

EDMOND PLANNING COMMISSION MEETING

Tuesday, August 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, August 7, 2012, in the City Council Chambers at 20 South Littler. Other members present were Robert Rainey, Bill Moyer and Mark Hoose. Commissioner Kenneth Wohl was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Steve Spain, Engineering Plan Review Specialist; and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the July 17, 2012 Planning Commission minutes.**

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

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

NAYS: Members: None

The next item on the agenda was **Case #Z060048 Public Hearing and Consideration of Planned Unit Development Amendment for Bridges at Spring Creek, located east of Bryant Avenue and north of 15th Street. (Sooner Land Company, LLC)**

The Bridges at Spring Creek PUD was extended by the City Council on August 22, 2011 for a five year period and the Bridges at Spring Creek Site Plan was extended for 12 months beginning August 22, 2011. At this time, Sooner Land Company would like to amend their PUD which includes a separate application requesting a Specific Use Permit for a Reasor's grocery store on 9 acres in the southeast portion of the 25 acre PUD. There is no zoning change submitted with this request. The "D-1" Restricted Commercial (PUD) District does not allow a grocery store as a use permitted by right. Reasor's grocery store will include a pharmacy and Brad Goodwin with Sooner Land Company, LLC indicated on July 19, 2012 that the store would like to have approval to operate on a 24 hour basis. The plans indicate an 80,541 square foot store but the PUD would allow an expansion to 82,000 square feet. There will be a drive-through window for the pharmacy on the southwest corner of the building. With this PUD Amendment, the three additional buildings would include a 25,000 square foot store, a 10,000 square foot store and to the west will be a 10,800 square foot store. The total build-out of all commercial buildings in the Bridges at Spring Creek development will not exceed 127,800 square feet, not including the buildings south of Pelican Bay.

The following uses are prohibited in this PUD: gas station, convenience store and fast food establishment. No building will exceed 35 feet in height. At one time a tower/clock tower was planned at greater than 35 feet in height and that is no longer proposed; any architectural feature higher than 35 feet will be subject to City Council approval. Landscaping for the site will be measured at 25% of the total area and 15% of the area to be counted for the plant unit calculation.

With the approval of the amended PUD and Specific Use Permit and Site Plan, the original Site Plan, will no longer be applicable to this property. A new Site Plan would be required for the two buildings north of the grocery store (the 25,000 square foot building and the 10,000 square foot building) and the 10,800 square foot building located north of Spring Creek Plaza. Site Plans have not been approved for any buildings planned north of the BancFirst site south of Pelican Bay along Bryant.

At the November 9, 2009 City Council meeting, the site plan for the original Bridges at Spring Creek was approved with 12 conditions listed below in the City Council minutes:

1. The buffer north of Turtle Creek Commons Addition is extended along the entire boundary of the Addition into the detention area. The detention area was modified for this. Twenty feet of the 30 foot buffer is undisturbed and 10 feet is a landscaping area.
2. A six-foot tall fence will be constructed on the Bridges of Spring Creek side of the buffer area where there is also a retaining wall.
3. The dumpster enclosure shown north of Turtle Creek Commons has been relocated to the north adjacent to the east building.
4. The 45 foot tall tower will not be constructed and the maximum height of any building is 35 feet.
5. The landscaping requirement for this project is 25% of the site area and the points required for the plant units.
6. A two-foot to four-foot tall retaining wall will need to be constructed adjacent to the tree area to be preserved in the southwest part of the site near the existing home.
7. A speed bump will be constructed on the drive extending north from 15th Street approximately two-thirds of the way north of 15th Street.
8. The bridge over the tributary to Spring Creek nearest Bryant would not be constructed with the initial improvements which relate to the plat approval.
9. The plat improvements and the Final Plat is intended to be modified through a separate City Council meeting in order to consider the above ground detention. Soil would be removed from the proposed detention area and used to prepare building sites on Bryant along with the grading for the plat. All of this work is on the west side of the creek. The dirt will be taken to 15th Street from the proposed detention area and then Bryant to access the property.
10. The site to be dedicated next to Pelican Bay will need to be evaluated with the revised plat and is not being approved as part of the site plan extension request because there is insufficient information to determine the feasibility of the site.
11. If the Final Plat approved on April 23, 2007, is to be changed from the original approval, it will need to be reconsidered at a new hearing of the City Council.
12. Victorian lights on the entrance and WLS 386 style lights on the interior of the main project.

The design statement provides for 16 conditions for the entire Bridges at Spring Creek development. The appropriate conditions listed from the November 2009 City Council could be applied. Some of the conditions, such as #8 regarding the bridge, would not apply.

Chairperson Moore asked that a Community Connections meeting be considered and he understood there had been some discussion with the staff about this. Randel Shadid indicated he would be willing to have a Community Connections meeting. He stated that was the earliest they could have one, even though it would be after the Planning Commission meeting on the 21st but it would be before the August 27th City Council meeting. Randel Shadid indicated his item was an amended PUD to include the consideration of a grocery store use and to reduce the size of the buildings from the original Bridges at Spring Creek project. The plan is to have a 24 hour Reasor's grocery store. Mr. Shadid indicated that all of the conditions previously agreed to in 2009 would either be implemented, such as the bridge across Spring Creek or be part of this amended PUD. There would be no gas station, convenience store or fast food restaurants. A traffic study has been submitted and there is essentially no change to the traffic impact with the addition of a traffic light on 15th and a left turn bay. There will be access to Spring Creek and the owners are providing the necessary easements. Commissioner Moore asked what it meant in the statement that trees would be transplanted if possible. Randel Shadid indicated that was part of the original discussion. Only a certain size tree would be available for replanting and the number is not known. If the Urban Forester does not recommend transplanting, the tree will not be transplanted but the site will still have a 15% plant unit count rather than 10%. Debbie Powell of 1300 Mockingbird Lane asked about the signs. Randel Shadid indicated a monument sign would be constructed on 15th Street and wall signs would be placed on the building. Ms. Powell asked what a monument sign was. Staff indicated it was a sign no more than 8 feet in height. Darla Thomas of 1813 Hunters Ridge Road indicated she felt the new use was not a good use adjacent to her property, there might be more noise from the electrical equipment, the store would be open 24 hours and the drive in window was a new feature producing noise and light closer to her home. She preferred a brick fence over the wood fence. Ed Moore with the Edmond Neighborhood Alliance asked how much dirt would be needed and where it would come from. He indicated the 24 hour store would be a new feature for this Bridges at Spring Creek project. He thought there were better locations for a 24 hour business. He asked if this building would be a consistent design with Spring Creek Plaza or Spring Creek West. He indicated the building is a lot different from the original plan and what is built in the area. He asked who took the pictures. Staff indicated the applicant provided the pictures. He indicated the back of the building was bare and was not improved like the other buildings in the area. Brad Katzung of 2001 E. Preston Place indicated he owned 5 acres across the street to the south. He asked if there would be enough space for a left turn lane westbound at the traffic light so that his property could line up with the south side of the traffic light. Engineering Plan Review Specialist Steve Spain indicated there appears to be enough space for an east and westbound left turn. A westbound left turn would not be installed until justified. Larry Miller of 2709 Asheforde Oaks Boulevard also spoke representing the ENA. He asked if the City code allowed the new driveway on 15th Street to be located 15 feet from the existing drive. Staff indicated that was unique and the standard regarding the separation was not in effect until 2007. Mr. Miller asked if the pharmacy could be moved to the north side of the building. Dan O'Neil indicated the PUD provided for a variance from the 50% landscaping in the front yard standard and the front appears to be 15th Street. Randel Shadid indicated that the front of the building faces west but is over 1,000 feet from Bryant; that is why the 25% open space, 15%

plant unit standard was used to exceed the normal code. Commissioner Moore commented that he asked these questions often but usually does not get the answers on issues such as a brick wall rather than the stockade fence. He thanked the owner for the Community Connections meeting.

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

AYES: Members: Moyer, Hoose and Rainey Chairperson Moore

NAYS: Members: Chairperson Moore

The next item on the agenda was **Case #PR12-00012 Public Hearing and Consideration of Preliminary Plat of Bridges at Spring Creek, located north of 15th Street, on the east side of Bryant Avenue, adjacent to Spring Creek Shopping Center, and south of Hafer Park. (Sooner Land Company, LLC)**

Attorney Randel Shadid, SMC Engineering and Sooner Land Development are requesting preliminary plat approval covering 25.2 acres for five commercial lots, for the development known as Bridges at Spring Creek. This preliminary plat suggests the re-plat of one of the lots in Spring Creek West and that is reflected on this plat. The original Lot 1, Block 1 containing 3.49 acres will need to be vacated and that is a preferred action versus a lot split of Lot 1, Block 1 Spring Creek West. Access to the property will be from 15th Street and Bryant Avenue since the bridge across Spring Creek will also be completed with this plat. The Spring Creek Plaza shopping center is located to the southwest; Charles and Dolores Ramsey own the land east of Spring Creek Center, south of the subject property and north of 15th Street. Other owners to the south include Victoria Woods of Chappelwood Financial, Turtlecreek Commons and the Heritage Baptist Church. This property is zoned "D-1" PUD and one tract is zoned "E-1" PUD. The improvement plans consist of the construction of a bridge/driveway across Spring Creek, the extension of an 8 inch water main looping Bryant to 15th Street, extending around the proposed grocery store and looping around future buildings on the site. This water line will be adequate for fire sprinkler systems for the buildings that are planned and to maintain adequate water pressure. Sanitary sewer lines will be extended from the main along Spring Creek. Drainage detention will be completed on the east side of the development and will also be a common area maintained by all property owners. Cross access includes the following: 1. Connection with Spring Creek Plaza through Terril Zerby's property. 2. Cross access west to Bryant through the Spring Creek West addition and cross access to the south to 15th Street where the new traffic light will be installed. These access points are documented in the Traffic Impact Analysis submitted by TEC Engineering and are critical to the distribution of traffic through the site. The conclusions of the TEC Engineers are not valid without the connection and permanent cross access easements. The easements need to be filed of record at the Oklahoma County Courthouse and allow public traffic to access through Spring Creek Plaza in to the Bridges development and the reverse of that is also true. The City would review the easements with the final plat and site plan. Cross access easements will need to be provided from Terril Zerby and/or the Spring Creek Plaza ownership. Staff recommends that the access on to 15th Street serve as a cross access easement to the Chappelwood Financial property and to the Ramsey property which protects the traffic carrying

capacity on 15th Street so turning movements can be accomplished at a traffic light rather than at turn lanes or across lanes of traffic from 15th Street. The applicant is requesting a variance between the drive on 15th Street at the traffic light and the drive in to Chappelwood immediately east. That variance will be considered before the Edmond City Council.

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

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

NAYS: Members: None

The next item on the agenda was **Case #U12-00002 and Case #SP12-00011 Public Hearing and Consideration of Specific Use Permit to include a Site Plan for a Reasor's grocery store on "D-1" Restricted Commercial PUD, located just over 1,000 feet east of Bryant Avenue and just over 750 feet north of 15th Street. (Sooner Land Company, LLC) This item has been continued until the August 21, 2012 Planning Commission.**

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

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

NAYS: Members: None

The next item on the agenda was **Case #SP12-00012 Public Hearing and Consideration of Site Plan approval for a partial home conversion for a real estate office at 2101N. Santa Fe. (Darren Webb)**

Planning Department comments:

1. Existing zoning – "D-O" Suburban Office
2. Setbacks – Front yard setback 85 feet from the property line to the house, side setback to the house 72 feet, side setback to the north 53 feet, rear yard setback to the west 91 feet. The use of the property to the south is a cell tower site. The land to the immediate north and west is undeveloped.
3. Height of buildings – 24 feet
4. Parking – 4 parking spaces provided. The applicant has indicated that the house contains over 4,000 square feet. The house is already being used as a home and will continue to be used as a home. No more than 1,000 square feet will be used for office open to the public. Only 4 parking spaces are needed for a 1,000 square foot office. If the structure is to be used entirely as an office in the future, more parking would be needed and additional Fire Department requirements will apply so additional permits will be needed.

5. Lot size – 1.29 acres, 56,188 square feet
6. Lighting Plan – No light poles will be used on the property. The lighting will be on the building, similar to any homes in the area.
7. Signage – Mr. Webb does not plan for any sign at this point. He has indicated to staff that if he chooses to have the ground sign permitted by the zoning district, he will come back to the Planning Commission to request approval.
8. General architectural appearance – Mr. Webb is not planning any changes to the exterior of the home to give the appearance of a commercial building. The windows are not changing and the doors are not changing. Photos have been submitted to reflect the exterior since there are no changes. All of the colors and materials will be as seen in the photographs. Photographs are being used as the building plans since they most accurately reflect what the structure will look like.
9. Sensitive borders – Not applicable, the property is zoned Suburban Office. Other than parking there is little change being made to the site and there is more than minimum setbacks from all the property lines.
10. Mechanical equipment – The mechanical equipment is already located on the ground on the west side of the home.
11. Fencing/screening – No fencing is planned or required.

Engineering Department comments:

12. Driveways, access management and paving–The existing residential driveway will be modified to meet commercial construction standards with larger radii, a reinforced concrete pipe in the bar ditch area and a concrete drive approach. Sidewalks will not be provided for this project.
13. Water and wastewater plans – This property uses a water well and septic tank and that will continue.
14. Drainage detention and grading – Drainage report shows increase in runoff is less than 0.5 cfs. Staff is requesting that storm water detention not be required.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – Fire Sprinklers - Not required at this time, however as discussed with the owner Mr. Web the location is not very functional for an extended fire lane. This office and Mr. Webb have come to an agreement that the property would be fire sprinkled should it grow to 4000 sq ft of business offices use. No additional fire lanes would be required.

Fire Flow - Approved

Fire Hydrant location - Approved

Gates – There is a gate on the property. Fire Marshal Mike Barnes has indicated a “KNOX” gate switch can be added to allow Fire Department access.

Urban Forestry comments:

16. Lot area = 56188 sf

% required = 10%

	Landscape area required: 5618.8
	SP landscape area: 30250
Frontage area required: 2809	SP frontage area: 7750
Total PU required: 450	SP total PU: 580
PU within frontage required: 225	SP PU within frontage: 360
Evergreen PU required: 180	SP evergreen PU: 185

Is a landscape sprinkler system provided? An automatic sprinkler system is not anticipated. The residential yard is currently in good condition.

Waste Management comments:

17. Refuse facilities – Carts are okay however they will be required to set at curb by 7:00 am on collection day. Sometimes this is a concern with commercial facilities. Mr. Webb will continue with the residential hours of service.

Edmond Electric comments:

18. Electric – Mr. Webb pays his utility bill to OG&E. Edmond Electric is in contact with Mr. Webb regarding a change in service, particularly since there is a change in use or at least a partial change in use with 1,000 square feet of the building being used as a real estate office. OG&E requires Mr. Webb to request a change in service as the next step.

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

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

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

NAYS: Members: None

The next item on the agenda was **Case #U12-00003 Case #SP12-00014 Public Hearing and Consideration of Specific Use Permit to include a Site Plan for an expansion of Lighthouse Baptist Church located at 3717 N. Bryant Avenue. (Keith Stewart)**

Planning Department comments:

1. Existing zoning – “A” Single Family with a Specific Use Permit for the existing church.
2. Setbacks – The existing church is setback 96 feet from the center line and 42 feet from the front property line. The side yard setback to the south is 38 feet, the side yard setback to the north is 67 feet and the setback to the west is 136 feet.
3. Height of buildings – 30 feet to the top of the steeple, 35 feet is allowed in Single Family
4. Parking – 50 parking spaces are provided. The addition is 1,580 square feet. The total square footage of the church is 3,863. The church owns 3 acres of land but the addition is located on only 44,706 square feet. A church has been situated on the property for the last 25 years and gravel parking was accepted in the past. The seating in the church is 119. Only 40 parking spaces are needed for that number of seats.
5. Lot size – 44,706 square feet.
6. Lighting Plan – No new light poles are being added to the site.
7. Signage – No new signage is proposed.
8. General architectural appearance – The building addition is on the west side of the site and will continue with the same exterior finish as the existing church with wood siding and pitch roof. There is also a small addition to the front of the church.
9. Sensitive borders – The property surrounding the site is zoned residential, but so is the church. There is no extension of the church addition close to homes. The setback to the south is 38 feet. No changes are planned.
10. Mechanical equipment – Will be located on the ground with pitch roof construction.
11. Fencing/screening – No fencing is proposed.

Engineering Department comments:

12. Driveways, access management and paving– The existing driveway on Bryant will be retained as-is. Additional right-of-way is being granted along Bryant in accordance with the Transportation Plan.
13. Water and wastewater plans – The property operates with a water well and septic tank.
14. Drainage detention and grading – Detention has been provided in the southwest corner of the property.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –

The building is less than 4000 sq feet.

Fire Access - Approved

Fire Hydrants & Locations - None available at this time.

Urban Forestry comments:

16. Lot area = 44706 sf

% required = 10 %

Landscape area required: 4470.6

SP landscape area: 10425

Frontage area required: 2235

SP frontage area: 2450

Total PU required: 358

SP total PU: 407

PU within frontage required: 179

SP PU within frontage: 182

Evergreen PU required: 143

SP evergreen PU: 253

Is a landscape sprinkler system provided? This property is served with a water well and will continue with maintenance from the site. A sprinkler system would not be practical at this time.

Waste Management comments:

17. Refuse facilities – This existing location is currently using two carts and serviced on the residential collection route. There is no indication of an enclosure for a solid waste container enclosure so we assume the plan is to remain with the same service.

Edmond Electric comments:

18. Electric – Edmond Electric is currently providing service to the existing building. If the current service is not adequate to support the expansion project, the developer's contractor will need to coordinate with Edmond Electric's Service Crew for any alteration or upgrade. Charges for Edmond Electric's work may be incurred for any changes to service.

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

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

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

The next item on the agenda was **Case #SP12-00013 Public Hearing and Consideration of commercial Site Plan approval for a medical office building, located at 2109 Kelly Avenue. (The Offices at Covell Village, LLC)**

Planning Department comments:

1. Existing zoning – “D-3” Suburban Office PUD
2. Setbacks – From the property line on Kelly, 12 feet from property line, due to PUD. Building is not oriented to Kelly; no curb cuts per this lot. Side yard setback, 15 feet to the north; south property line is 46 feet; west property line is 53 feet.
3. Height of buildings - 24 feet
4. Parking – 17 spaces on subject property; 22 spaces required. Project will have inter-connecting parking, cross access driveways, and shared parking. Building is 5,550 square feet. Bicycle parking is added.
5. Lot size – 19,459 square feet; 0.45 acres
6. Lighting Plan – Photometric plan has been provided. Light poles do not exceed 24 feet in height, including base. Light fixtures are decorative.
7. Signage – One six foot tall, 42 square foot sign is permitted, plus wall signs.
8. General architectural appearance – Brick and stone veneer with a 6/12 pitched roof. Provides residential look to the building.
9. Sensitive borders – Not applicable. All of the surrounding land is zoned “D-O” Suburban Office PUD.
10. Mechanical equipment – Mechanical equipment is located on the ground, due to the pitched roof construction.
11. Fencing/screening – A dumpster elevation will be shared and is located just off-site to the northwest. No fencing at the site is required, due to the existing zoning surrounding the property.

Engineering Department comments:

12. Driveways, access management and paving – There is no driveway on Kelly for this particular building. The PUD plan provides for a common interior driveway with limited access on Kelly, meeting the driveway separation standard. Kelly is in the process of being approved adjacent to this site with a median and four lane traffic.

13. Water and wastewater plans – Water and sewer are adjacent to this site and were completed with the plat of Covell Village Office Park.

14. Drainage detention and grading – Drainage has been completed on an area wide basis for this PUD.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – Fire Sprinklers - The building is shown and approved with the use of fire sprinklers.

Fire Flow- The fire flow will need to be 1000 gallons per minute for 2 hours. With the added fire sprinklers the area can support this fire flow.

Fire Hydrant & Locations - Approved

Fire Access - Approved

Gates - No gates are shown; any gates in the future will need a gate permit.

Shall provide 3'-0" minimum from edge of flair to edge of sidewalk adjacent to flair.

Shall discuss handicap access inside building prior to submitting for building permit and building permit will be required to meet International Building Code standards prior to issuance.

Urban Forestry comments:

16. Lot area = 19459 sf

% required = 10%

Landscape area required: 1946

SP landscape area: 6161

Frontage area required: 973

SP frontage area: 2989

Total PU required: 156

SP total PU: 204

PU within frontage required: 78

SP PU within frontage: 154

Evergreen PU required: 62

SP evergreen PU: 88

Is a landscape sprinkler system provided? Yes

Landscape maintenance program description:

Waste Management comments:

17. Refuse facilities – The location for the solid waste container appears to be okay as long as it is constructed to the Edmond Solid Waste Enclosure Specifications.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location. The plat is still under construction so the electric plans are being evaluated for distribution within the plat which will allow this lot to be served.

Earnest Isch was in attendance representing the applicant.

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

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

NAYS: Members: None

The next item on the agenda was **Case#PR12-00018 Consideration of Final Plat of the Porches at Arbor Creek, Block 14 located on the east side of Saints Boulevard, one-half mile north of Second Street. (Raptor Development Group LLC)**

Raptor Development Group LLC is requesting that 6 more lots be approved for The Porches at Arbor Creek development east of I-35. This property is zoned multi-family and the subject block is located north of the clubhouse on Outerbanks Way. These six units will be single family attached homes on 26.5 foot by 100 foot lots. All of the utilities have been completed including water, sewer, streets and drainage. The property is zoned as a PUD and there are no changes to any of the standards that have been discussed with the Preliminary Plat or previous final plats. There is a 20 foot common area to the east of these lots, west of the Arbor Creek II addition. The plat contains 15,666 square feet or 0.35 acres. The plat is in order for approval.

Mark Farris was in attendance representing the applicant.

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

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

NAYS: Members: None

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 6:20 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission

