

EDMOND PLANNING COMMISSION MEETING

Tuesday, July 5, 2011

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Barry K. Moore at 5:30 p.m., Tuesday, July 5, 2011, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, Mark Hoose and Lydia Lee. Present for the City were Robert L. Schiermeyer, City Planner; Steve Manek, City Engineer; Steve Murdock, City Attorney and Phil Jones.

The first item on the agenda was **the approval of the June 21, 2011 Planning Commission minutes.**

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

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

The next item on the agenda was **Case #PR110006 Consideration of Final Plat for Hidden Prairie at Kelley Pointe Retail II located north of 33rd Street, northeast of Lincoln Boulevard. (Kay Bee Investments)**

Clay Farha with Kay Bee Investment Company is requesting Final Plat approval of a 1.039 acre plat north of 33rd Street, northeast of Lincoln Boulevard, which is in Oklahoma City. The property on the south side of 33rd Street is in Oklahoma City. 33rd Street is in Edmond, both east and west lanes. The property is zoned "E-1" General Commercial and a 5,016 square foot retail center is planned on the property. Bristol Office Park is located to the west. Undeveloped commercial land is located to the north and east of the subject parcel. Further east is a laser eye clinic. The Hidden Prairie at Kelley Pointe II Addition is located 221 feet north of the subject property. Kay Bee Investment owns the land to the east extending to the Omni Eye Center. Bristol Office Park can access the traffic light at Lincoln by way of a common driveway on the west side of this parcel. A shared access easement is shown on the plat. The plat indicates a 70 foot front building line which exceeds the 50 foot setback required by the code. The purpose of building setback lines is not to align buildings along the street for an aesthetic purpose. If a future builder to the east chooses to follow a 50 foot building line, that will still meet the Zoning Code just as the setbacks for Bristol Office Park have met the Zoning Code. This addition consists of one lot and one block.

City water and sanitary sewer are available to this property. Drainage detention will be constructed off-site to the north on property owned by Kay Bee Investment and will serve as an area wide detention facility. The developer has already been approved by the City Council to maintain the 50 foot of right-of-way required along 33rd Street rather than the 70 foot recommended in the Transportation Plan. The driveway separation of 220 feet has also been approved for an exception of the standard 235 feet. In this case, one of the driveways is limited due to the raised median prohibiting left turn traffic movements and the two driveways will provide better access for emergency vehicles, service

vehicles and traffic flow around the building for drive-through windows. In addition, there is a traffic light at Lincoln and 33rd. A 20 foot wide utility easement needs to be added to the north side of the plat to provide for the necessary future looping of electrical lines for an east-west distribution of service, rather than electric service from just one direction.

Owner Clay Farha was in attendance and Jason Emmet with Cedar Creek Engineering. Commissioner Lee indicated she was familiar with the traffic pattern at Lincoln and 33rd. She stated she has observed that there can be congestion in the traffic lanes on the north side of 33rd. Because the area is short, congestion occurs easily with cars trying to get in to the proper lanes for left or right turns. She asked if there could be a stop sign or some other traffic management so cars could allow for the drive to clear before pulling in to the lane for the traffic light. Mr. Emmet indicated they would add a stop sign and a stop bar for exiting drivers to the shared driveway at the traffic light. This should help the short stacking space for cars pulling in to the drive north of the traffic light. He also indicated they would provide a 10 foot easement on the north side of the property for Edmond Electric.

Motion by Cartwright, seconded by Hoose, to approve this request as discussed.

Motion carried by a vote of 5-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #SP110011 Public Hearing and Consideration of Commercial Site Plan approval for Hidden Prairie at Kelley Point, a retail center located north of 33rd Street, northeast of Lincoln Boulevard. (Kay Bee Investments)**

Planning Department comments:

1. Existing zoning – “E-1” General Commercial
2. Setbacks – The front setback exceeds Edmond Code at approximately 79 feet from the front property line, the side setback to the east is 39 feet, the setback to the north is 52 feet and the setback to the west is 90 feet. This site is not adjacent to single family detached homes. There is a detention area south of Hidden Prairie at Kelley Pointe II Addition, north of the subject property that provides for a 90 foot separation from residential property where another commercial building could be constructed north of the subject site.
3. Height of buildings – 28 feet, 6 inches
4. Parking – 52 parking spaces are provided. The structure contains 5,016 square feet. “E-1” zoning allows a variety of restaurant types. Parking is based on restaurants as the principal uses for the entire building at a standard of 1 space per 100 square feet. If retail was used as the standard 1 space per 200 square feet, restaurant uses would be limited for the future. 3-4 bicycle parking spaces will be provided.

5. Lot size – 45,415 square feet
6. Lighting Plan – This site is not adjacent to single family residential. The light pole type is limited to 24 feet in height and shoebox style lights are recommended. The City has already installed decorative light poles on 33rd. A typical elevation of the light pole is recommended to be provided. 2 light poles are shown for this project.
7. Signage – The ground sign can be no more than 42 square feet, 6 feet in height
8. General architectural appearance – The exterior of the building will be stone, brick and textured masonry block. The main entry includes a tower feature and there is a covered walkway adjacent to the storefronts. Drive-through windows are planned on the east and west sides of the building.
9. Sensitive borders – This site is within 300 feet of the Hidden Prairie at Kelley Point Addition developed by the same company but the immediate site is 225 feet from the nearest residential property line. The land immediately north is zoned “E-1” General Commercial.
10. Mechanical equipment – Mechanical equipment is located on the roof & is screened by the parapet wall.
11. Fencing/screening – No fencing is proposed. Screening material matching the building will be provided for the dumpster enclosure.

Engineering Department comments:

12. Driveways, access management and paving– This project has been approved for two driveways on 33rd. The south side of 33rd Street is in Oklahoma City. There is a raised median in front of the property so left turn movements are not possible. The project has good access from Lincoln, which has a traffic light installed by the City of Edmond and there will be shared access with Bristol Office Park to the west and ultimately interconnecting driveways to the east to the Laser Eye Center. The separation of driveway standard was approved as a variance based on these conditions as well as the width of the right-of-way on 33rd Street as described in the Transportation Study.
13. Water and wastewater plans – Water and sewer are adjacent to the site with sewer to the west and water along 33rd Street. The flow test required by the Fire Department has been completed and approved.
14. Drainage detention and grading – Clay Farha, the owner of all of the undeveloped land between 33rd and the Hidden Prairie at Kelley Pointe Addition has contracted for an area wide drainage study to be completed that will cover all of the commercial land draining to the west. Doug Klassen with MKEC Engineering is performing that study and Lance Mills with Cedar Creek LLC is performing the drainage study for the subject commercial property. The two Engineers are coordinating their efforts. There is already a drainage swale to the north on the commercial property immediately south of the Hidden

Prairie at Kelley Pointe Addition. The area wide drainage plan will provide a longer term drainage solution.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – Fire Sprinklers – The building is fire sprinkled

Fire Flow – The firefighter water flow came in a little low, however since the building is fire sprinkled we will accept it.

Fire hydrants & Locations – One fire hydrant will be installed with on the SE side of the property.

Fire Access: The access will be across the front of the building and loop back to 33rd street. The lane will need to be marked with street signs that read No Parking Fire Lane with arrows indicators. These signs will go along curb lines to assure the fire lane stays open.

Gates: No gates were submitted or discussed.

Urban Forestry comments:

16. Landscape Plan:

Total Site Area: 45,342 sq. ft.
10% - Required landscaped area

	<u>Required</u>	<u>Provided on Plan</u>
Landscape Area	4,534 sq. ft.	8,960 sq. ft.
Total Plant Units	363 units	384 units
Frontage Plant Units	181 units	252 units
Evergreen Plant Units	145 units	189 units

Waste Management comments:

17. Refuse facilities – The location of the enclosure for a solid waste container is okay as long as the enclosure meets Edmond enclosure specs.

Edmond Electric comments:

18. Electric – A 20 foot wide utility easement needs to be added to the north side of the plat to provide for the necessary future looping of electrical lines for an east-west distribution of service, rather than electric service from just one direction.

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

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

NAYS: Members: None

The next item on the agenda was **Case #DD110015/DD110016 Consideration of Deed Certification for two lots on the northwest corner of Santa Fe and Sorghum Mill Road. (Louis & Betty Brinkman)**

Louis Brinkman is requesting land division on a 2.7 acre tract at Santa Fe & Sorghum Mill. There is a house on the north side of the property. The land division will allow one more home site. This area is actually unplatted with all properties described by the metes and bounds description. The location is sometimes referred to as the Deercreek Estates but is unrecorded so there is no change to an existing subdivision since there is no recorded plat for this property. There are no public utilities adjacent to this area. Oaktree is located to the east, Sorghum Mill Estates is located to the southeast and another portion of unplatted Deercreek property is located to the south. This tract of land is zoned "A" Single Family and was rezoned shortly after annexation at the request of the residents at that time. This location is not within a floodplain. Each lot would be 250 feet by 239.79 feet, totaling 59,947.5 square feet.

Louis Brinkman indicated he talked to the neighbor to the west who had no objections. He indicated he had lived there for 35 years.

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

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

NAYS: Members: None

The next item on the agenda was **Case # DD110017 Consideration of request for deed certification for a 36,000 square foot lot on the west side of Saints Boulevard, north of East Second Street. (John Greer, Gamma Properties, Inc.)**

John Greer and Bob Montgomery would like to proceed with purchasing the northern lot of the Arbor Creek Retail West subdivision known as Lot 3, Block 1. The deed certification procedure is a step that can be added to the platting process or can occur before the plat. The doctors who will purchase the land and build the building would like to proceed the first week of July in obtaining their final approvals. This property contains 36,636.73 square feet and is already adjacent to a public dedicated street, Saints Boulevard. The address is 65 South Saints Boulevard. Water is adjacent to the property. The parcel is not located within a floodplain and as discussed with the plat, which has already been approved by the Planning Commission and City Council, a small addition to the existing sanitary sewer line will be added to provide for the best connection so the building is not connected to an outflow sewer line. The Planning Commission approved the site plan on June 7th. The approval of the deed certification allows for the doctor's office to proceed. The plat is ready for acceptance on the July 11th City Council meeting.

Bob Montgomery was in attendance.

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

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

NAYS: Members: None

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 5:45 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission