

EDMOND PLANNING COMMISSION MEETING

Tuesday, April 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, April 3, 2012, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer and Lydia Lee. Commissioner Mark Hoose 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 March 6, 2012 Planning Commission minutes.**

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

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

NAYS: Members: None

The next item on the agenda was **Case #DD12-00002 Consideration of Deed Certification for two lots located south of Covell Village Drive, west of Kelly. (Turner and Company)**

Engineer Earnest Isch is requesting a lot split or deed certification for two lots that are part of the Covell Village Office Park development located south of Lowe's on the west side of Kelly. This property is zoned "D-O" Suburban Office PUD and has been platted as the Covell Village Office Park. The subdivision improvements for the plat are not complete at this time and the owners would like to be able to divide the property for sale prior to the plat. This commercial property is required to be platted so there is no change in what has been previously approved with the final plat of this addition. There have been no site plans approved at this time for any buildings. BancFirst would own the smaller lot on the southwest corner of Covell Village Drive and Kelly containing just over 39,110 square feet. The larger parcel is 4.23 acres and would be divided in to 8 lots when the plat is completed. The option to have the deed certification prior to the plat being recorded and the improvements completed is a step that owners can add to their review process to allow properties to be sold. This has been done at various locations, Carsmetics is proceeding with their site plan and will bring a plat prior to occupancy. They have already received deed certification.

The BancFirst lot will not have drive openings on Kelly or Covell Village Drive. There is a median on Covell Village Drive. There will be a new cross-access drive and parking area built through the project allowing interior access. One drive approach is planned on Kelly. There will also be a water line looped through the project along the driveway parking area and a sanitary sewer line will extend through most of this common access in order to serve the lots. All the requirements have been met for the deed certification for the two lots.

Earnest Isch was in attendance representing the applicant. Commissioner Lee asked City Engineer Steve Manek about the driveway planned for the BancFirst site. He indicated the driveways were over 200 feet apart and had been approved on the PUD Master Plan because of the “no left turn” status in to the property northbound on Kelly since there will be a raised median once the current work is completed. He indicated there would be one other driveway into the overall project. It was noted there had been no site plans approved.

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 Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #DD12-00001 Consideration of Deed Certification for two lots on Bobwhite Trail located approximately ½ mile south of Sorghum Mill Road, ¼ mile west of Santa Fe. (Pete Reeser)**

Commissioner Moore asked that this item be moved to the end of the meeting to give Mr. Reeser time to appear.

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. There will be at least one bicycle parking rack; this may serve employee needs.
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. The paint booth area will include a fire sprinkler system as required.

Urban Forestry comments:

16. Lot area = 40,300 sf

% required = 10%

	Landscape area required: 4030
	SP landscape area: 4920
Frontage area required: 2015	SP frontage area: 3120
Total PU required: 322	SP total PU: 398
PU within frontage required: 161	SP PU within frontage: 244
Evergreen PU required: 129	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. The Sanitation Department has approved the dumpster location. There will be a new concrete approach added in front of the dumpster, the paving is now asphalt.

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.

Mr. Fred Krapff and Larry Herzel were in attendance representing the application.

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 Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #PR12-00007 Consideration of Final Plat for Creekside Village II, located north of Dooley Farms Lane, one quarter mile north of West Edmond Road. (Creekside Village II, LP)**

Meg Conine is submitting the final plat of Creekside Village II senior housing located on Dooley Farms Lane north of Edmond Road. This project has received site plan approval and consists of 72 units built as four-plex structures. Cassidy Drive is on the west side of this project and is an easement providing for a future public street with 90 feet of right-of-way and a utility easement for a future water line connection. The street would not be fully improved until Mr. Robert Cassidy establishes a project to the north on 40 acres that he owns in the southeast quarter of this section. In order for the road to be extended to the north, drainage improvements will need to be completed. This project will contain 18 buildings constructed on 7.64 acres. This is a re-plat of Lots 1, 2 and part of Lot 3 all in Block II of the Dooley Farms Office Park addition. The property is zoned "C-2" Medium Density Multi-Family and would represent 9.47 units per acre. This plat documents all of the easements needed for this development. There is a 20 foot building line established along Dooley Farms Lane. Sidewalks will be constructed along Dooley Farms Lane and

they will be located one foot away from the property line, not adjacent to the curb.

Clyde Wilkens with Coon Engineering was in attendance representing the application.

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 Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z12-00006 Public Hearing and Consideration of Rezoning from "E-1" General Commercial PUD to "E-1" General Commercial PUD for a single purpose use as a cell tower located just less than ¼ mile west of Coltrane on the west side of the Coltrane Mini Storage at 2616 Coltrane Place. (Branch Towers LLC) This item has been continued to the April 17, 2012 Planning Commission meeting at the request of the applicant.**

Motion by Moyer, seconded by Cartwright, to continue this request until the April 17, 2012 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #DD12-00001 Consideration of Deed Certification for two lots on Bobwhite Trail located approximately ½ mile south of Sorghum Mill Road, ¼ mile west of Santa Fe. (Pete Reeser)**

Mr. Reeser was unable to attend the meeting to represent the deed certification.

Motion by Lee, seconded by Cartwright, to continue this request until the April 17, 2012 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: Members: None

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 5:40 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission