

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, April 5, 2005**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, April 5, 2005, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Suzy Thrash, Allen Thomas and Elizabeth Waner. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Jan Ramseyer-Fees, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the March 8, 2005, Planning Commission Minutes.

Motion by Thrash, seconded by Cartwright, to approve the minutes as written. **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 #U020002 Public Hearing and Consideration of extension of the Planned Unit Development zoning and Design Statement for Henderson Hills Baptist Church property located on the northeast corner of I-35 and 15<sup>th</sup> Street.**

Henderson Hills Baptist Church is requesting extension of the overall PUD that includes commercial and multi-family land around the church facility in the center of the property. The property was originally zoned in 1974 "E-1" General Commercial, "D-3" Office Commercial and "C-1" Low Density Multi-Family. Utilities were to be provided by extensions of the sanitary sewer from the Life Church parcel to the north and the water along the Frontage Road eventually to extend along 15<sup>th</sup> Street. The Master Plan has been modified to fit with the church campus including locations for future parking. Circulation is provided by two collector type roads north and south of the church campus connecting with the main entrance on I-35 Frontage Road and 15<sup>th</sup> Street. Additional curb cuts would be anticipated from the individual retail and general commercial sites. The church is operating with a Special Use Permit. The future commercial uses in this updated PUD are as follows:

1. General Commercial - 8 acres
2. Retail – 9.1 acres
3. Office Park - 9.8 acres
4. Medical Village – 10.8 acres
5. Multi-Family – 13.7 acres
6. Recreational open space – 5.8 acres
7. Recreational natural area – 13.7 acres

The Medical Village office would consist of ministry services oriented to community support which may involve a medical clinic. The corporate office may involve a 3 story

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building of the 100,000 square feet and 500 parking spaces. The Multi-Family will include single family owned town homes, condominiums and patio homes. An outdoor amphitheater is being considered in the northeast portion of the property and an open air tensile fabric pavilion is being considered and is described in the PUD. There is no need to change the zoning for the new Master Plan. Existing zoning is in place.

Drainage/detention will have to be built to city standards and road improvements will have to meet a commercial standard along 15<sup>th</sup> and/or the Frontage Road. The Corps of Engineers owns land to the north along the creek area. The Lake Highland Addition is located to the southeast. The 160 acres to the immediate east is undeveloped and Life Church is located north of the Corps of Engineers land south of Second, east of I-35.

No one appeared in objection.

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 #Z050008 Public Hearing and Consideration of amendment to Edmond Plan III from Restricted Commercial, Low Density Multi-Family and Single Family to Open Display Commercial Planned Unit Development Usage located on the southwest corner of Covell and Kelly. (Covell Development Company, LLC)**

1. Infrastructure: Covell is designated as a Parkway planned for at least 140 foot of right-of-way with a median divided street incorporating protected left and right turn lanes. The improvement of Covell near Kelly is a number of years in the future after the underpass, Broadway relocation and Covell to a location east of Kelly is improved. Kelly is also designated as a Parkway but there is no funding identified through the ODOT program at this time. It will be appropriate to receive the appropriate right-of-way for the parkway standard streets as well as the impact of the surrounding land use. Utilities are available with water lines along Covell and Kelly and sanitary sewer lines extending through the subject quarter section.
2. Traffic: The current traffic count on Covell is 12,800; the current traffic count on Kelly is 10,700. The PUD Master Plan has identified access to the property by the indication of arrows on the plans. Those would represent acceptable locations for driveways. The arrows do not meet the requirements for cross overs in a median that would be part of a parkway type design.
3. Existing zoning pattern:  
 North – “D-1” Restricted Commercial owned by the Edmond School District. “B” and “C-3” are also zoned on the property although the land is developed as the Cheyenne Middle School. Mitch Park is also located north of the subject tract.  
 South – “R-2” Urban Estate and “A” Single Family

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East – “A” Single Family

West – “A” Single Family, Cheyenne Crossing

4. Land Use:

North – Cheyenne Middle School

South – Rural lots

East – One house on a 160 acre parcel

West – Cheyenne Crossing 150 lots

5. Density: This project plans 150 apartments on 12.65 acres for a density of 11.8 units per acre. Single family homes are planned to the west and south adjacent to Cheyenne Crossing, Ketch Acres and the Shore Drive rural lot area. A total of 209 single family homes are planned on lot sizes ranging from 9,000 square feet to 11,700 square feet. Two office areas are planned, one along Kelly and one on Covell adjacent to the tank battery. These parcels are projected for “D-3” where no retail is allowed. The multi-family parcels are in the center of the quarter section. The commercial tract consists of 66 acres on the southwest corner of Kelly and Covell.

6. Land ownership pattern:

North – Edmond School District

South – Multiple single family parcels

East – One single family parcel

West – Multiple lots

7. Physical features: The land contains oil wells, tank battery, an existing pond and rolling pasture land.
8. Special conditions: There is an abandoned pipe line through the property, several oil wells and a tank battery.
9. Location of Schools and School Land: Cheyenne Middle School is located to the north, North High School is just over one-half mile to the east and John Ross Elementary just over one-half mile to the east.
10. Compatibility to Edmond Plan III: There is a 10 acre tract zoned and projected on the southwest corner of Kelly and Covell. There is a multi-family zoned and projected to the south and west of the commercial corner.
11. Site Plan Review: Site plan would be required because this project is a PUD and contains multiple commercial tracts.

Derek Turner presented a Power Point presentation describing why the land uses were placed at the location they were in the overall Master Plan. The layout recognized Cheyenne Crossing single family to the west of the project by establishing single family homes on the west side of the development compatible with Cheyenne Crossing. The rural lots to the south would also be developed adjacent to single family in this new project of Covell Village. The multi-family was in the center of the project adjacent to the 66 acre commercial tract. The two “D-3” Office parcels were at the edge of the development next to existing oil wells along the arterial streets to be developed as parkways.

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Commissioner Waner indicated she was concerned about the 66 acres of Open Display Commercial. The developer indicated he did not where a home improvement center type use might be located in the 66 acres but the zoning was trying to accommodate that option.

No one appeared in objection.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Waner

The next item on the agenda was **Case #Z050009 Public Hearing and Consideration of rezoning from "D-1" Restricted Commercial, "C-1" Low Density Multi-Family and "A" Single Family to "E-2" Open Display Commercial Planned Unit Development located on the southwest corner of Covell and Kelly. (Covell Development Company, LLC)**

Derek Turner is submitting the Covell Village PUD consisting of 160 acres south of Covell Road, west of Kelly. The southwest corner of Covell and Kelly is already zoned "D-1" Restricted Commercial and is identified as such on the Edmond Plan. An area to the south and west of the corner is already zoned "C-1" Low Density Multi-Family and 260 multi-family units would be possible based on the current zoning and Edmond Plan for that area. The Covell Village PUD would change to provide for a 66 acre "E-2" PUD parcel where the "D-1" and "C-2" is now located and extending further south and southwest. The land to the east of this property is sparsely developed with one home on 160 acres currently owned by the Salyer family. Cheyenne Middle School is located to the north as well as Mitch Park. The Village Center at Coffee Creek and the Coffee Creek Addition is located to the northeast. The Cheyenne Crossing Addition is located to the west. Ketch Acres and the Shore Drive area is located to the south. There is no connection into the Cheyenne Crossing or Ketch Acres and Shore Drive area.

Motion by Waner, seconded by Cartwright, to approve this request. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Waner

The next item on the agenda was **Case #Z050010 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Residential to Office Commercial Planned Unit Development Usage located approximately one-half mile south of Covell on the west side of Kelly. (Covell Development Company, LLC)**

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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 #Z050011 Public Hearing and Consideration of rezoning from "A" Single Family Residential to "D-3" Office Commercial Planned Unit Development located approximately one-half mile south of Covell on the west side of Kelly. (Covell Development Company, LLC)**

As a part of the PUD Land Use Master Plan, Derek Turner is requesting an office parcel consisting of 6.74 acres north of the oil field tank battery on the west side of Kelly half way between Danforth and Covell. This tract of land would be south of a collector street extending through the project connecting to Covell. One additional driveway is requested on Kelly in the PUD Master Plan and Design Statement. Kelly is planned as a parkway but is not currently funded or designed. The minimum right-of-way is 70 foot of center line for the parkway and on occasion additional right-of-way is needed for drainage improvements or traffic lights. Median cross over locations have not been determined since there is no design for Kelly at this point. A driveway on Kelly will not be a commitment to a median cross over. The collector street would usually incorporate a cross over in the median when the design of Kelly Parkway is authorized. Water is available to this parcel. The developer indicates he will extend sewer to serve this parcel. The area to the south is developed as Shore Drive rural lot development.

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 #Z050010 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Residential to Office Commercial Planned Unit Development located on the south side of Covell approximately one-half mile west of Kelly. (Covell Development Company, LLC)**

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 #Z050011 Public Hearing and Consideration of rezoning from "A" Single Family to "D-3' Office Commercial Planned Unit Development located on the south side of Covell approximately one-half mile west of Kelly. (Covell Development Company, LLC)**

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Near a second oil field tank battery across from Mitch Park, east of the Cheyenne Crossing Addition, the applicant proposes a second office tract consisting of 6.48 acres. This parcel would lie west of the main collector street through the project. The development to the west is Cheyenne Crossing. A majority of the land in this PUD adjacent to Cheyenne Crossing would be single family and that would be the neighbor to the south of this subject "D-3" tract. This parcel has less frontage on Covell than the tract on Kelly so no driveway is planned on Covell. At this location, a median cross over at the location of the collector street in the future Covell Parkway might be too close to another drive on Covell anyway. Water is available on Covell Road. Sanitary sewer is available from the Cheyenne Crossing Addition or will be extended by the developer to extend this tract. The two office parcels represent a transition to less intensive land use on the edges of the PUD to the west on Covell adjacent to Cheyenne Crossing and to the south on Kelly adjacent to the Shore Drive area. The oil well tank batteries near these locations are also a factor for setting a transition use at these locations in this PUD.

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 #Z050012 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Residential to High Density Residential Planned Unit Development Usage one-quarter mile west of Kelly and one-quarter mile south of Covell Road. (Covell Development Company, LLC)**

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

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

The next item on the agenda was **Case #Z050013 Public Hearing and Consideration of rezoning from "A" Single Family to "C-3" High Density Residential Planned Unit Development one-quarter mile west of Kelly and one-quarter mile south of Covell Road. (Covell Development Company, LLC)**

Derek Turner, as part of the overall PUD, is also requesting "C-3" High Density Residential in the center of the project consisting of 12.65 acres of multi-family allowing 150 units, which is less than would be allowed using the maximum density. The developer will extend water and sewer to this site. The Master Plan provides for single family to the south of the collector street and south of the multi-family parcel with a large commercial tract north of the 150 units. This is a reasonable transition between different

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land uses along the collector street which will allow traffic to distribute to both Covell and Kelly with higher densities allowed by the multi-family.

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 #Z050014 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to Single Family Planned Unit Development Usage located just under one-half mile west of Kelly and just one-half mile south of Covell. (Covell Development Company, LLC)**

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

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

NAYS: None

The next item on the agenda was **Case #Z050015 Public Hearing and Consideration of rezoning from "A" Single Family to "A" Single Family Planned Unit Development located just under one-half mile west of Kelly and just one-half mile south of Covell. (Covell Development Company, LLC)**

Derek Turner is requesting as part of the overall Covell Village PUD that the southern and western portions of the property be developed as single family. Some of these areas will be used for drainage/detention. Typical lot sizes range from 9,000 square feet to 11,700 square feet. The minimum lot size would be 7500 square feet on the west side of the tract. A total of 209 single family lots will be constructed at an overall density of 3.05 units per acre. The developer will extend full utilities to serve the single family lots. The single family areas have been designed to be adjacent to the existing single family such as Cheyenne Crossing, Ketch Acres and the Shore Drive area.

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

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

NAYS: None

The next item on the agenda was **Case #PR050007 Consideration of Preliminary Plat of Cardinal Ridge Addition located west of Douglas, south of Redbud Canyon, one-quarter mile north of Danforth Road. (Larry Toombs)**

Developer Larry Toombs is requesting Preliminary Plat approval of a single family addition on 80 acres for 48 lots. The property is zoned "R-2" Urban Estate Dwelling

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district and was recently rezoned by Bill Frankfurt. The houses will range from 2400 square feet up. The roads are planned to be private gated. There is a large floodplain to the southwest of the addition. There are two street entries onto Douglas. Limits of no access needs to be placed along Douglas where the lots back up to that street. Each lot will operate with an individual water well and septic tank. There are two common areas in addition to the lots. There is no reduction in lot size due to the common areas.

Commissioner Waner asked about a trail through this property. Mr. Toombs indicated he would provide a trail location in the floodplain. He had a separate private trail planned within the development. Commissioner Cartwright asked if it was okay to build a trail in the floodplain. City Engineer Steve Manek indicated it was as long as there was still proper grading and protection of the channel.

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 #PR050001 Consideration of Final Plat approval for Sugar Hill Addition north of East Second Street west of Post Road. (Barry Rice)**

This item was continued indefinitely by the applicant.

The next item on the agenda was **Case #Z050007 Public Hearing and Consideration of rezoning from "C-3" High Density Residential and Commercial Services to "E-1" General Commercial District on the north side of Second Street, one-quarter mile east of Bryant. (Neal McGee Homes)**

Neal McGee is requesting "E-1" General Commercial zoning on 1.8 acres (net 1.6 acres) located on the north side of East Second Street north of the car wash. This property is projected for "E-1" General Commercial on Edmond Plan III and is currently zoned "C-3" High Density Multi-Family. Maxine Hawley is the current property owner and the division of land into two parcels was done without benefit of deed approval through the Planning Commission. It appears Mike Henderson owns the northern 3 acres and Mrs. Hawley owns the south 1.8 acres. This land is unplatted and contains a residence.

The land along East Second Street was projected for commercial in the Edmond Plan III due to the predominance of commercial zoning along Second Street from I-35 west. Zoning occurs as individual applicants bring their individual applications and some of the parcels on the north side have not been requested. The Huntwick Addition is located to the northeast of this general area. The Kickingbird and Barrington Hills Apartments are located to the north. The Oxford Oaks Apartments lie to the south and the Oxford Oaks



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strip center. A car wash, Henry Hudson's and restaurant are situated to the south along Second Street.

Commissioner Waner expressed concern that the property owner to the north was not landlocked by the rezoning. It was indicated that since the plats were being continued, the discussion of access would be held at another time and that the zoning would not landlocked Mike Henderson's parcel to the north.

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

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

NAYS: None

The next item on the agenda was **Case #PR050005 Consideration of Preliminary Plat approval for an office warehouse located on the north side of Second Street, one-quarter mile east of Bryant. (Neal McGee Homes)**

This item was continued indefinitely at the request of the applicant.

The next item on the agenda was **Case #PR050005 Consideration of Final Plat approval for the Neal McGee Homes, Inc. Office Warehouse located on the north side of Second Street, one-quarter mile east of Bryant. (Neal McGee Homes)**

This item was continued indefinitely at the request of the applicant.

The next item on the agenda was **Case #PR050008 Consideration of Preliminary Plat of Manchester Professional Office Park located on the west side of Kelly north of the Kelly Park Addition. (Lambrecht Properties)**

Larry Lambrecht is requesting approval of a 2.27 acre tract zoned 'D-O' Suburban Office one-half mile north of 15<sup>th</sup> Street, north of the Kelly Park Addition, east of the Copperfield Addition. The plat is one lot and block. Seventy foot of right-of-way will be needed on Kelly because it is designated as a Parkway. The plat identifies the standard 100 foot setback from the center line of Kelly and this has been discussed with Lax Godhania, engineer for the owner, to be corrected. The property has 239 foot of frontage along Kelly. Only one drive opening on Kelly will be installed. Single Family lots back up to this property on the west in Copperfield and to the south in Kelly Park Addition. The project will need to be served with City water, sanitary sewer, drainage/ detention. Kelly is already four laned in front of the property.

One resident asked about how close the buildings would be to the residential. It was indicated there was a 10 to 20 foot setback depending on the front and side yards and that the detention area would be on the west side of the project creating more

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separation.

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

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

The next item on the agenda was **Case #PR050008 Consideration of Final Plat of Manchester Professional Office Park located on the west side of Kelly north of the Kelly Park Addition. (Lambrecht Properties)**

Larry Lambrecht is requesting Final Plat approval for a “D-O” Suburban Office zoned park to be developed on the west side of Kelly. The plat consists of Lot 1 Block 1. Mr. Lambrecht has developed Silver Leaf Office Park a quarter mile north of this location on Kelly. A group of buildings are planned under one ownership with the access from Kelly. The plat will provide for drainage/detention, water for fire protection and domestic service including necessary fire hydrants and sanitary sewer.

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 #PR050006 Consideration of Final Plat for Hunter’s Creek V located west of North Kelly and approximately one-half mile south of Coffee Creek Road. (Tim Hughes)**

Randy King Hill requested Final Plat approval for Hunter’s Creek V located on the west side of Kelly one-half mile south of Coffee Creek Road. The property is zoned “A” Single Family Dwelling and contains 21.6 acres for 22 residential lots. The houses are estimated to be 2500 square foot or larger. The lots are generally 19,780 square feet or larger. This tract is adjacent to Mitch Park on the south, the Saratoga Farms property on the west, Hunter’s Creek IV on the east, Hunter’s Creek III on the north.

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 **Deed Certification of request by Sooner Investments to deed a parcel to Steak and Shake and University Village Shopping Center on the north side of Second Street east of Blackwelder.**

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Engineer Glenn Smith is representing Sooner Investments requesting that the Steak and Shake location be approved for individual sale and the shopping center known as University Village where Blockbuster, Pei Wei, Cold Stone Creamery, Quizno's are being completed. The Wal-Mart Neighborhood Market has already been divided as a separate tract as well as Fidelity Bank from Kansas. In order for the lots to comply with individual ownership, there will need to be public water and sewer lines adjacent to each parcel. Easements have been provided by Mr. Smith for the public utilities. None of the lots can fall within a floodplain. This parcel is on Second Street between Blackwelder and the Edmond Regional Medical Center and is on an elevated parcel. Drainage/ detention was handled regionally south of the Target/Lowe's site and piped from University Village under Second Street. There needs to be cross-access easements connecting the site plan approved driveways between Blackwelder and Second Street between all of the businesses mentioned. The area is platted as part of the Highland Park Addition as one big block.

Engineer Glenn Smith and Attorney John Combs attended the meeting and indicated the easements would be provided for cross access and utilities.

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

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

NAYS: None

Commissioner Cartwright was out of the room during the vote.

The next item on the agenda was **Case #Z050016 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Residential to Two Family Residential Usage at 17 East Lincoln, Lots 32-35, Block 9, Rossmore Addition. (Pete Reeser)**

1. Infrastructure: All of the infrastructure is in place to serve either single family or two duplexes on the subject property. The street is a local residential street. Water and sewer are available.
2. Traffic: Traffic is very low due to the small number of homes on the street. Lincoln connects Broadway and Boulevard.
3. Existing zoning pattern:  
North – "A" Single Family  
South – "C-1" Low Density Multi-Family  
East – "A" Single Family  
West – "A" Single Family
4. Land Use:  
North – Single Family  
South – Duplexes  
East – Single Family

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West – Single Family

5. Density: 8 units per acre as proposed versus 7.26 allowed for Single Family.
6. Land ownership pattern:
  - North – Small single family lots
  - South – Small single family and duplex
  - East – Small single family lots
  - West – Small single family lots
7. Physical features: The land is already developed as to utilities and access. Currently, the property is vacant and there are mature trees on the site.
8. Special conditions: None.
9. Location of Schools and School Land: Russell Dougherty Elementary Choice School at Main and Boulevard, Special Services on Boulevard.
10. Compatibility to Edmond Plan III: projected for Single Family; however, there is existing multi-family in the area with pre-existing structures and existing zoning. This area north of Thatcher, north of the CBD Zoning District appears to be suitable for mixed densities of single family and duplex. Offices may even develop along Broadway or residential over office at some time in the future. Extension of the CBD Commercial District has not been studied for this area. A mix of single family and duplexes would represent a more phased in land use change than moving directly to the CBD District.
11. Site Plan Review: Duplexes will not require site plan approval but will have to meet standard setbacks, off street parking requirements.

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

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

NAYS: None

Commissioner Cartwright was out of the room during the vote.

**The next item on the agenda was Case #Z050017 Public Hearing and Consideration of rezoning from “A” Single Family to “B” Two Family Residential at 17 East Lincoln, Lots 32-35, Block 9, Rossmore Addition. (Pete Reeser)**

Pete Reeser is requesting rezoning of four lots on the north side of Lincoln east of Broadway south of Danforth and west of Boulevard. The property is zoned “A” Single Family and he is planning 2 duplexes or four living units. The lots are platted at 25 feet apiece with 140 foot depth, so the property contains 14,000 square feet. The options for this property if zoned “B” Two Family would be to build two houses, two houses with garage apartments or two duplexes. There are water and sewer lines adjacent to the property. Lincoln contains 60 foot of right-of-way in front of the lots. There is also an alley at the back of the lots. This area falls within the Urban Site Plan District, not the CBD or DRD. The Central Edmond Urban Development Board would not review plans for duplexes or residential. There is a parcel to the south of the lots already zoned Multi-

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Family so this would not be the first non-single family zoning in the area. The area from Danforth south to Thatcher near Broadway is suitable for higher densities than single family. Residential lots facing Boulevard may be an exception to that general policy but the interior lots are expected to increase from single family north of the downtown area.

Commissioner Thrash asked what kind of buildings would be placed on the property. Mr. Reeser showed a photograph of a two story building where the parking would be at the back using a shared driveway.

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

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

NAYS: None

Commissioner Cartwright was out of the room during the vote.

The next item on the agenda was **Case #U050002 Public Hearing and Consideration of Special Use Permit and Commercial Site Plan for a commercial landscape business on the north side of Danforth one-fourth mile west of Kelly. (Mike Barcum/Scapes of Edmond)**

This property has recently been used as Pony Pizzazz. There is a large barn on the northern part of the property used for keeping the horses and there are also mobile homes that are located on the west side of the barn. This 10 acre tract zoned "A" Single Family is proposed for a landscape business that would include a new log cabin style 3,000 square foot retail building on the front with permanent landscaping and paved parking and a new driveway generally centered on the front of the property. Pony Land and Pony Pizzazz shared a driveway that currently exists on the east side of the property. That area is gravel and would still access the barn and northern part of the property but would not be the standard for customer use at the Scapes Landscape business. Two green houses are planned north of the log cabin retail building and two mulch storage buildings. The trees and shrubs would be stored on the east and west sides of the property. Several landscape businesses have been approved with Special Use Permits in "A" Single Family, such as Picture Perfect Nursery on I-35 and Damon Johnson on S. Bryant.

General Site Criteria:

Existing zoning – "A" Single Family, requested Special Use Permit landscape business.

Setbacks – log cabin building would be approximately 200 foot from the center line of Kelly and 150 feet from the east and west property lines.

Height of buildings – approximately 14 feet.

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Parking – 26 spaces plus 4 handicapped spaces for a total of 30.

Lot size – 10 acres has been requested. The large metal barn on the north side of the property does not meet the current Fire Code and will not be used as part of the business. There is also a mobile home on the property that was a caretaker/watchman for the Pony Pizzazz and horse operation.

1. Landscape Plan

Landscaping - <u>Lot area = 435,600 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 43,560 sf	43,560 sf landscaping/lawn area
Plant units required = 4,340 plant units	4,340 plant units
Required in front yard = 21,780 sf	21,780 sf in front yard
Evergreen required = 1736 plant units	1736 plant units

Including the detention area on the north side of the property, the permanent landscaping in the front of the property and the areas that are undisturbed in the center portion where tree stock is stored, this request meets the 10% standard. There are over 3,480 plant units or 80% of the required plant units included in new planting and counting the red cedar trees in the center of the property that are not being removed. In the full development of this property, the barn may be requested to be used. It would be considerable work needed to meet the building code and fire code. If the barn is excluded from the Special Use at this time to emphasize that it is not part of the Special Use Permit and cannot be used, the site meets the landscaping and plant unit count. The site does meet the 10% open space including the barn area, even though it is not to be used because it does not meet the building codes, but if the entire 10 acres included now in landscaping, an addition 860 plant units are required.

2. Lighting Plan – No decorative light poles are planned for this business. There will be wall packs on the log cabin building and greenhouse/storage buildings and 20 foot tall security lights. No more than 4 may be used. The current plan is for the security lights to be motion activated.
3. Driveways/Parking – One driveway on Danforth. The drive on the east side of the property is shared with the Pony Land owner to the east and is accessed to the barn. The public would not use this driveway to access Scapes of Edmond.
4. Mechanical equipment – The air conditioning equipment will be located on the ground behind the building. There will be no roof mounted equipment or wall mounted equipment.
5. Fencing/screening – No fencing is proposed.
6. Signage – Only one ground sign is proposed and Special Use Permits are allowed to have 54 square foot, 8 foot tall signs. The one ground sign would be lighted and the monument base would be rocks and landscaping or wood matching the log cabin and landscaping.
7. General architectural appearance – Several types of buildings are planned. The 3,000 square foot retail building will be the log cabin. An elevation example has been provided. North of the log cabin will be at least 4 shade cloth in the summer and plastic covered metal frame buildings in the winter. These structures will

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house the mulch and other bags of materials such as fertilizer and potting soil to be sold and plants that will need shade in the summer or heat in the winter. The buildings north of the log cabin will not cover more than 6,000 square feet. There will be additional metal frame storage structures located on the west side of the property setback at least 50 feet from the Ketch Acres property line. Scapes of Edmond will not sell playground equipment or riding tractors. In addition to trees, shrubs and plants, personal hand held tools and tillers are planned to be sold. The only building on the north side of the property would be the one metal shop building existing on the property.

8. Drainage Report and related Grading Report Plans – Keith Beatty with Isch Engineering has submitted drainage plans indicating a detention area on the far north side of the property. A drainage pipe extends off site and an easement will be needed from Bill Stearns, the property owner where the pipe is planned.
9. Refuse facilities – A dumpster enclosure will be needed in the front area and is planned on the west side of the property. A stockade fence enclosure is planned.
10. Street paving and access management – Danforth is already paved to a four lane standard. No decel lane is planned for this facility.
11. Title 21 Water and Sanitary Sewer Plans – Sewer is not adjacent to this property. A septic tank would be permitted on a 10 acre tract. A water well is planned and preferred for the retail building. The plumbing code may require City water to be extended from the south side of Danforth to serve the retail building.

Mr. Barcum explained that he would not sell tractors, playground equipment; he would not display these types of items on the property. This operation is not geared for flower sales so there also would not be flats of plants and flowers on display in the front of the property. The log cabin designed building with the pitch roof will be a permanent building meeting all commercial standards. The items stored outdoors include the personal hand held tillers and bags of fertilizer and mulch. Plants and shrubs would be stored outside on the majority of the property north of the permanent building and stored in the shade cloth and enclosed greenhouse buildings.

Commissioner Waner wanted an understanding that the building would not exceed 14 feet in height and that there would not be pole lights on the property. The light poles would be no more than 20 feet tall and located on the east side of the property or immediately adjacent to the building and not more 4 light poles are recommended. The owners agreed to that. Commissioner Thrash asked that the dumpster be moved to the east side of the property and the owners agreed to that.

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

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The next item on the agenda was **Case #SP050013 Public Hearing and Consideration of Commercial Site Plan approval for a light industrial building located on the south side of Centennial Boulevard, south of Linda Lane. (Scott Farris, GPS Company)**

The business is a Geographic Positioning System used in the sport/recreational fishing industry. Adfitech offices are located to the south and the existing detention pond for Centennial is also located to the south and west.

General Site Criteria:

Existing zoning – “F-1” Light Industrial

Setbacks – 25’ front setback along Centennial Boulevard, 32’ side yard setback to the west, 37’ setback to the east and 35’ rear yard setback to the south.

Height of buildings – 14 foot

Parking – the building is 70’ by 125’, 8,750 square feet, for parking requirement 9 spaces, 9 spaces have been shown.

Lot size – 144’ by 182’ or 26,208 square feet.

1. Landscape Plan –
 

Landscaping - Lot area = 26,208 sf	<u>Landscape provided on plans submitted</u>
5% used in Centennial of lot = 1,310 sf	1,310 sf landscaping/lawn area
Plant units required = 130 plant units	227 plant units
Required in front yard = 655 sf	655 sf in front yard
Evergreen required = 52 plants	52 plant units
2. Lighting Plan – There will be no pole lights or ground lights, only wall packs will be used on the building. There is no residential near this property. The land in all directions is zoned Industrial.
3. Driveways/Parking – There are two existing drives on the property accessing Centennial Boulevard.
4. Mechanical equipment – No mechanical is located on the roof. Air conditioners will be wall mounted flush with the wall and are placed on the front and the sides of the building.
5. Fencing/screening – No fencing required.
6. Signage – No ground sign is planned.
7. General architectural appearance – The building will be metal with a pitch roof metal construction. The north elevation or front wall will be all dryvit installed in 4 x 4 panels. The dryvit wraps around the side walls 16 feet on the east and west sides of the building. This complies with the standard in the Centennial Addition which contains metal buildings adjacent to each other as well as 5 buildings in the overall project. Hill and Company is located to the northeast of this site and there is an gymnastics school to the northwest. The exterior of the GPS building will resemble the gymnastics school. The staff recommends that a reveal in the installation of the dryvit be a standard rather than smooth panels to follow the gymnastics school building.



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8. Drainage Report and related Grading Report Plans – A drainage/detention area has been provided to the west and southwest of the property. Engineering is reviewing the grading plans.
9. Refuse facilities – No enclosure is provided. The dumpster would be located on the southeast corner of the property accessed by the 20 foot drive around the building. Due to the entirely industrial nature of the surrounding area, no enclosure is needed.
10. Sensitive borders – No sensitive border.
11. Street paving and access management – Driveway separation/access management standards have been met on Centennial.
12. Title 21 Water and Sanitary Sewer Plans – City water and sewer are adjacent to the site.

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

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

NAYS: None

Commissioner Cartwright was out of the room during the vote.

The next item on the agenda was **Case #PR040041 Consideration of Final Plat approval of Thomas Center located on the southeast corner of Thomas Drive and Covell Road. (Sonic Restaurant)**

Coon Engineering has submitted the Final Plat of Thomas Center zoned “E-1” and “D-1” PUD where the Sonic Restaurant is under construction. This addition consists of one public street, Sonic Drive, north of the Crown Ridge Apartments located to the south. A private street, Tayler Street, is located to the east of the Sonic lot, Lot 1. Eighty foot of right-of-way has been provided from the center line of Covell Road for the Covell parkway; the future underpass would be located just a short distance to the east. Fifty foot of right-of-way has been provided on Thomas Drive. The lot size for the 4 parcels is as follows:

Lot 1 38,740 square feet

Lot 2 43,300 square feet

Lot 3 49,411 square feet

Lot 4 46,878 square feet

City water and sewer will be extended to serve each of the lots. Sonic Drive will be dead ended on the east until there is another phase of the Thomas Trails PUD developed. Limits of no access have been placed on Covell Road. The access will be right turn only from the shared driveways once the median is completed as already designed. There is a utility easement extending through Lot 3 which will reduce the size of building allowed on that lot. Detention has been completed for Lots 1 and 2 along with the Crown Ridge Apartment project. Detention will have to be done on an individual lot basis for Lots 3 and 4 and there is a note on the plans to that affect. The plat consists of 6.7 acres.

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

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

NAYS: None

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 7:30 p.m.

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission

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Meeting adjourned at 7:30 p.m.

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission