

EDMOND PLANNING COMMISSION MEETING

Tuesday, March 8, 2011

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, March 8, 2011, in the City Council Chambers at 20 South Littler. Other members present were Mark Hoose and Lydia Lee. Commissioners Leroy Cartwright and Barry K. Moore were 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 February 8, 2011 Planning Commission minutes.**

Motion by Lee, seconded by Hoose, to approve the minutes as written. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Lee, Hoose and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case #VA110001 Public Hearing and Consideration of Variance to allow a second ground sign with electronic gasoline price changes at the Fountain Oaks convenience store at 201 Meline Drive. (Joe Javadzadah)**

Randel Shadid is representing Joe Javadzadah requesting to be approved for a second ground sign at the Fountain Oaks convenience store on the southwest corner of Meline Drive and East Second Street. The Comfort Suites hotel is located to the east, the Holiday Inn Express is located to the west and the Fairfield Inn is located to the south. The existing ground sign is legal non-conforming; it is 30 feet tall and 96 square feet. The State has additional right-of-way in front of this parcel and the ground sign is located on a 40 foot extension of the lot near Second Street. The proposal is to place the sign 194 feet east of the existing ground sign. The proposed sign is 60 square feet placed on a brick base that is at least 4 ½ feet tall for an overall height of 10 ½ feet. This property is located within the I-35 Corridor. The property has approximately 195 feet of frontage along Second Street and 241.34 feet along Meline Drive.

The I-35 Standard indicates that lot frontages with 249 lineal feet or less allow for a 60 square foot ground sign per side. The sign could be 25 feet tall. Based on the number of signs, two signs are permitted with at least one of the signs being at least 300 feet from the intersection. If a new ground sign was placed at the south end of the property on Meline Drive, there would be 479 feet between the signs. The standards that are substantially impacted relate to allowing more than one sign, less than 300 feet from the intersection. The electronic gasoline price change variance has been approved before for OnCue and Turbo Express. Those signs were conforming as to square footage and height. Under the State Statutes, non-conforming signs can be changed as long they are not made more non-conforming such as taller or larger. The changeable price board would not be allowed to change to electronic because we do not allow electronic copy

except for time and temperature. This type of variance would not require a second ground sign less than 300 feet from the existing non-conforming sign. There is extraordinary right-of-way along State Highway 66 in front of this property. The right-of-way has existed for quite some time, allowing for ramp or interstate improvements at Second and I-35. There are also utility easements along I-35. Some of the easements do not currently contain utilities.

Motion by Hoose, seconded by Lee, to continue this item until the March 22, 2011 Planning Commission meeting at the request of the applicant. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Hoose, Lee and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case #SP100024 Public Hearing and Consideration of Site Plan approval for two office buildings located north of Memorial Road, east of Edmond Oaks and south of the Oklahoma Department of Transportation sign facility on the west side of I-35. (Roger Hicks)**

Mr. Hicks owns the office park zoned "D-O" Suburban Office north of Memorial Road, west of I-35. The Oklahoma Department of Transportation owns the property to the north and east of this site for the Highway Department sign shop. There are currently three buildings on the property and this request is for two additional buildings, one located just east of Edmond Oaks on the northwest corner of the property (2,600 square feet) and one located on the northeast corner of the property (6,050 square feet). The building next to Edmond Oaks is one story. The building on the northeast corner of the property is two stories. Mr. Hicks has identified future buildings he plans on the property. Part of the property is platted. After site plan review, a new final plat indicating utility easements will be submitted.

Planning Department comments:

1. Existing zoning – "D-0" Suburban Office
2. Setbacks – The frontage of the property is Memorial Road, the cul-de-sac is a private driveway, similar to Christman Parke or Bristol Park. The two buildings planned are 170-210 feet north of the property line on Memorial Road. The side yard setback to the west is 11 feet and the side yard to the east is 10 feet. All setbacks for this project exceed the City Code.
3. Height of buildings – 29 feet for both office buildings.
4. Parking – 34 parking spaces are being added at this time for the two new buildings. 34 spaces are required. Bicycle parking racks will also be installed.
5. Lot size – The landscaping plan is based on 91,572 square feet or 2.1 acres.
6. Lighting Plan – No light poles are planned, only wall packs for building lighting.

7. Signage – There is an entry sign on Memorial Road. Wall signs will be provided on the two new buildings.
8. General architectural appearance – Both buildings will have a residential appearance, similar to the newest buildings just east of Edmond Oaks. The exterior materials are brick and stone with 12/16 pitch roofs, residential style windows and composition shingles and will be used.
9. Sensitive borders – There are no sensitive border setbacks required. The dumpster setback is 25 feet from the west property line. There are no light poles, only wall pack lighting, meeting the height standard.
10. Mechanical equipment – Mechanical equipment will be located on the ground.
11. Fencing/screening – A six foot stockade fence is already in place west of the 2,600 square foot, one story office building on the Edmond Oaks adjoining lot.

Engineering Department comments:

12. Driveways, access management and paving – There will be drive approaches on the cross access cul-de-sac drive and some of the parking lots are also inter-connected. The entire project will have one access on Memorial which is the existing access.
13. Water and wastewater plans – Water and sewer are available and will be extended for individual service.
14. Drainage detention and grading – Drainage and grading plans are being reviewed for additional detention areas to serve the two new buildings and to fit within the overall plan of the project.

Building and Fire Code Services comments:

15. Applicable Building Code and Fire Code – Sprinkler systems are not planned for either of the two buildings. Water pressure tests have been taken and meet the Fire Department's requirements. The owner is considering a fire sprinkler system but that does not appear to be a requirement.

Urban Forestry comments:

16. Landscape Plan:

Total Site Area: 91,572 sq. ft.
15% - Required landscaped area

	<u>Required</u>	<u>Provided on Plan</u>
Landscape Area	13,736 sq. ft.	26,559+ sq. ft.

Total Plant Units	2,198 units	2,218 units
Evergreen Plant Units	879 units	931 units
Plant Units from Trees	1,648 units	1,704 units
I-35 Palette Plant Units	1,319 units	1,855 units

Preservation: 415 of the plant units provided on this plan are being claimed through the preservation of existing trees.

Waste Management comments:

17. Refuse facilities – Wesley Dedmon, Sanitation Superintendent has met with the applicant and verified the access and design standards for the enclosure. The enclosure will be located south of the 2,600 square foot building.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location. Location of service equipment and easements are being provided.

Randel Shadid was in attendance representing Mr. Hicks. He indicated the fence along the west side of the property was 8 feet high. He stated that the development has taken the discussion of the first building into consideration regarding windows, appearance and lighting. Commissioner Lee asked if the access from the Hicks property to the west was still in place as originally discussed. Mr. Shadid indicated that the gate was still in place, allowing access from the Hicks office park to the east side of the Edmond Oaks Addition. Dorothea Emamian of 4600 Karen Drive asked if the building could be moved east, further away from the residential. She indicated that the initial construction was noisy, dusty and the privacy of her family was adversely affected. Randel Shadid described other configurations that had been considered but with the improvements in place, there were no other options. The 2,600 square foot office building is as similar to residential scale as possible and the construction will move as quickly as possible.

Motion by Lee, seconded by Hoose, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Lee, Hoose and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case #DD110001 and DD110002 Consideration of request for Deed Certification for two, 2 ½ acre lots located on the east side of Leesa Lane, south of Thirty-Third Street. (Baltazar Prado)**

The Edmond City Council took action on Monday, February 28th to approve the rezoning for “L-2” Lake Residential for a 5 acre tract on Leesa Lane, south of Thirty-Third Street. Mr. Prado would like to divide the 5 acre tract into two, 2 ½ acre tracts and has submitted a survey for that consideration. There is no water or sewer adjacent to this property. Individual water wells and septic tanks or aerobic systems will be used. One lot is 2.53 acres and one is 2.52 acres. Each lot has at least 330 feet of frontage along Leesa Lane.

The property is not located within a floodplain. Leesa Lane is a private street, not maintained by the public. Staff recommends approval.

Baltazar Prado was in attendance.

Motion by Lee, seconded by Hoose, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Lee, Hoose and Chairperson Moyer

NAYS: Members: None

There was no New Business.

Motion by Hoose, seconded by Lee, to adjourn. **Motion carried** by a vote of as follows:

AYES: Members: Hoose, Lee and Chairperson Moyer

NAYS: Members: None

Meeting adjourned at 5:45 p.m.

Bill Moyer, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission