

**EDMOND PLANNING COMMISSION MEETING**

**Tuesday, July 20, 2010**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, July 20, 2010, in the City Council Chambers at 20 South Littler. Other members present were Mark Hoose, Barry K. Moore and Lydia Lee. Commissioner Leroy Cartwright was absent. 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 July 6, 2010 Planning Commission minutes.**

Mr. Moore asked that the minutes be amended to add a sentence that the Cornerstone-Legend PUD did not meet the Code standards and he asked if this item should be continued.

Motion by Hoose, seconded by Moore, to approve the July 6, 2010 minutes as amended. **Motion carried** by a vote of 4-0 as follows:

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

ABSTAIN/NAYS: Members:

The next item on the agenda was **Case #Z050009 Public Hearing and Consideration of Request for Extension of the Covell Village Planned Unit Development, located south of Covell Road, west of Kelly. (Covell and Kelly Group, LLC)**

Engineer, Earnest Isch is representing the owners in requesting an extension of the undeveloped land in this PUD, originally approved in April 2005. The following projects have been approved and constructed in this mixed use PUD: Walgreens Pharmacy, Prime Bank, 3 Girls Photography, Damon Johnson, DDS, Lowe's Home Improvement Center, 58 homes, 154 single family lots platted, and the Enclave at Covell Village Apartments. The apartments burned, while under construction, on October 19, 2009. Mr. Isch is requesting that the undeveloped parcels be extended under the Covell Kelly Group ownership. The developed area to date is 123.47 acres and the undeveloped area is 36.85 acres; this was a 160 acre PUD. There are no changes or amendments to this PUD from the original approval. For convenience, Mr. Isch has submitted a Design Statement for most of the undeveloped land to be extended. The Enclave at Covell Village is requesting an extension and is a companion item on the agenda, since the ownership is different. Jemsite Properties will be requesting an extension on what they own that is undeveloped south of the Lowe's. Jemsite developed the Lowe's Home Improvement Center.

Lowe's has been platted as Lowe's of North Edmond, Lots 1 through 3. The Water's Edge Addition has also been filed of record for the Enclave at Covell Village Apartments. The Planning Commission has approved a plat for Covell Village Office Park; construction has not yet started. The improvements in this PUD include the main

collector street, drainage detention improvements, completed on a project basis, and numerous water and sewer lines serving the businesses, homes, and proposed apartments. The west side of Kelly has been improved, with the street widening and a traffic signal installed at Covell Village Drive and Kelly Avenue.

Earnest Isch represented the application. He indicated he took the original PUD Design Statement and updated it, applying to the undeveloped portions, which consists of 36 acres of the original 160. A companion item involves Enclave, who represents themselves, and they have no changes to the conditions of the original PUD. Jemsite, who owns the undeveloped property south of Lowe's, is anticipating an extension request in the next month.

Commissioner Lee felt like the project should be considered as a single request, including all the properties, to match the comprehensive way the project was approved with the original application. She felt like there could be problems considering each project separately. In this particular case, there was a standard related to open display and she was concerned as to how that would apply when the tracts are treated separately. The staff indicated that two of the owners were ready to proceed with the extension and did not want to wait any longer, not knowing when Jemsite would actually apply. Commissioner Lee expressed the idea that there should be one document to explain the PUD, considering the different ownerships.

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

AYES: Members: Moore, Hoose, and Chairperson Moyer

NAYS: Members: Lee

The next item on the agenda was **Case #Z050013 Public Hearing and Consideration of Request for Extension of Enclave at Covell Village, located at 1201 Covell Village Drive. (Enclave Apartments Covell Village, LLC)**

The owners are requesting an extension of the Enclave Apartments project. The property is separately owned and there are no changes from the original approval. The property has been platted as the Water's Edge Addition and a building permit was issued for 149 units. The property contains 12.65 acres. All of the utilities have been constructed to serve this location and Covell Village Drive is a public street adjacent to the property. The owner proposes no changes to any of the conditions that were part of the original PUD approved in 2005. The extension is requested for a five year period. The site plan for this project was approved on December 11, 2006.

Attorney, David Walls felt that the property was developed since a building permit had been issued, but in order to answer the City staff, they agreed to the extension request. Ms. Lee commented that the original PUD statement was submitted as it was prepared in 2005. Since this ownership is only 12 acres, maybe a new Design Statement should be prepared, applying only to the subject property.

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

AYES: Members: Moore, Hoose, and Chairperson Moyer

NAYS: Members: Lee

The next item on the agenda was **Case #PR100001 Public Hearing and Consideration of the Preliminary Plat for Creek Bend Plaza Addition, located east of Coltrane, just under one-half mile south of East Second Street. (John Harrington, Funds for Learning, LLC)**

Engineer, Doug Klassen is representing the owner requesting approval of Creek Bend Plaza. This property is zoned Planned Unit Development and is proposed for the Funds for Learning office building to be located on the east side of the Addition. This development is located east of Chimney Hill, 160 feet south of the Stone Pointe Addition. The plat contains five lots and there would be inter-connecting parking for cross access. Seventy feet of right-of-way has been provided for along Coltrane. The land to the east is in a floodplain. Sanitary sewer will be extended off site, east of the plat. A 12 inch water main is available along Coltrane and will be extended with fire hydrants to serve each of the buildings. A 25 foot setback line has been shown on the north property line. A 10 foot landscape buffer is shown on the plat along the Coltrane frontage. On January 10, 2010, the project was reviewed by the Stormwater Advisory Board and approved for a fee in lieu of detention. There are two driveways on Coltrane.

Commissioner Lee stated she felt the plat did not seem to comply with the master plan development the PUD set forth, that it was a significant departure. She stated the PUD submitted had a driveway on the north end with a substantial setback between the residential and the first office building. The dumpster location was significantly further south in the master plan. Doug Klassen with MKEC spoke representing the applicant, he indicated the driveway location was moved due to some site constraints and grading issues and it made more sense to move the driveway to the south. Commissioner Lee noted that in the parking lot on the plat versus the site plan, the parking lot adjacent to the rear building was also significantly different as opposed to angled down another 40-50 feet and now it was right next to it. She wanted to know which was correct, the plat or the site plan. Mr. Klassen indicated the site plan is the correct design. He indicated the preliminary plat does not indicate the updated parking lot. She felt there were too many features changed from the original approval of the PUD and that many of the citizens withdrew their objections due to the layout of the PUD. She indicated she was very uncomfortable that the changes made were not discovered until she compared the Plat and Site Plan to the original PUD that was approved. Commissioner Moore indicated he had spoken with Mr. Klassen by telephone earlier in the day and had asked Mr. Klassen if there were any changes from the original approval. Mr. Klassen indicated there were some changes with the Stormwater Advisory Board and some parking issues, just minor things. Mr. Klassen apologized for not mentioning the change of the dumpster location. Commissioner Lee asked if Building 1 was significantly closer to the north border of the property than previously shown on the plans. Mr. Klassen indicated it was. Craig Jimenez of 719 Stonepoint Drive spoke indicating the plan was a significant departure from the perspective from those who live 300 feet from the development, that it brought

the building and dumpster much closer to the residences. He indicated minor grading issues were a huge red flag to him and noted the area had been deforested which contributed to the flooding during the recent heavy rain event. He indicated the current plan was unacceptable to the residents. He indicated he was a board member of the Stonepoint Homeowner's Association and the board members were uniformly opposed to this plan. Mr. Klassen asked that the item be continued. Commissioner Lee asked that the applicant address the Site Plan issues including the fence to the north and that the PUD Design Statement be updated to reflect the changes that have been made from the original approval.

Motion by Moore, seconded by Hoose, to continue this item until August 17, 2010 and the applicant will have a Community Connections meeting prior to appearing before the Planning Commission again. **Motion approved** by a vote of 4-0 as follows:

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

NAYS: Members:

The next item on the agenda was **Case #SP100001 Public Hearing and Consideration of Commercial Site Plan approval for Creek Bend Plaza office building, located east of Coltrane, just under one-half mile south of Second Street. (John Harrington, Funds for Learning, LLC)**

Planning Department:

1. Existing zoning – PUD
2. Setbacks – This is the first building for a potential of five buildings in this project. The proposed building is situated over 200 feet east of Coltrane. The developer owns the floodplain to the east, adjacent to the rear setback, which is 35 feet. The land behind the building, to the east, does not qualify for any building permits. The south setback is 150 feet; the north setback is 90 feet.
3. Height of buildings - 22 feet; building has a split level construction near the creek. The building is rock/brick and EIFS.
4. Parking – Parking for the first building includes 58 parking spaces.
5. Lot size – 2.04 acres (82,283 square feet) Building is 18,000 square feet, two-story construction.
6. Lighting Plan – There are eight light poles, 24 feet tall, down directed shoebox style fixture. Fully compliant with foot-candles intensity.
7. Signage – The sign is eight feet tall, 54 square feet and is part of the Lot 2 ownership, which extends to Coltrane. The sign will be located in the median.
8. General architectural appearance – Brick or rock wainscot on all four sides and EIFS.

9. Sensitive borders – The property to the north is zoned “A” Single Family. The dumpster locations will be at least 25 feet from the north property line. A site proof fence is not planned along the north, adjacent to Lot 2, at this time. Lighting does not exceed 0.2 foot-candles at the property line and the light fixtures are well over the 15 foot setback required in this case. Lot 2 is not adjacent to the property to the south.
10. Mechanical equipment – The roof is pitched. Mechanical equipment will be located on the ground.
11. Fencing/screening – The sensitive border standard requires a fence along Lot 2, even though the parking lot is set back some distance from the property line. The fencing for Lot 1, near Coltrane, would come at a future time, since there is no site plan on that property.
12. Driveways– One driveway will be provided for the first building. In the future, another drive will be constructed.
13. Title 21 water and sanitary sewer plans – City water will be connected on Coltrane and extended. Sanitary sewer will extend east to the creek, with an off-site easement required.
14. Street paving and access management – Access management driveway standards have been met. Right-of-way and widening on Coltrane meets City codes.
15. Fire Prevention and Building Department – The site plan SP100001 looks good to this office. It’s understood the building is fully fire sprinkled. All fire lanes shall be installed before construction of combustibles will be allowed.
16. Landscape Plan:

Landscaping - <u>Lot area 82,283 = sf</u>	<u>Landscape provided on plans submitted</u>
Plant units required = 658 PU	702 plant units
Evergreen required = 263 PU	263 plant units
Requirements in front = 329 PU	407 plant units
17. Refuse facilities – Refuse facilities meet the City codes and the sensitive border standards and have been approved by Sanitation.
18. Electric – Edmond will serve this location and easements have been provided on the plat.

Motion by Moore, seconded by Hoose, to continue this item until August 17, 2010 and the applicant will have a Community Connections meeting prior to appearing before the Planning Commission again. **Motion approved** by a vote of 4-0 as follows:

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

NAYS: Members:

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 6:25 p.m.

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Bill Moyer, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission