

EDMOND PLANNING COMMISSION MEETING

Tuesday, January 3, 2012

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Barry K. Moore at 5:30 p.m., Tuesday, January 3, 2012, 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 December 20, 2011 Planning Commission minutes.**

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

AYES: Members: Lee, Hoose, Cartwright and Moyer

ABSTAIN/NAYS: Members: Chairperson Moore

The next item on the agenda was **Case #SP11-00025 Public Hearing and Consideration of Site Plan approval for the Okie Express Car Wash located on the west side of Santa Fe, south of the Bank of the West. (Mike North)**

Attorney Randel Shadid, representing Mike North, the car wash owner does not wish to improve the 24 foot wide common access fire lane and drainage easement located on the front of the property extending south of the common drive used by Bank of the West. There is one more lot available near the gas lines just north of Puppy Love to be developed along Santa Fe in the addition called Trails Commercial Center. If the common driveway is not paved, the undeveloped parcel to the south will have to pay for the cost of paving the driveway as the only access to the property. Working around the gas line improvements and equipment could be a challenge for the undeveloped property to the south. The gas company will have to approve all plans. On December 29, 2011 O'Reilly Auto Parts submitted a tentative site plan that has been included for informational purposes. O'Reilly's will be asking for a curb cut on Santa Fe. Since the driveway is not proposed to be paved, this is considered a variance and a review before the City Council is needed. Mike North has no objection to the City Council review of this site plan.

Planning Department comments:

1. Existing zoning – "D-2" Neighborhood Commercial
2. Setbacks – The front setback on Santa Fe to the main building is 141 feet, the front setback on Santa Fe to the covered awning is 56 feet, the setback from the north property line is 72 feet, the setback from the south property line is 56 feet, the setback from the west property line is 103 feet to the building wall, in the rear yard there is a canopy roof for the kiosk and it is 70 feet to the west property line. To the west of this property is in the Orchards at the Trails Addition, consisting of single family homes.

3. Height of buildings – 25 feet to the highest point of the roof

4. Parking – The building is 5,876 square feet. Five parking spaces are provided for general customer parking. There are an additional 16 spaces for parking and/or vacuuming cars. Twenty-nine spaces could be required based on the square footage of the building. This is an automatic car wash, the project is not over-parked. Since the building is so specialized, bicycle parking could be granted an exception but the owner is willing to install two bicycle parking spaces in case there is a need for the employee parking.

5. Lot size – 77,520 square feet

6. Lighting Plan – Four light poles are planned on the property. The owner is aware that the maximum height is 24 feet, including the base. Two of the lights are just within the 70 foot sensitive border on the west side of the property and those poles have been limited to 15 feet, including the base. The fixtures need to be shoebox style to direct the light to the ground.

7. Signage – The ground sign permitted is 6 feet tall, 42 square feet. Wall signs are also permitted.

8. General architectural appearance – The building exterior is split face block. The roof material is standing seam metal, blue in color. Photographs of the materials are attached. There are covered areas for the vacuums and drying located against the building and along Santa Fe.

9. Sensitive borders – There is a sensitive border to the west. The Orchards at the Trails single family addition is located immediately west. There are four lots directly west and portions of two more lots adjacent to this parcel. The west side of this site is a detention area and will be open, similar to the Bank of the West to the north. Customers will drive around the west side of the building, select their car wash choice, drive through the building and exit on to Santa Fe or pull around to the front of the building for vacuum or other services. The nearest paving for a driveway on the subject site is 70 feet to the west property line. There will be no speakers, the operation is an automatic car wash so there will be no one using the car wash when the car wash is closed.

10. Mechanical equipment – All equipment will be located on the ground.

11. Fencing/screening – Fencing is in place on the west. There is an existing concrete drainage channel along the west side of the property.

Engineering Department comments:

12. Driveways, access management and paving– The one drive approach is located on Santa Fe and is shared with the Bank of the West. The owner is not planning to install

the 24 foot wide cross-access drive along the front of the property as was done with Bank of the West. There is another ownership to the south, north of Puppy Love that was intended to connect to the shared drive with the bank and the car wash. Puppy Love is not platted and was the first project along this commercial strip. **This should be seen as a variance, otherwise the property owner to the south will have to pave 233 feet of a 24 foot wide driveway across the front of the car wash.**

13. Water and wastewater plans – Water lines are adjacent to this property on Santa Fe. Sanitary sewer lines are located to the west and will be connected for service. The sewer line is in the back yard of an existing home but it is in a public utility easement, allowing access for the commercial uses.

14. Drainage detention and grading – Detention plans have been submitted and corrected per the Engineering Department requirements.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –

Fire Sprinkler - No fire sprinkler required - Approved

Fire Flow - The area will support this firefighter water flow. Approved

Fire Department Access - Approved

Fire hydrant & location - Approved

Gates - N/A

Urban Forestry comments:

16. Landscape Plan:

Landscaping - Lot area = 77520sf

10% of lot = 7,752 sf

Plant units required = 620 PU

Evergreen required = 248 PU

Requirements in front = 310 PU

= 3,876 sf

Landscape provided on plans submitted

19000 sf landscaping/lawn area

624 plant units

312 plant units

361 plant units

5,700 sf

Is a landscape sprinkler system provided? Yes

Waste Management comments:

17. Refuse facilities – The dumpster enclosure is planned on the north side of the building, 100 feet from the west property line. The enclosure location is not as close to Santa Fe as the Bank of the West but it meets the sensitive border requirements. A sight proof door is required facing Santa Fe.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location.

Randel Shadid represented Mike North in this request. He indicated that the site would usually operate until 9:00 p.m. or until dark which varies somewhat with Daylight Savings Time. Mr. Shadid indicated the applicant had withdrawn his request to ask for an exception to pave the 25 foot wide fire lane as shown on the plat approved in 2001; no exceptions or variances are being requested. Walter Jenny of 2317 Jeannes Trail spoke in opposition to the application, he requested that at least a 3-4 foot berm be installed somewhere along the east side of the property based on the sound that would come from the dryer and the traffic at the back of the property. He showed a series of photographs of the condition of the site compared to the same business operated in Moore, Oklahoma. Emil Coffey of 1017 Bradford Place also spoke in opposition. He felt this was an industrial use because of the sound and the assembly line process. He indicated the car wash is not like the 55 other businesses allowed in "D-2" and that the current car washes, many of which are all automated, are different than the car washes considered when the ordinances were written in the 1970's. He felt that the sound created a long term stress level, possible long term health problems. He stated there were children in the area to the west and the 6 foot fence along the homeowner's property is not sufficient. He felt the berm would be a good idea. He felt the nuisance factor of noise was as important as the spillover of light provided for in the ordinance. Donald Schick of 1025 Bradford Place objected to the noise and light level and requested that a sound standard be established and maintained along the west side of the property. He stated that the storm channel already overflows and the roadway floods in Bradford Place. He felt times had changed to allow this kind of car wash. Randel Shadid indicated that the application met all of the standards and he was not in favor of installing a 3-4 foot berm because there was an existing fence on the homeowner's property. He was also not in favor of any additional fencing. He indicated this car wash was similar to many other car washes that were much closer to homes, such as the car wash at 19th and Broadway. Commissioner Lee indicated she was not in favor of this request as presented and suggested the following changes. The dumpster is 80 feet closer to the residential than the bank dumpster, she felt the location of the dumpster enclosure should be modified. She indicated the standard in the ordinance requires the business owner to install a fence and the homeowner's fence in their own yards should not be counted. She stated that a berm was reasonable at this location. She noted the Moore, Oklahoma location had a berm. Commissioner Hoose commented that the Okie Express Car Wash in Moore was kept very clean and all of the drainage channels were maintained and the landscaped area were mowed and maintained. He felt the fact there would be personnel on site when the business was open would be an advantage. He noted there were no sound standards in the code and the decibels of the traffic along Santa Fe would have to be known to determine a reasonable impact of the dryer and vacuum noise, which is the only equipment that would produce sound that other businesses allowed would not have. He felt it was a good project. Commissioner Cartwright was opposed to two fences as safety issue since they would screen activities from both the residential and the business. Chairperson Moore felt the berm was a good

idea and not too much to request. He hoped the applicant would agree to add a berm. Mr. Shadid indicated the berm at the Moore location was already in place and there was no fence for the adjacent mobile home park in Moore.

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

AYES: Members: Moyer, Cartwright and Hoose

NAYS: Members: Lee and Chairperson Moore

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 6:30 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission