25 feet from the property line as shown on the plat, after the 80 foot of street right of way is granted on Fifteenth Street. The Site Plan reflects that there may be additions to the building on the south, west, and north at some time in the future. The building is more than 50 feet from the property line at this time. The plat will determine the minimum future building line. The north 73 feet of the lot called Common Area A will not qualify for construction. That is a graded area providing the minimum slope down to the drainage way north of this property. The Zoning Code requires no side yard setbacks, but there are 10 foot side yards. The property to the east is undeveloped adjacent to the convenience store/gas station. The property to the west is owned by the City for a future Fire Station.
3. Height of buildings - 24 feet
4. Parking -The project has 20 parking spaces. The building contains 3,332 square feet, 17 spaces would be required.
5. Lot size – 45,527.76 square feet
6. Lighting Plan - A lighting plan has been submitted. The property to the east and west is commercially zoned and is not a sensitive border; the property to the north is a park and drainage way area. No homes are within 300 feet of the area. Pole lights can not exceed 24 feet in height and the structure is a shoe box style. There will wall pack style lights on the building. The plan conforms to the standard. **There is no fiber optic or**

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other lighting outlining the elevation of the building on any side.

7. Signage - One ground sign is provided identifying Pet Medical Center of Edmond. The sign is on a 2 foot brick base with an overall height of 5 feet. The sign face is 3 feet by 10 feet, or 30 square feet. There are also wall signs to City standard.
8. General architectural appearance – The building is a combination of brick veneer and EFIS/stucco. The roof is standing seam metal although a part of the roof is flat. An aluminum mechanical screen is used on the flat portion of the roof to screen the mechanical equipment. This building would be similar in appearance to the cleaners to the northeast on Kelly in terms of brick and EFIS combination. Many of the buildings in this area are all brick. The proposed building is compatible with existing structures and materials.
9. Sensitive borders - Sensitive borders would not apply to this property.
10. Mechanical equipment - Will be located on the roof. The aluminum screening is shown to be blue, matching the standing seam metal roof, that will be considered a minimal requirement rather than choosing screening of any other material which would not fit the graphic submitted with the application.
11. Fencing/screening - No sight proof fencing is required. Fencing could always be added as a security feature
12. Driveways- One driveway is planned on Fifteenth Street. There is a raised median in front of this building; Left turns will not be possible.
13. Title 21 water and sanitary sewer plans - City water and sanitary sewer are available adjacent to the site and are being connected for service. A new fire hydrant is being added.
14. Street paving and access management - Fifteenth street is already paved to City standards as a four lane arterial street, in this case with a landscaped median
15. Fire Prevention and Building Department -

Building fire sprinklers: The building is shown to be fire sprinkled. Dr. Pribil was contacted directly by the Planning Department regarding a possible flow test. Staff wanted to make sure the fire sprinkler system was not being considered an option. Dr. Pribil indicated he was not going to consider the possibility of not installing the fire sprinkler system or changing his mind about the installation of the sprinkler system for a number of reasons. This is important because no flow test was actually taken.

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Fire Access: The fire access is the first 100 feet of the drive. The hard surface as defined by this department will need to be installed before the building goes up with construction.

Fire Flow: The all wood building is shown as 3332 square feet with a fire sprinkler system. The fire flow for such a building would be required at 1,500 gallons per minute, however the fire sprinkler system often allows a lesser fire flow.

Fire hydrant required: The fire hydrant being installed on the property will need to be installed and approved before the building goes up.

Gates: No gates were shown

Community Image:

16. Landscape Plan:

Landscaping - <u>Lot area = 45,528 sf</u>	<u>Landscape provided on plans submitted</u>
12%(due to parking) of lot =4,553 sf	5500 sf landscaping/lawn area
Plant units required = 364 PU	395 plant units
Evergreen required = 146 PU	190 plant units
Requirements in front = 182 PU	208 plant units
=2,276 sf	2,852 sf

The Engineering Department is allowing at least one of the trees to be in the detention area.

17. Refuse facilities - Solid waste enclosure will have to meet Edmond specifications as to the dimensions; Wesley Dedmon with Sanitation has indicated the access is acceptable as long as the specifications are met. The enclosure is EFIS over concrete block.

18. Electric - Edmond Electric will have access to serve this property, easements will be provided with the Final Plat.

No one appeared in objection. Fire Chief Gil Harryman called the staff to remind them that there may be frequent fire calls from the station to be located to the west and if there were any improvements the veterinarians wished to consider regarding the noise impact for the animals that should be planned. Mr. Cartwright asked that the staff request City personnel to explain the fire flow requirements as that pertains to Site Plans at some time in the future, possibly as an item on the agenda.

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

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

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NAYS: None

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

Motion by Cartwright, seconded by Moyer, to continue this request until March 17, 2009 at the request of the applicant. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #PR080043 Consideration of Final Plat of Deerfield 2nd Addition, located on the west side of Santa Fe Avenue, one half mile south of West Edmond Road. (BJM Properties, LLC)**

BJM Properties, LLC, from Norman, Oklahoma, is requesting that a 14.32 acre plat be approved to allow 44 single family lots. This addition would be the last phase of Deerfield and would connect with the existing streets in Deerfield, which are dedicated streets, even though there is a gate house at the entry, which may create the impression of a private street development. This new phase does provide for another street connection to Santa Fe, Golden Street. The project is zoned as a PUD, but each lot will have a single family detached unit, rather than connected units like in the first phases of Deerfield. The setbacks are described as follows: the front yard is 15 foot, the rear yard is 10 foot and the side yard is 5 foot. The lots are generally 40 feet x 108 feet; lots on the west side are 40 feet x 86 feet; Common Area A is a flood plain area. The density approved for this PUD is "C-1" Low Density Multiple Family. The large open space along the flood plain accounts for the compliance with the density difference between the lot sizes of 4,320 (680 square feet less than the 5,000 square feet lot standard size) or 3,440 (1,560 square feet less than the 5,000 square feet size standard). The lots will be served with City water and sanitary sewer. Golden Street connects with Santa Fe and has 50 feet of right-of-way.

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, Moore, Young and Chairperson Thrash

NAYS: None

The next item on the agenda was **Case #PR090002 Consideration of revised Final Plat for Iron Horse Ranch IV located one quarter of a mile west of Coltrane and just over a quarter of a mile north of Coffee Creek Road. (Iron Horse**

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Development)

Dee Greninger with Iron Horse Ranch Development is requesting approval to change the original plat approved by the city to reduce the number of lots from 57 to 40 single family lots. The lots would average about three quarters of an acre in size. This phase of the project contains 43.58 acres; Homes are planned at approximately 5,000 square foot. There will be fewer lots adjacent to Walnut Ridge Estates to the north. This part of the development was planned with private streets and even a second gated access may be developed. The street pattern is the same as originally approved and the addition is served with water and sewer lines which have already been installed. The plat will have to be re worked to accommodate new sewer and water line connections. Electric improvements may also need to be adjusted. The Engineering Department, as well as the Engineering Inspectors, are reviewing this change. Edmond Electric Department is also reviewing this project since the addition was ready for electrical ditching. The original Iron Horse Ranch IV has not been accepted by the City Council or recorded. The GIS fees have been paid. The Electric Department has also recorded several electric line easements and those should be shown on the new Final Plat and reconciled with new lot numbers. Fully corrected plans from Tanner Consulting, L.L.C., the engineer for the project, will need to be completed prior to City Council scheduling.

Dee Greninger was in attendance representing the application. No one appeared in objection.

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 **Case #SP080038 Public Hearing and Consideration of Site Plan approval for Discount Tire Store, located on the southwest corner of Comfort Drive and South Broadway. (Discount Tire)**

Motion by Moore, seconded by Moyer, to continue this request until March 3, 2009 at the request of the applicant. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

There was no New Business.

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

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

NAYS: None

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Meeting adjourned at 6:00 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission