

April 7, 2009

EDMOND PLANNING COMMISSION MEETING

Tuesday, April 7, 2009

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, April 7, 2009, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Barry K. Moore and Ingrid Young. Commissioner Bill Moyer 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 March 17, 2009, Planning Commission minutes.

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

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

The next item on the agenda was **Case #SP090005 Public Hearing and Consideration of Site Plan for a surgical hospital located at 1700 S. State Street. (Surgical Hospital of Edmond)**

Planning Department:

1. Existing zoning – “F-1” Light Industrial and “E-2” Open Display
2. Setbacks – 74 feet from the property line on State Street, required to be 25 feet. 75 feet from the south property line 39 feet from the east property line, 59 feet from the north property line adjacent to the existing surgery building. All setbacks exceed the minimum code.
3. Height of buildings – 24 feet tall
4. Parking – 83 parking spaces are provided, the project is not over parked
5. Lot size – 52,285 square feet. Building size: Existing building 11,319 square feet, building addition 16,515 square feet. Total square footage 27,834 square feet.
6. Lighting Plan – 8 pole lights will be added 24 feet in height. Wall packs will also be used. This location is not in a sensitive border, all the surrounding property is zoned commercial.

April 7, 2009

7. Signage – One ground sign will not exceed 42 square feet or 6 feet in height. A directional type sign will be used on Eighteenth Street for access to the emergency entrance.

8. General architectural appearance – The building will have a flat roof. The building will have a combination of brick exterior and EIFS. The addition which is larger than the existing building and will match the appearance of the currently vacant structure.

9. Sensitive borders – There are no sensitive borders.

10. Mechanical equipment – Will be located on the roof and screened with a metal enclosure.

11. Fencing/screening – None proposed other than the dumpster enclosure.

12. Driveways– One new driveway will be added on Eighteenth Street adjacent to another ownership to give additional access to the property and this also benefits as an additional fire lane.

13. Title 21 water and sanitary sewer plans – The existing building on the property is already served with water and sewer. Additional water will be extended as needed.

14. Street paving and access management – State Street and Eighteenth Street are already constructed to City Standards.

15. Fire Prevention and Building Department – The building was reviewed as a fire sprinkled building.

Community Image:

16. <u>Landscape Plan:</u>	
Landscaping - <u>Lot area = 52,285 sf</u>	<u>Landscape provided on plans submitted</u>
10% of lot =5229 sf	9730 sf landscaping/lawn area
Plant units required =418 plant units	452 plant units
Evergreen required = 167 plant units	356 plant units
Requirements in front = 209 plant units	312 plant units

17. Refuse facilities – There is a dumpster enclosure on the northeast corner of the building.

18. Electric – The building is already served with electricity.

April 7, 2009

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

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

NAYS: None

Randel Shadid represented the applicant, no one appeared in objection.

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 was continued to May 5, 2009 at the request of the applicant.

Motion by Moore, seconded by Cartwright, to continue this item until May 5, 2009.

Motion carried by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #SP080021 Public Hearing and Consideration of Site Plan approval for multi-family residential known as the Arbor Place Apartments located on the south side of Kickingbird Road one half mile east of Bryant, west of the Huntwick Addition and south of the Woodcreek Townhomes Addition. (BVP Arbor Place, L.L.C)** This item was continued to May 5, 2009 at the request of the applicant.

Mary Ann Karns asked that the project be denied and re-submitted at some time in the future. She noted that drainage plans were still not complete and the landscaping was still not complete. Randel Shadid, representing the applicant indicated this was a difficult Site Plan based on changes requested by the staff and the Council. Mr. Cartwright indicated he felt the applicant had the right to request a continuance, he noted this location had a lot of issues. Mr. Moore indicated he had received a letter from the applicant indicating they were ready to proceed and now they are ready to continue the matter. Chairwoman Thrash recommended the item be continued to May since the plans were still not corrected. Mary Ann Karns commented that it appears the street closing will be continued from the City Council meeting on the 27th since the Site Plan is being continued until May 5th. The City Council wanted the Site Plan to be discussed with the street closing. Mr. Shadid indicated he would continue the April 27th City Council Site Plan and Easement Closing applications until the May 26th City Council Meeting after Memorial Day.

Motion by Cartwright, seconded by Moore, to continue this item until May 5, 2009.

Motion carried by a vote of 4-0 as follows:

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

April 7, 2009

NAYS: None

The next item on the agenda was **Case #PR090005 Public Hearing and Consideration of Preliminary Plat of Covell Village Office Park located on the west side of Covell, south of Covell Village Drive, north of Lowe's. (Banc First and Covell Kelly Group, L.L.C.)**

Ernest Isch is representing the applicant in requesting Preliminary Plat approval for this "D-O" PUD Office project. The addition contains 6.3 acres and 10 lots. Two driveways are planned on Kelly in addition to the Covell Village Drive access. The Single Family Newbrook at Covell Village is located to the west of this addition. The access shown on the plat is a driveway, not a public street. City water and sewer are being extended for service to each lot which could be owned separately. Detention is completed on an area wide basis for this development; 70 foot of right of way is shown along Kelly adjacent to this property. Since the project is an Office PUD, setback variances are permitted and are used on the lots in this project. The four lots along Kelly appear to be designed to back the buildings toward Kelly rather than front along Kelly although there could be variations in the way the buildings are placed. Shared parking has been designed along the common driveway. A dumpster enclosure has been located at the south end of the project and Wesley Dedmon, Sanitation Director has indicated that location is a problem due to the extended backing required. Since this is only the Preliminary Plat, not the Site Plan, it may be a little early to locate every dumpster needed since the actual office uses are not known. Another dumpster enclosure location has been placed between lots 1 and 2. Staff recommends that only those enclosure locations that are known to be functional be approved with the Preliminary Plat; others can be evaluated with the Site Plan.

Keith Beatty represented the applicant indicating they understood that no drives not previously approved would be allowed on Kelly and that they would leave the dumpster issue for the Site Plan discussion.

Motion by Moore, seconded by Cartwright, to approve this request subject to the comments from Mr. Beatty. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z090006 Public Hearing and Consideration of Rezoning from "G-A" General Agricultural to "R-2-A" Suburban Estate Dwelling District on the west side of Midwest Boulevard, south of Coffee Creek Road. (Brian Amy)**

Brian Amy owns approximately 31 acres of land south of Coffee Creek Road, west of Midwest Boulevard; he would like to sell one parcel on Midwest Boulevard that contains

April 7, 2009

60,002 square feet net area not including right of way along Midwest Boulevard. The remainder of the acreage would be owned by Mr. Amy and would remain as "G-A" General Agricultural. The Edmond Plan has suggested the area for residential. There are currently no water or sewer lines near this property so the lot would be developed with a water well and septic tank. There is a mixture of 5 acre, 2 acre and 1.3 acre lots east of I-35 with the majority of lots being 2 acres or larger. The 60,002 square feet lot size does meet the subdivision code for individual well and septic tank.

Richard Daniel indicated he owned the land to the south and asked Mr. Amy if there would be additional development of his property with more lots. Mr. Amy indicated there would just be the one lot divided.

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

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

NAYS: None

The next item on the agenda was **Case #SP090001 Public Hearing and Consideration of modification for the Pet Medical Center Site Plan regarding the roofing material for a Pet Medical Center located north of Fifteenth Street, approximately one eighth mile west of Kelly. (Pet Medical Centers, PLLC)**

On February 17, 2009 the Planning Commission approved the Site Plan for Pet Medical Center with a standing seam metal roof. The owners would like to change the roof to a composition or asphalt composition shingle roof. The shape of the roof remains the same. Some of the roof is pitched; some of the roof is flat. The asphalt composition would apply to the pitched portion of the roof. The color would be a medium gray shingle. In the staffs opinion this is not a substantial change but there is not an effective way of discussing the use of other materials than originally approved without having a Planning Commission meeting. This request did include a new notice to the property owners.

Mr. Cartwright asked if this change wasn't minor enough that the staff felt they could make the decision.

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

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

NAYS: None

The next item on the agenda was **Consideration of Deed Certification for a 1.04 acre tract located north of Fifteenth Street, approximately one eighth mile west of Kelly. (Pet Medical Centers, PLLC)**

April 7, 2009

Mark Farris with Red Plains has indicated that the Final Plat for this property will be after the sale of the land. He would like to request that the deed be approved first. The Planning Commission has already approved the Site Plan and Preliminary Plat; there is no change in any conditions or lot size. The approval of the deed fully complies with all City codes as to access, floodplains and utility access. Approval of this relates to a timing convenience for the owner who needs to purchase the land prior to the Final Plat.

Mark Farris represented the application. It was noted there would still have to be a plat; the deed facilitated the early sale of the property.

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

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

NAYS: None

The next item on the agenda was **Case #Z090001 Public Hearing and Consideration of Rezoning from "C-2" PUD Medium Density Multi-Family Residential Planned Unit Development to "A" Single Family Dwelling District on existing residential property on the south side of west Edmond Road, east of Foxfire Drive. (City of Edmond)**

The City of Edmond is requesting that the single family homes in the eastern portion of the Chisholm Lake Townhomes Addition be rezoned as Single Family. These homes are located east of Foxfire Drive. The Laurel Court Addition is located to the east; the Chisholm Lake Addition is located to the south. The Chisholm Lake Townhome Addition is located to the west and does contain duplexes and townhouse development. The land to the north is zoned as a Planned Unit Development and does include the Steve's Rib restaurant. This particular portion of Chisholm Lake Townhomes Addition was intended for Single Family detached units. It will be more compatible to consider this area for single Family zoning than to leave it zoned as Multi-Family.

Motion by Young, seconded by Moore, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Young, Moore and Chairperson Thrash

NAYS: Commissioner Cartwright abstained

The next item on the agenda was **Case #Z090003 Public Hearing and Consideration of Rezoning from "D-O" Suburban Office District to "A" Single Family Dwelling District for a part of the Chateau Addition on property located west of Kelly, south of Pruett Drive. (City of Edmond)**

April 7, 2009

The first 5 Single Family homes on the southwest corner of Kelly and Pruett Drive are zoned for office usage. In the past, single family homes and offices were uses permitted in the same district; that is no longer the case. The proposal is to rezone the houses to match the actual use. The land to the north is developed as duplexes; the land to the west is primarily single family although there are some duplexes in the area. It is appropriate to rezone the property to match the use.

Mr. Cartwright asked what if one of the owners wanted to rezone the lots back to Office at some time in the future? Mr. Murdock indicated they could.

Motion by Moore, seconded by Young, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Moore, Young and Chairperson Thrash

NAYS: Commissioner Cartwright abstained

The next item on the agenda was **Case #Z090002 Public Hearing and Consideration of Rezoning from "B" PUD Two Family Dwelling Planned Unit Development to "A" Single Family Dwelling District in the Kimberly Crossing Addition located north of West Edmond Road, west of Dooley Farms Lane. (City of Edmond)**

The City of Edmond is requesting rezoning from "B" PUD Two Family Dwelling Planned Unit Development to "A" Single Family Dwelling District for the Kimberly Crossing Addition. This addition is continuing to develop with all Single Family homes. The Park Lane Addition is to the north, the Oakbrook Addition is to the west. There is no particular reason to leave the property as "B" PUD. All of the area has been platted for Single Family homes. The most appropriate use of the property is Single Family.

Motion by Young, seconded by Moore, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Young, Moore and Chairperson Thrash

NAYS: Commissioner Cartwright abstained

The next item on the agenda was **Case #Z090004 Public Hearing and Consideration of Rezoning from "C-2" Medium Density Multi-Family Residential District to "A" Single Family Dwelling District on property south of Danforth, east of Kelly in the Meadow Lakes 7th Addition. (City of Edmond)**

Some of the Meadow Lakes addition is developed for Multi-Family density and primarily duplexes have been constructed on that property. There is a center area east of Holly Hill Road south of Danforth and along Larkspur Lane and Larkspur Court where all the homes are Single Family even though they are zoned Multi-Family. It is recommended this area be zoned for single family to match the actual use of the property. The lots are platted for Single Family homes.

April 7, 2009

Walter Myatt, indicated that he had no objection to the zoning but asked if the drainage ditch behind his property could be shaped to provide better flow of water and protect his fence. Mr. Manek asked that he contact the Engineering Department and they will look at the situation through the Storm Water Advisory Board standards. Mr. Myatt also asked if the taxes would change. Mr. Cartwright indicated that was a decision of the county.

Motion by Moore, seconded by Young, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Moore, Young and Chairperson Thrash

NAYS: Commissioner Cartwright abstained

The next item on the agenda was **Case #Z090005 Public Hearing and Consideration of Rezoning from “ B Two Family Dwelling District to “ A Single Family Dwelling District for the Pines at the Trails Addition, also known as the Trails Eleventh Amended generally located south of Danforth, west of Santa Fe. (City of Edmond)**

The City of Edmond is requesting that the Pines at the Trails Addition be rezoned from “B” Two Family Dwelling District to “A” Single Family Dwelling District. All of the homes are single family detached homes and the addition is fully constructed. The addition to the south is the Trails North Addition; the addition to the east is the Orchards at the Trails Addition, recently zoned “A” Single Family. The Homestead Center and the Homestead Addition are located to the north. Re development of the Pines at the Trails for duplexes or other uses allowed in “B” Two Family is not consistent with the Edmond Plan or the surrounding area. Rezoning to “A” Single Family is consistent with the other applications previously considered.

Motion by Young, seconded by Moore, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Young, Moore and Chairperson Thrash

NAYS: Commissioner Cartwright abstained

The next item on the agenda was **Consideration of Ordinance Amending Section 15.45.010 Appeals From the Sign Code providing for Appeals procedure for Central Edmond Urban District locations.**

On January 13, 2009, the Central Edmond Urban Board reviewed a staff report for three sign variance requests which were physically located in the Urban District. The Urban Board did not vote on the sign variance requests since Section 15.34.010 of the Edmond Municipal Code states that requests for sign variances shall be made to the Planning Commission for a public hearing to consider a recommendation to be sent to the City Council.

April 7, 2009

The Urban Board advised staff that they wanted the authority to review sign variance requests in the Urban District in place of the Planning Commission, in the same way they review Commercial Site Plans in the Urban District in place of the Planning Commission. The Urban Board considered this ordinance at their February 24 meeting and recommended it be sent on to the City Council with a recommendation to amend Title 15 as proposed. This ordinance is being sent to the Planning Commission for your information.

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

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

NAYS: None

Bud Fisher, Chairman of the Board of Adjustment wanted to acknowledge Harold Eagle for his service to the City, serving on the Planning Commission and Board of Adjustment as well as other numerous City Committees. Mr. Eagle passed away on April 4, 2009.

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

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

NAYS: None

Meeting adjourned at 6:20 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission