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EDMOND PLANNING COMMISSION MEETING

Tuesday, June 2, 2009

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, June 2, 2009, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Barry K. Moore, Mark Hoose and Lydia Lee. 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 May 19, 2009 Planning Commission minutes.

Commissioner Lee asked that the minutes be amended to indicate that the required fence extend to the south end of the Arbor Place property adjacent to the Johnson property on the east. Attorney Randel Shadid, representing Arbor Place wanted to add the understanding that the floodplain on the Arbor Place project could not be fenced to comply with drainage requirements of building in a floodplain but he did agree that the fence would extend next to the Johnson property to the north side of the floodplain on the east side of the Arbor Place project.

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

AYES: Members: Cartwright, Lee, Moore and Chairperson Moyer
ABSTAIN/NAYS: Members: Hoose

The next item on the agenda was the introduction of Mark Hoose, new member of the Planning Commission. Chairperson Moyer introduced Mark Hoose replacing Suzy Thrash on the Planning Commission.

The next item on the agenda was **Case #SP090010 Public Hearing and Consideration of Site Plan approval for Communication Federal Credit Union located on the northwest corner of Fretz Drive and Fifteenth Street. (Jack Nance)**

Planning Department:

1. Existing zoning – “E-3” Restricted Light Industrial
2. Setbacks – Front setback from Fifteenth Street is 75 feet from the property line, the west setback is 62 feet from the property line, the east setback is 16 feet from the property line and the north setback is 112 feet from the property line.
3. Height of buildings – 23 ½ feet

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4. Parking – 13 parking spaces. The buildings square footage is 2,263 square feet, 11.3 parking spaces are required. The project is 2 spaces over the standard and additional landscaping will be required.
5. Lot size – 29,342 square feet, .67 acres
6. Lighting Plan – A lighting plan has been provided. The property is not located within a sensitive border; all the land surrounding the property is commercial. The light standard is a 24 foot pole. The plan identifies 6 light poles each being 22 ½ feet tall.
7. Signage – The ground sign planned is 6 feet tall, 28 square feet per side. The sign could be larger. The sign location is east of the drive on Fifteenth Street. **At the meeting the applicant amended his sign specifications to allow a 40 square foot sign which was allowed at this location.**
8. General architectural appearance – The building consists of brick veneer red in color (a sample has been provided). Some of the exterior wall is EFIS. The roof is a royal blue standing seam metal roof on both the canopy and building. This design is consistent with what is in the area with a pitch roof following the Swedish Imports and physical therapy clinic. China Express to the west has a mansard style roof.
9. Sensitive borders – None apply, there is no single family adjacent to the property.
10. Mechanical equipment – Will be located on the ground due to the pitch roof type construction. The air conditioning units are located on the north side of the building.
11. Fencing/screening – No fencing or screening is required. The dumpster enclosure is screened.
12. Driveways– **The applicant is requesting a variance to allow a driveway within 150 feet of the intersection of Fifteenth and Fretz Drive. This matter will be sent to the City Council for a variance consideration and the applicant is aware of that situation. Access was proposed with the Chinese Restaurant but they chose not to connect on the north side of their property. There is a shared driveway on Fifteenth Street.**
13. Title 21 water and sanitary sewer plans – City water and sewer are already adjacent to the property. The area is platted as a part of the Apple Village Business Park.
14. Street paving and access management – The intersection of Fifteenth and Fretz is signalized. Fifteenth has been improved as an arterial street with a median. Fretz Drive is a commercial collector street.

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15. Fire Prevention and Building Department – The building will not be fire sprinkled and that is acceptable based on the small size of the building (2,263 square feet) and the results of a water line flow test which produced the appropriate amount of water pressure at this location.

16. Landscape Plan:

Landscaping - <u>Lot area = 29,342 sf</u>	<u>Landscape provided on plans submitted</u>
10% of lot = 2,934 sf	sf landscaping/lawn area
With the additional parking spaces = 7,336 sf of landscaping provided	
Plant units required = 615 PU	650 plant units
Evergreen required = 246 PU	246 plant units
Requirements in front = 308 PU	308 plant units
Amount of landscaping in the front street areas = 3,940sf	

17. Refuse facilities – This site plan meets requirements for Solid Waste as long as the enclosure meets Edmond specifications. Looks like the collection unit can access the container from the Fretz entrance and exit on 15th.

18. Electric – The developer's contractor will need to coordinate with Electric Department personnel for proper electric service routing.

Randel Shadid, representing the applicant had previously submitted a study indicating driveway locations where existing drives were closer than 150 feet to an intersection. He indicated this location has a traffic light which adds a safety feature and there is a median on Fifteenth prohibiting left turn movements. He said the traffic was very light at this location and he felt people turning into the property would not create a hazardous situation. Steve Manek, City Engineer indicated the Swedish Imports had a similar drive and that problems were not being experienced at this location based on turning movements. He felt that two drives on Fretz allowed for the distribution of drive-through versus lobby traffic and with the other portion of Fretz Avenue to the east there was further distribution of traffic in the area. Commissioner Lee asked if there had been any discussion of making the driveway “exit only.” Attorney Randel Shadid indicated he thought about it but the traffic is so limited in the area that he felt it was unnecessary. There were options for drivers to choose from at this site, whether entering or exiting the property.

Motion by Moore, seconded by Lee, to approve this request and requested driveway variance. **Motion carried** by a vote of 5-0 as follows:

- AYES: Members: Moore, Lee, Hoose, Cartwright and Chairperson Moyer
- NAYS: Members: None

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The next item on the agenda was **Consideration of the Final Plat of the Goddard Daycare Center located on the north side of Covell Road, 930 feet east of Air Depot. (Julie Guthrie)**

J.W. Armstrong is represented the property owner in requesting Final Plat approval of a 2.09 acre parcel being developed as the Goddard Daycare Center. A Site Plan has been approved and a building permit issued for the building construction. With the Site Plan all of the construction plans for water lines, sanitary sewer lines, paving, drive approach, drainage and detention were approved. The plat provides for the legal description for Lot 1. The right of way along Covell Road is 70 feet from the center line to provide for the Covell Parkway. A fee in lieu of is being provided for the widening section as was done with the Able Convenience Store a short distance to the west.

J.W. Armstrong represented the applicant and asked if there were any questions.

Commissioner Hoose indicated that he had represented the applicant and left the City Council chambers during the discussion and vote of this request.

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

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

NAYS: Members: None

The next item on the agenda was **New Business**: Commissioner Lee asked if the Arbor Place apartment development would be required to come back to the Planning Commission since there would likely be changes to the site plan with the easement closing being denied. Steve Murdock, City Attorney indicated that the item was continued until the July 13th City Council meeting by a vote of the City Council so the item would not come back to the Planning Commission unless directed by the City Council. Commissioner Lee asked if there was a standard regarding the percentage of change on the plans that needed to be reviewed by the Planning Commission. Mr. Murdock indicated there was not. Commissioner Lee asked if there was a process of addressing student housing which usually consists of a greater density of units. Mr. Murdock indicated that the City was looking into this issue and would be reporting back. A City Council member has already starting reviewing this type of standard.

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

AYES: Members: Cartwright, Moore, Hoose, Lee and Chairperson Moyer

NAYS: Members: None

Meeting adjourned at 5:50 p.m.

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Bill Moyer, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission