

**EDMOND PLANNING COMMISSION MEETING**

**Tuesday, December 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, December 6, 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 November 22, 2011 Planning Commission minutes.**

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

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

The next item on the agenda was **Case #Z060030 Public Hearing and Consideration of request to extend the "E- 1" General Commercial Planned Unit Development, located on the northwest corner of Covell Road and I-35. (Covell 35 Development, LLC)**

Todd McKinnis is requesting that 129.87 acres at Sooner Road and Covell Road be extended as an "E-1" General Commercial PUD. This property is indicated in the Edmond Plan for this usage. The Fairfax Development is to the west, with the golf course immediately adjacent to Sooner Road. There is a smaller parcel of "E-1" General Commercial to the south. The Crosstimbers Municipal Complex is located on the southeast corner of Covell Road and I-35. A commercial subdivision development along Progressive Drive has been completed on the northeast corner of Covell and I-35. The three corners were part of an overall PUD submitted in 2006. This request is to extend the PUD without change, as originally approved. The northeast corner of Covell and Sooner has been discussed as one of the potential hotel and conference center locations, with other commercial uses also possible. Utilities are generally available to this location.

Todd McKinnis was in attendance requesting approval with no changes to the PUD. No one appeared in objection.

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

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

The next item on the agenda was **Case #Z060029 Public Hearing and Consideration of request to extend the "E-1" General Commercial Planned Unit Development, located on the southwest corner of Covell Road and I-35. (Covell 35 Development,**

**LLC)**

Todd McKinnis is requesting that the 25.68 acres on the southwest corner of I-35 and Covell be extended as a PUD. There are no changes to this proposal from the 2006 approval. Water will be extended from Sooner Road at Covell and sewer will be extended from a location one-half mile north.

Todd McKinnis was in attendance requesting approval with no changes to the PUD. No one appeared in objection.

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

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

NAYS: Members: None

The next item on the agenda was **Case #Z060037 Public Hearing and Consideration of request to extend the “D-O” Suburban Office Planned Unit Development, located north of Covell Road, west of Air Depot Boulevard. (Covell 35 Development, LLC)**

On the west side of Air Depot, north of Covell Road the property is zoned for the “D-O” Suburban Office PUD. This land is west of the Hampden Hollow Addition. Access to this property could be from Sooner Road as well as the interior of the development. Utilities will be extended with the further development of the commercial project planned to the west.

Todd McKinnis was in attendance requesting approval with no changes to the PUD. No one appeared in objection. Commissioner Lee asked if there was anything changed about this PUD since there was not a comment from the staff in the memo. It was indicated there were no changes to this portion of the PUD.

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 #Z060033 Public Hearing and Consideration of request to extend the “E-1” General Commercial Planned Unit Development, located east of I-35, north of Covell Road. (Covell 35 Development, LLC)**

The “E-1” PUD portion of the property on the northeast corner of I-35 & Covell is situated west of Progressive Drive, east of I-35. The property south of Covell is developed as the Crosstimbers Municipal Complex and is zoned “F-1” Light Industrial. The recycling and transfer center is located to the east. No changes are proposed for this PUD.

Todd McKinnis was in attendance requesting approval with no changes to the PUD. No one appeared in objection.

Motion by Hoose, seconded by Moyer, to approve this request. **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 #Z060035 Public Hearing and Consideration of request to extend the “D-1” Restricted Commercial Planned Unit Development, located north of Covell Road, west of Air Depot Boulevard. (Covell 35 Development, LLC)**

The property east of Progressive Drive, north of Covell is zoned “D-1” Restricted Commercial PUD. This parcel is located south of the recycling center. The City of Edmond is constructing an electric substation on Air Depot east of this tract. The “D-1” retail does extend to the northwest corner of Covell and Air Depot in alignment with the Abel convenience store property on the northeast corner. The land between the substation and the corner commercial is zoned “D-O” Office. Some of this land has already been subdivided and is the location for the proposed Francis Tuttle office-type building planned east of Progressive Drive. There are no changes to the previous PUD regarding this property.

Todd McKinnis was in attendance requesting approval with no changes to the PUD. No one appeared in objection.

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 #SP11-00023 Public Hearing and Consideration of a Multi-Family Site Plan approval for the Porches at Arbor Creek located east of Saints Boulevard, approximately one-half mile north of East 2<sup>nd</sup> Street. (Raptor Development Group)**

Planning Department comments:

1. Existing zoning – “C-2” Medium Density PUD. Ultimately the project is scheduled for 78 units. This site plan only applies to 6 units plus the clubhouse on Block 1 and Block 2 of the plat of Porches at Arbor Creek
2. Setbacks – 5 feet on the front, 0 side yard, 0 rear yard. There is a 20 foot greenbelt to the east of these units next to Arbor Creek, Section II.
3. Height of buildings – 25 feet
4. Parking – One garage is provided per unit plus one off-street parking space.

5. Lot size – 2,570.88 square feet. All of the lot is not intended to be covered by the structure but could be. The homes are planned at 1,300 square feet or greater.
6. Lighting Plan –
7. Signage – The entry sign consists of two sign face areas, 54 square feet each, 8 feet in height.
8. General architectural appearance – Mr. McCaleb will continue with the craftsman architectural style started in the Arbor Creek development. Six units will be attached and the buildings will be fire sprinkled. Each unit will be sold individually on a platted lot. The buildings could be two stories. Each bedroom must have a window to the outside. No more than six units will be attached.
9. Sensitive borders – This property is zoned as a PUD. The units are actually single family. The overall density is 8.15 units per acre, less than the “C-2” zoning allows. The original PUD did not anticipate a project as compatible as the Porches at Arbor Creek will be with the single family to the east, north and south. No extraordinary fencing or separation is recommended.
10. Mechanical equipment – Will be located on the ground due to the pitch roof construction.
11. Fencing/screening – No fencing is required.

Engineering Department comments:

12. Driveways, access management and paving– One driveway will be approved for each unit.
13. Water and wastewater plans – Individual water and sewer lines are being installed for service, this is a subdivision plat requirement.
14. Drainage detention and grading – Drainage plans are being submitted as a part of the subdivision plat to serve this addition.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –

Fire Sprinkler - All buildings will be fire sprinkled

Fire Flow - Approved

Fire Access - Road slope grades shall be worked out with engineering to be not more than 8 percent slopes throughout the property.

Because of the long dead-end streets, the developer has agreed to mark the cul-de-sacs with "No Parking Fire Lane" signs in accordance with proper engineering sign heights and sizes.

Fire hydrants and hydrant locations - Approved

Entrance Gates - Approved site- Provide plans for gate operations permit before construction.

**The Engineering Department has evaluated the grade of the roads and the standard on the grade has been met at no more than 8%.**

Urban Forestry comments:

16. Landscape Plan:

Landscaping - <u>Lot area = 21,5083 sf</u>	<u>Landscape provided on plans submitted</u>
15% of lot = 32,262.45 sf	32,300 sf landscaping/lawn area
Plant units required = 5,162 PU	5,162 plant units
Evergreen required = 2,065 PU	2,662 plant units
Requirements in front = 0 PU	0 plant units

Is a landscape sprinkler system provided? An automatic irrigation system will be installed for the landscape.

Landscape maintenance program description: Currently, the ongoing maintenance of the landscape is planned to be the responsibility of a home owners association.

Waste Management comments:

17. Refuse facilities – Residential carts will be used for this single family development.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location.

Mark Farris and Caleb McCaleb were in attendance representing the application. No one appeared in objection.

Motion by Cartwright, seconded by Hoose, to approve this request. **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 #Z11-00024 Public Hearing and Consideration of Amendment from Retail Commercial usage to Medium Density Multi-Family usage for Creekside Village III, located south of Dooley Farms Lane, northwest of the Arvest Bank. (Meg Conine)**

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 lines are available adjacent to the six acres requested to be changed on the Edmond Plan. A sufficient water line is available on Dooley Farms Lane, suitable for fire sprinkler systems. Sanitary sewer lines are located to the west along the creek area. The senior housing project planned does not create a more substantial increase in utility requirements than the commercial uses that would be allowed.
2. Traffic: Traffic flow is directed to a collector street where a traffic light has been installed in the earlier phase of the development. Dooley Farms Lane is designed for the traffic needs of Kimberly Crossing, 184 units and the lesser traffic of Creekside Village II and Creekside Village III. In this case, traffic can gather on a collector street and be distributed by the traffic light sequence at Edmond Road and Dooley Farms Lane. Many projects connect directly to the arterial, creating a more significant impact to the arterial traffic flow.
3. Existing zoning pattern:  
North – “C-3” Multi-Family  
South – “D-1” Restricted Commercial  
East – “D-1” and “C-3”  
West – Floodplain, open space and further west is Kimberly Crossing
4. Land Use:  
North – Creekside II (currently under construction)  
South – Arvest Bank and undeveloped commercial  
East – Undeveloped commercial  
West – Floodplain, open space
5. Density: 12 units per acre; 60-72 units depending on the detailed design determined at site plan.
6. Land ownership pattern:  
North – Creekside Village II  
South – Divided, approximately 7 acres of undeveloped commercial  
East – 3 acre commercial parcel  
West – open space parcel
7. Physical features: The land has already been prepared and graded because it is platted, there are no trees left on the property.
8. Special conditions: None
9. Location of Schools and School Land: The nearest school is Northern Hills Elementary School to the northeast and Santa Fe High School to the south.

10. Compatibility to Edmond Plan: The property is projected for commercial on the Edmond Plan because it was zoned "D-1". This alternative use is reasonable and since the land area has been broken up into smaller parcels, 6 acres or less, more congested, larger apartment complexes are not possible based on the ownership pattern at this time which creates a lesser intensity and lesser congested project.
11. Site Plan Review: Site plan will be required by zoning standards.

Meg Conine was in attendance representing the application. No one appeared in objection.

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

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

The next item on the agenda was **Case #Z11-00025 Public Hearing and Consideration of Rezoning from "D-1" Restricted Commercial PUD to "C-2" Medium Density Residential for Creekside Village III, located south of Dooley Farms Lane, northwest of the Arvest Bank. (Meg Conine)**

Meg Conine is requesting 6 acres of "C-2" Multi-Family Density for a parcel of land north of West Edmond Road along Dooley Farms Lane which is approximately ½ mile between Kelly and Santa Fe. The current property owner is Connie Ferris. Creekside Village II is currently under construction to the north and is a senior housing development. Kent and Meg Conine have previously completed Creekside Village I to the east and would like a third phase. A site plan is required. The project would be similar to the existing appearance of the previous project. The proposal would include 60 -72, one story senior housing units. There is a drainage area to the west as well as a floodplain which provides an open area west of this project. This particular project will generate less traffic than a retail strip center. The overall impact of the senior housing would be less than a similar shopping center.

Motion by Cartwright, seconded by Hoose, to approve this request. **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 #SP090019 Public Hearing and Consideration of Extension of Site Plan approval for an office building located at 1708 S. Boulevard. (Jim Harlin)**

In 2009, Jim Harlin received approval for two office buildings, one at 1704 and 1708 S. Boulevard. The structure at 1704 has recently been completed and the owner is ready to proceed with 1708. Other office buildings in the area include a Chiropractor, Shelter Insurance, Farmers Insurance, Allstate Insurance and the Feline Clinic. Mr. Harlin would

like to request an extension of the building at 1708 S. Boulevard as originally approved. There are no changes to the site plan. New notices have been mailed to property owners within 300 feet. This will be the last office building in this general area on the east side of South Boulevard.

Planning Department:

1. Existing zoning – “D-O” Suburban Office
2. Setbacks – 36 feet from the front property line, 10 feet off the north and south property lines and 80 feet from the east property line which is the back of residential lots along Hardy Drive. The distance from the front property line to the floodplain is 104 feet. Which means the back or east wall of the proposed building needs to be less than 104 feet from the west property line.
3. Height of buildings – 24 feet to the highest point of the roof
4. Parking – There are 13 spaces for 1708 S. Boulevard. There is an interconnecting parking lot for the office building to the north and south.
5. Lot size – 1708 S. Boulevard contains 13,195 square feet.
6. Lighting Plan – No light poles will be used for the sites, only wall packs on the building.
7. Signage – Wall signs will be used allowing 80 square foot of wall signage could be used based on the length of the wall and the setback. If an additional ground sign is used, it will only be 6 feet tall, 42 square feet.
8. General architectural appearance – The building appearance will be similar to the building to the north. This is a residential style building at approximately 3,000 square feet with one story construction. There will be brick walls on all four sides and pitch roof construction.
9. Sensitive borders – The property is zoned “D-O” Suburban Office, so no sensitive border setback is required.
10. Mechanical equipment – Will be located on the ground due to the pitch roof construction.
11. Fencing/screening – No fencing is required in the “D-O” District.
12. Driveways – There will only be one driveway for both 1704 S. Boulevard and 1708 S. Boulevard with an interconnection to the 1712 S. Boulevard Old Surety Insurance office.
13. Title 21 water and sanitary sewer plans – Water and sewer are adjacent to this location and connections will be made.



14. Street paving and access management – Boulevard is already four lanes and the interconnecting driveways are constructed in extra right-of-way along that exists along Boulevard. Some of the off-street parking is in this additional setback. There is 75 feet of right-of-way from the center line of Boulevard. There are no plans for a median or additional street improvements on Boulevard. As home sites, there was a drive for each dwelling; in this case there are two drives for the three office buildings plus an interconnecting driveway in front of the office buildings located in the additional public right of way.

15. Fire Prevention and Building Department –  
BUILDING FIRE SPRINKLERS  
No fire sprinklers shown, not required

FIRE FLOW

The fire flow for these two buildings is 1500 gallons per minute.

16. Landscape Plan: 1708 S. Boulevard

Total Site Area: 13,195 sq. ft.

10% Required landscaped area

	<u>Required</u>	<u>Provided on Plan</u>
Landscape Area (10%)	1,320 sq. ft.	7,320 sq. ft.
Frontage Landscape Area	660 sq. ft	600 sq. ft.
Total Plant Units	100units	100 units
Plant Units Along Frontage	50 units	50 units
Evergreen Plant Units	40 units	30 units

There is a floodplain on the east side of the property. The Henderson Hills 1<sup>st</sup> Addition was built in 1964. Unfortunately lots were platted to face the section line road and some of those lots had extra depth. Even though the code did not require 75 feet of right-of-way at the time, that amount was set aside. There has always been a natural creek to the east but the use of FEMA floodplain maps would not have impacted this property until the 1970's identifying a 100 year floodplain line along that creek. The City also developed detention requirements after this area was platted. The existing conditions provide that trash collection will be from residential containers and that has been the practice for all of the offices built adjacent to the converted homes. There is not space for a dumpster. The cross-access allows for shared parking and the opportunity for a reduced number of driveways that has occurred in this case. The floodplain provides that the building pad cannot be moved further east. Parking has been allowed in the additional right-of-way along Boulevard as well as the interconnecting driveway and this has occurred further north of Sahoma Terrace where there are retail uses. There is also not room for 50% landscaping in the front yard, particularly since plant units cannot be counted in the public right-of-way. Exceptions to allow landscaping around the sides and front of the building with the majority of the area in the back yard, protection the floodplain area, allowing parking in the right-of-way, cross-access in the right-of-way and

residential cart pickup for solid waste instead of dumpsters has consistently been approved for all of these converted homes or new buildings.

17. Refuse facilities – Residential style containers will need to be used due to the limited space on the individual sites.
18. Electric – Edmond Electric will serve these uses and may need new transformers located in the front of the property.

Tim Harlin was in attendance representing the application. No one appeared in objection. Commissioner Lee asked if this approval was for 18 months. Staff indicated the approval would be for 18 months.

Motion by Lee, seconded by Hoose, to extend the site plan for 18 months. **Motion carried** by a vote of 5-0 as follows:

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

There was no New Business.

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

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

Meeting adjourned at 5:46 p.m.

---

Barry K. Moore, Chairperson  
Edmond Planning Commission

---

Robert Schiermeyer, Secretary  
Edmond Planning Commission