

EDMOND PLANNING COMMISSION MEETING

Tuesday, March 6, 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, March 6, 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 February 21, 2012 Planning Commission minutes.**

Motion by Moyer, seconded by Hoose, to approve the minutes as written. **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 #PR12-00006 Consideration of Final Plat of Old Towne Lofts of Edmond, Blocks 6 and 7, located on the west side of Fretz, 660 feet south of West Edmond Road. (SDF Construction, LLC)**

The owner of Old Towne Lofts, Steven Frakes, is requesting approval of nine more lots in this development. The property is zoned "E-1" General Commercial PUD, with a Specific Use Permit for the multi-family usage. To date, the development consists of eight units and eight undeveloped lots. All of the improvements have been completed for this PUD. City water is available. Sanitary sewer, drainage detention, the private access drive and fencing were completed with the very first phase. The developer chooses to plat, adding lots as the market is most favorable, rather than final platting all the Blocks, not knowing the status of market needs. There are five more Blocks to be developed. All of the utilities are completed and have been accepted. The final plat is being submitted to provide for the legal description of the property prior to a building permit. Old Towne Lofts consists of Blocks 2 and 3, containing the eight units that have been completed. Old Towne Lofts, Blocks 4 and 5, contain an additional eight lots, and no building permits have been requested on those at this time. Blocks 6 and 7 will position another nine lots for development in the future.

Mark Farris was in attendance representing the applicant. 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 #PR12-00002 Public Hearing and Consideration of Preliminary Plat of Centennial at Iron Horse Ranch II, located on the east side of Coltrane, just over one-half mile north of Coffee Creek Road.**

(Coffee Creek Partners, LLC)

Dee Greninger, with Coffee Creek Partners, LLC, is requesting plat approval of a single family Addition as another phase of Centennial at Iron Horse Ranch. The new phase contains 31 lots on 13.29 acres. Centennial at Iron Horse Ranch I contains 37 lots on 9.86 acres; 11 building permits have been issued to date. A 2.49 acre parcel is common area for drainage detention. The lot size is generally 75 feet x 120 feet or 9,000 square feet; some of the lots are 70 feet x 120 feet or 8,400 square feet. The Addition will be served with City water, wastewater, sanitation, Edmond Electric, and police and fire protection. The first phase of Centennial at Iron Horse Ranch is located to the south; the Walnut Ridge Addition is located to the northwest, and Iron Horse Ranch, Section V is located to the west. Centennial Elementary School is located one-eighth mile to the south. There is one access to Coltrane from Phases I and 2, containing 114 lots. Autumn Hollow Road will need to extend west and connect to Coltrane in the next phase of Centennial. The City has not adopted a policy or passed an ordinance regarding the number of lots served by one entry/exit street but with 114 lots for Phases I and 2, the Planning Department believes an additional street will be needed with Phase 3. Seventy (70) feet of right-of-way has been provided along Coltrane, matching the Transportation Plan. The plat establishes 20' building lot lines for the front setbacks. A walkway has been set aside to the Centennial School in Phase I. Sidewalks will be constructed along each street, in addition to the Coltrane widening section. There is also an off-street path adjacent to the homeowner's parcel in the northeast corner of the Addition. All of the streets in the Addition are public.

Bryan Coon was in attendance representing the applicant. No one appeared in objection.

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

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

The next item on the agenda was **Case #PR12-00004 Public Hearing and Consideration of Preliminary Plat of Belmont Park III, located one-half mile north of Coffee Creek Road and one-half mile east of Kelly Avenue. (Wayne Sadeghy)**

Developer Wayne Sadeghy is requesting final plat approval of the last phase of the Belmont Park Addition. The final plat is submitted with the preliminary plat. Notices have been given to property owners within 300 feet of the preliminary plat boundary and the Homeowner's Association has been notified by the developer since a second stub-out street to the north property line is not recommended by the Association. The land to the north is undeveloped and owned by Don Terrell who is developing the Kelly Lakes Addition. There is already one connecting street between Kelly Lakes and Belmont Park, which provides pedestrian, vehicle, and waterline connection between the two areas and pedestrian access to Cross Timbers Elementary School.

Belmont Park III contains 66 lots on 25.9 acres. The Addition will be served with public streets, City water and wastewater, private drainage detention, and City police, fire and solid waste collection. The final plat covers the same area as the preliminary plat on 25.9 acres, including 66 lots. Common Area "A" serves as open space and detention and is marked as a drainage easement. The developer considered a stub-out street to the north, but Belmont residents preferred the three cul-de-sac design. Homeowner Association improvements are planned in Belmont Park III, on or next to Common Area "A", and there is already a connecting street, Crusader Avenue, to the north connecting Kelly Lakes Addition.

Keith Beatty was in attendance representing the applicant. Commissioner Cartwright asked City Engineer Steve Manek the pros and cons of not stubbing out the street. Mr. Manek indicated there is already a connecting street so the stub-out is not critical. Lynn Bauman of 4716 Crusader Avenue wanted to know why the developer was adding another phase when there are 50 or more vacant lots in Belmont Ridge and wanted to know a time frame for starting work on the new section. Keith Beatty indicated Belmont Ridge contains smaller lots and currently has only 9 vacant lots and the Belmont Park III phase will have larger lots. Commissioner Lee thanked the applicant for his willingness to work with the Homeowner's Association and address their concerns.

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 #PR12-00003 Consideration of Final Plat of Belmont Park III, located one-half mile north of Coffee Creek Road and one-half mile east of Kelly Avenue. (Wayne Sadeghy)**

Engineer Earnest Isch is representing Wayne Sadeghy in requesting final plat approval of the final section of Belmont Farms Addition. Previous phases include, as of January 12, 2012:

A) Belmont Park	34 acres	75 lots – 61 permits
B) Belmont Park II	12 acres	34 lots – 23 permits
C) Belmont Ridge	10 acres	31 lots – 16 permits
D) Belmont Ridge II	23 acres	77 lots – 32 permits
E) Belmont Village I	20 acres	<u>39 lots – 38 permits</u>
		256 lots – 170 permits

This property is zoned "A" Single Family. The area to the north is the Kelly Lakes development. The land to the east is zoned "F-1" Light Industrial. The land to the south is already developed as Belmont Farms. Cross Timbers Elementary School is located northwest of the Belmont Farms neighborhood. This phase of Belmont Park contains 25.95 acres and 66 single family lots. The lot size is generally 80' x 125' (10,000 square feet) or 85' x 125' (10,625 square feet). All of the lots will be served with City water and wastewater lines, Edmond Electric and Solid Waste collection. All the streets in the

Addition are public; there are no gates in this Addition. Common Area "A" is homeowner's property and serves as a drainage easement.

Keith Beatty was in attendance representing the applicant.

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 #SP12-00002 Public Hearing and Consideration of Carsmetics Auto Body Shop Site Plan, located at 3701 South Broadway. (Fred Krapff)**

Planning Department comments:

1. Existing zoning – "F-1" Light Industrial
2. Setbacks – 55 feet from the front property line on Broadway; 18 feet from the north property line; 65 feet from the south property line; 118 feet from the west property line, toward the railroad tracks.
3. Height of building - 17 feet
4. Parking – 15 parking spaces are provided; building is 6,494 square feet. This development is using an office warehouse type parking standard since the public is not permitted in the work areas, paint booths, etc. The parking meets the Municipal Code.
5. Lot size – 40,300 square feet
6. Lighting Plan – Lights have already been installed on the property. This used to be a car dealership. No light poles are being added or changed. The lot is all paved. The building to the south is now used as a granite sales facility.
7. Signage – There has been a deed certification for the lot, so the owner is eligible for a new ground sign. The owner qualifies for a 20 foot tall sign, 75 square feet per side, located outside of utility easements, based on the separate ownership. There will also be wall signs. The wall sign on the front of the building can be 94 square feet and the wall sign on the south side of the building can be 150 square feet, based on the wall length and setback of the building.
8. General architectural appearance – The building has a flat roof and is constructed of split face block, with a composite siding around the top of the building. Mechanical will be screened by the roof height compared to the highest point of the façade. The height is 17 feet. The front of the building does include glass and metal panels, as well as the southeast corner of the building. The curved metal panels are architectural in character.

A similar treatment was used for the Mercedes repair on the east side of Kelly Avenue, north of 33rd Street.

9. Sensitive borders – There are no sensitive borders.
10. Mechanical equipment – Located on the roof.
11. Fencing/screening – None

Engineering Department comments:

12. Driveways, access management and paving – Carsmetics will share a driveway with the existing business to the south, so no new driveway will be required for this business. Existing driveway meets the access requirements.
13. Water and wastewater plans – Available to the site and adequate to serve the use.
14. Drainage detention and grading – Will be maintained in existing condition. Stormwater detention will be shared with adjacent property. An existing detention basin is to the west. That owner, Commonwealth Investment, has submitted a surface, drainage, and detention agreement.

Building and Fire Code Services comments:

15. Applicable Building Code and Fire Code – The building is not planned to be fire-sprinkled, but does meet the Fire Code, based on the building construction materials and setbacks. The owner has had lengthy discussions with the Fire Department about the water-based paint, which minimizes fire hazard and the paint booth design on the interior of the building.

Urban Forestry comments:

16. Lot area = 40,300 sf
% required = 10%

Evergreen PU required = 129
SP Landscape area = 4,920
SP Frontage Area = 3,120

SP Total PU = 398
SP PU within frontage = 244
SP Evergreen PU = 170

Is a landscape sprinkler system provided? Yes

Ryan Ochsner reviewed the landscape plans and submitted the above calculations.

Waste Management comments:

17. Refuse facilities – There will be a fenced in yard on the west side of the property and the dumpster enclosure is located within that area. All of the lot is currently paved, since it was previously a used car lot.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location. The .93 acre tract will have to be platted, meeting the subdivision code and easements will be provided for electric service.

Motion by Cartwright, seconded by Lee, to continue this request until the April 3, 2012 Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 5:42 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission