

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, October 16, 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, October 16, 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 Manek, City Engineer; and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the October 2, 2012 Planning Commission minutes.**

Motion by Rainey, seconded by Hoose, to approve the minutes as written. **Motion carried** by a vote of 3-1 as follows:

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

The next item on the agenda was **Case #PR12-00027 Consideration of Final Plat of Mercy Health Wellness Center, located on the west side of I-35, approximately 900 feet south of 15<sup>th</sup> Street. (Mercy Health Edmond)**

Mercy Health Edmond is requesting that a 25.61 acre property zoned PUD commercial be approved for a final plat. Fire Station #4 is located to the north. The Arrowhead Valley and Arrowhead Trails additions are located to the west. There is undeveloped land to the south where an oil well has been located. The plat consists of one lot and one block. The 150 and 100 foot buffer areas on the west side of the property have been indicated on the plat. Construction is progressing rapidly on the building and plans for the water lines, sewer line, including the off-site sewer line, fire sprinkler water lines and Edmond Electric have already been approved and are completed or being completed.

Engineer Steve Fox was in attendance, no one appeared in opposition.

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 #PR12-00022 Consideration of the Final Plat of Fallbrook II Addition, located north of Covell Road, east of Western Avenue. (The Roberts Group, LLC)**

Earnest Isch is representing Bill Roberts in requesting Final Plat approval of Fallbrook II. This single family addition contains 12.2 acres and 35 lots. The lots are generally 90x130 feet or approximately 12,150 square feet. Phase I of Fallbrook contained 73 lots on 36 acres. At this time there have been 55 building permits issued in that addition. Fallbrook

was developed with private streets and gated access. The addition is served with City water, wastewater and Edmond Electric. The developer has also set aside common area along the creek on the west side of the addition, east of Western and that area also includes trails and drainage detention. The Preliminary Plat was approved July 3, 2012 and contained 74 lots; the developer is building approximately half that number in the second phase.

Earnest Isch and Russ Roberts were in attendance. No one appeared in opposition.

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

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

NAYS: Members: None

The next item on the agenda was **Case # DD12-00006 Consideration of Request for Deed Certification on property located 300 feet north of 15<sup>th</sup> Street, west of the Edward Jones office on Bryant, being the west 500 feet of Lot, 2, Block 1, Spring Creek II. (Jim Harlin)**

Earnest Isch is representing Jim Harlin in requesting a Deed Certification where Mr. Harlin is proceeding to purchase 1.85 acres from the Edward Jones company on Bryant for the back portion of the Living Well at Spring Creek project. There has been no change to the PUD or legal description. This piece of property is the creek area that allows one additional office building on the north side of the Harlin property. Most of this tract will be undeveloped and is located in a floodplain. This parcel will be added to the Living Well PUD. The final site plan for this development is being developed at this time.

The condition of this approval is that this parcel has no access to a public street without the connection to the Jim Harlin Living Well at Spring Creek project. Access to this property shall be from 15<sup>th</sup> Street from the Living Well at Spring Creek PUD.

Earnest Isch was in attendance representing the application. No one appeared in objection. Commissioner Hoose asked if an approval would allow any additional buildings or structures on the site. Mr. Schiermeyer indicated there would not be any additional buildings other than the three currently on the site.

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 # PR12-00020 Public Hearing and Consideration of Preliminary Plat of Town Square Addition, located north of Danforth, approximately one-half mile east of Coltrane, north of the Woody Creek Addition. (Caleb McCaleb)**

Caleb McCaleb is requesting Preliminary Plat approval of a 48.23 acre single family addition consisting of 161 home sites. The average lot size is 70x120 or 8,400 square feet. Some of the lots are 60 x 110. The streets are planned to be public. The Preliminary Plat was submitted to the Stormwater Advisory Board on September 20<sup>th</sup> and approved with a variance. There is a detention area and common area in the eastern part of the addition. The addition will be served with City water, wastewater and Edmond Electric. The parcel is already zoned "A" Single Family. The property owner to the north provided for a private access easement to utilities through the subject parcel when that owner owned the subject property but will not be needed.

The original seller required that no streets directly stub-out to the north. The cul-de-sacs on Church Street and Merchant Lane extend right-of-way to the property line but the design is for cul-de-sacs. Those streets will have the possibility for continuation north to the next mile section line which is Covell Road. Right-of-way along Danforth is approved at 70 feet. Olde Edmond Addition is located to the northwest, Woody Creek to the South and Mason Hills to the southeast. Some of the land to the immediate west is zoned single family but the land on the northeast corner on Coltrane and Danforth is zoned "E-2" Open Display and "D-1" Restricted Commercial. A "D-1" parcel is also adjacent to this plat on the west. The front setbacks are shown at 20 feet. The rear yard setback is 10 feet; some of the garages may be detached. Notes documenting the setback standards are provided on the plat.

Caleb McCaleb was in attendance. He indicated he had been before the Storm Water Advisory Board (SWAB) and will be making improvements to the drainage channel which will help the Woody Creek Addition to the south. Mr. McCaleb indicated he would be willing to add another street outlet to Danforth for distribution of the 161 lots in the addition. He noted that three cul-de-sacs in the addition could allow for a street extension to the east and to the north. John Preston, representing the Harper Family was in attendance. The Harper Family owns some of the adjoining land. Jack Sweeny of 3109 Durango Way spoke concerning the density of the development and the number of homes, including the additional traffic. City Engineer, Steve Manek indicated that the north side of Danforth would be widened in front of this addition for a full three lanes, which will facilitate turning movements.

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 #PR12-00023 Public Hearing and Consideration of Preliminary Plat of Harris Business Park, located on the south side of East Second Street, east of Wade Martin Drive, a private street, which is approximately one-quarter mile west of Coltrane Road. (Danny Harris, with HAS Holdings)**

Red Plains Engineering is representing Danny Harris with HAS Holdings requesting Preliminary Plat approval. This property is located on the south side of Second Street

next to the private street Wade Martin Drive. The property contains 2.30 acres and is zoned "E-2" Open Display. The proposal is to divide the property in to two lots, each lot would be approximately 1.15 acres. There can be no access to Wade Martin since it is a private street and would be regulated by all of the property owners adjacent to the street. The developer does not plan any access to Wade Martin and will have a fence along the road when the site plan is evaluated to assure there is no access. Wade Martin does not meet any paving standards and cannot be considered an acceptable access.

The developer is intending to extend off-site to the east toward the Best Western Hotel to connect to sanitary sewer, a distance of approximately 800 feet. The extension is intended to be in the right-of-way but could temporarily impact existing driveways on Second Street. If the off-site sewer line cannot be located in the street easement, the developer will need to provide a new utility easement along this area, contacting each of the affected property owners. The use of the property is planned for a karate studio and automotive repair business. Two separate buildings are planned, that is why two lots are identified. This property was graded years ago and runoff is anticipated toward Second Street and drainage detention plans will be required. The owner has already requested a hearing before the City Council to receive a variance on the 90+ feet of right-of-way that is required along Second Street as described in the transportation plan. The owner is willing to grant 70 feet of right-of-way. The property to the west is zoned single family, although projected for commercial. The properties to the east and south are also projected for commercial. Depending on the resolution of the right-of-way along Second Street, a building line needs to be identified on the plat. The standard building line is 50 feet from the property line.

Danny Harris and the Harris family were in attendance. Ed Moore with the Edmond Neighborhood Alliance asked when the right-of-way variance would be requested. Steve Manek indicated that would go to the City Council, who is the review body for that question and it appeared there would be a minimum 75 feet of right-of-way from the center line.

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 #SP12-00015 Public Hearing and Consideration of PUD Site Plan approval for eight apartments and an office building on the north side of Hurd, one-eighth mile west of the BNSF railroad tracks. (Steve Frakes)**

Planning Department comments:

1. Existing zoning – In review for the PUD
2. Setbacks – Building 3, which is the office building, would only be set back about 5-6 feet from the property line. Buildings 1 and 2, containing the apartments, are set back 40

feet or more from the front property line but have less than 20 foot rear yard setbacks and that is acceptable because of the PUD zoning. The land to the north is owned by the City of Edmond and is part of the downtown detention area. There may also be less than a 20 foot setback to the east next to the parking lot. The minimum side yard setback is 8 feet on the east.

3. Height of buildings – 28 feet
4. Parking – There are 17 parking spaces on-site. Sixteen parking spaces are required, two per unit. There are three parking spaces on Hurd Street in front of the office building. The units are not rented by the bedroom, this is not student designed housing.
5. Lot size – 22,536 square feet.
6. Lighting Plan – 4 light structures are planned on-site and there is a front and back light on each of the buildings. The light structures on the ground are only 3-4 feet tall.
7. Signage – A monument type ground sign, no more than 6 feet tall, 42 square feet is planned on the west side of the property. The only sign located on the building is recommended to be a wall sign because the building is so close to the property line.
8. General architectural appearance – Steve Frakes is the owner and he constructed Old Towne Lofts on Fretz, south of Edmond Road. The structures will have a brick veneer and block finish similar to Old Towne Lofts but there will not be a garage on the first floor. The office building will need to have a similar appearance. The windows for the office will be commercial in character and the office building is only one story, just over 14 feet in height. Three buildings are planned with this PUD, two apartment buildings, one is 3,866 square feet, two stories in height and the second building is 6,638 square feet, two stories in height. The third building is a one story office building, 940 square feet.
9. Sensitive borders – The property to the west is zoned single family. The width of the lot is only 141 feet. There is a 10 foot setback on the west. The PUD Master Plan reflected these setbacks in the PUD submittal.
10. Mechanical equipment – Will be located on the ground.
11. Fencing/screening – It is recommended a sight proof fence is constructed on the east side of the property next to the parking lot. This would be a wood fence. The parking spaces are intended for park usage and there is a minimal setback on the east side of the subject property of the buildings. The fence should enhance the compatibility of this project.

Engineering Department comments:

12. Driveways, access management and paving– There will only be one drive to the property but there are three on-street parking spaces. A public sidewalk is still needed across the front of the property and should not be impeded by landscaping or parking spaces.
13. Water and wastewater plans – City water is available along Hurd Street and will be satisfactory for the fire sprinkler pressure that is needed for the buildings. Sanitary sewer is also available and being extended for service.
14. Drainage detention and grading – Drainage detention is being provided on-site. The detention area to the north did not provide for the adjacent properties.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –  
Fire Sprinklers- Bldgs 1 & 2 are shown to be fire sprinkled as per fire code.

Fire Flow - Since the buildings are fire sprinkled the water flow in this area will support firefighting water needs.

Fire Access- Is identified as the main lane into the complex. This lane will need to be hard surface, concrete or asphalt before construction starts with combustible materials.

Fire hydrants & locations Approved

Gates- none were shown

Urban Forestry comments:

16. Lot area = 22563 sf

% required = 10%

Landscape area required: 2256.3

SP landscape area: 2256.3

Frontage area required: 1127

SP frontage area: 1127

Total PU required: 180

SP total PU: 180

PU within frontage required: 90

SP PU within frontage: 165

Evergreen PU required: 72

SP evergreen PU: 72

Waste Management comments:

17. Refuse facilities – Green carts will need to be used for the residential service. One or more sites should be considered for screening the units. A cut-in in the curb has been designed for the pick-up. Mr. Frakes indicated the office would only be a three or four person office. A dumpster is not appropriate for this location.

Edmond Electric comments:

18. Electric – The zero lot line structures will require multi-gang meter bases. The approximate location of the transformer and conductor routing appears to be acceptable. If loading requirements are substantial, the transformer may need to be relocated closer to the service entry points and may require additional easements.

Steve Frakes was in attendance representing the application. He indicated he would be glad to add a 5-6 foot high fence on the east side of the project. He indicated he also planned for a fence on the west and a short fence on the north next to the detention area. Most of the fences are adjacent to retaining walls needed for the grading of the property.

Motion by Moyer, seconded by Rainey, to approve this request subject to having a fence on the east side of the property, next to the City property. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #Z12-00025 Public Hearing and Consideration of Rezoning from “D-3” Office Commercial to “D-1” Restricted Commercial on property located at 35 E. 15<sup>th</sup> Street. (John & Diana Jeffords)**

The Jefford's are planning a salon and spa north of 15<sup>th</sup> Street, between Littler and Broadway. Dorothy Sadeghy is the owner of the property. This general location contains a number of original single family homes that have been converted to businesses. Some of the homes are offices and some are retail. The Edmond Plan has projected the area for retail. The Edmond Plaza shopping center is located to the south. Since the structures face the section line road, uses other than single family were suggested years ago. This particular location is suitable for retail because of the amount of retail adjacent to the area. Similar structures on Boulevard are limited to office uses because there is no pattern of retail and there are many more homes in the neighborhoods adjacent to Boulevard. There are also other compatible neighborhood uses such as schools and churches along Boulevard, which is not characteristic to this area along 15<sup>th</sup> Street.

Mr. & Mrs. Jeffords were in attendance. No one appeared in objection.

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

The next item on the agenda was **Case #ES12-00007 Public Hearing and Consideration of Request to close 6 feet of a 20 foot utility easement at 1709 Irvine Drive on the east side of Lot 9, Block 23, Oak Tree Blocks 23 and 27. (Stephen & Jana Van Horn)**

The Van Horn's want to build a pool in their backyard. Their lot is adjacent to the golf course and there is a 20 foot easement in place. The only utilities in the easement are a telephone line and gas line. All other utilities are located on the front of the property on Irvine Drive. Most of the pool will be out of the easement but there are portions of the irregularly shaped pool that would fall within the easement. The gas line is closest to the pool and the telephone line is closer to the backyard. Based on the request, there would still be a 14 foot easement if the western 6 feet is closed.

Mr. Van Horn was in attendance. It was noted that Oklahoma Natural Gas had written a letter of no objection and that was the closest utility to the pool.

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

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

NAYS: Members: None

The next item on the agenda was **Case #DD12-00007 Consideration of Request for Deed Certification for two, 2½ acre lots at 1100 Wild Rose Trail. (Rick and Debi Rosecrans)**

The rezoning was approved on August 22, 2012 for a 5 acre tract to be divided in to two, 2½ acre parcels. This lot size is consistent with the area west of Bryant, one-half mile south of Waterloo Road. Utilities are not available in this area, water wells and septic tanks will be used on the private street Wild Rose Trail. These lots are not in a floodplain and meet all of the code standards for private utilities.

The applicant was not at the meeting to represent the item.

Motion by Hoose, seconded by Moyer, to continue this request until the November 6, 2012 Planning Commission meeting. **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 #SP12-00017 Public Hearing and Consideration of Site Plan approval for a 6,700 square foot medical office building, generally located north of Covell Road, on the west side of Fairfax Business Park, adjacent to the Fairfax Golf Course. (Totipotent Properties, LLC) This item has been continued until the November 6, 2012 Planning Commission meeting at the request of the applicant.**

Motion by Rainey, seconded by Hoose, to continue this request until the November 6, 2012 Planning Commission meeting. **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 #U12-00002 Public Hearing and Consideration of Specific Use Permit, located just over 1,000 feet east of Bryant**

**Avenue and just over 750 feet north of 15<sup>th</sup> Street. (Sooner Land Company, LLC)  
This item has been continued until the December 4, 2012 Planning Commission meeting at the request of the applicant.**

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

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

NAYS: Members: None

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 5:56 p.m.

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Barry K. Moore, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission