

EDMOND PLANNING COMMISSION MEETING

Tuesday, September 18, 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, September 18, 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 September 4, 2012 Planning Commission minutes.**

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

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

NAYS: Members: None

Commissioner Hoose left the room for the discussion of the Inspirada Preliminary and Final Plats.

The next item on the agenda was **Case #PR12-00015 Public Hearing and Consideration of Preliminary Plat of the Inspirada Addition, located on the north side of Covell Road, west of Asheforde Oaks and east of Autumn Ridge. (M & R Land Development, LLC)**

After the July 17th Planning Commission meeting, the Autumn Ridge residents contacted the City and indicated they had not received notice of the Preliminary Plat. Staff notified Blaine Sheffield, Engineer for the developer and he provided an updated ownership list and new notices were mailed on August 13th notifying of a September 4th Planning Commission meeting. Mr. Teuscher has asked that the Final Plat be scheduled for the September 18th Planning Commission meeting. There is no prohibition to that process so the final plat is being added as a companion item. A courtesy notice has been given to the residents within 300 feet since there is no notice for a Final Plat and the Preliminary Plat was continued to a date certain, maintaining the previous notice.

M & R Land Development, LLC is proposing a new Preliminary Plat for 62 single family homes on 15 acres. The lots are generally 60x101.87 feet or larger. The smallest lot is 6,000.21 square feet and some lots extend to 10,268 square feet. The streets are public. 90 feet of right-of-way has been provided on Covell as required for a parkway standard road and the developer plans to pay a fee in lieu of widening which has been the practice on Covell Road. The front setbacks are shown at 25 feet. The side yard setbacks will be 5 feet for one story homes, 8 feet for two story homes and a 20 foot rear yard will be required. A common area detention pond has been set aside on the north. A sanitary sewer line will be extended off site to the east and north to the Asheforde Oaks Addition to connect to the sanitary sewer. This sewer line will extend in to the backyard of the residents of Asheforde Oaks. The extension will be in a utility easement. An 8 inch water

line has been extended throughout the addition.

When the Planning Commission discussed this matter, Martin Teuscher spoke indicating he would provide a brick wall along Covell Road. This wall would be setback further from the center line than the adjoining Asheforde Oaks wall. He also agreed to a brick column and wooden sight proof fence along the boundary of the addition. The addition to the east is Asheforde Oaks, the addition to the west is Autumn Ridge. The land to the north is undeveloped and was discussed as another phase of Autumn Ridge involving zero lot line type homes. The Planning Commission also recommended that a 20 foot rear building line as required by the "A" Single Family zoning district has been placed on the plat to give property owners prior notice of where accessory buildings can be placed in accordance with the code.

Ray George from the Asheforde Oaks neighborhood spoke in opposition indicating the plat was not compatible with the surrounding area. He indicated the density was too high, the lot sizes were substantially smaller and the homes would be substantially smaller. He indicated there were no amenities for the addition, including a pool or greenbelt. He felt these were considerations that should be required for a good quality development. Diana Cartwright of 2833 Woodland Creek Drive also opposed the addition for similar reasons to Mr. George. She noted that all the trees would have to be cleared for this type of development. Judy Rutledge of 2312 E. Covell spoke in opposition. She was concerned about the traffic on Covell and the location of the driveways. She lived in an acreage development to the south and already has a difficult time pulling out of her driveway. Scott Barrett of 2925 Asheton Court indicated it would be his yard where the new drop manhole would be required which would be at least 50 feet by 35 feet and would be very disruptive to his yard. He was concerned that they could stay within the easement and access the property to construct the line. He noted this was all because two developers could not get together and agree to the better alignment of the sewer line to the west through the undeveloped portion of Autumn Ridge which had no immediate development plan. He indicated all the fences would have to be removed. Ed Moore asked if all of the agreements had been added to the final plat. Staff indicated they had been. Commissioner Moyer asked if the plat met the ordinance requirements. Staff indicated it did. Commissioner Rainey asked if there were any standards regarding the lot size density. Staff indicated there were not any written standards for transition areas between additions that have different characteristics. The only written standards relate to the setbacks and lot size. Chairperson Moore indicated he felt the plat was not designed properly and indicated he would not vote to approve the request.

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

AYES: Members: Rainey, Wohl and Moyer

NAYS: Members: Chairperson Moore

The next item on the agenda was **Case #PR12-00016 Consideration of Final Plat of the Inspirada Addition, located on the north side of Covell Road, west of Asheforde Oaks and east of Autumn Ridge. (M& R Land Development, LLC)**

Martin Teuscher is requesting approval of a 15 acre final plat, west of Asheford Oaks, east of the Autumn Ridge Addition, on the north side of Covell Road. This property is zoned "A" Single Family. The Addition would contain 62 Single Family lots, with the lot sizes being 6,000 square feet or larger. All of the lots will be served by City of Edmond water, wastewater, and Edmond Electric. A sanitary sewer line will be extended off-site, into Asheford Oaks, the nearest location for a sanitary sewer line. Utility easements exist on the west side of Asheford Oaks, for access. The sewer line will be drilled for some of the distance, to avoid disturbing all of the lots, but manhole locations will require work in the utility easement in the Asheford Oaks Addition. All of the streets will be public. Common Area "A" is a drainage detention area. Right-of-way has been provided along Covell, a distance of 90 feet from the centerline, to allow for the Covell Parkway in the future. The developer has placed the 20 foot building line on the backyard area of the lots to inform builders and future buyers of the minimum rear yard setback for any building, including accessory buildings. A brick column fence has been identified along the boundary of the Addition; the columns will have to be placed within the Inspirada lots. The Engineering Department will have to determine if there is an option to place them within the utility easement on the east side of the plat. A solid brick wall has been discussed along Covell Road. The fence and the wall were commitments made by Martin Teuscher.

The plats were discussed together, so the same objections regarding lot size, density differences, off-site sewer line placement when there were other options if the developers could work together applied to the final plat

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

AYES: Members: Wohl, Rainey and Moyer

NAYS: Members: Chairperson Moore

Commissioner Hoose returned to the room for the remainder of the meeting.

The next item on the agenda was **Case #SP12-00016 Public Hearing and Consideration of Site Plan approval for a 7-Eleven Convenience Store, to include a variance for a ground sign with electronic gasoline pricing, located on the southeast corner of Coltrane Road and East Second Street. (7-Eleven Stores, LLC)**

Planning Department comments:

1. Existing zoning – "E-1" General Commercial
2. Setbacks – The setback from the property line on Second Street to the building is 140 feet. The setback from the canopy on Second Street is 50 feet. The setback from the property line on Coltrane to the building is 110 feet. The setback from the canopy on Coltrane is 34 feet. The 7-Eleven store contains two tenant spaces and is a total of 7,343 square feet.

3. Height of buildings - 20 feet, 6 inches
4. Parking – There are a total of 37 parking spaces provided and six bicycle spaces provided, based on one space per every 200 square feet at 7,343 square feet.
5. Lot size – 7-Eleven currently owns 1.81 acres for development at this corner. They plan to grant additional land to the City as undeveloped to fit within the Willowood drainage solution. Their buildable area is 1.8 acres or 78,727 square feet. 7-Eleven is aware of the drainage plan proposed for Willowood in the immediate future. 7-Eleven is considering providing some land to the city as a part of the drainage improvements. The land would have to be identified as a drainage easement. In this case, it may be better if the land is owned by the city for drainage purposes.
6. Lighting Plan – The light poles are 24 feet in height and this height measurement covers the base, the pole and the light fixture. A photometric light pattern has been submitted for each of the light poles. There will also be wall packs on the building. The property to the south and west is developed as commercial. A tract of land to the east will be set aside as a drainage area related to the Willowood project. The northeast corner of the intersection is zoned for retail and office. There is no sensitive area near this location.
7. Signage – 7-Eleven would like to ask for a variance on the signage to allow for electronic gasoline pricing on the two ground signs allowed. The ground signs are 302 feet apart, meeting the 300 foot separation. One is on Coltrane, 41.9 square feet, 6 feet in height and the second sign is on East Second Street and is 20 feet tall, 73.7 square feet. Both signs have a brick base. **The only variance on the sign is the electronic pricing.** To date, there have been four variances on electronic gas prices; OnCue, Turbo Express, Fountain Oaks, and the Shell on Edmond Road.
8. General architectural appearance – The majority of the exterior materials is king size brick. There is some EFIS area where the signage is planned and the red, standing seam metal mansard. The roof is flat, but a parapet wall has been extended to block the mechanical.
9. Sensitive borders – Not applicable. Lot 2, Block 1 will be dedicated to the City of Edmond as a parcel of land for the Willowood drainage area. That is the only part of the subject property that is adjacent to multi-family zoned residential.
10. Mechanical equipment – On the roof, screened by the parapet wall.
11. Fencing/screening – Not applicable except for the dumpster location.

Engineering Department comments:

12. Driveways, access management and paving – One drive is proposed on Coltrane and one drive on Second. There is a median on Second Street, prohibiting left turn movements. The City Council has already approved the right-of-way standards and

driveway placement.

13. Water and wastewater plans – Water and sewer are adjacent and being connected for service.

14. Drainage detention and grading – The 100 year flood plain is shown on the plans. Because of the experience in the area, with the Willowood development southeast of this property, there has been an extensive drainage study over the last six months, verifying compliance with Title 23 standards, flood plain requirements, and the new improvements planned for the Willowood Addition.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – Fire Sprinkler - the building will not be fire sprinkled.

Fire Flow – 1,500 gallons per minute for 2 hours. This area will support this fire fighter water need.

Fire access - Approved

Fire Hydrants and location - One new, one added and approved.

Gates - N/A

Urban Forestry comments:

16. Lot area = 78,728 sf

% required = 10%

Landscape area required: 7872.8

SP landscape area: 21389

Frontage area required: 3936

SP frontage area: 9048

Total PU required: 630

SP total PU: 638

PU within frontage required: 315

SP PU within frontage: 458

Evergreen PU required: 252

SP evergreen PU: 398

Is a landscape sprinkler system provided? Yes.

Waste Management comments:

17. Refuse facilities – The dumpster is located on the southeast corner of the property within an enclosure, including gates. The location for the solid waste enclosure will be okay as long as the enclosure meets Edmond enclosure specifications. This information, along with a copy of Edmond enclosure specifications, has been e-mailed to Jason Spencer.

Edmond Electric comments:

18. Electric – Compliant. The electric transformer is located on the south side of the building in a utility easement.

Chris Gray with Crafton Tull was in attendance representing the application. He indicated the billboard would be removed from the property. Commissioner Moyer wanted to verify that the only electronic portion of the sign included the gas prices on the two ground signs. Staff indicated that is how the application was submitted.

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

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

NAYS: Members: None

The next item on the agenda was **Case #PR12-00021 Consideration of Final Plat of Willowood Corner, located on the southeast corner of Coltrane Road and East Second Street. (7-Eleven Stores, LLC)**

Crafton Tull Engineering is requesting Final Plat approval of a 1.8 acre plat for a new 7-11 convenience store. The subject property is zoned "E-1" General Commercial. The plat provides for two lots: Lot 1, Block 1 (where the store will be located) and Lot 2, Block 1 which will be a drainage easement or dedication to the City of Edmond. The City Council has already addressed the driveway separation standards on Coltrane and Second Street and approved a variance based on the Second Street median and existing traffic improvements. Sixty-five feet of right-of-way is being provided on Coltrane. Ninety-five feet of right-of-way is provided on East Second Street. The building setback is shown as 50 feet on both streets. City water lines are adjacent to serve the convenience store and associated tenants. Drainage standards have been studied for at least eight months to account for the upcoming Willowood Drainage Improvement Project.

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

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

NAYS: Members: None

The next item on the agenda was **Case #VA12-00003 Public Hearing and Consideration of a variance to allow a variance for a ground sign for Sam's Club, located on the west side of I-35, north of the Wal-Mart Supercenter. (Sam's Club)**

Representatives of Sam's Club has submitted a request for a variance for the Sam's Club ground sign, for the 138,000 square foot store planned on I-35, north of Wal-Mart. They will own 15 acres, but only have 90 feet of frontage on the parcel of land they plan to purchase from Jim Tapp. The graphic they submitted requests a 70 foot tall sign, 500 square feet in size per side. Based on the amount of frontage, they are allowed a 25 foot tall sign, 60 square feet per side. There is anticipation that Mr. Tapp will sell off pad sites to the north of their location and Communication Federal already owns a pad site

immediately south of the driveway planned to the Sam's Club property. Here are some facts about signage on the I-35 Corridor:

- Mercy Health Pavilion has over 1,000 feet of frontage, zoned as a PUD, and a 25 acre site. Because of the PUD zoning and the amount of frontage, they qualify for a 60 foot tall sign, 150 square feet per side. The sign has not been installed at this time. Their site plan was approved for a 150 square foot sign, 60 feet tall.
- Wal-Mart Supercenter – Approved in 2004; contains 204,954 square feet on 28.9 acres. The property has 510 feet of frontage along I-35. The sign submitted was 30 feet tall and 100 square feet per side. The ordinance for the I-35 Corridor allowed a 100 square foot sign per side, 50 feet in height. Wal-Mart did not take advantage of the full height permitted. There would be no prohibition against Wal-Mart increasing the height of the sign and staying in full compliance with the height of the sign standard.
- Integris received a variance to install a 150 square foot sign, 25 feet tall. That sign is also placed in the ODOT right-of-way, approved separately by the Oklahoma Department of Transportation. A variance was approved for the sign size.
- Fountain Oaks has also received a variance for an electronic gasoline pricing sign, but that also involved a variance for a second ground sign. The City Code only allows one sign per owner. This approval of a second sign was unique. The original ground sign at Fountain Oaks was already non-conforming at 30 feet tall and 90 square feet. Several variances were approved.
- Billboards (as of August 2012) – The majority of billboards are located on the I-35 Corridor; five of the remaining nine billboards in Edmond are on I-35. Billboards are not permitted, so new ones are not being requested. Existing billboards can remain as long as they are not increased in size or height. The billboards in existence do not comply with any height or size standard listed in the current sign code.
- There are very few commercial signs on I-35 because there are not that many businesses along this Corridor. The Circle K sign complies with the code and is 20 feet tall and 45 square feet, and the Braum's sign is 20 feet tall and 60 square feet. The Ditch Witch signs are legal non-conforming. Shiloh Construction is also a legal, non-conforming sign just south of Waterloo Road. That sign, installed before any of the current codes, is at estimated at 400 square feet or more. Equine Associates and OMPA have conforming signs. McCaleb Homes at 3644 East I 35 Frontage Road has no ground sign.
- Variances along I-35 have included larger sign sizes than allowed by code and more ground signs than allowed by code. Jim Tapp who is now developing the property known as Fox Lake has a three story building planned north of the Sam's Club building and has indicated a second similar sized building which will be near Fox Lake Lane and is located closer to I-35. Those buildings will block the view of the Sam's Club building even from southbound traffic on I-35 until you are right in front of the building. The Sam's Club is set back 900 feet or more from I-35. The wall signs are substantially less than allowed by code at

400 square feet.

Blaine Nice, Attorney for the applicant described the request. He indicated the situation was unique with a very narrow frontage of 90 feet even though the ownership was 15 acres and the building would probably be the largest structure on the overall Tapp site. Mr. Nice indicated they needed to have some kind of consideration so the sign could be observed from traffic on I-35. A sight distance study from I-35 has been completed and the 25 foot tall, 60 square foot per side sign is too small and would not give adequate visibility from I-35, particularly once the outparcels are built. He indicated that even though it is a membership store, the location still requires adequate anticipation of how to exit to access the property which is not on an intersection corner. Architect Larry Craighead identified the sight distance graphics and indicated some options for the sign, which was sitting back a little further than required. Deborah Reisweber of 824 Fox Tail Drive spoke in opposition. She indicated the sign was too tall and too large and would be seen from a greater distance. She also indicated the use did not fit the zoning district in her opinion. Jan Powell of 1401 Fox Lake Lane also spoke in opposition. Kim Lewis of 812 Fox Lake Lane also spoke in opposition representing the Fox Lake Home Owners Association. She asked if the Sam's sign could be placed on the Wal-Mart sign. Mr. Craighead indicated they were two different companies. Mr. Nice indicated that based on his presentation a 250 square foot sign, 60 feet tall might be one amendment to consider. Ed Moore with the Edmond Neighborhood Alliance commented that the largest variance approved in the past was 150 square feet for Integris. Commissioner Hoose commented that he drove the interstate and tried to anticipate the sign planned. He indicated the Wal-Mart sign was hard to see and was really not appropriate for the conditions. He indicated he could support a 180 square foot sign, 60 feet tall based on the sight conditions and other ordinance considerations. Commissioner Moyer indicated he could support that standard if the request was modified. Chairperson Moore felt 150 square feet was the largest appropriate sign size. Commissioner Wohl indicted he felt the 180 square foot sign would be an improvement. Mr. Nice amended his request to 150 square foot sign per side, 60 feet tall.

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

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

NAYS: Members: None

The next item on the agenda was Consideration and Approval of Schedule for 2013 Planning Commission meetings.

A schedule must be submitted to the City Clerk for the official scheduling of meetings for each year. The City also prepares a calendar, which includes the meeting dates. The attached calendar identifies two meetings for each month for 2013. Holidays have been listed for convenience. There are no conflicts with the official holidays. The Edmond School District does have a Spring Break March 18-22. Recently, that has not represented a conflict with scheduled meetings. The staff recommends the dates listed on the calendar be adopted as the official meeting dates for 2013. This meeting

schedule follows the pattern of meetings used over the last 15-20 years.

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

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 7:03 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission