

EDMOND PLANNING COMMISSION MEETING

Tuesday, May 15, 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, May 15, 2012, in the City Council Chambers at 20 South Littler. Other members present were Robert Rainey, Bill Moyer, Mark Hoose and Kenneth Wohl. 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 May 1, 2012 Planning Commission minutes.**

Motion by Rainey, seconded by Wohl, to approve the minutes as written. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Rainey, Wohl, Hoose, Moyer 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 Commercial PUD for a cell tower located approximately one-quarter mile south of East Second Street at 2616 Coltrane Place. (Branch Towers LLC) This item has been continued indefinitely at the request of the applicant.**

Commissioner Rainey asked what an indefinite continuance involved. Chairperson Moore indicated there would be new notices to property owners, new hearings scheduled and a new set of plans if necessary. The item could not move forward without coming back to the Planning Commission without all of the application requirements being met.

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

AYES: Members: Hoose, Wohl, Moyer, Rainey and Chairperson Moore
NAYS: Members: None

The next item on the agenda was **Case #DD12-00004 Consideration of deed certification for 9 lots located south of East Second Street, one-half mile east of Hiwassee Road. (Andy Carpenter)**

Mr. Carpenter is scheduled for the May 14th City Council meeting for a rezoning from "G-A" Agricultural to "R-1" Rural Estate. If the rezoning is approved, he plans to continue with his 2+ acre lot development known as Arcadia Ridge. He has selected the street name "Carpenter Trail". He has discussed service with Edmond Electric to extend lines to the development. He is considering a gated access and will meet the Fire Department's requirements if he chooses to proceed with that improvement. The 9 lots requested for deed approval are as follows:

- Tract A: 2.356 acres
- Tract B: 2.771 acres
- Tract C: 2.376 acres
- Tract D: 2.420 acres
- Tract E: 2.071 acres
- Tract F: 2.071 acres
- Tract G: 2.070 acres
- Tract H: 2.238 acres
- Tract I: 2.485 acres

The lots all meet the minimum lot size and are not located within a floodplain.

Mr. & Mrs. Carpenter were in attendance representing the application.

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

AYES: Members: Moyer, Hoose, Rainey, Wohl and Chairperson Moore
NAYS: Members: None

The next item on the agenda was **Case #SP12-00004 Public Hearing and Consideration of Site Plan approval for Enclave Apartments located north of Covell Village Drive, one-eighth mile west of Kelly. (SC Bodner Company)**

Planning Department comments:

1. Existing zoning – “C-3” High Density Multi-Family PUD. This property includes the detention area and the property to the south. 141 units are planned on 10.46 acres
2. Setbacks – The minimum setback on Covell Village Drive is 25 feet. The nearest building to Covell Village Drive is 40 feet. The setback on the east is 70 feet. The detention area is located to the west of the pad site, the setback to the detention area is 60 feet. The setback to the north adjacent to the pond is 55 feet. There is an oil well to the east and approvals have been by Baron Exploration for locating near the well, those approvals were granted the first time and are still in effect.
3. Height of buildings – 64 feet. The building is four stories.
4. Parking – 267 parking spaces are provided plus three bicycle parking areas. This project is not student oriented housing where the rent and parking spaces are based on a per bed basis. The bedroom breakdown is as follows:

<u>UNIT</u>		<u>ORIGINAL</u>	<u>REVISED</u>
One bedroom	48	52	
One bedroom with den		28	26
Two bedroom	67	51	
Three bedroom		6	12
Total		149	141

5. Lot size – The total ownership is 10.46 acres, including common area “S” which is the detention pond and Block 1, Waters Edge at Covell Village Final Plat. The area set aside for landscaping is 5.09 acres. The detention pond is developed to hold water on a regular basis.

6. Lighting Plan – A lighting plan has been submitted for the 15 foot tall lights, including the base. Foot candles are measured in the photometric plan submitted and the decorative lighting fixtures as used in Covell Village are also shown on the plan.

7. Signage – A sign specification has been submitted to identify the name Enclave in a brick structure with cast stone columns. This sign is less than 50 square feet, complying with the City code of 54 square feet. The height of the sign is 5 feet, 6 inches.

8. General architectural appearance – The building exterior is a combination of brick and cementitious siding with a pitch roof using composition shingles. The building code has changed from the first construction and there will be masonry fire walls extending through the roof at the required locations.

9. Sensitive borders – The areas to the south and west are zoned “A” Single Family, south of the 60 feet of right-of-way along Covell Village Drive. Locations divided by alleys and streets are not considered sensitive borders. The areas to the north and east are zoned commercial. The access is not gated. The dumpster is located on the interior of the project and is not visible from the street. The 15 foot tall lights do not produce more than 0.2 foot candles beyond the property line.

10. Mechanical equipment – Wall mount HVAC are required to be flush with the wall.

11. Fencing/screening – None other than the dumpster enclosure.

Engineering Department comments:

12. Driveways, access management and paving– No new driveways are planned. Both drives are located off of Covell Village Drive. All of the access management requirements have been met. The parking lot and original foundation will be redone.

13. Water and wastewater plans – Water and sewer lines are adjacent as extended by the plat. The Engineering Department indicates one of the water lines will need to be slightly modified. The footprint of the building is shaped a little differently than the first request.

14. Drainage detention and grading – Drainage detention is complete and has met all of the requirements.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –
Fire Sprinklers - The building will require fire sprinklers

Fire Flow - Approved

Fire Access - The site fire lanes on this property have been evaluated. The fire lanes are in bad condition, multiple areas have nothing left but dirt. The heavy usage of construction equipment during construction before the fire and the equipment used in the salvage and demo of the building after the fire has taken its toll on the fire lane compaction and hard surface. All paving will be redone to meet Fire Code standards during construction.

Fire Hydrants & Locations - Approved

No gates were shown or approved for this site.

The building will need to be constructed under the most current building and fire codes. This requires fire walls to extend through the roof area. The owner indicates there will be complete demolition of all of the materials currently left where the previous foundation was and the land will be refurbished for new foundations and utilities.

Urban Forestry comments:

16. Lot area = 22, 2145 sf

% required = 10 %

Landscape area required: 22,214.5

SP landscape area: 42,397

Frontage area required: 0

SP frontage area: 0

Total PU required: 1,777

SP total PU: 1,820

PU within frontage required: 889

SP PU within frontage: 916

Evergreen PU required: 711

SP evergreen PU: 1,040

Is a landscape sprinkler system provided? Yes.

Waste Management comments:

17. Refuse facilities – The trash compactor is located on the north side of the southern wing of the building so the building will screen the view from any street. There will also be an enclosure matching the brick on the building.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location, they already have services in the area. Some of the service may be modified by the bicycle parking racks that are being added.

Earnest Isch was in attendance representing the application. Mike Klein, Director of Construction for SC Bodner was also in attendance. Commissioner Moyer asked if all of the safety requirements had been addressed. Staff indicated that the newest building and fire codes were applied to this review and that the standards had been met. No building permit will be issued until the site plan is approved. Chairperson Moore asked if the issues with the first building had been resolved and if there was cooperation with the owner in meeting the code requirements. Staff indicated there had been several meetings with the owner and designers and that the meetings included addressing the past problems. The owners have indicated all the work will fully comply and all the required inspections are anticipated to address any City requirements. Mr. Isch indicated that the original footings will be removed and completely rebuilt, the fire lane will be constructed to meet Edmond Code, the swimming pool is being moved outside and the fire walls are being extended through the roof as the new ordinance requires. Commissioner Moyer asked how soon the new project would start. Mike Klein indicated that the plans should be completed and building permit reviewed within the next 90 days and construction should take 12 months. He further indicated the owner would follow the staff's direction in meeting all of the requirements to build a quality and safe project. Commissioner Rainey asked if anything had changed in the area since the original construction. Staff indicated that no zoning had changed, the grocery store to the north had been completed but nothing had changed that was proposed in the Planned Unit Development. Dan O'Neil of 101 Stoney Trail was concerned about the health and safety of the public. He indicated this was a unique building for Edmond with four stories, one building with interior access as the main access and he felt there could be at least 300-400 people in the building. He noted that this project crosses over between several of the codes that were originally in effect requiring City Council review and the newest codes which do not as well as the new site plan standards that apply. The other apartment complexes in Edmond have multiple buildings. He felt there should be full public discussion of this project. He felt like all of the staff concerns had not been addressed. He felt the City Council should see this item and that all issues should be dealt with properly. Mike Klein commented that the project meets all of the City standards and they had a neighborhood meeting through the Community Connections process and no residents had objected. Ed Moore with the Edmond Neighborhood Alliance commented he felt the architecture was not good. He asked what the rental rate would be and who the target resident was planned for this type of construction. Commissioner Moyer indicated the Planning Commission was concerned about the safety and compliance with adopted standards. The staff and the owners have discussed those issues and the inspections would be made as required. He indicated there would be an accountability of compliance through the City records. Commissioner Hoose indicated it was a unique project and he had confidence that staff and the contractors would meet the requirements. The City process allows for repeated and numerous inspections. Commissioner Rainey asked if the City Attorney had any reservations about this project from a procedural standpoint Mr. Murdock responded and stated this item was properly before the Planning Commission. Chairperson Moore commented that he felt all of the issues had been addressed and that everyone had been forthcoming as to previous issues and would continue to be cooperative for any problems, inspections or ordinance compliance for the new construction. He indicated that both Mr. Isch and Mr. Klein have indicated they will comply. It appears that the checks and balances of the project are in

place and if the public has any questions they can contact the City of Edmond. Dan O'Neil commended the owner for making the changes to comply with the new codes and he wanted to make sure the staff and owner were on the same page.

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

AYES: Members: Rainey, Hoose, Moyer, Wohl and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #SP12-00005 Public Hearing and Consideration of Site Plan approval for Beacon Homes office building located on the northwest corner of Bryant and Locust Lane. (Eric Thornhill)**

Planning Department comments:

1. Existing zoning – “D-O” Office PUD
2. Setbacks – Front setback-50 feet from the property line on Bryant, side setback-15 feet on Locust Lane, the property south of Locust Lane is already zoned “D-O”, rear setback 91 feet from the west property line.
3. Height of buildings – 30 feet tall
4. Parking – The parking is already installed for this project referred to as Stone Creek Plaza. 32 parking spaces are required for the 8,237 square foot building. Two bicycle parking racks will be needed. There are 33 spaces immediately in front or north of the proposed building. The remainder of the parking spaces will be used for a building planned to the north. There is the possibility of one additional small building to the west. The site is not over-parked for the plan. A bicycle parking rack will be added.
5. Lot size – 10,800 square feet
6. Lighting Plan – No new pole lights will be added to the site. There are 2 light poles already on-site for the Stone Creek Plaza office park.
7. Signage – The property is zoned “D-O” Office PUD. Office signs can be 6 feet tall, 50 square feet per side. Only one ground sign is permitted. Beacon Homes plans to purchase this property, qualifying them for a ground sign. Wall signs would be constructed at one square foot per each foot of frontage with each tenant having at least a 30 square foot sign.
8. General architectural appearance – The exterior finish of the building is brick and a brick treatment involving smeared mortar on the brick around the window area. Some of the exterior finishes will be stone. There are dormer windows on the north and south. The building is not a full two stories; there are two separate areas of 4-5 offices that are located in the dormer window areas upstairs. The roof is composition shingles with a 12/12 pitch on the main roof. The 8,237 square foot building will have a residential

character in terms of doors and windows. A small overhead door is planned on the northeast corner of the building.

9. Sensitive borders – This “D-O” PUD is adjacent to single family. The only sensitive standards are a sight proof fence on the west and a 25 foot setback for the dumpster location.
10. Mechanical equipment – Will be located on the ground because of the pitch roof.
11. Fencing/screening – A brick and wood dumpster enclosure will be located on the northeast corner of the site.

Engineering Department comments:

12. Driveways, access management and paving– The drive on Bryant has already been installed.
13. Water and wastewater plans – City water and sewer lines will be connected. Fire hydrants are already located on site.
14. Drainage detention and grading – All detention improvements have been installed and inspected for the Stone Creek Plaza plat.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – A fire sprinkler system is required for this building. The building is 8,237 square feet with approximately 9 offices upstairs

Urban Forestry comments:

16. Lot area = 10,800 sf

% required = 10%

Landscape area required: 1,080

SP landscape area: 4,361

Frontage area required: 0

SP frontage area: 0

Total PU required: 86

SP total PU: 90

PU within frontage required: 43

SP PU within frontage: 50

Evergreen PU required: 35

SP evergreen PU: 37

Is a landscape sprinkler system provided? Yes

Solid Waste comments:

17. Refuse facilities – Since there have been no uses established at the property; no dumpster service has been established. One dumpster will serve more than the 8,237 square foot building planned. A concrete area has been provided in the northwest corner

of the property. An enclosure consistent with the exterior of the building will be needed.

Edmond Electric comments:

18.Electric – Edmond Electric will serve this location.

Eric Thornhill was in attendance representing the application. He indicated that the roof line would match the construction in Thornbrooke to the east.

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

AYES: Members: Moyer, Wohl, Hoose, Rainey and Chairperson Moore
NAYS: Members: None

The next item on the agenda was **Consideration of Planning Commission appointment to Central Edmond Urban District Board.**

Motion by Hoose, seconded by Rainey, to appoint Kenneth Wohl as the Planning Commission appointment to the Central Edmond Urban Development Board. **Motion carried** by a vote of 4-1 as follows:

AYES: Members: Hoose, Rainey, Moyer and Chairperson Moore
ABSTAIN/NAYS: Members: Wohl

The next item on the agenda was **Election of Chairperson, who also serves on the Board of Adjustment, Vice Chairperson and Secretary of the Planning Commission.**

Motion by Moyer, seconded by Rainey, to appoint Barry K. Moore as Chairperson, Mark Hoose as Vice Chairperson and Robert L. Schiermeyer as Secretary for the Planning Commission. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moyer, Rainey, Hoose, Wohl and Chairperson Moore
NAYS: Members: None

There was no New Business.

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

AYES: Members: Rainey, Hoose, Moyer, Wohl and Chairperson Moore
NAYS: Members: None

Meeting adjourned at 6:15 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission