

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, June 7, 2011**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, June 7, 2011, 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; Kristi McCone, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the May 17, 2011 Planning Commission minutes.**

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

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

NAYS: Members: None

Commissioner Moore announced that the Birnam Woods Preliminary Plat and Jerry James Rezoning were continued until the June 21, 2011 Planning Commission meeting and the Petra Site Plan was continued indefinitely.

The next item on the agenda was **Case #PR110004 Public Hearing and Consideration of Preliminary Plat for Birnam Woods Addition located south of Covell Road, west of Bryant. (San Ysidro, LLC) This item was continued until the June 21, 2011 Planning Commission meeting.**

The next item on the agenda was **Case #PR110005 Public Hearing and Consideration of Preliminary Plat for Porches at Arbor Creek, located east of Saints Boulevard, north of Rose In Bloom Way. (Caleb McCaleb)**

Caleb McCaleb is requesting approval of 78 townhouse-type lots on 9.57 acres as a part of the Arbor Creek at the Summit Development. The lots are generally 2,470 square feet and the units planned are 1,950 square feet. The units will be one story and each lot and unit will be owned separately. Access to the development will be from Saints Boulevard through a gated access and private streets. The property is zoned "C-2" Medium Density Planned Unit Development, providing for 8.1 units per acre, less than the 12 units per acre allowed.

The streets will be constructed to public standards and City water and sewer will be installed and will be located in public utility easements for accessibility. A looped water line will be needed to meet City and DEQ requirements. Each unit will need to include a fire sprinkler system. The Fire Department has also requested and Mr. McCaleb has agreed to mark the cul-de-sacs "no parking" to assure fire department accessibility. The cul-de-sacs may need to be marked as fire lanes on the plat for enforcement purposes. There is a 20 foot or greater setback on the east side of the development where this addition is adjacent to the single family Arbor Creek II. There is no vehicular access

along the east side of this plat. The solid waste service will be from individual roll out containers for each homeowner. Any neighborhood lighting will be along the street in front of the property. Drainage plans provide that a pond located west of Saints Boulevard will be modified to account for Title 23 drainage requirements. Because of the multi-family zoning, site plan approval will be an additional step in the review process in addition to the final plat.

Summary of the Arbor Creek Planned Unit Development:

- This PUD was originally approved in 2006 and contains 111 acres, located north of East 2<sup>nd</sup> Street, east of I-35.
- The PUD was extended April 25, 2011 for an additional five years. (There were no changes to the standards described in the original Planned Unit Development)
- The development has progressed as follows:
  1. Phase I - Arbor Creek at the Summit (Single Family homes) (started in 2007) 8.99 acres, 33 lots = 31 homes
  2. Phase 2 – Arbor Creek at the Summit II (Single Family homes) (started in 2009) 11.42 acres, 45 lots = 29 homes
  3. Phase 3 - Arbor Creek at the Summit III (Single Family homes) (under construction) (started in 2010) 11.0736 acres, 44 lots
  4. Phase 4 - Arbor Creek Retail West final plat – approved by the City Council May 9, 2011 – 3.34 acres, 3 lots, zoned “E-1” PUD
  5. Phase 5 - Commercial Site Plan for office at Arbor Creek Retail West - Lot – 36,590 square feet, 0.84 acres, 6,384 square foot medical office building.
  6. Phase 6 - Porches at Arbor Creek Townhomes – Scheduled for June 27, 2011 City Council – 9.571 acres, 77 lots, 8 units per acre, zoned “C-2” PUD.
  7. Switzer’s Locker was proposed in 2009 on the north side of this PUD – zoned “E-1” PUD. This is no longer an active project, no building permit, no plat and no site plan extension is requested.
- Progress of the Arbor Creek at the Summit PUD
  1. There was no sanitary sewer north of 2<sup>nd</sup> Street prior to this project. The developer completed the underground crossing of 2<sup>nd</sup> Street to extend new sewer lines.
  2. The developer completed Saints Boulevard through the PUD and dedicated the street.
  3. The developer completed a traffic signal on 2<sup>nd</sup> Street, which now serves the Oklahoma Christian School and the Arbor Creek project.
  4. The developer installed a waterline along Saints Boulevard to serve the Planned Unit Development. The existing waterline from the two water towers, extending north along I-35 to Sleepy Hollow and eventually

Crosstimbers Municipal Complex, was not used for the Summit project, although there has not been a connection at this time, an additional waterline in the area benefits the overall water system.

The developer, John (Roddy) Bates, as discussed with the Switzer's Locker project, is willing to stub out a street on the Seradge 35 acre ownership south of Danforth, adjacent to this 111 acre PUD.

Caleb McCaleb and Mark Farris spoke representing the application. Mr. Farris indicated all the streets meet full City Standards and there was a 20 foot greenbelt on the east side of the development. Mr. McCaleb spoke indicating the townhouse-type units would follow the "craftsman" style similar to many of the homes in Arbor Creek. Commissioner Moore asked if he would agree to mark the cul-de-sacs as fire lanes to discourage parking. Mr. McCaleb indicated he would.

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

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

NAYS: Members: None

The next item on the agenda was **Case #Z110005 Public Hearing and Consideration of Plan Amendment from Single Family Dwelling to Light Industrial on a 5 acre tract located south of Waterloo, east of the BNSF Railroad tracks. (John Gibbon)**

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: There are no City water or sanitary sewer lines adjacent to the tract proposed to be rezoned.
2. Traffic: The City limits extend to the center line of Waterloo Road to the north of this parcel. The center line of the road is the boundary between Oklahoma County and Logan County. There are no traffic counts available for Waterloo Road.
3. Existing zoning pattern:  
North – Logan County  
South – Agricultural  
East – "F-1 Light Industrial  
West – BNSF Railroad right-of-way and Oak Tree development, the golf course is zoned "G-A" General Agricultural and the residential is zoned "C-3" High Density Residential
4. Land Use:  
North – Commercial  
South – Acreage lots  
East – Industrial  
West – Golf course and single family homes

5. Density: Not applicable
6. Land ownership pattern:  
North – Individual commercial tracts  
South – 10 acre and 5 acre agricultural zoned  
East – Mr. Gibbon owns the land to the east and is wanting all of his land zoned the same way  
West – BNSF Railroad and Oak Tree development
7. Physical features: The land is generally flat, contains no trees. There is a 60x150 foot barn being completed on the property.
8. Special conditions: None
9. Location of Schools and School Land: Not significant for the request. The nearest school is Crosstimbers Elementary on Kelly.

Compatibility to Edmond Plan: The Edmond Plan indicates single family usage for the property. The property is a narrow parcel. No utilities are expected to serve this area at any time in the future.

10. Site Plan Review: If the land were zoned industrial a site plan review would be required to convert the building to commercial or industrial usage.

No one appeared in opposition. Commissioner Lee asked if the Robinwood Estates Addition was a recognized plat. Staff indicated it was, even though it was unrecorded and contained 10 and 5 acre residential lots.

Motion by Hoose, seconded by Cartwright, to approve this request. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Members: Lee

The next item on the agenda was **Case #Z110006 Public Hearing and Consideration of Rezoning from “ General Agricultural to “ Light Industrial on a 5 acre tract located south of Waterloo, east of the BNSF Railroad tracks. (John Gibbon)** -

Mr. Gibbon is requesting rezoning south of Waterloo Road immediately east of the BNSF Railroad for industrial. He owns the land to the east and his representative indicated he was hoping to get all of his land zoned the same way. There are no utilities planned to serve this area. Mr. Gibbon has been approved for a barn to be constructed at 200 W. Waterloo Road on the subject property. The land to the south of the Gibbon parcel is currently zoned agricultural.

Motion by Moore, seconded by Hoose, to approve this request. **Motion carried** by a vote of 4-1 as follows:

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

The next item on the agenda was **Case #SP110010 Public Hearing and Consideration of Site Plan approval for an office building located on the west side of Saints Boulevard, north of East Second Street. (Gamma Properties, Inc.)**

Planning Department comments:

1. Existing zoning – “E-1” General Commercial Planned Unit Development
2. Setbacks – The front setback is 90 feet from Saints Boulevard, the side setback to the south is 37 feet, the setback to the west is 65 feet and the setback to the north is 40 feet.
3. Height of buildings - 25 feet
4. Parking – 25 spaces are provided. 23 spaces are required. The project is slightly over-parked. Bicycle parking racks will be provided. The proposed use of the property is a medical office. While 3 lots will be available to be sold individually, the projects will share driveways and therefore parking spaces. Since the zoning allows retail uses, additional parking may be helpful in the future for some of the uses not known at this time or as uses in the building change.
5. Lot size – 36,637 square feet
6. Lighting Plan – No light poles are planned for the site, only wall pack lighting. This property is not located within a sensitive border. The land surrounding the property is zoned commercial.
7. Signage – One ground sign is planned, 6-8 feet in height, 42-54 square feet. This location is in the I-35 Corridor, allowing a much larger and taller sign.
8. General architectural appearance – The structure will resemble a large home with a pitch roof and brick and stone veneer. The building is 5,795 square feet.
9. Sensitive borders – Not applicable to the site.
10. Mechanical equipment – Mechanical equipment will be located on the ground based on the pitch roof construction.
11. Fencing/screening – No fencing or screening is proposed or required. The dumpster enclosure will need to be screened.

Engineering Department comments:

12. Driveways, access management and paving– This property meets all of the driveway separation, access and paving requirements. The driveway for this building will be shared with a building to the south.
13. Water and wastewater plans – Water and sewer are adjacent to the site. The developer, Roddy Bates should be getting a work order any time to install the additional sewer connection for the individual building sites in the Arbor Creek Retail West plat. The sewer line on the west side of the addition is 21 inches and 25 feet deep, not appropriate for individual connections.
14. Drainage detention and grading – There is area wide detention for this project.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – Fire Flow: The fire flow for the building is 2250 gallons per minute. However the owner has stated the building will be Fire Sprinkled, this reduces the fire flow to 1500 gallons per minute.

Fire Access: Fire access to the Fire Sprinkled building is approved.

Fire hydrant location & number: Since the building is fire sprinkled they are approved.

Gate: None were shown nor approved.

Urban Forestry comments:

16. Landscape Plan:

Total Site Area: 36,637 sq. ft.  
15% - Required landscaped area

	<u>Required</u>	<u>Provided on Plan</u>
Landscape Area	5,496 sq. ft.	+/- 15,400 sq. ft.
Total Plant Units	879 units	880 units
Frontage Plant Units	440 units	813 units
Evergreen Plant Units	352 units	364 units
Plant Units from Trees	659 units	663 units
I-35 Palette Plant Units	528 units	528 units

Waste Management comments:

17. Refuse facilities – A dumpster enclosure is provided on the southwest corner of the property which will be constructed of brick veneer matching the building with a sight proof gate. Until the drive on the west side is completed south of the subject building site, additional surfacing will be installed so that the garbage truck can turn to access the enclosure.

Edmond Electric comments:

18. Electric – Edmond Electric and the applicant have discussed utilizing existing easements and a transformer location that will allow proper access and clearances.

Bob Montgomery and John Greer represented the applicant. They identified a color rendering of the story and a half office building. No one appeared in objection.

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

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

The next item on the agenda was **Case #SP110008 Public Hearing and Consideration of Site Plan approval for an addition to Petra Industries Inc. at 2101 S. Kelly. (Petra Industries Inc.) This item was continued indefinitely.**

Commissioner Hoose left the chambers for the discussion of the following item.

The next item on the agenda was **Case #DD110007, DD110008, DD110009, DD110010, DD110011, DD110012, DD110013 and DD110014 Consideration of Deed Certification of a 20 acre tract in to eight, 2.5 acre lots located west of Post Road, one-quarter mile north of East Second Street. (Martin Teuscher and Kevin Penry)**

Martin Teuscher is representing himself and Mr. Penry in requesting deed approval for eight lots west of Post Road. This land has been zoned “L-2” Lake Residential for 2 acre lots. Mr. Teuscher has completed his drainage study and has already graded the private street into the property. This project is being constructed under the State Statute exemption to the subdivision code allowing for private streets on 2 acre lots, more than ¼ mile from City water and sanitary sewer. Mr. Teuscher and Mr. Penry have already started homes on 5 acre parcels. The 8 lots being divided will be 2.5 acres or 108,900 square feet. A street name will be selected and addresses will be approved for 911 service. Each lot will be served with a water well and septic tank. None of the subject property is located within a floodplain. Mr. Penry will have Lots 7 & 8 as shown on the survey and Mr. Teuscher owns the remainder of the property.

Mr. Teuscher was in attendance. No one appeared in opposition.

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

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

The next item on the agenda was **Case #Z110007 Public Hearing and Consideration of Rezoning from “A” Single Family to “F-1” Light Industrial at 120 W. Main on the south side of Main Street, west of Dolese Concrete. (Jerry James) This item was**

**continued until the June 21, 2011 Planning Commission meeting.**

New Business: Commissioner Moyer asked staff to place the election of the Planning Commission Chairperson and Vice Chairperson on the next Planning Commission agenda.

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

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

NAYS: Members: None

Meeting adjourned at 5:54 p.m.

---

Bill Moyer, Chairperson  
Edmond Planning Commission

---

Robert Schiermeyer, Secretary  
Edmond Planning Commission