

**EDMOND PLANNING COMMISSION MEETING****Tuesday, January 18, 2005****5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, January 18, 2005, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Elizabeth Waner, Allen Thomas and Suzy Thrash. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the January 4, 2005, Planning Commission Minutes.

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

AYES: Members: Waner, Thomas, Cartwright, Thrash and Chairperson Woods  
NAYS: None

The next item on the agenda was **Case #U040013 Public Hearing and Consideration of Special Use Permit for mining dirt and other select material located one-half mile north of Danforth, east of Douglas Boulevard, 1700 North Douglas Boulevard, Mason #1. (M & S Sand, LLC)**

M & S Dirt and Sand, LLC, would like to request approval of a mining operation at 1700 North Douglas Boulevard. This covers 60 acres of land east of Douglas between Danforth and Covell. The Redbud Canyon addition is located to the west on the west side of Douglas. Unplatted home sites have been developed along the south side of Covell north of the subject property and west of Post Road to the east of the site. Planned improvements on the property include an accessory building of 120 square feet along with a gravel parking lot for the employees, a portable restroom and trash dumpster. A gravel drive extending east from Douglas will be the access to the property. The owners indicate there is a 20-foot wide concrete approach on Douglas; however, it will need to meet a commercial standard based on the number of trucks that will access this property. The initial 5 acre mining site in the center of the 60 acre tract will be over 100 feet from the property lines but as the operation enlarges, the setbacks would be reduced to 25 feet from the property lines. The hours of operation will be from 7:00 a.m. to 7:00 p.m. Monday through Friday and 7:30 a.m. to 3:00 p.m. on Saturday during the summer; winter hours are from 8:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 3:00 p.m. on Saturday. No pole lights have been planned. Activity is intended to take place during the daylight hours. The equipment will have to be stored on the property although the owner indicates no salvage or inoperable equipment would be permitted. The land would be reclaimed when the mining operation is ceased. A drainage and erosion program has been included in the material. A sign will be provided identifying the entrance to the M & S Dirt and Sand operation on North Douglas. No estimated time frame has been listed for the use of the 60-acre area. The Department of Mines will require the disturbed area to be sloped and sprigged with grass in order to reclaim the property. The current property owner is Lawrence L. Mason.

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The City of Edmond withdrew its request for a transfer station on the northeast corner of Midwest Boulevard and Danforth due to the objections from residents in the area about the number of trucks that would be required to be use various section line roads, not just Danforth and Midwest Boulevard for disposal of waste material. There are as many as 35 additions actively developing east of I-35. Most of those additions have been started in the last 3 years. Dirt from construction sites is often hauled to various areas needing select soil or other fill material. Property owners can be approved for the development of ponds as long as the FEMA and City Title 23 requirements do not conflict with the location of the pond. Those are relatively short-term activities in comparison to the more commercial dirt and select material hauling. The preferred site for this operation would be in an industrial area or commercial area.

The following persons spoke in opposition of this request: Kathy Barbieri, Larry Ressler, Bob Praskac, Freda Jones, Fred Hefton, James Fleming, Henry Gresham, Terry Wood, Craig Brudzinski, Barry Rice. The citizens that were in opposition to this project were concerned about the increase in traffic and the weight of the trucks that would be visiting the site, which could increase the damage to already poor conditioned streets. They were also concerned about the safety of their families, the noise, and any increase in dirt in the area. The citizens felt that this was a nice rural part of Edmond having only single-family homes and agricultural type lots, a use such as a dirt pit did not belong in the area. There was also concern of setting a precedent for future projects. Larry Sharp of M&S, Raymond Butler and another person spoke in favor of request. They felt that the public was poorly educated on the subject of dirt mining and explained that the State required a set of procedures that they would have to follow. After the mining was finished, the land would be restored and reclaimed by the State, as they require. The applicants could not give a specific amount of time that the mine would be in operation.

Motion by Cartwright, seconded by Thrash, to approve this request. **Motion denied** by a vote of 0-5 as follows:

AYES: None

NAYS: Members: Cartwright, Thrash, Waner, Thomas and Chairperson Woods

The next item on the agenda was **Case #U040014 Public Hearing and Consideration of Special Use Permit for mining dirt and other select material business located north of Danforth, west of Post Road, 9225 East Danforth. (Raymond Butler)**

Butler Brothers proposes a mining operation north of Danforth between Douglas and Post. This proposal is for 15 acres with the initial operation to begin in the southeast corner of the property. Access to the parcel will be from Danforth extending north 1146 feet to the site. Improvements on the location include gravel parking, 500 gallon fuel storage tank, an 8 x 20 accessory building, a dumpster and a portable restroom. The address identified by the applicant is 9225 East Danforth. The hours of operation will be

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from 7:30 a.m. to 7:00 p.m. Monday through Friday and 7:30 a.m. to 3:00 p.m. on Saturday during the summer months. The winter hours will be from 7:30 a.m. to 5:00 p.m. Monday through Friday and 7:30 a.m. to 3:00 p.m. on Saturday. After mining is completed, the area will be restored; a pond is anticipated on some of the land with the remainder filled, leveled and graded. A drainage erosion best management practice is also described in the application. Danforth would be expected to carry substantial traffic with the approval of this request.

The following persons spoke in opposition of this request: Kathy Barbieri, Larry Ressler, Bob Praskac, Freda Jones, Fred Hefton, James Fleming, Henry Gresham, Terry Wood, Craig Brudzinski, Barry Rice.

Larry Sharp of M&S, Raymond Butler and another person spoke in favor of request.

Motion by Thrash, seconded by Waner, to approve this request. **Motion denied** by a vote of 0-5 as follows:

AYES: None

NAYS: Members: Thrash, Waner, Cartwright, Thomas and Chairperson Woods

The next item on the agenda was **Case #Z040035 Public Hearing and Consideration of ordinance amending Edmond Plan III from General Agricultural and Lake Residential Planned Unit Development Usage to Lake Residential Planned Unit Development Usage north of East Second Street west of Post Road. (Barry Rice)**

Infrastructure: A 24" water main is located on the south side of East Second Street across from this property. That is a water distribution line not recommended to be connected for commercial or residential services. A separate line would have to be built for this purpose but would still need to be looped.

Traffic: The traffic volume along Second Street at Air Depot 8,000 vehicles per day (nearest location of traffic count).

Existing zoning pattern:

North – "G-A" General Agricultural

South – "G-A" General Agricultural

East – "G-A" General Agricultural

West – "G-A" General Agricultural

Land Use:

North – dirt mining business

South – Arcadia Lake

East – agricultural

West – agricultural

Density: 1 unit per 2 acres including common area for the residential

Land ownership pattern:

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North – large tract ownerships

South – Corps of Engineers

East – large tract ownerships

West – large tract ownerships

Physical features: The land is heavily vegetated, substantial elevation differences, very low area to the east. The developer has chosen the PUD approach partly because of the topography, bluffs and trees on the property creating a attractive building sites.

Special conditions: None.

Location of Schools and School Land: not a consideration in this request. Edmond Memorial High School, Will Rogers and Northern Elementary Schools.

Compatibility to Edmond Plan III: requires an amendment due to the commercial uses and the PUD open space density off-set.

Site Plan Review: "L-5" site plan standards apply with 30% landscaping for commercial uses.

No one appeared in objection. Leroy Cartwright asked about no detention being planned and Barry Rice indicated that due to the close proximity of Arcadia Lake, exception is requested. It was understood that approval from detention would require SWAB or City Council approval.

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

AYES: Members: Thomas, Waner, Cartwright, Thrash and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #Z040036 Public Hearing and Consideration of ordinance rezoning from "G-A" General Agricultural and "L-2" Lake Residential Planned Unit Development to "L-2" Lake Residential Planned Unit Development north of East Second Street west of Post Road. (Barry Rice)**

Attorney and property owner Barry Rice has purchased some more land north of State Highway 66 or East Second Street to include in the proposed Sugar Hill Addition. The proposed addition would allow a maximum of 35 dwelling units on 104.6 acres. The common areas will contain 19 acres. The lot sizes will arrange from 1½ to 2½ acres. The Design Statement identifies that the minimum home size would be 3500 square feet. The PUD Design Statement does discuss a variance in the paving standard which includes the thickness of the paving and includes low water drainage structures. The location of the addition is not near city sanitary sewer service and the water lines while located on the south side of East Second Street are large size water distribution lines and are not recommended to be connected because they impact the distribution of water from the Lake into the city system. The Edmond Plan II has identified this area for "L-2" Lake Residential. The PUD Design Statement using the open space Common Area "A"

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primarily, would allow some of the lots to be less than 90,000 square feet which is the minimum lot size stated in the Zoning Code for "L-2". This type of off-set between minimum lot size and open space was done with the Chitwood Farms PUD east of Post Road. The Design Statement indicates that the smallest lot would be 65,000 square feet, 1.5 acres.

While the PUD references the State Statute regarding 2 acre lots more than a ¼ mile from water and sewer lines being allowed to build private streets to a private standard, exceptions to the paving thickness or standard is usually reserved for those additions developed fully acknowledging state law application to their property. This type of addition includes Stonegate, Tanglevine and recently Lakewood where there were deed approvals, no approved plat by the city, no paving plans submitted and no PUD zoning. Projects such as Edgewater which is not a PUD was platted and was a gated development but the streets were constructed to City of Edmond standards and verified through inspection to meet that standard. Chitwood Farms would be another example. Sugar Hill is being treated as a State Law exception due to the unique conditions about the water line non-connection but if a paving thickness is going to be granted, the residents need to be aware that they may have more frequent maintenance obligations rather than have a confusion created since the project is a PUD and will be platted much like Edgewater and Chitwood Farms rather than being a true state law unrecorded plat which requires the streets to be marked private streets not maintained by the city. At the very least the terms of the state law for private streets should be part of the PUD Design Statement if a paving variance is to be approved. The variance to stormwater detention is common near Arcadia Lake but that must be approved with the platting process and may require SWAB approval as was done with Edgewater Addition.

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

AYES: Members: Thrash, Cartwright, Waner, Thomas and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #Z040037 Public Hearing and Consideration of ordinance amending Edmond Plan III from Lake Residential Planned Unit Development Usage to Restricted Lake Commercial Planned Unit Development Usage north of East Second Street, west of Post Road. (Barry Rice)**

Infrastructure: A 24" water main is located on the south side of East Second Street across from this property. That is a water distribution line not recommended to be connected for commercial or residential services. A separate line would have to be built for this purpose but would still need to be looped.

Traffic: The traffic volume along Second Street at Air Depot 8,000 vehicles per day (nearest location of traffic count).

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Existing zoning pattern:

North – “G-A” General Agricultural  
 South – “G-A” General Agricultural  
 East – “G-A” General Agricultural  
 West – “G-A” General Agricultural

Land Use:

North – dirt mining business  
 South – Arcadia Lake  
 East – agricultural  
 West – agricultural

Density: 1 unit per 2 acres including common area for the residential

Land ownership pattern:

North – large tract ownerships  
 South – Corps of Engineers  
 East – large tract ownerships  
 West – large tract ownerships

Physical features: The land is heavily vegetated, substantial elevation differences, very low area to the east. The developer has chosen the PUD approach partly because of the topography, bluffs and trees on the property creating a attractive building sites.

Special conditions: None.

Location of Schools and School Land: not a consideration in this request. Edmond Memorial High School, Will Rogers and Northern Elementary Schools.

Compatibility to Edmond Plan III: requires an amendment due to the commercial uses and the PUD open space density off-set.

Site Plan Review:”L-5” site plan standards apply with 30% landscaping for commercial uses.

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

AYES: Members: Thomas, Waner, Cartwright, Thrash and Chairperson Woods  
 NAYS: None

The next item on the agenda was **Case #Z040038 Public Hearing and Consideration of ordinance rezoning from “L-2” Lake Residential Planned Unit Development to “L-5” Restricted Lake Commercial Planned Unit Development north of East Second Street, west of Post Road. (Barry Rice)**

Mr. Rice is requesting that “L-5” PUD zoning be approved for a restaurant and/or office lot on East Second Street shown as Lots A and B on the master plan. These lots contain 3.24 acres (Lot B) and 2.35 acres (Lot A). The “L-5” District allows the following uses: restaurant, pharmacy, service station, bakery, bank, convenience store, indoor outdoor recreation center. Commercial buildings are anticipated to range from 1500 square feet to

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a maximum of 10,000 square feet. The land to the south of the commercial lots is part of the Corps property for the Arcadia Lake. The number of curb cuts is not identified in the PUD. Lot B is only accessed by Second Street. The uses will have to qualify under State law for septic tanks and water wells. A 10,000 square foot building is typically required to have a sprinkler system under the Fire Code. The Fire Code allows for commercial uses in a residential type building with adequate access around the buildings without sprinkler systems. Many of the office in the Village of Stonebridge are constructed with this standard as well as the Turtle Creek Office Park. Two story buildings depending on the occupancy and square footage could require sprinkler systems. Smaller residential buildings is most compatible with all of the City code requirements for this location.

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

AYES: Members: Waner, Thomas, Cartwright, Thrash and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR040012 Consideration of Preliminary Plat for Thornbrooke Manor 2<sup>nd</sup> Addition located north of 33<sup>rd</sup> Street, approximately 2,150 feet east of Bryant. (Winchester Development, LLC)**

Carlos Davila and Elisabeth Whitlock of Red Plains Engineering are representing the owner in requesting Preliminary Plat approval for Thornbrooke Manor 2<sup>nd</sup> Addition. The 15.61-acre addition zoned "A" Single Family Dwelling District, will contain 30 lots. The lots will be 17,600 square feet or larger. Access will be provided from 33<sup>rd</sup> Street by Thornbrooke Boulevard. Old Farm Estates is located to the east. Thornbrooke Section 1A and 1B is located to the north. The land to the west also owned by Winchester Development, is undeveloped. The detention pond for this addition is planned on the northwest corner of Thornbrooke Boulevard and 33<sup>rd</sup> Street. The streets in this addition will be public. The City of Edmond Trails Plan indicates linkage along the south edge of this addition adjacent to 33<sup>rd</sup> Street. A private detention pond easement or inclusion of the detention pond in the Final Plat needs to be provided for the off-site detention area designed for this addition.

Elisabeth Whitlock stated that this project was in accordance with the preliminary plat of Thornbrooke 1 and met all City requirements. She stated that the easement for the detention pond would be shown on the plat before City Council. David Ketelsleger, Richard Metz, Judith Herndon, Tom Kennedy, Jim Roberts, Mike Perry and Ronnie Williams, with the ENA, spoke against this project. Their concern regarding this project mostly involved the past discussions with the developer and that they felt he was not honest with them about the proposed project. They were also concerned about the covenants of the new addition, the home sizes, their property values, the amount of trees that would be taken out, and the visual impact to the area. They requested a possible

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community connections meeting to help them work out issues with the developer.

The Planning Commission members sympathized with the adjacent homeowners but felt that because the project met all of the City standards, they could not oppose it.

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

AYES: Members: Waner, Thrash, Thomas, Cartwright and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR040012 Consideration of Final Plat for Thornbrooke Manor 2<sup>nd</sup> Addition located north of 33<sup>rd</sup> Street, approximately 2,150 feet east of Bryant. (Winchester Development, LLC)**

Carlos Davila and Elisabeth Whitlock of Red Plains Engineering, representing Winchester Development, LLC, are requesting Final Plat approval for Thornbrooke Manor 2<sup>nd</sup> Addition. This Single Family zoned addition, located north of Cheyenne Ridge, west of Old Farm Estates, south of Thornbrooke Sections 1A and 1B, and lying east of Thornbrooke Boulevard, will contain 30 lots in two blocks. There are eight lots between Warwick and Shilstone north of Thornbrooke Boulevard and 22 lots in Block Two extending south to 33<sup>rd</sup> Street. The addition contains 15.61 acres. This project is not zoned as a Planned Unit Development. The streets are planned to be dedicated and the addition will be served with City water, sewer, electricity, police, fire and sanitation. The off site easement has not been provided at this time for the drainage detention and it needs to be submitted so that it is available for the City Council packet

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

AYES: Members: Thomas, Waner, Thrash, Cartwright and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR040048 Public Hearing and Consideration of Preliminary Plat for Intrust Bank located on the northeast corner of West 15<sup>th</sup> Street and Kelly Avenue. (Intrust Bank, N.A.)**

Engineer Ole Marcussen of Spear & McCaleb Company, representing Intrust Bank from Wichita, KS, is requesting Plat approval. This plat is located on the northeast corner of 15<sup>th</sup> Street and Kelly Avenue west of Brewer Carpet and east of the Phillips 66 convenience store. The 2.383-acre site is zoned "E-3" Restricted Light Industrial. Access will be provided by one drive at the northwest corner of the site on Kelly and one drive at the southeast corner of the site on 15<sup>th</sup> Street. The drive on 15<sup>th</sup> Street is relatively close to the Brewer Carpet driveway but there is a raised median on 15<sup>th</sup> Street so there will be no left



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turns into the bank property from 15<sup>th</sup> Street. The separation of driveways is much less of a problem when left turn movements are directed at limited locations. The land to the immediate north and northeast is undeveloped and is also zoned “E-3” Industrial. The Special Use Permit/Minnick Nursery has been removed by the present owner Whinery Mortgage which was originally located approximately 200 feet north of the subject location. There is another land owner who owns property fronting on Kelly north of the subject site and east of the Cox Cable and Brewer Carpet locations. This owner has a large tract of the land lying west of the Chapel Ridge Apartments. The southwest corner of the intersection is developed as the Renaissance Office Park and the southeast corner is developed with a Integris medical office.

The plat provides for the correct setbacks from Kelly and 15<sup>th</sup> Street. 70 foot of right-of-way is indicated along Kelly for the Parkway standard street; 50 foot of right-of-way is indicated along 15<sup>th</sup> Street. Both streets are four-laned with intersection turn lanes. A raised median has been installed along 15<sup>th</sup> Street and a similar project is now underway on Kelly south of 15<sup>th</sup> Street. Sanitary sewer is adjacent to this property for service as well as water mains. The Intrust Bank plans a private maintained detention area on the north side of the property. An electric easement has been proposed for electric service. The parcel of land is flat and has no existing trees on private property.

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

- AYES: Members: Thomas, Cartwright, Waner, Thrash and Chairperson Woods
- NAYS: None

The next item on the agenda was **Case #SP040049 Public Hearing and Consideration of Commercial Site Plan approval for an Intrust Bank located on the northeast corner of Kelly Avenue and West 15<sup>th</sup> Street. (Intrust Bank, N.A.)**

Existing zoning – “E-3” Restricted Light Industrial District.

Setbacks – The building will be set back 161 feet from the centerline of 15th Street and 146 feet from the centerline of Kelly Avenue. The canopy will be set back 28 feet from the east property line. The building will be set back 88 feet from the north property line.

Height of building – 21 feet. The tower will be 33 feet in height.

Parking – 27 spaces provided, 1 for every 200 square feet at 5,407 square feet

Lot size – 103,805 square feet

Landscape Plan

Landscaping - Lot area = 103,805 sf

Ten per cent of lot = 10,381 sf

Plant units required = 831 plants

Required in front yard = 416 sf

Evergreen required = 332 plants

Landscape provided on plans submitted

23,434sf landscaping/lawn area

588 plant units

21,907sf in front yard

426 plant units

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Lighting Plan – 22 ½ foot overall height, 20 foot pole on a 2 ½ foot base

Driveways/Parking – A thirty-foot wide drive will be located on 15<sup>th</sup> Street near the site's southeast corner. A forty-foot wide drive will be located on Kelly Avenue near the site's northwest corner. Concrete sidewalks with handicap ramps must be provided in the right of way adjacent to 15<sup>th</sup> Street and Kelly Avenue.

Mechanical equipment – The mechanical equipment will be located on a concrete pad on the north side of the building and will be screened from view by a masonry wall. There is no mechanical equipment on the roof even though portions of the roof are flat.

Fencing/screening – No sight proof fencing is required.

Signage – The church would like to have 2 ground signs, one on the north end near the driveway on Kelly and one on the east end of the drive on 15<sup>th</sup> Street. The signs would be 6 foot tall, 42 square foot each with a brick base matching the building.

General architectural appearance – The proposed one story building will contain 5,407 square feet. The building will have a flat roof, except for the entry area tower, which will have a pitched standing seam metal roof. The exterior of the building will have a brick veneer on all elevations with accents of EIFS and cast stone. A canopy covered drive thru for five lanes including an ATM will be located on the east side of the structure. The canopy will have an EIFS finish.

Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – Plans have been approved by Engineering.

Refuse facilities – The dumpster enclosure will be located in the parking lot near the northwest corner of the site. The dumpster will have an EFIS exterior oatmeal in color.

Sensitive borders – Not adjacent to single family residential. The surrounding undeveloped property on the north and east is zoned "E-3" Restricted Light Industrial District. The developed area to the south is zoned "E-2" Open Display Commercial District. The property to the southwest is zoned "E-3" and the northwest corner of the intersection is zoned "D-2" Neighborhood Commercial District.

Water and Sanitary Sewer Plans – The project will connect to city water and sanitary sewer.

Waner asked if the dumpster could be moved from the location along Kelly. Mr. Woods commented that the EFIS doesn't stand up for the dumpster enclosure material to the required traffic. Eagle Robinson, representing the bank, indicated they would brick on the dumpster enclosure, although he indicated there was no other location within the site along Kelly due to the detention area.

Motion by Waner, seconded by Thomas, to approve this request as described by the applicant.. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Waner, Thomas, Thrash, Cartwright and Chairperson Woods

NAYS: None

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The next item on the agenda was **Case #PR040050 Public Hearing and Consideration of Preliminary Plat for a new Taco Mayo restaurant located on the east side of Santa Fe, north of Kirkpatrick Bank and west of Kohl's. (Taco Mayo)**

Keith Beatty with Isch and Associates is requesting Preliminary Plat approval for a lot to be built by Taco Mayo west of Kohl's and north of Kirkpatrick Bank north of Danforth east of Santa Fe. The lot contains 0.71 acres and is zoned "E-1" General Commercial. Mr. Beatty has modified the Final Plat to address staff responses on the Preliminary. He has added a lot and block number and the address of 1430 Santa Fe. He has also referenced the cross access easement and provided a copy along the existing drive north of Kirkpatrick Bank which will be the access to the Taco Mayo. Four of the existing trees on the north side of the drive will be re-planted to allow the 2 driveways that are planned on this cross access driveway. The trees were planted as part of the Kohl's landscaping requirements and are recommended to be replanted in the parking lot islands or along Danforth. There is so much paving at this location that additional trees are needed in the parking area and in the front of the property. Kohl's has done a good job of maintaining their landscaping but if trees are replanted, I recommend they be planted in the front of the property rather than the side or back. There will be no drive approach on Santa Fe. The lot frontage has been identified with "limits of no access" so that additional curb cuts are not requested in the future. The property to the north is zoned "E-1" General Commercial but is developed as Alterra Assisted Living Center. A 10-foot easement has been provided on the north side of the lot for an electric transformer and electric line. Right-of-way on Santa Fe has been identified at 50 feet from the centerline of the road. The storm sewer on the front of the property will be private and has been identified as a private easement.

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

AYES: Members: Cartwright, Thomas, Thrash, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR040050 Public Hearing and Consideration of Final Plat for a new Taco Mayo restaurant located on the east side of Santa Fe, north of Kirkpatrick Bank and west of Kohl's. (Taco Mayo)**

Keith Beatty with Isch and Associates is requesting Final Plat approval for a lot to be built by Taco Mayo. The Final Plat has been corrected to meet the standards in the code. The plat will need to be accepted prior to final occupancy of the Taco Mayo restaurant. This location is adjacent to water, sanitary sewer and is not located within a floodplain.

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

AYES: Members: Cartwright, Thomas, Thrash, Waner and Chairperson Woods

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NAYS: None

The next item on the agenda was **Case #SP040050 Public Hearing and Consider of Commercial Site Plan approval for a restaurant on the east side of Santa Fe, north of Kirkpatrick Bank and west of Kohl's. (Taco Mayo)**

Existing zoning – “E-1” General Commercial

Setbacks – 163 feet from center line of Santa Fe, 79 feet from the east elevation adjacent to Kohl's, 41 feet from the south elevation, 14 feet from the north elevation adjacent to Alterra Assisted Living Center

Height of buildings – 19 ½ feet

Parking – 30 spaces for 2,632 square foot building

Lot size – 30,869.48 square feet

Landscape Plan

Landscaping - Lot area = 30,869 sf

Landscape provided on plans submitted

Ten per cent of lot = 3,087sf

7400 sf landscaping/lawn area

Plant units required = 247 plants

277 plant units

Required in front yard = 1543

4310sf in front yard

Evergreen required = 204 plants

204 plant units

\*4 Bradford Pears on Kohl's property will be removed and replaced at new locations as agreed by Kohl's.

Lighting Plan

number of poles – 4

location of poles – 2 in front, 1 in northeast, one to the south

height – due to the proximity of residential, any light pole over 24 feet overall height base and pole is recommended for denial

Driveways/Parking

sidewalks and fire lanes – no driveway on Santa Fe, 2 drives located on the common entry at the traffic light drive on the south side of the property.

Mechanical equipment – mechanical on roof located 10 feet from the roof edge, screening of mechanical intended to be hidden by the height of the exterior wall, which is 16 ½ feet.

Entrance elevation is 19 ½ feet. Some of the pilasters are also 19 ½ feet.

Fencing/screening – no fencing is required, all uses adjacent are commercial, no fencing has been shown other than the dumpster enclosure.

Signage – 1 ground sign, 3 wall signs

location – southwest corner of the property ground sign located out of sight triangle

height – 6 foot

type – monument with brick base recommended

color – brick can be complimentary to EFIS colors (terra-cotta)

size – 42 square feet

General architectural appearance – exterior finishes – EFIS veneer on all four walls.

Awnings of corrugated metal panels, neon accents on EFIS entrance on pilasters.

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materials and colors - exterior colors will match overall appearance of the store on S. Broadway using a washed finish of moss green and terra-cotta. The cooler exterior material on the east side of the property is not planned to be EFIS.

Drainage Report and related Grading Report Plans and Calculations indicating compliance with Title 23 Stormwater Drainage – no additional drainage will be required for this project. Kohl's over-designed the detention area on the north side of the building to accommodate this site.

Refuse facilities – Dumpster enclosure is 12' x 14' enclosure shown in the southeast corner of property, enclosure to be constructed of corrugated metal to match the awning. Staff recommends denial of the corrugated material on the dumpster enclosure. The Kirkpatrick Bank, KFC Long John Silvers, Baskin-Robins and Kohl's all have brick enclosures. At the very least, a combination of EFIS and brick should be used.

Sensitive borders - A sensitive border is a site directly abutting residentially development land on any side. This site is not immediately adjacent to single family residential. Alterra is actually zoned "E-1".

Street paving and access management – meets standard. Santa Fe street is four-laned, traffic light is in place, no driveway for this use, cross access to Kohl's. If not included in the plat, an easement will be needed from Kohl's. Kohl's was not platted although property developed after Kohl's has been platted.

Title 21 Water and Sanitary Sewer Plans – adjacent to the site and are connected for service. Originally, the design indicated connection into a sewer line that has been abandoned and the owner expressed concern about digging under the driveway along the south side of the property to access the sewer. This is the only sewer line available to serve this use, the driveway will have to be crossed for sewer service.

Ronnie Williams asked why the building was going to be all EFIS when the location on South Broadway was brick, which included the painting technique used by Taco Mayo. The business owner indicated he would brick the dumpster enclosure and the sign base, but wanted to use EFIS on the building.

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

AYES: Members: Thomas, Waner, Thrash, Cartwright and Chairperson Woods

NAYS: None

There was no New Business.

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

AYES: Members: Thrash, Cartwright, Thomas, Waner and Chairperson Woods

NAYS: None

January 18, 2005  
Meeting adjourned at 8:30 p.m.

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission