

EDMOND PLANNING COMMISSION MEETING

Tuesday, September 6, 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, September 6, 2011, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright and Lydia Lee. Bill Moyer and Mark Hoose were absent. Present for the City were Robert L. Schiermeyer, City Planner; Phil Jones, Sustainability Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the August 16, 2011 Planning Commission minutes.**

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

AYES: Members: Lee, Cartwright and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z11-00017 Public Hearing and Consideration of Edmond Plan Amendment from Single Family usage to Commercial PUD usage on a 4.3 acre tract on the north side of West Edmond Road, 1,300 feet west of Santa Fe. (Citizen's Bank) This item has been continued until the September 20, 2011 Planning Commission meeting at the request of the applicant.**

Motion by Cartwright, seconded by Lee, to continue this request until the September 20, 2011 Planning Commission meeting. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Cartwright, Lee and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z11-00018 Public Hearing and Consideration of Rezoning from "A" Single Family zoning to Commercial PUD zoning on a 4.3 acre tract on the north side of West Edmond Road, 1,300 feet west of Santa Fe. (Citizen's Bank) This item has been continued until the September 20, 2011 Planning Commission meeting at the request of the applicant.**

Motion by Cartwright, seconded by Lee, to continue this request until the September 20, 2011 Planning Commission meeting. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Cartwright, Lee and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z110013 Public Hearing and Consideration of Edmond Plan Amendment from Office PUD Usage to Medium Density Multi-Family/Specific Use Permit for an assisted living center located north of 15th Street and approximately one-half mile east of Bryant Avenue. (The LaSalle Group)**

This 4.74 acre tract is located on the north side of 15th Street, just under one-half mile east of Bryant. This undeveloped parcel would be modified for a specific use of an assisted living center and multi-family zoning is a prerequisite for that. The occupancy of this center will be less than 50 residents.

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

1. Infrastructure: City water and sanitary sewer are adjacent to the property. A new water line will be installed to the back of the building for fire protection, and the building will also be fire sprinkled.
2. Traffic: 15th Street is an arterial street and is four lanes. One drive approach is planned in alignment with the office park to the south. No traffic study is required by the transportation study since less than 100 cars will be added to the peak traffic time along 15th Street. Service for the building will be at the north side of the property where the parking lot is planned.
3. Existing zoning pattern:
North – “D-1” PUD Restricted Commercial
South – “D-O” Office
East – Public utility electric substation
West – Church use zoned “A” Single Family
4. Land Use:
North – Undeveloped
South – Developed as an office building
East – Developed as an electric substation
West – Developed as a church
5. Density: Based on the definition of a “dwelling unit” there are no more than 16 units on the property, substantially less than the 12 units per acre allowed in “C-2” Medium Density Residential
6. Land ownership pattern:
North – Sooner Investments owns a tract of land projected for detention as a part of the Bridges of Spring Creek project
South – One ownership for office building
East – City of Edmond substation
West – 5 acre tract owned by the church
7. Physical features: The land has been undeveloped except for a drive to an oil well site that has been plugged. Native trees are on the land and there is a floodplain on the northeast corner of the property.
8. Special conditions: None

9. Location of Schools and School Land: The nearest school is Edmond Memorial High School, $\frac{3}{4}$ mile west
10. Compatibility to Edmond Plan: The Edmond Plan projects the land as zoned for office. Apartments alone would not be appropriate for the property but the specific use for a very low density residential is similar to the office usage projected.
11. Site Plan Review: Site plan is required as part of the zoning so the details of the site development are known at the time of the land use decision.

Attorney Todd McKinnis introduced Steve Meacher Vice President of Development for The LaSalle Group. He indicated that The LaSalle Group has 18 facilities nationwide and just opened a facility in Tulsa. All of the requirements have shown to be compliant since a site plan was submitted. Commissioner Lee asked what would happen if LaSalle does not proceed with the Special Use Permit and the land is left multi-family since it is not a PUD. Staff indicated that multi-family usage may not be consistent with the area unless qualified with this Special Use Permit. It may be important to consider changing the use back to office as the most appropriate use near the existing single family, which would take additional action from the City Council. Todd McKinnis indicated the owner had no objection to the understanding that a review would take place in 18 months if the project were not developed. Chairperson Moore asked the City Attorney what the appropriate action was. City Attorney Steve Murdock suggested that the Planning Commission asks staff to report to them on the progress of the assisted living center permit. The permit is good for 18 months.

Motion by Cartwright, seconded by Lee, to approve this request subject to staff reporting on the status of the special use building permit not later than 18 months from City Council approval. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Cartwright, Lee and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z110014 Public Hearing and Consideration of Rezoning from "D-O" Suburban Office PUD to "C-2" Medium Density Multi-Family for an assisted living center located north of 15th Street and approximately one-half mile east of Bryant Avenue. (The LaSalle Group)**

Kay Adkins, representing The LaSalle Group is requesting rezoning from "D-O" PUD to "C-2" Multi-Family. The only planned use of the property is for an assisted living center on 4.34 acres. The multi-family zoning is a prerequisite for the Specific Use Permit. The full site plan and plat have been submitted for the site. The assisted living center will contain 25,783 square feet and would be one story in height. A Community Connections meeting has been held and the neighbors within 300 feet are aware of the project details. The center will house 44-50 residents. Traffic for the proposed use would be less than an office park situated at this location. The amount of open space based on the site plan submitted is also greater than would usually occur with an office park.

Motion by Lee, seconded by Cartwright, to approve this request subject to staff reporting on the status of the special use building permit not later than 18 months from City Council approval. **Motion carried** by a vote of 3-0 as follows:

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

The next item on the agenda was **Case #U110003 and SP110019 Public Hearing and Consideration of Specific Use Permit and Site Plan approval for an assisted living center located north of 15th Street and approximately one-half mile east of Bryant Avenue. (The LaSalle Group)**

The applicant is requesting a change in zoning from “D-O” Suburban Office to “C-2” Medium Density Multi-Family with the consideration of a Specific Use Permit for an assisted living center. An Edmond Plan Amendment is required. The Site Plan is approved for an 18 month period and is the only Site Plan applicable to the underlying multi-family zoning.

Planning Department comments:

1. Existing zoning – Required to have “C-2” Medium Density Multi-Family for an assisted living center and a Specific Use Permit. Current zoning is “D-O” Suburban Office. A rezoning application is part of this request.
2. Setbacks – The front setback from 15th Street is 125 feet, the side yard setback to the east is 50 feet, the setback to the west is 25 feet and the setback to the north is 295 feet.
3. Height of buildings – 24 feet. Pitch roof construction is indicated.
4. Parking – 49 parking spaces are provided. The building is 25,783 square feet. No extra parking is provided. Bicycle parking racks will be included.
5. Lot size – 4.74 acres
6. Lighting Plan – A photometric lighting plan has been provided. None of the light poles can exceed 24 feet in height including the base. Shoebox style light fixtures are proposed. Light fixtures are planned on the west side of the property next to the church and at the back of the property. The adjacent uses include Heritage Baptist Church to the west, Hafer electric substation to the east, undeveloped land to the north, as part of the Bridges of Spring Creek and the Turtle Creek Addition to the south.
7. Signage – One monument sign is planned on the drive. The sign can be 7 feet tall, 54 square feet. Wall signs are not planned.
8. General architectural appearance – The four exterior walls are a combination of stone and face brick. The roof varies from 12/8 to 12/6 pitch. The shingles are composition. The building is one story.

9. Sensitive borders – The sensitive border standards have not been applied to this property since the use to the west is a church with a Special Use Permit, to the east is the Hafer Substation Utility and to the north is undeveloped commercial land. The setback on 15th exceeds the minimum. The majority of the parking is in the back of the property as well as the service equipment or areas such as the dumpster enclosure. Landscaping and lighting will be developed on the front of the property.

10. Mechanical equipment – Will be located on the ground due to the pitch roof construction.

11. Fencing/screening – Sight proof fencing is not proposed or required based on the adjacent uses. The two courtyard areas are fenced.

Engineering Department comments:

12. Driveways, access management and paving– One drive will be provided on 15th Street in alignment with the office building drive to the south. The driveway separation standard has been met. There is an existing drive on the east side of this property that was once used to access an oil well that is now plugged.

13. Water and wastewater plans – City water and sewer are adjacent to the property and are being connected for service. The building will have a fire sprinkler system. New fire hydrants are being added as needed.

14. Drainage detention and grading – There is a private detention area on the north side of the property. Proof of compliance with drainage standards has been submitted with the Site Plan and plat.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – The building is fully fire sprinkled.
Firefighter water flow Approved

Fire Access Approved

Fire Hydrant locations & number Approved

No gates were shown

Urban Forestry comments:

16. Landscape Plan:

Total Site Area: 206,557 sq. ft.
10% of lot

Landscape provided on plans submitted
20,656.00 sf landscaping/lawn area

Plant units required= 1652 PU	3,261.00 plant units
Evergreen required= 661 PU	898.00 plant units
Requirements in front= 826 PU	1,107.00 plant units
= 10328.00 sf	10,328.00 sf

Waste Management comments:

17. Refuse facilities – A new dumpster enclosure will be provided at the back of the building. There is a 24 foot lane on the east side of the building. Access will have to be unobstructed for the service vehicles.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location. An electric transformer is located on the west side of the property, northwest of the building. Easements are provided for on the plat.

Motion by Lee, seconded by Cartwright, to approve this request subject to staff reporting on the status of the special use building permit not later than 18 months from City Council approval. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Lee, Cartwright and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #PR110011 Public Hearing and Consideration of Preliminary Plat of Autumn Leaves of Edmond, located north of 15th Street and approximately one-half mile east of Bryant Avenue. (The LaSalle Group)**

The LaSalle Group is requesting preliminary plat approval for a 4.34 acre tract, located west of the Hafer Substation, east of the Heritage Baptist Church, on the north side of 15th Street. This property is currently zoned “D-0” Suburban Office and there are several companion items for “C-2” zoning and a Specific Use Permit for an assisted living center. There will be one drive cut into the property and city water and sanitary sewer are already adjacent. There is a floodplain in the northeast corner of the property. Most of the northern one-third of the property will be left as open space and/or detention. The existing curb opening on 15th Street was used to access an oil well site that has been plugged. Sooner Land Company, LLC owns the land immediately north, which is part of the Bridges at Spring Creek.

Motion by Lee, seconded by Cartwright, to approve this request subject to staff reporting on the status of the special use building permit not later than 18 months from City Council approval. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Lee, Cartwright and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #SP110014 Public Hearing and Consideration of Commercial Site Plan for a retail building, located on the southwest corner of Fox Lake Lane and I-35. (Fox Lake Investments, LLC)**

Planning Department comments:

1. Existing zoning – “F-1” Light Industrial
2. Setbacks – Front setback 81 feet; side setback, Fox Lake Lane, 110 feet; rear yard setback 400 feet.
3. Height of buildings – 42 feet, 6 inches
4. Parking – The building is 40,199 square feet. 145 spaces are shown. The parcel is not over parked. Bicycle parking racks have been provided.
5. Lot size – 3.02 acres
6. Lighting Plan – Lighting plan submitted. Meets all standards as to the amount of light. Ten light poles provided, 24 feet in height, including support base.
7. Signage – No ground sign. East elevation facing I-35 provides for sign on the building. Each tenant could qualify for a wall sign, meeting the standard code.
8. General architectural appearance – Brick veneer with a flat roof. Some standing seam metal roof materials where a 12/3 slope roof is mixed.
9. Sensitive borders – No sensitive border. Surrounding property is zoned Commercial.
10. Mechanical equipment – Mechanical equipment will be located on the roof and will be screened by a parapet wall.
11. Fencing/screening – No fencing or screening except for dumpster enclosure; located on the northwest corner of the property.

Engineering Department comments:

12. Driveways, access management and paving– The driveway on Fox Lake Lane meets the driveway separation standards for a collector street connected to the I-35 Frontage Road. Paving and access standards have all been met.
13. Water and wastewater plans – Water and sewer are adjacent to the 3 acre lot and are being extended to the site for service with the addition or modification of fire hydrants that are being installed as part of the plat.

14. Drainage detention and grading – Drainage improvements were part of the plat improvements and will be completed for the first building in accordance with the overall plat.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – The multi-story building will be fire sprinkled. There will be access to the site for fire lanes from I-35 and from Fox Lake Lane. Fire hydrants will also be in place within the site.

Urban Forestry comments:

16. Landscape Plan:

Total Site Area: 131,596 sq. ft.
15% - Required landscaped area

	<u>Required</u>	<u>Provided on Plan</u>
Landscape Area	19,739 sq. ft.	28,018 sq. ft.
Total Plant Units	3,158 units	3,379 units
Frontage Plant Units	1,579 units	2,531 units
Evergreen Plant Units	1,263 units	1,509 units
Tree Plant Units	2,369 units	2,505 units
I-35 Palette Plant Units	1,895 units	2,939 units

Waste Management comments:

17. Refuse facilities – Standard dumpster enclosures will be located on the northwest corner of the property and will be screened to match the building material.

Edmond Electric comments:

18. Electric – Edmond Electric is extending additional service for this building. A transformer location has been identified.

Attorney Todd McKinnis represented the owner Jim Tapp. He indicated there had been at least 3 meetings with the Fox Lake Homeowner's Association about the improvements along Fox Lake Lane as entry improvements to the addition. Jeff Hart of 733 Fox Bend Trail was concerned if dirt would be removed from the site and used as fill to the north of Fox Lake Lane. Architect Troy Downing indicated that some dirt would be removed. He indicated there had been no decision where the dirt would be taken but there would have to be permits issued for land disturbance. Commissioner Lee asked Todd McKinnis if he could promise the neighbors on Fox Bend Trail notification before work is started on bringing in dirt or substantially changing the area north of Fox Lake Lane. Mr. McKinnis indicated he would notify the neighbors before dirt work begins. Mr. McKinnis indicated he had been talking to Ms. Powell about the plans for entry improvements and fencing and there were still discussions ongoing about those improvements. Mr. Hart indicated

he was not an active member of the Fox Lake Homeowner's Association so he was not aware of the details of those discussions and was primarily concerned with the area behind his home. Commissioner Lee also asked about the trail easement behind the 25 acre parcel known as Fox Lake Plaza. Mr. McKinnis indicated he was still willing to grant the easement as originally discussed but that was also part of the discussion with the Fox Lake Homeowner's Association.

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

AYES: Members: Cartwright, Lee and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #SP110016 Public Hearing and Consideration of Site Plan approval for the Oklahoma Christian School High School building and maintenance building on a 29 acre parcel south of East Second Street, one-eighth mile east of I-35. (Oklahoma Christian School)**

Planning Department comments:

1. Existing zoning – "G-A' General Agricultural
2. Setbacks – The front setback from Second Street is 127 feet, the side yard setback to the east is 238 feet for Phase II construction and 421 feet for Phase I construction, the south setback is 600 feet, the west setback is 441 feet to the east line of the Life Church property.
3. Height of buildings – 41 feet. Both buildings are a considerable distance off of Second Street and the I-35 Frontage and are at a lower elevation than the surrounding property.
4. Parking – 137 parking spaces are being added. There is currently parking available at the school. 140 bicycle parking spaces are being provided. There is existing parking at the high school and there is an agreement with Life Church to use their parking lot. The high school building contains 21,004 square feet and is two stories tall. The maintenance building is 7,500 square feet and one story tall.
5. Lot size – 104,890 square feet
6. Lighting Plan – Light poles are being added and will not exceed 24 feet tall.
7. Signage – No new signage is being added.
8. General architectural appearance – The building will be a combination of EFIS and block for the high school building. The maintenance building will be metal which would be a **variance** to the I-35 standard. Life Church (formerly Metro Church) was built prior to the I-35 Corridor standards and has mostly EFIS exterior.

9. Sensitive borders – The surrounding uses include Life Church to the west and a lift station to the south. The frontage along Second Street is zoned commercial. There are houses to the east, although tennis courts are planned immediately west of the property line in the future. Phase II of the high school will be 238 feet from the nearest residential lot.
10. Mechanical equipment – The roof is flat. Mechanical equipment will be located on the roof and will be screened by a parapet wall as well as the natural setting of the property which is at a lower elevation.
11. Fencing/screening – Other than the dumpster enclosure, no other fencing is proposed.

Engineering Department comments:

12. Driveways, access management and paving– No new drives or public paving improvements are part of the plans. Access will be from Second Street by way of the traffic light and there is also interconnection with the Life Church property.
13. Water and wastewater plans – Water and sewer are available and being connected for service. Fire hydrants are being added on site.
14. Drainage detention and grading – There is no on site detention based on the location of Arcadia Lake. There has been previous approval from the Storm Water Advisory Board for the drainage plan.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –
Building 1 is shown as sprinkled
Building 2 is shown as non-fire sprinkled
Firefighter fire flow – The fire flow needed for the buildings will be 1,750 gallons per minute for two hours. An available water flow shall be taken on the campus to evaluate the amount of water available in the area.
Fire hydrant locations – One hydrant is shown on the north side, this location is approved. One additional fire hydrant shall be added on the south side of the building.
Fire access – Approved
Gates – None shown

Urban Forestry comments:

16. Landscape Plan:

Total Site Area: 104,890 sq. ft.
15% - Required landscaped area

Required

Provided on Plan

Landscape Area	15,734 sq. ft.	77,957 sq. ft.
Total Plant Units	2,517 units	2,879 units
Frontage Plant Units	1,259 units	1,425 units
Evergreen Plant Units	1,007 units	1,016 units
Tree Plant Units	1,888 units	1,907 units
I-35 Palette Plant Units	1,510 units	1,522 units

Waste Management comments:

17. Refuse facilities – A dumpster enclosure has been provided on-site.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location. In the future, the plans may suggest the moving of an existing electric line on the east side of the property which will need to be planned well in advance due to the connection of that line to the lift station. The lift station cannot be shut down.

Attorney Todd McKinnis was in attendance representing the school. He indicated the area was unique because there had been a continuation of construction materials used on the building since the original Metro Church. He indicated some of the buildings were metal and the new buildings would match the existing buildings.

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

AYES: Members: Cartwright, Lee and Chairperson Moore

NAYS: Members: None

The next item on the agenda was Case #U11-00004 Public Hearing and Consideration of Specific Use Permit for a Liquor Store in “D-1” Restricted Commercial at 2508 W. Edmond Road, west of Santa Fe on the south side of Edmond Road. (Michael Lybolt)

Mr. Lybolt is planning to rent one space in the small shopping center on West Edmond Road, west of the Braum’s Ice Cream Store. Derringer Properties, LLC is the record owner of the property. The shopping center currently contains Cupcakes To Go Go and Little Caesar’s Pizza. There are four tenant spaces in the shopping center and two spaces are currently vacant. The liquor store would use 1,200 square feet. There is no church or school within 300 feet. The nearest church is the Oasis Church in the shopping center east of Santa Fe, south of Taco Bell, south of West Edmond Road. There is no need for a site plan with this use. There is no new construction and no change to any features of the building, there will be signs for the business and there is already a ground sign with space available. The consideration of a Specific Use Permit in “D-1” is not considered a plan amendment. Detention, curb cuts, utilities and all fire and building codes are in order. There may be some changes with the remodeling of the 1,200 square foot space for the liquor store, but these will be minor. The property is platted as the Baker First Addition.

No one appeared in objection.

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

AYES: Members: Lee, Cartwright and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #DD110018, DD110019, DD110020 and DD110021 Public Hearing and Consideration of Deed Certification that includes a modification of the Final Plat of Thornbrooke Manor, Section I located east of Bryant, one-half mile north of Thirty Third Street at 1801-1901 Somerset Avenue. (Winchester Development, LLC) This item has been continued until the September 20, 2011 Planning Commission meeting at the request of the applicant.**

Motion by Cartwright, seconded by Lee, to continue this request until the September 20, 2011 Planning Commission meeting. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Cartwright, Lee and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z110015 Public Hearing and Consideration of a partial Edmond Plan Amendment from Mixed Suburban Commercial to Single Family Residential on property located south of Sorghum Mill on the west side of Sooner. (Alan Staab)**

Mr. Staab has purchased 40 acres of land approximately one-quarter mile south of Sorghum Mill on the west side of Sooner. Fourteen acres in the southern portion of the property was projected for Mixed Suburban Commercial on the Edmond Plan. That parcel was part of a larger land area recommended for commercial usage along Sooner. When the Edmond Plan was completed in 2007, much of the section between Sorghum Mill and Coffee Creek, Sooner and Coltrane was under one ownership. If utilities were extended in the existing Coffee Creek basin as well as the water lines connecting east and west of I-35, urban density development could have occurred with a mixture of land uses. If utilities are not available, the land may continue to develop with acreage home sites currently characteristic to the area such as the Preserve at Pine Creek, the Bluffs at Pine Creek and Walnut Ridge.

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

1. **Infrastructure:** There is no City water or sewer within a quarter mile of this property. Centennial Elementary School and Centennial at Iron Horse Ranch are developing in the southwest quarter of this section but utilities do not extend further east than the east side of those projects. State Statutes allow for private street developments on two acre or larger lots more than a quarter mile from City Water or sewer lines. The subject property meets that standard. Mr. Staab is planning to proceed with a deed certification to divide the property and to establish a private street.

2. Traffic: No traffic counts are available for Sorghum Mill or Sooner. While these are arterial streets, there are no plans for improvements in the near future.
3. Existing zoning pattern:
North – “G-A” General Agricultural
South – “G-A” General Agricultural
East – “R-2” Urban Estate
West – “G-A” General Agricultural
4. Land Use:
North – Undeveloped
South – Undeveloped
East – Preserve at Pine Creek
West – Undeveloped except for oil wells
5. Density: One home per 2 acre lot
6. Land ownership pattern:
North – 5 acre or larger tracts
South – Larger than 5 acre tracts
East – 2 acre or larger tracts
West – Larger than 5 acre tracts
7. Physical features: Oil wells have previously been drilled on the property
8. Special conditions: No outstanding conditions
9. Location of Schools and School Land: The nearest school is Centennial Elementary School one and a half miles to the west
10. Compatibility to Edmond Plan: The Edmond Plan projects the majority of this area for single family because utilities were theoretically possible. While Centennial at Iron Horse Ranch and Centennial Elementary School are new, utility extensions to the eastern part of this section are not eminent, the projection in the Edmond Plan is not valid at this time.
11. Site Plan Review: Not required for single family residential lots

Bryan Coon with Coon Engineering was in attendance to represent the application.

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

AYES: Members: Lee, Cartwright and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z110016 Public Hearing and Consideration of Rezoning from “G-A” General Agricultural to “R-1” Rural Estate Dwelling District on property located south of Sorghum Mill on the west side of Sooner. (Alan Staab)**

Bryan Coon is representing Alan Staab in requesting that 40.153 acres west of Sooner, south of Sorghum Mill Road be rezoned to “R-1” Rural Estate Dwelling District. Mr. Staab wants to build 11 homes on the property. There are no City water or sanitary sewer lines within one-quarter mile of the parcel. Mr. Staab will use the State Statute exception to develop with a private street. Water and sewer lines are one-half mile or more from this site. The 1999 Master Trails Plan does not reflect any trail connection or linkage through this parcel. A second step in the review of this request will include the deed certification review for the lot division. The consideration of Title 23 Drainage requirements for detention and grading, addressing and selection of a street name are part of this review. The Edmond Plan projected the higher intensity mixed commercial use based on the possibility that water and sewer lines would be available. Development has not occurred at a pace where utilities have been extended by developers and the City has no plans for utility extension into the area. Of the 40 acre parcel, 14 acres in the southern part of the tract would be excluded as projected mixed use commercial.

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

AYES: Members: Lee, Cartwright and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case # VA11-00010 Public Hearing and Consideration of Site Plan modification for a ground sign and variance to allow a larger ground sign for Integris Health Edmond located at 4801 Integris Parkway. (Integris Health)**

In September of 2008 when Integris Health received site plan approval, they indicated that the ground sign size and height was 75 square feet per side and 25 feet tall. Since that time Integris has been able to purchase land closer to the frontage road from ODOT just as Henderson Hills Baptist Church. An electric line has also been moved from the area where the sign would be placed. Integris owns 26.32 acres and has 900 feet of frontage along I-35. 480 lineal feet of the frontage is zoned “E-1” PUD and 420 lineal feet of frontage is zoned “E-1” General Commercial. The sign was not discussed in detail with the site plan. The ordinance provides in the I-35 Corridor that if you have 500 feet or more of frontage you can have a 100 square foot sign per side, 50 feet in height. If you have Planned Unit Development zoning, you can qualify for a 150 square foot sign per side, 60 feet in height. Integris is 20 feet short of meeting the standard for the PUD option for signage with 500 feet of frontage. The sign that was approved in September was less than allowed by code which would have been at least 100 square feet, 50 feet tall.

Integris does not want to make the sign taller. The base of the sign is masonry, matching the materials on the building. Integris would like to request a variance to allow for a 150

square foot sign. They feel that based on the trees that have been retained, maintaining the existing topography on the front of the property and the substantial setback of the hospital from the frontage road that a 50 square foot sign is appropriate along I-35.

Avilla Williams was in attendance representing the application. She indicated they have tried to maintain all of the standards required along the interstate and to maintain a "green" design of the development.

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

AYES: Members: Cartwright, Lee and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #DD11-00022 Consideration of Deed Certification for 11 lots located east of Air Depot, 1/8 mile north of Thirty-Third Street. (Jerad Lovett)**

Jerad Lovett has recently received rezoning approval for "L-1" Lake Preservation on a 30 acre tract near Arcadia Lake. Mr. Lovett plans to develop with the private street exception under State Statutes. The proposal is to have 11 lots, 2 ½ acres each. There is no City water or sewer within ¼ mile of this property and that is how a private street is allowed. The street is already in place on the property and will be named Red Rock Lake Road. Carl F. Reheman Park will be built to the east on Corps of Engineers property. Edmond Electric will serve this location. Mr. Lovett's house is on the east side of the property on a 4.3 acre tract. There is no floodplain on the property. The 11 deeds meet all City requirements.

Jerad Lovett was in attendance representing the application.

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

AYES: Members: Cartwright, Lee and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #SP110018 Public Hearing and Consideration of Site Plan approval for Cobblestone Ridge office building located on the south side of Fifteenth Street, 270 feet east of Kelly. (Douglas Development Corporation) This item has been continued until the September 20, 2011 Planning Commission meeting at the request of the applicant.**

Motion by Cartwright, seconded by Lee, to continue this request until the September 20, 2011 Planning Commission meeting. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #PR110010 Consideration of Final Plat of Cobblestone Ridge located on the south side of Fifteenth Street, 270 feet east of**

Kelly. (Douglas Development Corporation) This item has been continued until the September 20, 2011 Planning Commission meeting at the request of the applicant.

Motion by Cartwright, seconded by Lee, to continue this request until the September 20, 2011 Planning Commission meeting. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Consideration of Approval for the 2012 Edmond Planning Commission Meeting Schedule.**

The meeting dates for the 2012 calendar year need to be approved to facilitate the City calendar that is sent for publication in September. This information is also filed with the City Clerk for the Open Meeting requirements.

The May 2012 meeting schedule is unique this year due to the way the Tuesdays of the month fall compared to the City Council meeting dates on Mondays.

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

AYES: Members: Cartwright, Lee 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 3-0 as follows:

AYES: Members: Lee, Cartwright and Chairperson Moore

NAYS: Members: None

Meeting adjourned at 6:32 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission