

EDMOND PLANNING COMMISSION MEETING

Tuesday, October 18, 2011

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Vice Chairperson Mark Hoose at 5:30 p.m., Tuesday, October 18, 2011, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer and Lydia Lee. Chairperson Barry K. Moore was 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 October 4, 2011 Planning Commission minutes.**

Motion by Moyer, seconded by Lee, to approve the minutes as written. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #PR11-00012 Consideration of Final Plat of the Hampden Hollow II Addition with private streets, located east of Air Depot, approximately one-quarter mile north of Covell Road. (J.W. Armstrong)**

J.W. Armstrong is requesting Final Plat approval of Phase II of Hampden Hollow. This phase would contain 39 single family lots on 12.2 acres. The Edmond City Council required a Community Connections meeting when they reviewed the Preliminary Plat due to the private street standard. A Community Connections meeting was held on October 6th, 2011. Minutes of that meeting are attached. The developer is requesting approval of the plat with the following conditions:

- A new access drive will be constructed for Pedestal Oil Company to access a well in the eastern portion of the property. The driveway will be located north of Phase II of Hampden Hollow. The driveway for the oil field trucks will be gravel.
- A subdivision construction access will be provided where the existing Pedestal Oil driveway is currently located on Air Depot. **No subdivision improvement vehicles will use Great Hampden Road in order to construct Hampden Hollow II.**
- Temporary barricades will be installed at the end of streets in Hampden Hollow I (Buckland Road and Wendover Road) to limit all access from the construction drive on Air Depot.
- The developer is requiring that the nine lots on the south side of Hampden Hollow II, adjacent to Hampden Hollow I, will contain no less than a 2,200 square foot homes. The City does not have a standard relating to home size but in this case building permits will be restricted to no less than 2,200 square feet on the nine lots adjacent to Hampden Hollow I.

This addition is zoned "A" Single Family, it is not a planned unit development. This area was zoned in 2004. The minimum lot size is 6,720 square feet and the average lot size is

7,475 square feet. Twenty foot front yards have been shown on Phase II, just as in Hampden Hollow I. Hampden Hollow I addition contains 61 lots on 25.7 acres. The latest Preliminary Plat for Hampden Hollow II contained 115 lots on 41.99 acres. The addition will be completed with public water and wastewater lines and Edmond Electric. The streets will remain private and there will be gates. There will not be a new gate with Hampden Hollow II. The original gate on Great Hampden will be used to access the additional lots. There is a large pipeline along Air Depot. Seventy feet of right-of-way is planned along Air Depot. An additional common area is planned north of the existing swimming pool site. Near the intersection of Regis Court and Wendover Road, utilities are available and the developer has discussed building one home as a part of the Saint Jude's Dream Home before Hampden Hollow II is completed.

Randel Shadid was in attendance representing J.W. Armstrong. He identified that the conditions noted by the staff would be minimum conditions for this addition. Tim Altendorf with Pedestal Oil protested indicating the oil company wanted to keep the existing access road they had maintained since the well was drilled in 1983. Joe Reynolds of 5816 Great Hampden Road asked that the item be delayed until the well access issue is resolved. Commissioner Lee asked if the remaining lots would be developed with no less than 1,800 square foot homes even though there was a commitment for the 9 south homes to be built at 2,200 square feet similar to Hampden Hollow I. She also asked if the easement for the oil access road was filed of record. Tim Altendorf indicated that the surface damage agreement with the original family was not filed of record but it was clear that Pedestal could access as many as 9 wells from this location. Commissioner Lee asked if building permits could be issued once the plat is approved. Staff indicated only the one St. Jude dream home lot that currently has water, sewer and paving adjacent to it would qualify. The remainder of the lots cannot be approved for building permits until the subdivision improvements were completed and accepted.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Cartwright, Moyer and Vice Chairperson Hoose

NAYS: Members: Lee

The next item on the agenda was **Case #Z11-00020 Public Hearing and Consideration of Edmond Plan Amendment from General Commercial usage to Open Display Commercial usage on the northwest corner of Broadway and 4th Street at 323 S. Broadway. (Gene Miles)**

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

1. Infrastructure: All of the improvements are in adjacent to this site as to City water and sewer lines. The site and building are small and will not demand additional services such as a fire sprinkler system for the proposed use.

2. Traffic: Broadway is the busiest street in Edmond but at the intersection of 5th and Broadway, the traffic count is approximately 30,000 vehicles per day. At 33rd and Broadway, the traffic count exceeds 60,000 vehicles per day.
3. Existing zoning pattern:
North – “E-2” Open Display
South – “E-1” General Commercial
East – “E-1” Open Display
West – “F-1” Light Industrial
4. Land Use:
North – Mexican restaurant
South – Maytag Appliance Store
East – Arby’s Restaurant and parking lot
West – Commercial building; Performance Cycles
5. Density: Not applicable
6. Land ownership pattern:
North – Small commercial parcel owned by the applicant
South – Small commercial parcel ownership
East – Small commercial ownership
West – Small commercial parcel ownership
7. Physical features: Built environment condition, built in 1935. The structure is 1,301 square feet and lot size is 3,500 square feet.
8. Special conditions: None
9. Location of Schools and School Land: Not applicable.
10. Compatibility to Edmond Plan: For the majority of areas in Edmond, Edmond Plan IV does not project open display uses. One exception is that the block between Fourth Street to Fifth Street is projected for “E-2” Open Display, even though it is currently zoned “E-1” General Commercial. The general policy is that open display locations are best considered individually.
11. Site Plan Review: Not applicable unless increased in size

Ferlin Kearns represented the business wanting to lease the land from Mr. Miles. He stated he thought the sale of no more than 6 cars would be a reasonable use of the property over an automotive repair garage that has been the previous usage. It is a cleaner use and there is no tenant planned other than the used car business. No one appeared in objection. Commissioner Lee indicated the Urban Board had a vision for the area and she wanted to follow their recent study. Commissioner Moyer indicated he felt the used car sales would be a cleaner business than the more recent repair shops. Commissioner Cartwright indicated he felt that no additional open display should be

allowed in the area.

Motion by Lee, seconded by Moyer, to approve this request. **Motion failed** by a vote of 1-3 as follows:

AYES: Members: Moyer

NAYS: Members: Lee, Cartwright and Vice Chairperson Hoose

The next item on the agenda was **Case #Z11-00021 Public Hearing and Consideration of Rezoning from “E-1” General Commercial to “E-2” Open Display Commercial on the northwest corner of Broadway and 4th Street at 323 S. Broadway. (Gene Miles)**

Mr. Gene Miles owns the majority of the block between Third Street and Fourth Street on the west side of Broadway. He would like to rezone the northwest corner of Fourth and Broadway for vehicle sales. The lot to the north where the El Parian Restaurant is located is already zoned open display. The subject property is just under 3,500 square feet and the existing building is only 1,300 square feet. No changes are planned for the building on-site. The property immediately north is zoned “E-2” Open Display PUD and was once Branching Out landscaping materials and playground equipment; prior to that this property was Heritage Trucks. The original zoning was approved in 1998 as “E-2” Open Display without the Planned Unit Development. The land to the west is RPM Performance Cycles, formerly Circle Saw. The land to the south is a Maytag appliance business which does include some open display. The land to the east consists of the Arby’s Restaurant and a parking lot where Winchell’s Donuts was once located. The land west of the alley, west of Broadway is zoned “F-1” Light Industrial which also allows open display. The majority of the existing open display zoning and usage begins at Fifth and Broadway. Currently the pumpkin patch is in operation on the northeast corner and the rock/stone sales is on the west side of Broadway, south of Fifth Street. South of Fifth, east of Broadway are several used car lots, a U-Haul trailer storage and an auto body shop. This location is consistent where open display is situated in Edmond and would not be a new type of land use for the area. The reason the Edmond Plan does not usually project open display is that each location is preferred to be evaluated individually. One of the few locations projected for open display includes the southeast corner of Fourth and Broadway; that property is not currently zoned “E-2”. The Central Edmond Urban Development Board was opposed to this zoning change. The majority favored a more uniform category reflecting the policies of the 2011 Downtown Master Plan Update.

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

AYES: Members: None

NAYS: Members: Lee, Cartwright, Moyer and Vice Chairperson Hoose

The next item on the agenda was **Case #DD11-00023 Consideration of Deed Certification for two lots located on the southeast corner of Brook Forest Road and Indian Hill Road. (John & Mary Sue Draper)**

The Draper's have already been approved for "R-1" Rural Estate Dwelling on a 5 acre tract on Indian Hill Road which is generally located south of Danforth, 1,644 feet west of Air Depot. There is already one house on the property and a second house is planned on the southern lot. The lot where the existing home is located is 2.63 acres and the lot where the new home is planned is 2.37 acres. Each lot will be served with water wells and septic tanks and a new address will be issued on Brook Forest for the new home. The streets in this addition are private. There is no floodplain crossing this property. All of the land surrounding this property is sometimes referred to as Kanaly's Collegewood Acres Addition, an unrecorded plat. This deed meets all City requirements.

Mr. and Mrs. Draper were in attendance. No one appeared in objection.

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

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

NAYS: Members: None

The next item on the agenda was **Case #SP110018 Public Hearing and Consideration of Site Plan approval for 800 Center office building located on the south side of Fifteenth Street, 270 feet east of Kelly. (Douglas Development Corporation)**

Planning Department comments:

1. Existing zoning – "E-2" Open Display Commercial
2. Setbacks – The front setback on 15th is 70 feet from the property line, the setback to the east is 20 feet, the setback to the south is 40 feet and the setback to the west is 20 feet.
3. Height of buildings – 27 feet to the highest point of the roof line.
4. Parking – 11 parking spaces are being added. The west $\frac{3}{4}$ of this property is already paved, allowing for 18 parking spaces. There are 29 total spaces on this site. A bicycle parking rack will be provided. Douglas Development owns the corner building west of this site and there will be interconnecting drives and parking between the two buildings. This will allow customers to use Kelly or 15th Street. 15th Street has a raised median, prohibiting left turns. Parking is shared between the two buildings.
5. Lot size/building size – 26,250 square feet (lot) 7,196 square feet (building)
6. Lighting Plan – No new light poles are planned for this location; only wall pack lighting will be used.
7. Signage – The property could be divided so each building is owned separately. The new building could have a 6 foot tall, 42 square foot ground sign plus the wall signs.

8. General architectural appearance – The building is a combination of stone and brick veneer with a 12/6 pitch roof and will be compatible with other buildings in the area. The roof will be composition shingles.
9. Sensitive borders – There are no sensitive borders. The Churchill preschool is located to the east, Lottinville’s is located to the south, Intrust Bank and Brewer Carpet One are located to the north.
10. Mechanical equipment – Mechanical equipment is located on the ground due to the pitch roof.
11. Fencing/screening – No sight proof fencing is required.

Engineering Department comments:

12. Driveways, access management and paving– One new drive is being added on 15th Street and a variance has been approved by the City Council for the driveway separation from the existing driveway to the west. There is a raised median on 15th Street, so no left turns are permitted. The two drives allow for service and fire vehicles.
13. Water and wastewater plans – Sanitary sewer lines are located to the south of the property. A water line is located on 15th Street but a new water line will be extended across 15th Street to allow for fire hydrants. The new building is also fire sprinkled and the water line crossing assists in that improvement.
14. Drainage detention and grading – The owner and Engineer have worked on several different solutions for drainage detention. They have finally provided for some small detention areas around the building that will meet the Title 23 requirements. Existing detention for some of the adjoining sites was not sufficient.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – The building will be fire sprinkled. A fire line shall enter the northeast corner of the building with a new fire hydrant located on the south side of E. 15th Street.

Urban Forestry comments:

16. Landscape Plan:

Total Site Area: 26,250 sq. ft.
10% - Required landscaped area

| | <u>Required</u> | <u>Provided on Plan</u> |
|----------------------|-----------------|-------------------------|
| Landscape Area | 2,625 sq. ft. | 8,440 sq. ft. |
| Total Plant Units | 210 units | 278 units |
| Frontage Plant Units | 105 units | 182 units |

Evergreen Plant Units 84 units 84 units

A landscape sprinkler system will be installed and verified by the Engineer.

Waste Management comments:

17. Refuse facilities – The current solid waste enclosure is approved.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this office building. Easements for the equipment needed will be provided with the plat.

Jason Moorman was in attendance. No one appeared in objection.

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

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

NAYS: Members: None

The next item on the agenda was **Case #PR110010 Consideration of Final Plat of 800 Center located on the south side of Fifteenth Street, 270 feet east of Kelly. (Douglas Development Corporation)**

Douglas Development Corporation is requesting Final Plat approval for the property to be developed as the 800 Center office building. This location is west of the Churchill Academy and east of the health clinic on Fifteenth Street. The property is zoned "E-2" Open Display and contains 1.59 acres (69,688 square feet). Since Douglas Development Corporation owns the health clinic, they are also platting that as "Lot 1". The 800 Center office building will be "Lot 2". Utility easements are shown on the plat. Both Fifteenth Street and Kelly are four lanes; with Fifteenth Street having a raised median. The lots will provide a cross access provision so that each can be accessed by either Fifteenth or Kelly.

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

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

NAYS: Members: None

The next item on the agenda was **Case #VA11-00014 Consideration of request for variance to allow a blade sign at Red's Southern Diner located at 840 W. Danforth. (Chuck Clower)**

Chuck Clower is representing Red's Southern Diner in requesting a blade sign that would extend at right angles from the wall rather than a wall sign for the new restaurant at 840 W. Danforth. This business is located on the west side of the shopping center at Danforth and Kelly, east of MidFirst Bank and the 7-11 convenience store. The building

is setback over 300 feet from Danforth. The wall sign is 5 feet by 16 ½ feet and 82 square feet per side. A much larger wall sign would be permitted, over 200 square feet using the standard sign affixed to the wall of the building. The blade sign allows for better visibility based on the other buildings that are in the area. The blade sign allows for an interesting design incorporating the logo. Parts of the sign will be in neon or fiber optic. The sign does extend above the roof line. No ordinance was passed regarding blade signs. Blade sign standards were discussed by Sign Ordinance Review Committee but none were adopted.

Chuck Clower was in attendance representing the application. He indicated he felt this type of sign would be the best for the business. He indicated two other restaurants have not worked at this location and thought the sign would catch the attention of customers. Commissioner Lee asked if he could lower the sign by two feet to keep it as close as possible from extending above the mansard fascia. Mr. Clower indicated he would lower the sign by two feet.

Motion by Moyer, seconded by Lee, to approve this request subject to the sign position being lowered two feet. **Motion carried** by a vote of 4-0 as follows:

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

There was no New Business.

Motion by Cartwright, seconded by Moyer, to adjourn. **Motion carried** by a vote of 4-0 as follows:

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

Meeting adjourned at 6:30 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission