

March 17, 2009

EDMOND PLANNING COMMISSION MEETING

Tuesday, March 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, March 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; and Paul Lakin, Assistant City Attorney. The first item on the agenda was the approval of the March 3, 2009, Planning Commission minutes.

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

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

NAYS: None

The next item on the agenda was **Case #SP090003 Public Hearing and Consideration of amended Site Plan for Holiday Inn Express at 3840 East Second Street regarding outside lighting to be placed on the walls of the existing hotel. (Tom Ward)**

Mr. Tom Ward with Holiday Inn Express is proposing a new decorative lighting feature to be added to several walls of the Holiday Inn Express site. He has provided specifications of the appearance of the lighting and details of the fixtures to be installed on the walls. No new light poles are planned. There are also no other changes to the overall Site Plan regarding landscaping or façade or exterior changes. The lighting is placed on the wall and directed to illuminate the walls of the hotel. The lighting is intended to draw attention to the building in the evening and the lights are directed upward or downward onto the site. It is expected that there will be some additional ambient light but not extending past the property lines.

This location is in the I-35 Corridor and this lighting was not originally on the Site Plan. Decorative lighting at some locations is considered as a part of the Site Plan standards, primarily due to the close proximity of nearby residential. In this particular case, residential is not adjacent on the same side of the street. The 100 foot or more of right of way on Second Street and the building setback separate this use from Clayton Pond. The lighting proposed is currently in use at the Holiday Inn Express in Yukon at 700 Shedeck Parkway.

Mr. Tom Ward spoke for Holiday Inn Express indicating that the new lighting was part of a re-branding campaign that Holiday Inn wanted to start. This program will help distinguish the Holiday Inn Express from other Holiday Inn hotels. Mr. Cartwright asked if this change was necessary to come to the Planning Commission. Mr. Schiermeyer

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indicated that there is no practical way to reach a consensus on this type of change without scheduling this item on the agenda. It was noted that this item was noticed and that Clayton Pond was the nearest addition.

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 #PR090004 Consideration of Final Plat of Fairfax Business Park located north of Covell Road, 810 feet west of Sooner Road. (Greg Brasher)**

Ernest Isch representing the owners is requesting Final plat approval of a "D-O" level PUD office development. This addition contains 7.25 acres and 13 lots. Common area "A" will be developed as parking, driveways and landscaping. Fairfax Boulevard to the east of the addition is not part of the plat. This development will be served with City water and sewer. The Fairfax Golf Course is located to the north and west. The right of way along Covell Road which is defined as a parkway in the Transportation Study has been agreed to with various right of way widths depending on utilities and the anticipated construction requirements for the future Covell Parkway. The Final Plat matches the Preliminary Plat, setback variances are authorized by the PUD and the lots have identified the setback lines.

Earnest Isch represented the application.

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 **Consideration of Request for Deed Certification on three lots, located at Enterprise Drive (The Braden Companies, Inc)**

Engineer, Mark Farris, is requesting deed approval on three Industrial lots in the Enterprise Business Park, located east of Kelly, one-half mile north of 33rd Street. A site plan has been approved for three buildings and the Braden Companies, Inc wants to sell each building and building site. The property is zoned F-1 Light Industrial. The proposed lots are:

1) Tract 1 – 22,940.35 square feet

2) Tract 2 – 22,940.35 square feet

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3) Tract 3 – 21,619.64 square feet

A description has been provided that provides cross access and utility access to each lot. A copy of this **recorded** easement needs to be provided to the City to ensure access, otherwise Tract 3 is landlocked and the drive to Tracts 1 and 2 could be disputed. Building Codes and Fire Codes also have to be met, which depends on setbacks from the property lines and determines the type of materials used in the construction of the buildings. Parking, landscaping, detention and dumpster access will be shared between these sites; it is not possible for each lot to fully comply with these standards within the lot lines.

Subject to the above described requirements, the three deeds could be approved.

John Timmons with Red Plains represented the application. He indicated he understood the requirement to record the easement with the cross access. Staff noted this was the first application where the filing fees applied to the deed consideration.

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

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

NAYS: None

The next item on the agenda was **Case #PR090003 Consideration of Final Plat for Shoppes on Broadway located on the northeast corner of Thirty Third and Broadway. (Tom Parker)**

Mr. Parker has decided that it would be best to plat the property redeveloped from the original Wal-Mart to Shoppes on Broadway. This project will consist of 8 lots and a common area on 12.50 acres. No Preliminary Plat is necessary since much of the site has already been constructed with utilities, drainage improvements, drive approaches, traffic lights, and the additional right of way on Thirty Third Street. This location already includes the Hobby Lobby, Tuscan Loggia, Carl's Junior, IO Metro, Bella Strada, Hallmark, Radio Shack and Playtrade.

Detention has already been completed for this location as well as utilities. With the plat, lots could be sold to individual owners. The sign code provides that property owners may qualify for individual ground signs. The staff considers that an amendment to the Site Plan and additional ground signs would require additional Site Plan review. The center operates with two ground signs, one on Broadway and one on Thirty Third near the traffic light. Common Lot A is the drainage detention area and will not qualify as a buildable lot. The existing network of interconnecting driveways is a little more complicated than many shopping centers because the buildings have been approved in

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some cases with no setbacks as a part of the Site Plan. **The staff recommends that a note be placed on the plat establishing the use of driveways as all interconnecting between the individual lots to assure cross access.** If the owner prefers that only certain drives be interconnected between the lots, that cross access easement would need to be shown on the plat to assure that none of the lots are landlocked and all the service lanes can be accessed between the lots. Some of the lots have a more irregular shape than many commercial lots. The engineer for the applicant has been notified of this.

Tom Parker, the developer of the project attended the meeting representing the application. He submitted covenants filed of record with the county which provided for cross access for the lots.

Motion by Moore, seconded by Moyer, to approve this request. **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 #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.) This item has been continued to the April 7th, 2009 Planning Commission meeting at the request of the applicant.**

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

New Business: It was announced that the next Planning Commission meeting would be held at the Downtown Community Center in Room 107 since remodeling work was scheduled for the City Council Chambers.

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

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

NAYS: None

Meeting adjourned at 5:50 p.m.

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Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission