

**EDMOND PLANNING COMMISSION MEETING**

**Tuesday, July 19, 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 19, 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; 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 5, 2011 Planning Commission minutes.**

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

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

The next item on the agenda was **Case #Z110009 Public Hearing and Consideration of Edmond Plan Amendment from the proposed office usage to retail commercial developed as a Planned Unit Development on the southeast corner of 33<sup>rd</sup> and Bryant. (Neal McGee Homes Inc.) This item has been continued until the August 16, 2011 Planning Commission meeting.**

Motion by Cartwright, seconded by Hoose, to continue this request until the August 16, 2011 Planning Commission meeting. **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 #Z110008 Public Hearing and Consideration of Rezoning from "D-O" Suburban Office to Commercial Planned Unit Development on the southeast corner of 33<sup>rd</sup> and Bryant. (Neal McGee Homes Inc.) This item has been continued until the August 16, 2011 Planning Commission meeting.**

Motion by Cartwright, seconded by Hoose, to continue this request until the August 16, 2011 Planning Commission meeting. **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 #Z110010 Public Hearing and Consideration of Edmond Plan Amendment from General Commercial Planned Unit Development to High Density Multi-Family Residential located east of Vista Lane, south of Second Street. (Campus Crest Development, LLC)**

This request covers 22.36 acres north of Tuscany Villa, east of Vista Lane, west of Wade Martin and south of Second Street. At one time, the Falls residential was planned on

some of this land. The property is no longer owned as a single ownership. The front commercial tract is separately owned and the back portion of the property is owned by Allegiance Credit Union. The "E-1" PUD zoning is no longer desired as a use for the subject property. The most recent Planned Unit Development was approved in October 2006. The original 28.9 acres is now owned by two separate owners. The current Edmond Plan projects this area for "E-1" General Commercial PUD. At the Community Connections meeting, Mr. Ronald Simons with Campus Crest indicated the residential project would contain 224 apartments and 600 beds planned for university students.

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

1. Infrastructure: City water is available on Second Street and on Vista Lane. When the site plan is submitted, the looping of the appropriate sized water lines through the project will be evaluated. The multi-story apartments will require a fire sprinkler system. The looping of water may connect to Tuscany Villas which extends the looping design even further for all locations connected. Sanitary sewer is available to serve this parcel for the planned use.
2. Traffic: There is a traffic light at Vista Lane and Second. Second Street is four lanes. A traffic study will be performed with the site plan to determine the total access needed for this project. Other uses in the area include Oxford Oaks Apartments containing 488 units, Oakridge Mobile Home Park containing 279 units, Davidson's Nursery on the southeast corner of Vista Lane and Second and other commercial including a convenience store are located at the southwest corner of Vista Lane and Second. Legend V Apartments containing 200 units, is planned on the north side of Second Street, just west of Vista Lane. This proposal will access both Second Street and Vista Lane.
3. Existing zoning pattern:  
North – "E-1" General Commercial PUD  
South – "A" Single Family Dwelling (sensitive border)  
East – "A" Single Family Dwelling (sensitive border)  
West – Mobile home park and multi-family
4. Land Use:  
North – Undeveloped  
South – Tuscany Villa residential, potentially 144 lots  
East – Acreage lots  
West – Oak Ridge Mobile Home Park 279 units and Oxford Oaks Apartments 488 units
5. Density: Based on the "C-3" zoning on the 22 acre parcel, there could be 352 apartments. At the Community Connections meeting, Mr. Simons indicated there would be 224 units for a density of 10.18 units per acre. The project will include 600 beds with each bedroom rented individually.

6. Land ownership pattern:  
North – Master Falls 252 LLC owned Oasis Capital Management in Las Vegas, NV 6 acres  
South – Single family lots  
East – Acreage lots  
West – Oakridge Mobile Home Park owned by Yes Companies LLC in Denver, CO;  
Oxford Oaks Apartments owned by Gary Brooks
7. Physical features: The property has been graded as part of the Falls project. Most of the trees have been removed. The property drains in to two directions, one area south toward Tuscany Villa and one area north toward Second Street.
8. Special conditions: None
9. Location of Schools and School Land: The nearest school is Will Rodgers to the southwest along 9<sup>th</sup> Street.
10. Compatibility to Edmond Plan: The Falls project was approved for 250-350, three story condominium units. The project was approved as a special use permit overlaid on the “E-1” General Commercial. The PUD has not expired (October 23, 2011). Multi-family is no longer allowed as a Specific Use Permit in “E-1”.
11. Site Plan Review: Site plan review will be required as well as plats.

Randel Shadid was in attendance representing the applicant. He indicated there were fewer units and number of residents than the Falls project. The Falls project could have contained 346 units and there could have easily been 1,000 residents. The condominium project would have had substantial rental units and there is not a way to prevent rental of property based on fair housing practices. He noted the tree preservation in the northwest portion of the property would be maintained. Chris Russ indicated that 2-3 percent of the residents would not be students. Mr. Shadid indicated a traffic study was under way and would be submitted with the site plan. He indicated that the Falls residential project was known about, planned and zoned before the homes in Tuscany Villa were constructed. Tom Barons of 709 Milan Court submitted a justification of why the Campus Crest project should not be approved. He indicated he was representing the Homeowner’s Association of Tuscany Villa. Pete Holcomb of 2224 San Marco Lane spoke in opposition indicating the new project was not compatible with the adjacent single family. Matt York spoke in opposition to the project. Tom Vorderlandwehr home builder for Tuscany Villa indicated there would be too much traffic created by this project. He indicated there were some rental homes in Tuscany Villa purchased by a California company and that Code Enforcement is doing a good job of enforcing proper maintenance in Tuscany Villa. Kyle Kinney of 2301 San Marco indicated his biggest concern was the home values. Patrick McCreary of 2520 Naples Way spoke in opposition. Tyler Willey of 705 Martina Lane spoke in opposition indicating this company had requested a project in Stillwater and it was rejected. Randel Shadid indicated there are 14,000 residents in Campus Crest projects across the country. Commissioner Lee asked when there would be a traffic study. Staff indicated they are usually done with a

site plan or could be done with the PUD. Chairperson Moore asked City Engineer Steve Manek how long it would take to do a traffic study. Mr. Manek indicated 2 months is a good estimate for a traffic study to be prepared and reviewed. Chairperson Moore asked the City Attorney if it was appropriate to continue the item for a traffic study and the City Attorney indicated it would be. Commissioner Cartwright indicated he had several issues with this project related to traffic and the change in the character of the project. He indicated there was no protest five years ago with the initial rezoning. Commissioner Moyer indicated he felt a traffic study was also needed. Commissioner Lee stated she felt a less intense use would be more appropriate for the area and that the current project was a heavier use than the original project. She noted that with the zoning requested there could be 352 units even though they have discussed 224 units and 600 beds. There is not enough information related to the nature of this new project. Mr. Shadid indicated he would continue the item to wait for a traffic study to be completed. Commissioner Cartwright indicated he was ready to consider the item at the meeting. Chairperson Moore indicated he appreciated the offer for the continuance but the Planning Commission wanted to proceed with the vote.

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

AYES: Members: Hoose

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

The next item on the agenda was **Case #Z110011Public Hearing and Consideration of Rezoning from “E-1” General Commercial PUD to “C-3” High Density Multi-Family Residential and Commercial Services located east of Vista Lane, south of Second Street. (Campus Crest Development, LLC)**

Attorney Randel Shadid is representing Campus Crest Development, LLC in requesting that 22.36 acres be rezoned to multi-family to allow for a university housing development. This tract is larger than the previous Falls Condominium project that was proposed for this same general location although the Falls had more units approved. This parcel of land contains a 25 foot wide strip connecting Second Street to the property. This property extends as far east as Wade Martin Drive (private drive). The main access would be from Vista Lane, south of Davidson’s Nursery. Utilities are available to the site. The owners are planning a traffic study and are anticipating a drive on to Second Street as well as Vista Lane. The following additional steps will be required if the rezoning is approved: 1) A preliminary plat will be required and will be reviewed by the Planning Commission with notices to the surrounding property owners. 2) A site plan will be submitted indicating the details of the development and a Planning Commission hearing will be required with notice. **3) Ronald Simons and Chris Russ committed to have another Community Connections meeting for the site plan with notice. That Community Connections meeting will be held prior to the Planning Commission hearing and is an extra meeting in the normal review process.** 4) A final plat will be submitted to the Planning Commission and City Council.

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

AYES: Members: Hoose

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

The next item on the agenda was **Case #VA110009 Consideration of variance request to allow remodeling of a pre-existing sign at a non-conforming height and size at 3431 S. Boulevard for the Boulevard Square Shopping Center. (Wiggin Properties)**

Jim Gleason with Superior Neon Signs is representing Wiggin Properties in requesting that the existing ground sign for the Boulevard Square Shopping Center on South Boulevard, south of Thirty Third Street be remodeled as a non-conforming sign. The current sign at 3431 S. Boulevard will need to be removed for this remodeling. Superior Neon indicates it will be too difficult and would affect the structural integrity of the support structure to try to modify the interior bracing by performing the work on-site. Once the new sign is fabricated, the sign would be removed for a short period. The sign is currently 24 feet tall and consists of a sign area of 140 square feet. A new sign at this location could only be 6 feet tall, 42 square feet. The remodeled sign would retain the 140 square foot non-conforming size and height of 24 feet. The pole cover will be constructed of stone to match the trim on the building; the existing metal pole cover will be removed.

State Statues allow non-conforming signs to remain on properties as long as the remodeling or re-facing of the sign does not create a more non-conforming sign. Since the sign is to be removed, the standard procedure is to require compliance with the current sign standard rather than allow a non-conforming height and square footage to be remodeled when the sign is completely removed. The sign is located in an island which could be improved with additional landscaping, not to the extent of the square footage of the sign and there is no sprinkler system for permanent maintenance in the island. Drought tolerant materials would need to be used. The most similar situation to this case is the shopping center on the west side of Bryant, south of Second Street, at the Alta Mesa Shopping Center.

Jim Gleason was in attendance representing the request. He indicated that the frame of the sign needed to have some welding completed to make it structurally sound. He indicated it would be better to remove it and re-install a more decorative sign.

Motion by Hoose, seconded by Moyer, to approve this request. **Motion carried** by a vote of 3-2 as follows:

AYES: Members: Hoose, Moyer and Cartwright

NAYS: Members: Lee and Chairperson Moore

The next item on the agenda was **Case #SP110013 Public Hearing and Consideration of Site Plan approval for a warehouse located on the west side of Fretz Avenue, one half mile south of Fifteenth Street. (Jeff VanHoose)**

Planning Department comments:

1. Existing zoning – “F-1” Light Industrial
2. Setbacks – The Setback from Fretz is 70 feet, the setback from the west property line is 40 feet, the setback from the south property line is 20 feet, the setback from the north lot line is 35 feet. The land surrounding this location is all “F-1”. Enterprise Business Park is located to the west and north. Centennial Industrial Addition is located to the south. The land to the east is undeveloped and is situated west of the BNSF Railroad tracks, also zoned light industrial.
3. Height of buildings – 22 feet
4. Parking – The building is warehouse 7 parking spaces are provided. Mr. VanHoose owns a 3 acre parcel and is developing half at this time and will develop the other half to the north at some time in the future. Larry Lambrecht has already built several buildings to the north.
5. Lot size – 34,560 square feet, the building is 10,000 square feet
6. Lighting Plan – There are no outdoor light poles planned, just wall-packs on the building.
7. Signage – No ground sign is planned at this time. The standard is 6 feet tall, 42 square feet.
8. General architectural appearance – The building is a metal building with a 1/12 standing seam metal pitch roof. There will be two overhead doors on the front elevation and walk through doors on the rear or west elevation. The front of the building contains a brick wainscot and EFIS veneer on the metal structure. The brick and EFIS is wrapped around the sides of the buildings for a distance of approximately 2 feet.
9. Sensitive borders – Not applicable to this location.
10. Mechanical equipment – Will be located on the ground or within the building.
11. Fencing/screening – A dumpster enclosure is shown on the undeveloped lot to the north. This location gives more than adequate access for the sanitation vehicle and allows for the two driveways planned to be used. Ultimately that location may need to be moved depending on what is constructed on the northern half of the lot.

Engineering Department comments:

12. Driveways, access management and paving– Two driveways are planned on Fretz, which is a local street, meeting the access management and driveway separation standard. Fretz is already constructed as a commercial collector street with no additional paving improvements required.

13. Water and wastewater plans – Water and sewer lines are available and will serve this building. For Enterprise Business Park, detention is completed on each property.
14. Drainage detention and grading – Drainage standards are met on each lot individually for Enterprise Business Park. A detention area is being completed on the west side of the building.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – The 10,000 foot warehouse building is being fire sprinkled and a new fire hydrant is being added in addition to the one across the street.

Urban Forestry comments:

16. Landscape Plan:

Total Site Area: 34,560 sq. ft.  
5% - Required landscaped area

|                       | <u>Required</u> | <u>Provided on Plan</u> |
|-----------------------|-----------------|-------------------------|
| Landscape Area        | 1,728 sq. ft.   | 16,450 sq. ft.          |
| Total Plant Units     | 138 units       | 160 units               |
| Frontage Plant Units  | 69 units        | 160 units               |
| Evergreen Plant Units | 55 units        | 60 units                |

Waste Management comments:

17. Refuse facilities – The dumpster enclosure approach, screening and doors fully comply.

Edmond Electric comments:

18. Electric – Edmond Electric needs an easement provided for the electric facilities, but that will be provided separately.

Mark Farris was in attendance representing the applicant.

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

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

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 6:50 p.m.

---

Barry K. Moore, Chairperson  
Edmond Planning Commission

---

Robert Schiermeyer, Secretary  
Edmond Planning Commission