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## EDMOND PLANNING COMMISSION MEETING

**Tuesday, March 3, 2009**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, March 3, 2009, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Leroy Cartwright and Barry K. Moore. 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 February 17, 2009, Planning Commission minutes.

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

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

NAYS: None

The next item on the agenda was **Case #SP090004 Public Hearing and Consideration of Site Plan Approval for a new photographer studio located approximately 200 feet south of Covell, west of the Walgreens on the southwest corner of Covell and Kelly. (Three Girls Photography)**

### Planning Department:

1. Existing zoning – “E-2” PUD
2. Setbacks – This lot is part of a 6 lot/building arrangement in the Covell Village project north of Lowe’s. The lot is not immediately adjacent to public streets, it is an interior pad lot with access from a series of cross access easements. The building would be over 200 feet south of Covell and approximately 25 feet from the west property line, approximately 20 feet from the east property line and approximately 25 south property line. This location is surrounded by commercial zoning and is not a sensitive border
3. Height of buildings - The building has a flat roof and is approximately 23 feet tall.
4. Parking – There are 16 parking spaces, 17 spaces could be required so the building is not over parked. The building contains 3,418 square feet.
5. Lot size – The subdivision plat for this project is under construction; this site is Lot 4 and contains 17,000 square feet.
6. Lighting Plan – There are no light poles on the subject property. The Market Square at Covell Village will probably add lights at a point in the development. A Site Plan has

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also been approved for Prime Bank northwest of the subject property. The building site is not in a sensitive border location and the light poles cannot exceed 24 feet in height. Wall packs will be used on the building

7. Signage – The ground sign allowed would be 6 feet tall, 42 square feet and standard wall signs would be used.
  
8. General architectural appearance – The building is brick veneer on all four sides, fitting with the architectural style similar to the Walgreens. Mechanical screening will be accomplished by the parapet wall height. This building has a flat roof and is in the middle of other commercial buildings planned to the north and south.
  
9. Sensitive borders – Not applicable
  
10. Mechanical equipment – Will be located on the roof
  
11. Fencing/screening – No fencing
  
12. Driveways– Driveways for this project are all shared and provided for within an inter-connecting driveway easement.
  
13. Title 21 water and sanitary sewer plans – Water and sewer are being constructed as a part of the Market Square at Covell Village plat which has already been approved.
  
14. Street paving and access management – All of the access around this property is private and is a series of driveways connecting Lowe’s, Walgreens, eventually Prime Bank and the other 5 buildings to be constructed north, south, and west from the subject building.
  
15. Fire Prevention and Building Department – Josh Moore representing the applicant, has agreed to a fire sprinkler system for the 3,418 square foot building. The improvements for Market Square have not been accepted by the Council at this time and will include fire hydrants and new water lines. The owner wants to sprinkle the building and in this case it is a little early to flow test. All of the other fire code and building code requirements will apply to the construction of this building.
  
16. Landscape Plan:

Landscaping - <u>Lot area = 17,000 sf</u>	<u>Landscape provided on plans submitted</u>
10% of lot = 1,700 sf	5,000 sf landscaping/lawn area
Plant units required = 161 PU	171 plant units
Evergreen required = 65 PU	76 plant units
Requirements in front = 81 PU	171 plant units

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There will be a sprinkler system installed. Pitzer's Lawn Management will maintain the landscaping.

17. Refuse facilities – The site is too small for a permanent dumpster within the 17,000 square foot lot. The owner will build a dumpster enclosure to be shared to the west of the subject property.

18. Electric – Edmond Electric will serve this facility as they do Walgreens and Lowe's. Easements will be provided for on the plat.

Keith Beatty with Isch and Associates represented the application. No one appeared in objection.

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

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

NAYS: None

The next item on the agenda was **Public Hearing and Consideration of request to close a utility easement on property located north of Fifteenth Street west of the Spring Creek Village Shopping Center to allow for a pad site building. (Charles Ballenger)**

Attorney Randel Shadid is requesting that an easement be closed to allow for the 8,000 square foot pad site Building D to be constructed on the far west side of the Spring Creek Village Shopping Center. There are no public utilities in the easement to be closed. The Planning Commission and City Council recently approved an amendment to the Site Plan allowing the building to be moved back. Storm pipe is being relocated to accommodate the building moved further north to allow for two rows of parking rather than one as the building was originally planned. The easement was granted for an electric line but improvements were not installed since no building was started. The Site Plan and plat improvements have already provided for shared driveways to the east, a driveway on Fifteenth Street and completion of the detention area to the north of the building.

Part of the easement is situated in a east to west alignment on the north side of the lot and part of the easement runs north and south adjacent to the east side of the building. There will still be adequate access to serve the building with electrical improvements. There is also room for a dumpster enclosure at the northeast corner of the site.

Randel Shadid was in attendance representing the application.

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

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

NAYS: None

The next item on the agenda was **Public Hearing and Consideration of Site Plan amendment for the IBC Bank located at 1812 E. Fifteenth Street to provide for a dumpster enclosure on the site not previously approved on the Site Plan. (IBC Bank)**

In April of 2007 when the Site Plan was approved for IBC Bank at 1812 E. Fifteenth Street, the bank indicated they did not need a dumpster location since all of the documentation was shredded and removed from the property by another service. The bank has now notified the City that they will need a dumpster location. The following was the comment in the staff report in April 2007:

*“Refuse facilities-No refuse container is proposed at this time for this small branch bank. Due to the small amount of refuse generated from the bank which has to be shredded, the banks janitorial service will remove the refuse. The developer understands there will be a monthly solid waste charge and in the future intends to share a dumpster when the rest of the Orchards at Turtlecreek is developed.”*

The bank would like to place a dumpster enclosure at the south end of the property, west of the drive through bank tellers. The property to the south is zoned Office and it is not a sensitive border location. Mr. Rodney Babb who started this development is still the owner of this property to the south of this tract. The Turtlecreek offices are to the east. The enclosure is 6 feet tall and includes a stone pattern fencecrete material with the metal gate panels. The opening to the dumpster faces to the north and would be accessed by the common driveway on the west side of the bank.

Wesley Dedmon, Sanitation Director recommends that the dumpster enclosure be placed on an angle from the northwest to the southeast so that the sanitation trucks can approach the dumpster enclosure more directly than as proposed facing due north. This would also help in the event that vehicles are queued in the drive through lanes.

Jana Walls representing IBC was in attendance, no one appeared in opposition. Ms. Walls indicated she would replace the tree and angle the dumpster as required. Mr. Moore asked if the dumpster would be placed far enough to the south edge of the property that cars could still pass the southern lane of the drive through. Ms. Walls indicated there may have to be a curved movement in the traffic lane counting for the dumpster but that the lane is rarely used.

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

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

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NAYS: None

The next item on the agenda was **Case #U050001 Public Hearing and Consideration of Special Use Permit to leave a classroom building in place at the Faith Bible Church located at 600 N. Coltrane. (Faith Bible Church)**

**Faith Bible Church was approved in 2005 for a 1,536 square foot classroom building located on the south side of the church between two of the early portions of the main church building. This classroom was constructed as a commercial standard building. The building has a vertical exterior siding material, air conditioning units are located on the side of the building and disabled access has been constructed for this building. The building was approved with the condition of review in the future.**

The church would now like to keep the classroom as a permanent building on the property. After the classroom building, an additional 19,000 square foot, two story building has been approved south of the main church building for classrooms and multi-purpose rooms. A building permit is pending on this project but construction has not started. The 1,536 square foot classroom building does meet all the fire codes and building codes as it is situated currently. With the change where there is a new building to the south, additional fire code requirements or building code requirements are expected to apply since the accessibility to the structure is more limited.

Todd McKinnis was in attendance representing the applicant, no one appeared in objection. Todd McKinnis checked with the Fire Department and he indicated there are no additional requirements other than placing a fire alarm in the building connected to the church system. He noted that his request was to make the classroom building permanent since it would be north of the new two story building planned.

Motion by Moyer, seconded by Cartwright, to approve this request, allowing for the classroom to remain as a permanent building. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

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

Planning Department:

1. Existing zoning – Planned Unit Development, a PUD Design Statement is attached
2. Setbacks – The building essentially faces to the south and the customer entrance is to the south. A plat has already been approved for this location and there is a 10 foot

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setback line on the north property line. A 50 foot building setback on the east property line which would be the front of the property based on the zoning code. The setback on the south is 100 feet and the setback on the west is 85 feet. There is no vehicle access on Broadway; driveways are located on Comfort Drive to the north and Comfort Drive on the west.

3. Height of buildings – 26 feet tall (the roof is flat)
4. Parking – 42 parking spaces are provided and 35 are required at the 6,947 square foot retail space. The project is over-parked by 7 spaces and the owner will install additional landscaping for that purpose.
5. Lot size – 52,893 square feet
6. Lighting Plan – No light poles are planned, wall pack lighting will be constructed on the sides of the building.
7. Signage –The owners plan a ground sign on the southwest corner of Comfort Drive and Broadway Extension. The location of this sign will need to be out of the right of way for the improvements planned as a part of the Comfort Drive/Broadway traffic light. The proposed sign could be 20 feet tall, 75 square feet with a pole cover 30% of the width of the sign structure. The ground sign is shown on the plans.
8. General architectural appearance – The building will be constructed like the building on 10800 North May Avenue, south of Hefner Road on May. The exterior of the building will be split face concrete block and there will be an EFIS trim on parts of the exterior wall. The elevation facing Broadway will include aluminum store front windows with a red metal trim and that will wrap around on the north and south elevations. Three overhead doors will face south. There is also a small service door on the west side of the building. The split face block is constructed in two light tan colors. The dumpster enclosure is located on the west side, away from Broadway and will also be split face block. The Tractor Supply building in the area is painted white and includes concrete panels with metal fascia. The building immediately north of the subject property is the vacant Golden Corral.
9. Sensitive borders – The project is not located next to a sensitive border. All the surrounding land is zoned commercial.
10. Mechanical equipment – Will be located on the roof and plans reflect the roof mounted units below the parapet wall, meeting the screening requirement.
11. Fencing/screening – No additional fencing or screening is proposed except for the dumpster enclosure.

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12. Driveways– No drives will be provided on Broadway, one drive is planned on the north side of the property and one on the west side.

13. Title 21 water and sanitary sewer plans – Existing water and sewer lines will be connected for service.

14. Street paving and access management – There is no street paving required on Comfort Drive. Street improvements are under way on Broadway Extension, adjacent to the property on the east.

15. Fire Prevention and Building Department –

**FIRE SPRINKLERS**

The building is showing and has been reviewed as a fire sprinkled building.

**FIRE FLOW**

Since the building is fire sprinkled, the firefighter water flow requirement is 1500 gallons per minute for 2 hours. **On December 5, 2008 Tomden Engineering, L.L.C. in Dallas, Texas indicated they have provided fire flow results to the Edmond Fire Department and they have no interest in constructing the 6,947 square foot building without a fire sprinkler system. They are also providing a letter to the Planning Commission to that effect. E.J. Engineering group did perform a fire flow test on May 28, 2008. The flow test measured 1,210 gallons per minute on that date which was not sufficient to meet the requirements; a sprinkler system is a mandatory minimum requirement.**

**GATES**

No gates are shown.

Community Image:

16. Landscape Plan:

Landscaping - <u>Lot area = 52,893 sf</u>	<u>Landscape provided on plans submitted</u>
10% of lot = 5,290 sf	5,290 sf landscaping/lawn area
Additional landscaping for additional parking= 5,828 sf due to the additional parking	
Total landscaping= 20,427 sf	
Plant units required = 468 PU	
Evergreen required = 320 PU	

17. Refuse facilities – The refuse container is located on the west side of the building and a dumpster enclosure has been provided. All of the detailed specifications will need to be met.

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18. Electric – Edmond Electric will serve this location.

Ricardo Ordonez represented the applicant, no one appeared in objection.

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

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

NAYS: None

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 5:50 p.m.

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Suzy Thrash, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission