

**EDMOND PLANNING COMMISSION MEETING**

**Tuesday, February 7, 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, February 7, 2012, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, and Mark Hoose. Lydia Lee 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 January 17, 2012 Planning Commission minutes.**

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

AYES: Moyer, Hoose, Cartwright and Chairperson Moore

NAYS: None

The next item on the agenda was **Case #PR090013 Consideration of Final Plat Extension of Covell Village Office Park, located on the west side of Kelly Avenue, south of Covell Village Drive. (Derek Turner)**

Earnest Isch is requesting that the final plat for this "D-3" PUD zoned office park be extended for two years. No work has started on this final plat. The City of Edmond is now in the process of improving Kelly, in front of this property. The design for Kelly includes a median south of Covell Village Drive. The Addition contains nine lots. There will be a center driveway for inter-connecting access within the plat. Full City utilities will be extended by the developer for each lot. This plat was approved by the City Council on August 24, 2009 and there are no changes from the original approval.

Earnest Isch was present, representing the applicant. No one appeared in objection.

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

AYES: Moyer, Hoose, Cartwright and Chairperson Moore

NAYS: None

The next item on the agenda was **Case #Z12-00005 Public Hearing and Consideration of Rezoning from "G-A" General Agricultural District to "A" Single Family District, located on the east side of Coltrane Road, approximately one-quarter mile south of Sorghum Mill Road. (Coffee Creek Partners, LLC)**

Coffee Creek Partners, LLC is requesting rezoning of 40.01 acres, north of the existing Centennial Addition. In the past, the owner has had 31.44 acres zoned for the first phases of the Addition. Phase I of the Addition contains 37 lots and as of December 31, 2011, 11 building permits have been issued. The owner has two more phases planned

over the next year or so. The Edmond Plan has projected this area for Single Family usage. This location is within the Coffee Creek drainage basin and can be served by City water and sanitary sewer lines. Other development in the area includes Centennial Elementary School, the Walnut Ridge Addition to the west, and phases of the Iron Horse Ranch Addition, just south of the Walnut Ridge Addition. The developer has submitted a tentative conceptual street plan for how the lots and streets would be laid out for Phases II and III of this Addition.

Brian Coon was present, representing the applicant. Mr. Coon indicated that the owner purchases the property that has been optioned when they are ready to develop a new phase of Centennial. The development is expected to continue further north in the future.

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

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

The next item on the agenda was **Case #Z12-00003 Public Hearing and Consideration of Edmond Plan Amendment from Single Family to Two-Family, located on the northwest corner of Bigbee and Thatcher, west of the BNSF Railroad tracks. (Al Albahadily)**

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

1. Infrastructure: City water and sewer are adjacent to the property. There was a house on this parcel several years ago. A duplex would be compatible with the utilities that are available.
2. Traffic: Thatcher serves as a collector street since it is one of the few crossings of the railroad in the northern part of downtown. There are no traffic counts on Bigbee or Thatcher. Thatcher would still be classified as a residential collector street.
3. Existing zoning pattern:  
North – “A” Single Family  
South – “E-1”  
East – Railroad and “C-3”  
West – “A” Single Family
4. Land Use:  
North – “A” Single Family  
South – Single family and Coy’s Wrecker  
East – Undeveloped  
West – Single Family
5. Density: Two units on at least 7,000 square feet. 7,425 square feet is available.

6. Land ownership pattern:  
North – Small single family lot  
South – 5 acre tract  
East – 10,000+ square foot  
West – Small single family lot
7. Physical features: The lot has been cleared of a previous home.
8. Special conditions: None
9. Location of Schools and School Land: The nearest school is Ida Freeman
10. Compatibility to Edmond Plan: This use is not a major increase in intensity from the Edmond Plan because of the other uses and zoning that have been established in the area. There are at least 15 lots in Sterling Pointe that create a more substantial impact to traffic in the area than this one additional unit. All of Thatcher should not be seen as suitable for duplexes because of this approval. This tract is on the edge of the Addition near the railroad tracks.
11. Site Plan Review: No site plan is required for “B” Two-Family

Al Albahadily was present. Ethan Allen, 100 West Wayne, spoke in opposition, stating that this is a single family area and there should be no increase in density; that each density stresses the roads and sewer capacity and lowers the property value. Mr. Cartwright indicated that he appreciates the owner’s concern, but this parcel is near the railroad tracks and is a better fit than single family and is consistent with the zoning practice in the area.

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

AYES: Cartwright, Hoose, and Moyer  
NAYS: Chairperson Moore

The next item on the agenda was **Case #Z12-00004 Public Hearing and Consideration of Rezoning from “A” Single Family to “B” Two-Family, located on the northwest corner of Bigbee and Thatcher, west of the BNSF Railroad tracks. (Al Albahadily)**

Mr. Albahadily is requesting that one lot at this location be rezoned for a duplex. The lot is currently vacant. The lot contains 7,425 square feet and is 55 feet by 135 feet. The property to the south is zoned “E-1” General Commercial. The property to the southwest is known as the Sterling Pointe Addition and contains mostly duplexes, although there are several homes in the Addition. East of the railroad tracks, on the north side of Thatcher, is a “C-3” High Density Multi-Family parcel. The railroad owns all of the property east of Bigbee Drive. Based on the pattern of zoning that has been established, this request is reasonable. There is no reason to continue duplex zoning throughout the

Bigbee Addition further west. This location is on the edge of the Addition and there is already a mix of zoning that has been approved further west, on the south side of Thatcher.

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

AYES: Cartwright, Hoose, and Moyer

NAYS: Chairperson Moore

The next item on the agenda was **Case #SP12-00001 Public Hearing and Consideration of Commercial Site Plan approval for a 4,200 square foot medical office building, located on the west side of I-35, approximately one-eighth mile south of Fox Lake Lane. (Mercy Health Systems)**

David Tew, with Mercy Health Systems, is requesting a 4,200 square foot office building that will be portable construction. While the building is portable, it will meet all of the I-35 Corridor standards. David Tew is providing that the building will remain on the property for only 18 months. The land is being leased by Jim Tapp. There is no plat or deed approval requested. A letter has been provided, documenting the temporary placement of the building. The benefit of the temporary office for Mercy Health Systems is that it can be re-used at another Mercy site.

Planning Department comments:

1. Existing zoning – “F-1” Light Industrial
2. Setbacks – Front setback is seventy-six (76) feet from the property line on I-35. This exceeds the City Code standard and would align with the larger building planned to the north of this building. Side and rear property lines are several hundred feet from this building.
3. Height of buildings - 20 feet
4. Parking – Twenty-six (26) spaces. Based on the 4,200 square foot building, 21 spaces would be required.
5. Lot size – 35,550 square feet. The site will meet the full 15% landscaping and the 40 plant units standard required for I-35.
6. Lighting Plan – No light poles will be constructed for this building, therefore no plans have been submitted. Engineer David Jones or David Tew, with Mercy, will re-state this at the meeting if preferred.
7. Signage – The ground sign will be temporary and will be removed the same day that the building is removed from the property, after an 18 month period. The sign will be no more than six (6) feet tall, 42 square feet. It will be located at the entry drive, north of the building.

8. General architectural appearance – The building is a commercial, portable building. The building will meet all Commercial Building Code and Fire Code standards. All ADA standards, as to the parking spaces, ramp, bathrooms, and all other requirements will be met. The structure will have a flat roof. The HVAC will be located on the exterior wall to the building. There will be no HVAC units on the roof. The exterior of the building is wood, other than a metal fascia around the top of the building. The building will have no EFIS material. The I-35 Corridor states the following: “Buildings at this location shall be brick, rock, stone, wood, or a combination of these materials. If EFIS is used, it shall not consist of more than 15% of the exterior finish.” This standard has been met. While portable buildings often have a metal exterior, the exterior finish will be wood siding.

9. Sensitive borders – Does not apply to this building. All the land surrounding this property, within 300 feet, is zoned commercial or Industrial or is the I-35 right-of-way.

10. Mechanical equipment – Mechanical equipment will be located on the side of the building, not on the roof or ground.

11. Fencing/screening – No sight proof fencing will be installed for this building; none is required.

Engineering Department comments:

12. Driveways, access management and paving – The driveway to this building will be the same driveway connecting the I-35 Frontage Road to the Tapp building. There will be no access to Fox Lake Lane for this building. There will be no improvements to the Frontage Road for left turn or right turn lanes, since the trip generation for a 4,200 square foot office building does not justify those lanes. There are no variances to the access management standards requested by this application.

13. Water and wastewater plans – Mr. Tapp is arranging for the proper tests of the water lines that have been installed, as originally started with the Fox Lake project. A new eight inch water line will be installed along the new driveway, extending from the frontage road and a new fire hydrant will be installed in the northeast area of the building site. The building may also need to be fire sprinkled, based on the arrangement of the numerous offices.

14. Drainage detention and grading – Drainage detention has already started for the Fox Lake project. The detention has been evaluated to meet Edmond Codes. This particular property does not drain into the lake on the west side of the property.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – The full requirements of the Building Code and Fire Code will be met, including the installation of a fire sprinkler system, if necessary.

Urban Forestry comments:

16. Landscape Plan:

Landscaping - <u>Lot area = 35,550 sf</u>	<u>Landscape provided on plans submitted</u>
15% of lot = 5,332.5 sf	SP Landscape area = 15,671 sf
Total PU required = 853 PU	SP PU within frontage = 432 PU
Evergreen PU required = 341 PU	SP Evergreen PU = 344
PU within frontage required = 427 PU	SP Frontage Area = 5,125 sf
Frontage area required = 2,666 sf	SP Total PU = 1,052 sf

Is a landscape sprinkler system provided? Yes

Waste Management comments:

17. Refuse facilities – It is recommended that the dumpster enclosure on the northwest portion of the property have brick columns with wood fencing and a site proof gate.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location.

David Jones spoke, representing Mercy Health. Barry K. Moore asked when they first considered the temporary offices and Mr. Jones indicated approximately two months ago. Mr. Moore indicated that he wished the hospital had reached out to describe their project to neighboring areas. David Jones indicated the new facility would be moved in 18 months and that the dumpster enclosure and signage would be removed. Walter Jenny asked what safeguards there are to make sure that the office is removed in 18 months. The Planning staff indicated that is why the item will be discussed at the City Council meeting, to explain all the qualifications. City Attorney Steve Murdock indicated that the City would inform Mercy in advance of the deadline regarding their commitment to move the building. Barry K. Moore was aware that Mercy had gone to a lot of effort for their original location south of 15<sup>th</sup> Street to involve people and he wished there had been more information earlier than two months ago.

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

AYES: Cartwright, Hoose, and Moyer

NAYS: Chairperson Moore

There was no New Business.

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

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

Meeting adjourned at 5:50 p.m.

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Barry K. Moore, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission