

EDMOND PLANNING COMMISSION MEETING

Tuesday, February 8, 2005

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, February 8, 2005, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Allen Thomas and Suzy Thrash. Elizabeth Waner was absent. 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 18, 2005, Planning Commission Minutes.

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

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

NAYS: None

Chairperson David Woods asked if there was any objection to moving the Dooley Farms items to the front of the agenda. He indicated that Brian Coon, representing the applicant, had requested this due to a commitment at 7:00 p.m. There were no objections to this.

The next item on the agenda was **Case #Z050001 Public Hearing and Consideration of Edmond Plan III amendment from Suburban Office Planned Unit Development Usage to Restricted Commercial Planned Unit Development Usage on the northeast corner of Dooley Farms Lane and West Edmond Road. (Dooley Farms LLC)**

Infrastructure: A 12" water main extends along West Edmond Road. The water line has been extended north on Dooley Farms Lane to serve the Kimberly Crossing Addition. Sanitary sewer is also adjacent to the property and extends from the north side of Arvest Bank. A 3 phase electric service is located along the east side of the property as well as telephone equipment and a telephone building.

Traffic: The 2003 traffic counts are 26,000 vehicles a day east and west on Edmond Road.

Existing zoning pattern:

North – "C-3" High Density

South – "A" Single Family

East – "D-O" Suburban Office and "D-O" PUD, Creekside

West – "D-O" Arvest Bank

Land Use:

North – vacant

South – developed as Copperfield

East – undeveloped

West – Arvest Bank

Density: N/A. The owner has projected 3 buildings consisting of a total of 22,261 square feet. The scale of the front building on West Edmond Road is important to retain for a

February 8, 2005

residential character and appearance. The northern buildings can be larger. The PUD does not limit the square footage to 22,261 square feet. This area will have a traffic light and could be fairly busy during the day for office and light retail traffic but quieter with less traffic in the evening hours when more people are home. The area is already busy early in the morning and in the evening with commuters to UCO, Edmond School traffic and Oklahoma City commuter traffic.

Land ownership pattern:

North – same owner as subject property, Connie Ferris

South – individual home owners, Copperfield

East – one owner, Sean Brownlee

West – Arvest Bank

Physical features: The land is flat, does contain a few native trees such as Cedar that have grown up over time. The existing trees will likely be removed for this project. They are located in the middle of the land where the building will need to go.

Special conditions: Mr. Cassidy has indicated that he has an easement extending from Edmond road to his 40 acre parcel north of Ms. Ferris' land. The telephone building is located in the middle of that area. This access is not public and does directly affect the PUD plan. The owner may wish to investigate any legal commitment to this access way, there is no curb cut on Edmond Road. There are several Southwestern Bell easements shown on the site plan.

Location of Schools and School Land: The nearest elementary schools are Ida Freeman and Sunset. North High School is a mile and half north and east.

Compatibility to Edmond Plan III: Considering the Plan Amendments to date, if the proper design elements are included and the uses limited, this may be a reasonable amendment.

Site Plan Review: This is the next step if this project is approved.

Brian Coon representing Mrs. Farris requested approval. He indicated the PUD would be amended to include the same use restrictions on the front building along Edmond Road as the Creekside Village PUD. This would exclude drive-in windows along Edmond Road for any use, exclude franchise type drive-through restaurants. He also agreed the architectural appearance would be residential in style with brick veneer to match Creekside Village and be compatible with Copperfield. A pitch roof construction was also acceptable.

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

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

NAYS: None

The next item on the agenda was **Case #Z040034 Public Hearing and Consideration of rezoning from "D-O" Suburban Office Planned Unit Development to "D-1"**

February 8, 2005

Restricted Commercial Planned Unit Development on the northeast corner of Dooley Farms Lane and West Edmond Road. (Dooley Farms LLC)

Brian Coon representing Dooley Farms, LLC is requesting an increase from “D-O” Suburban Office PUD to “D-1” Restricted Commercial PUD on the northeast corner of Dooley Farms Lane and West Edmond Road. The tract of land contains 2.44 acres. The land to the east is known as the Creekside PUD being developed by Sean Brownlee. The Creekside Village Senior Housing is near completion, contains 84 units and is located on the far north side of the Creekside project, to the northeast of the subject tract. Arvest Bank is located to the west on “D-O” Suburban Office PUD zoned property. The land to the north and west is zoned “C-3” High Density Multi-Family and “D-O” Suburban Office PUD. Dooley Farms Lane is the only access to the Kimberly Crossing Addition which when fully developed will contain over 280 lots. The Copperfield Addition is located to the south where Dooley Farms Lane and Hartford Street form an intersection.

City utilities are available to this property. The developer has committed to a traffic light when a portion of Kimberly Crossing is ready for building permits and has already provided for the left turn bay in preparation of the traffic light on Edmond Road. The Creekside Village PUD Design Statement is attached covering 17.2 acres. Sean Brownlee provided for restrictions to the “D-1” Restricted Commercial uses excluding 16 uses some of which require Special Use Permits in “D-1” anyway. That information is attached. In addition, Mr. Brownlee is building structures which are brick with pitched roofs and residential style windows to face onto West Edmond Road so there is a better compatibility with the Copperfield Addition to the south. There would not be neon or fiber optic lighting on the Creekside buildings. The sign detail is also residential in character, 7 foot approximately 42 square feet. These design criteria need to be added to the Dooley Farms LLC PUD to be consistent with that compatibility with the neighboring area. The applicant has been provided a copy of the Creekside Village PUD including the building appearance information.

Retail (“D-1” PUD) of a limited nature properly designed compatible with the residential character that is established in the area is appropriate. Restaurants with drive-in windows facing West Edmond Road would be discouraged. They were prohibited in the Creekside PUD. Pitch roof constructed would be desirable and compatible window design, not like a strip shopping center would follow what has previously been approved. Low profile signs are recommended 6’ to 7’ in height not greater than 42 square feet as approved with Creekside Village.

Brian Coon agreed with the limitation of uses for the front building only for the PUD and the architectural style requirements for all the buildings. He indicated he felt there should be more flexibility on the uses for the northern 2 buildings since they were part of the

February 8, 2005

developing Kimberly Crossing area and there might be justification for dry cleaners and other similar uses on the interior, not along Edmond Road. No one appeared in objection.

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

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

NAYS: None

The next item on the agenda was **Case #PR050001 Consideration of Preliminary Plat approval for Sugar Hill north of East Second Street west of Post Road. (Barry Rice)**

Barry Rice, owner of this property, is requesting Preliminary Plat approval. The Planning Commission reviewed the rezoning at the last meeting and the rezoning will be considered by the City Council February 14, 2005. The plat proposes private streets with a gated access built to a private street standard lesser than the rural city standard street. Some of the drainage structures under the street would be constructed for low water type crossings. Mr. Rice would also like to request a variance for no detention and that is a request that will need to be made to the City Council and/or SWAB and the City Council. When subdivisions are constructed in the City limits under the State Statute exception such as Stonegate or Tanglevine where there is no plat and there is no City utilities other than electric, the streets can be built to a completely private standard. Mr. Rice is requesting a subdivision plat which will produce lot and block legal descriptions filed of record at the County for the Sugar Hill Ranch Addition. This addition will still use Edmond electric and still be required to meet Title 23 drainage standards unless given further variances. Street names are also approved and addressed to meet the 911 Standard followed throughout the Association of Central Oklahoma Government region. This addition contains 35 lots on 110 acres. The lots will vary from one to two acres in size similar to Chitwood Farms. Mr. Rice is planning 5,000 square foot or greater homes.

Ms. Thrash asked about what the difference in the street paving would be from City Code. Mr. Rice indicated there would be 4 inches of paving rather than 6 inches of asphalt. He indicated they would still use the fly-ash for treating the soil for the base material. He indicated the width of the street would be more narrow than a city street but there would be a rolled curb rather than a bar ditch. He indicated the homeowners association dues would be sufficient for maintenance of the streets and that there were only 32 residential lots so the use.

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

February 8, 2005

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

NAYS: None

The next item on the agenda was **Case #SP040025 Public Hearing and Consideration of amendment to commercial site plan for the Spring Creek Village located on the northwest corner of 15th Street and Bryant. (Ballenger Brothers LLC)**

George Winter with Architectural Studio is requesting a modification to the original site plan for the Spring Creek Village shopping center under construction on the northwest corner of 15th and Bryant. The property contains 6.22 acres or 271,143 square feet. The change is to allow a driveway to extend in front of the west building and add 9 parking spaces in an area that was previously all landscaping. Mr. Ballenger has purchased an additional "D-1" PUD parcel south of the detention area west of this project previously owned by Mr. Sadeghy. The new driveway will allow for an inner-connection. The landscaping standard of 14% of the site will be met even with 9 more spaces and a 20 foot driveway lane in front of the far west building. All the landscaping is contained on the original site. None of the Sadeghy site is included at this time. The new parcel will be reviewed separately as to site plan compliance. The landscaping is as follows:

Landscaping - <u>Lot area = 271,143 sf</u>	<u>Landscape provided on plans submitted</u>
Fourteen per cent of lot = 37,960 sf	42,000 sf landscaping not including detention area which is approximately 9,000 sf and is landscaped with a bald cypress, water oaks and Chinese Pastiche trees
Plant units required = 3,040 plants	3,041 plant units
Required in front yard = 18,980 sf	42,004 sf in front yard
Evergreen required = 1216 plants	1493 plant units

The driveway on the west side of the western most building could have been 20 feet in width for purpose of firelane and sanitation pickup. The driveway will need to be at least 24 feet wide for two-way traffic up to the building to allow for the cross access and ingress and egress from the drive that was originally intended for primarily ingress for the service vehicles.

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

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

NAYS: None

February 8, 2005

The next item on the agenda was **Case #PR030025 Consideration of Amended Final Plat of Spring Creek Village located on the northwest corner of 15th Street and Bryant. (Ballenger Brothers LLC)**

Ballenger Brothers LLC is submitting an amended final plat of the commercial project on the northwest corner of Bryant and 15th Street. This property is zoned "D-1" PUD. There were originally two ownerships encompassing what is now the Spring Creek Village, west of Bryant. One of the PUDs originated from Chris Palmer and is developing as Spring Creek Village and the second PUD was Alpine originally submitted by Mr. Sadeghy. The purpose of the amended plat is to include both parcels as one subdivision. At a separate meeting, the owner will submit for review a revised site plan to include one additional building on the original Sadeghy tract or Alpine Retail PUD. The plat contains 8.208 acres consisting of one lot and block. The plat is being held until the subdivision improvements are complete, so the plat is amended as to what the city has previously approved. But, since the plat is not filed of record, the term "amended" final plat may be unnecessary.

The project is adjacent to city water and sewer. Based on the PUD, the setbacks are 40 foot front building line or 90 feet measured to the center of the road rather than the standard 100 feet. The property is only 220 feet deep, as measured on a north and south dimension, which will be very shallow for a commercial lot. The amendment to the setback is reasonable based on this lot depth. Mr. Ballenger plans to build another building on the far west side of the building where there was a house situated on the Sadeghy ownership. This is the area where dirt is being stored at this time.

George Winters, Studio Architecture, spoke explaining the project indicating they are still trying to preserve as many existing trees as possible and that the trees saved are reviewed by Carrie Tomlinson. The opportunity to purchase some additional land west where there was another owner and a previous house allows for the new driveway to cross connect to that new site for a 4th building. The landscaping is not being reduced and only 3 additional parking spaces are created even though there is a 9 space row created because one of the driveways on 15th is being moved east to align with the Bank of Oklahoma due to the grading and slope of the property and several spaces have been lost in this change. He indicated a new site plan would be submitted in the near future for the proposed building on the far west side of this project.

Ronnie Williams with the ENA spoke in favor of the cross connect driveway and change in the site plan.

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

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

February 8, 2005

NAYS: None

The next item on the agenda was **Case #PR050003 Consideration of the Final Plat of Tuscany Villa Section II located east of Vista Lane, north of Chimney Hill and west of the Borgata Addition. (Tom Vorderlandwehr)**

Tom Vorderlandwehr is requesting Final Plat approval for the second phase of the single family Tuscany Villa Addition. This phase contains 33 lots on 8.28 acres for a density of 4 units per acre. The lot sizes range from 8100 square feet to 8600 square feet. The addition will be served with city water, wastewater, public streets, police, fire, electric and sanitation. The first phase of Tuscany Villa contains 37 lots and has currently received 20 building permits. As discussed with the original submittal, there will be no access to Chimney Hill Addition to the south by way of Stonehenge Place or to Borgata to the east on Borgata Way. Borgata has private streets which would also disallow street connections. Water lines must be looped between additions to improve service for all developments even if the streets do not connect. "Limits of no access" will also be identified at the rear property line of those lots adjacent to the dead end streets in Chimney Hill and Borgata to reinforce that there is no additional access to the back of these lots from the adjoining addition. All setbacks are shown with 25 foot front building lines. Utility easements are being corrected to reflect 20 foot easements rather than 15 foot.

No one appeared in objection. Tom Vorderlandwehr appeared representing the application.

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

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

NAYS: None

The next item on the agenda was **Public Hearing and Consideration of the Preliminary Plat of Northridge Park Addition located on the west side of Fretz Avenue, 120 feet south of Brad Street. (ERC Land Development Group)**

Tracy Markhum with ERC Land Development Group is requesting Preliminary Plat approval for a single family addition consisting of 17 lots on 4.04 acres for a density of 4.2 units per acre. The property is zoned "E-1" General Commercial, but single family is a use permitted by right in "D-2" Neighborhood Commercial, which is a use permitted by right in the "E-1" General Commercial. The Clayton Pond Addition located on the northwest corner of East Second and Sooner Road is also zoned "E-1" General Commercial and there are over a hundred single family homes on that property.

February 8, 2005

Northridge Park will be served with city water, wastewater, public streets, police, fire, electric and sanitation. A detention area is set aside in the northwest corner of the addition and will be common area for private maintenance. The lots range in size from 6100 square feet to 6900 square feet. "Limits of no access" will be needed along Fretz Avenue on the 7 lots adjacent to that street. All lots are designed with 25 foot front building lines. This project is located west of the Concord Addition developed by Ideal Homes and south of a phase of the Apple Village project along Brad Street. There is a commercial building south of the addition.

Rob Coleman appeared representing the application.

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

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

NAYS: None

The next item on the agenda was **Consideration of the Final Plat of Northridge Park Addition located on the west side of Fretz Avenue, 120 feet south of Brad Street. (ERC Land Development Group).**

Tracy Markhum with ERC Properties is requesting Final Plat approval for Northridge Park Addition on Fretz Avenue. The plat contains 17 lots on 4 acres to be developed for single family homes. The lots range in size to just over 6000 square feet to 6900 square feet. All city services will be constructed for this addition. The one street will be public and built to city standards. Driveways on Fretz will not be permitted. A homeowners association will be required to maintain the detention area, Common Area A. There will be a trickle channel in the detention area; mowing should be all the maintenance required.

Rob Coleman, representing the application, indicated that 75% of the exterior walls will be brick.

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

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

NAYS: None

The next item on the agenda was **Case #U050001 Public Hearing and Consideration ordinance partially closing a utility drainage easement east of 3840 Tambos Trail in the Mason Oaks Addition. (Mitch Massey)**

February 8, 2005

Mr. Mitch Massey is building an addition to his house at 3848 Tambos Trail in the Mason Oaks Addition located north of Second Street, east of Oakridge Drive. The design for the house provides for a driveway on the east side of the house with the garage doors facing east. Mr. Massey would like to purchase 15 feet of the existing detention area east of his lot to allow for the driveway to access the garage. He has attended the Stormwater Advisory Board on December 16, 2004 and satisfied them that there is extra land associated with the detention area on the west side and that there would be no adverse impact to the detention area by the removal of the west 15 feet from the Common Area. The Common Area is privately owned as part of the Homeowner's Association property and that is who Mr. Massey will have to purchase the land from. Notice has been given to the property owners within 300 feet and published in the local newspaper of the partial drainage and utility easement closing.

The Electric and Utility Line Maintenance Departments have reviewed this request and have expressed no objection to the closing.

The president of the Clayton Farms Homeowners Association, Mr. Jamie Santana, was opposed to the closing. He indicated there are already problems in Clayton Pond with detention maintenance and erosion. There is an issue with the Tuscan Park Addition to the north and he felt no changes should be made to any drainage areas emptying into Clayton Pond.

Mrs. Billy Neese from Mason Oaks objected to the closing. It was noted that the homeowners association had approved a contract to sell the 15 foot wide piece of land subject to the easement being closed. Mrs. Neese said there was not total agreement about the closing. She felt the detention should be left as is. There have already been problems with surrounding detention areas and she felt there should be no change in the detention area for liability reasons adjacent property owners. She asked if Mr. Massey would agree to accept all future liability for the detention pond.

Chairperson Woods asked for a motion for approval. A motion for approval was not made by the members. This request will go forward to the City Council with no recommendation from the Planning Commission.

The next item on the agenda was **Consideration of request by Joe Emerson for deed certification on 2 acres north of 2701 Bobwhite Trail west of Santa Fe south of Sorghum Mill.**

Mr. Joe Emerson is requesting deed approval on a two acre lot west of Bobwhite Trail in the area known as Deer Creek 1st, although the area is unplatted, south of Sorghum Mill Road, west of Santa Fe. This property is zoned "A" Single Family so a two acre lot exceeds the lot standard for individual well and septic tank. This property is not in a flood plain. There is no FEMA flood plain near this tract. The property contains 87,237

February 8, 2005

square feet and is 175 feet by 498 feet deep. The Emerson family owns other property adjacent at 2701 Bob White and has an existing house at that location.

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

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

NAYS: None

The next item on the agenda was **Consideration of request by Frank Pierce for deed certification on 2 lots on the west side of Mountain View in Mountain View Park**

Frank Pierce is requesting deed approval for two lots west of Mountain View Road in the Mountain View Park Addition north of Second Street approximately one-half mile west of Air Depot. This property is zoned "L-2" Lake Residential with a minimum lot of 90,000 square feet. There are no water or sewer lines available to this property so the two lots will develop with individual water wells, septic tanks or aerobic systems. The property is platted as Lots 39 and 40 in the Mountain View Park Addition developed in 1932.

Site #1 contains 2.18 acres or 94,960 square feet. Site #2 contains 3.2 acres and is generally 330 feet by 329.6 feet. Access to tract 2 will be from a driveway extending from Mountain View Road. This easement will be filed of record and will provide the permanent access to the property. The lot shapes will lend themselves to preservation of trees, more than minimum setback in the "L-2" Districts from all property lines and desirable separation of water well and septic tank locations on the lots. A more narrow lot would not produce these characteristics. This property is not located within a flood plain, has access to a private street and meets all the minimum lot requirements.

No one appeared in objection.

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

AYES: Members: Thomas, 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 4-0 as follows:

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

NAYS: None

February 8, 2005
Meeting adjourned at 6:45 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission