

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, April 19, 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 19, 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 April 5, 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, Thrash, Cartwright and Chairperson Woods  
 NAYS: None

The next item on the agenda was **Case #Z050020 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling to General Commercial Planned Unit Development Usage on property located east of Bryant, south of Hafer Park, north of 15<sup>th</sup> Street. (Spring Creek Village LLC/Sooner Land Company LLC)**

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: There is a 12" water main along Bryant and a 12" water main along 15<sup>th</sup> Street. There is a sanitary sewer outfall line adjacent to Spring Creek and several other feeder sewer lines adjacent to this parcel. The City has completed a number of drainage projects to stabilize Spring Creek as it extends through Hafer Park protecting the creek bank to the degree possible. Bryant and 15<sup>th</sup> Streets have been four laned within the mile adjacent to this location and traffic signals are in use at 15<sup>th</sup> and Bryant. A new signal project is under construction west at 15<sup>th</sup> Street and Pine Oak Drive.
2. Traffic: 31,211 vehicles in 2002 at the intersection of 15<sup>th</sup> and Bryant in all directions. In 2004 north of 15<sup>th</sup> Street on Bryant, the count was 20,638 vehicles in both directions. The intersection will continue to increase in volume including all turning movements based on the central location of this site in the city.
3. Existing zoning pattern:  
 North – "A" Single Family, public park and aquatic center  
 South – "D-3" Office, "C-2" Turtlecreek Condo, "A" Single Family and "D-1" PUD Spring Creek Plaza  
 East – "A" Single Family, park and Chimney Hill  
 West – "A" Single Family, Devonshire and Briarwood.
4. Land Use:  
 North – Park and aquatic center, City of Edmond  
 South – partially undeveloped and Single Family and office/retail and multi-family  
 East – Park  
 West – Single Family

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5. Density: Not applicable. There is no residential planned with this project. The coverage of the land is substantial due to the parking lots and building coverage.
6. Land ownership pattern:  
North – Public  
South – Privately owned larger tracts, 2 1/2 – 5 acre tracts  
East – Public  
West – Urban residential lots
7. Physical features: Spring Creek is the predominant geographic feature and associated floodplain. There are 2 creeks adjacent to the property, Spring Creek and a tributary to the southwest extending west across Bryant. There is heavy vegetation on the land due to the creek area.
8. Special conditions: Floodplain, substantial differences in the elevation of the property in its current partially developed condition. There has been no determination from the Engineering Department as to the impact of traffic lights at the proposed locations on Bryant and 15<sup>th</sup> Street or a traffic study based on the proposed uses and size of the project. There has been no drainage study indicating the changes required to meet the FEMA requirements along Spring Creek or to evaluate the change to the existing conditions based on the required grading, leveling, use of retaining walls or fill material to develop the shopping center planned.
9. Location of Schools and School Land: Memorial High School one-quarter mile to the southwest, Will Rogers 3/4s of a mile to the northwest on 9<sup>th</sup> Street.
10. Compatibility to Edmond Plan III: Not compatible with the Edmond Plan III. Retail zoning has been proposed on the northeast and northwest corners with limits to the square footage at 62,000 square feet on the northeast corner and 60,000 square feet to the northwest. Office zoning was adjacent to these parcels due to the proximity of single family or future lesser than retail adjoining uses. All of the uses adjacent are office, multi-family or public.
11. Site Plan Review: Detailed site plan review would be required along with Preliminary and Final Plats under current codes.

Randel Shadid indicated that the last time the Edmond Plan was updated with a detailed study was before 1999 in the late 1980s. He noted that there is adequate room to build the project without changing the floodplain, it has already been modified by the work along Spring Creek. Detention has been shown on the northeast side of the project but another option could be to expand the Hafer pond. No study has been done on that possibility at this time. This development consisting of 30 acres has planned for traffic lights. A detailed traffic study could be done with the site plan to determine the actual street improvements needed. Mr. Shadid indicated that the intensity of the square footage per acre is less than the Ballinger project and very similar to the coverage of Spring Creek Plaza. He indicated that Pelican Bay would take “E-1” or greater zoning if it was privately owned. This project would be similar to Utica Square but the architecture would compliment Spring Creek.

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Chairperson Woods asked if a connection to Spring Creek Plaza was planned. It appeared to be shown on the site plan. He also asked about the 100 extra parking spaces and how the elimination of those spaces might help with the drainage requirements along the Spring Creek area which has had to have substantial public investment to maintain the creek bank. Commissioner Thrash asked if the pad sites along Bryant could be limited to prohibit convenience stores, service stations that would be immediately adjacent to some of the homes. Commissioner Waner said she was concerned about the size of this project being added to the scale of the commercial that has been in place and is even under construction. This would be a very substantial increase in traffic and an impact to the residential areas to more than doubling the square footage planned. This may also have an additional impact on property south of 15<sup>th</sup> Street and east and west on 15<sup>th</sup> Street currently limited to office.

Janet Ripple, Mockingbird Lane, spoke in opposition to this zoning indicating that the floodplain must be affected by Target and Lowe's and now this would add even more to Spring Creek. Ronnie Williams with ENA indicated this was a good effort with some of the features in the PUD plan submitted but the retail should stop at the creek and not be developed south of Pelican Bay adjacent to homes along Bryant in Devonshire and the Briarwood Additions. Mr. Williams thought more information was needed about how firm the "E-1" use for a department store is since there are other uses in "E-1" that might be even less compatible. He felt there is no reason to change the Plan for this scale of project with the information presented. He noted that the Plan is continually updated through the amendment process and there has been no justification submitted to make this kind of change.

Cliff Henderson on Devonshire also spoke in opposition as a conflict with the children using the pool and a major change to Hafer Park and the atmosphere that is created along the creek between this project and the park. Victoria Woods indicated she moved her business to 15<sup>th</sup> Street four years ago and it is difficult to make left turns; a traffic light is critical at this location based on this new project. She also requested that a particularly significantly mature growth of slash pines be protected in the northeast corner of her property where it joins this Sooner parcel. She felt it would be important to save mature growth rather than replant to preserve the existing character of this area. Mr. Mendel, 1312 Briarwood, indicated this project will make it difficult to cross Bryant accessing the pool and the park. Left turns have already become extremely difficult because of the traffic on Bryant and the short distance between the intersection of Bryant and 15<sup>th</sup> and 9<sup>th</sup> and Bryant with this project in-between will really congest the traffic. Debbie Powell, 1300 Mockingbird Lane, indicated she lived in Tulsa and that the Utica Square is not next to a park like this project.

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Mr. Shadid indicated the arguments presented were the same as heard in the past. This area is developing at a quality standard and this project will continue that. The traffic will increase at many locations in Edmond and it appeared the City was making steps to address traffic issues and this project will be willing to do a traffic study with the site plan. If the land developed as multi-family, there could be nearly 500 units. There would be nearly 190 homes if it was built as single family which would also represent substantial traffic increases to this area.

Commissioner Waner indicated this was such a major change and there were some infrastructure problems with this project, that it is not the right location for this size development. Commissioner Thrash agreed, felt that the office should be left as the use for this tract. Commissioner Thomas also agreed that the change was too great. Chairperson Woods commented that Utica Square has at least 8 points of egress and ingress at 4 different directions and this tract only had 2. The size of this project and the unknown pad site uses along Bryant were a concern as well as continued protection of the drainage along Spring Creek adjacent to the north of this project.

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

AYES: None

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

The next item on the agenda was **Case #Z050021 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "E-1" General Commercial Planned Unit Development Usage on property located east of Bryant, south of Hafer Park, north of 15<sup>th</sup> Street. (Spring Creek Village LLC/Sooner Land Company LLC)**

Brad Goodwin with Sooner Investments is requesting as a part of the Village at Spring Creek PUD 2.84 acres be rezoned to "E-1" General Commercial. This parcel is in the center of the project and is requested to allow a department store which would not be permitted in "D-1" Restricted Commercial. A two story 75,000 square foot department store is planned on the 2.8 acre tract as shown on the overall Master Plan. Access to this project would be from a new driveway on Bryant across from Briarwood Drive and a second access on 15<sup>th</sup> Street west of Chappelwood Financial. The entire project would consist of 196,375 square feet including the additional 28.35 acres of "D-1" PUD zoning.

A number of pad site buildings would be developed as well as a shopping center. There are no through public streets within the project. Traffic lights have been identified at the entry locations. The PUD Design Statement does not identify that the owner would construct the traffic lights. Utilities are available along Bryant and 15<sup>th</sup> Street and a large water line would need to be looped through the project for automatic fire sprinkler systems and fire hydrant locations to serve the size of shopping center and the number

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of pad site buildings proposed. Sanitary sewer is located along Spring Creek. There is a significant floodplain along Spring Creek. The proximity of the buildings to the floodplain and the parking lot would require substantial grading, clearing and leveling of the property as well as the use of retaining walls. Hafer Park is located to the north as well as Pelican Bay. Spring Creek Plaza is located to the southwest of this location. The Single Family Devonshire and Briarwood Additions lie to the west of this proposal. Other than Spring Creek Plaza, the remainder of the zoning adjacent to this property is office or residential.

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

AYES: None

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

The next item on the agenda was **Case #Z050018 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling and Suburban Office to Restricted Commercial Planned Unit Development Usage on property located east of Bryant, south of Hafer Park, north of 15<sup>th</sup> Street. (Spring Creek Village LLC/Sooner Land Company LLC)**

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments on the 28.35 acre "D-1" PUD Plan Amendment from "A" Single Family.

1. Infrastructure: There is a 12" water main along Bryant and a 12" water main along 15<sup>th</sup> Street. There is a sanitary sewer outfall line adjacent to Spring Creek and several other feeder sewer lines adjacent to this parcel. The City has completed a number of drainage projects to stabilize Spring Creek as it extends through Hafer Park protecting the creek bank to the degree possible. Bryant and 15<sup>th</sup> Streets have been four laned within the mile adjacent to this location and traffic signals are in use at 15<sup>th</sup> and Bryant. A new signal project is under construction west at 15<sup>th</sup> Street and Pine Oak Drive. Dead end water lines will not serve this proposed use due to its size. A 12" looped water main is a minimum standard between 15<sup>th</sup> and Bryant for this particular project.
2. Traffic: 31,211 vehicles in 2002 at the intersection of 15<sup>th</sup> and Bryant in all directions. In 2004 north of 15<sup>th</sup> Street on Bryant, the count was 20,638 vehicles in both directions. The intersection will continue increase in volume including all turning movements based on the central location of this site in the city.
3. Existing zoning pattern:  
 North – "A" Single Family, public park and aquatic center  
 South – "D-3" Office, "C-2" Turtlecreek Condo, "A" Single Family and "D-1" PUD Spring Creek Plaza  
 East – "A" Single Family, Park and Chimney Hill

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West – “A” Single Family, Devonshire and Briarwood.

4. Land Use:  
 North – Park and aquatic center, City of Edmond  
 South – partially undeveloped and Single Family and office/retail and multi-family  
 East – Park  
 West – Single Family
5. Density: Not applicable. There is no residential planned with this project. The coverage of the land is substantial due to the parking lots and building coverage.
6. Land ownership pattern:  
 North – Public  
 South – Privately owned larger tracts, 2 1/2 – 5 acre tracts  
 East – Public  
 West – Urban residential lots
7. Physical features: Spring Creek is the predominant geographic feature and associated floodplain. There are 2 creeks adjacent to the property, Spring Creek and a tributary to the southwest extending west across Bryant. There is heavy vegetation on the land due to the creek area.
8. Special conditions: Floodplain, substantial differences in the elevation of the property in its current partially developed condition. There has been no determination from the Engineering Department as to the impact of traffic lights at the proposed locations on Bryant and 15<sup>th</sup> Street or a traffic study based on the proposed uses and size of the project. There has been no drainage study indicating the changes required to meet the FEMA requirements along Spring Creek or to evaluate the change to the existing conditions based on the required grading, leveling, use of retaining walls or fill material to develop the large shopping center planned.
9. Location of Schools and School Land: Memorial High School one-quarter mile to the southwest, Will Rogers 3/4s of a mile to the northwest on 9<sup>th</sup> Street.
10. Compatibility to Edmond Plan III: Not compatible with the Edmond Plan III. Retail zoning has been proposed on the northeast and northwest corners with limits to the square footage at 62,000 square feet to the northeast and 60,000 square feet to the northwest. Office zoning was adjacent to these parcels due to the proximity of single family or future lesser than retail adjoining uses. All of the uses adjacent are office, multi-family or public. The northeast corner of 15<sup>th</sup> and Bryant includes an 8 ½ acre commercial parcel. The northwest corner of 15<sup>th</sup> and Bryant includes a 6 ½ acres commercial parcel. This project is for 31.24 acres.
11. Site Plan Review: Detailed site plan review would be required along with Preliminary and Final Plats under current codes.

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

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The next item on the agenda was **Case #Z050019 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "D-1" Restricted Commercial Planned Unit Development Usage on property located east of Bryant, south of Hafer Park, north of 15<sup>th</sup> Street. (Spring Creek Village LLC/Sooner Land Company LLC)**

Brad Goodwin with Sooner Investments is requesting "D-1" Restricted Commercial Planned Unit Development rezoning on 28.35 acres south of Pelican Bay Aquatic Center and Hafer Park on the east side of Bryant. An extension of the property connects with 15<sup>th</sup> Street west of the Chappelwood Financial Services office. The frontage of the property along Bryant is suggested in the Edmond Plan III for "D-O" Office. The majority of the property is projected for Single Family. The amendment to the Edmond Plan would change for retail. The PUD Design Statement discusses the concept of expanding the size of the Hafer Park pond for detention. The PUD suggests a minimum of 14% landscaping. The architecture is discussed as brick and masonry similar to the architecture of Spring Creek Plaza. The department store is the only portion of the property to be zoned "E-1" PUD.

The development of the shopping center would involve one major bridge across the tributary of Spring Creek that extends from Bryant Avenue. The major access points connect into the shopping center circulation network which indicates they are not public streets unless they simply dead end at the shopping center parcel. There is an existing home north of the Spring Creek Center previously owned by the Whit Marks and there is a connection with that project as the current driveway connects to the Marks home site. A future road is stubbed out to the east. Sooner Investments owns land west of the electric substation, east of the Heritage Baptist church tract. The property west of the substation is zoned Office so the road may connect with that development some time in the future.

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

AYES: None

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

The next item on the agenda was **Case #PR050009 Consideration of Preliminary Plat of Clos du Val Addition located just over one-quarter mile south of Coffee Creek Road on the east side of Westminster Road. (John Coleman, Jr.)**

John Coleman, Jr. is requesting preliminary plat approval of a new plat consisting of 16 lots on 35.8 acres. The lots are 2 acres in size and the property is zoned "R-2" Urban Estate Dwelling District. In December 2003, Mr. Coleman was approved for Westminster

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Oaks Addition (preliminary plat) on this same parcel, except that project planned for 23 lots, each one being approximately 1.5 acres in size.

Clos du Val will be developed with private streets and gated access. The streets will need to be signed "Private Streets, not maintained by the City of Edmond." There are no water lines or sanitary sewer lines available to serve the development; and they are well over two miles from this location. The developer has submitted a drainage study to demonstrate compliance with Title 23 of the Edmond Code. Fifty feet of right-of-way is located on the plat along Westminster; "Limits of No Access" should also be labeled adjacent to the lots on Westminster. With the submittal of the plat, the City will address each lot and establish street names for 9-1-1 service. The plat will be recorded at the County as a permanent record of utility easements and legal descriptions. Mr. Coleman has started construction on the roads but stopped as of last week. With the choice to increase the lots, to two acres in size and develop under the State Statute exception for private streets, the owner thought he could proceed. Edmond Electric will serve this addition and plats have been provided to the Electric Department for their service plan and electric street crossing layout. Randel Shadid representing Mr. Coleman indicated the project met State Statute standards and the necessary City codes such as Title 23. The streets would be private and maintained by the property owners under state statute.

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 #PR050009 Consideration of Final Plat of Clos du Val Addition located just over one-quarter mile south of Coffee Creek Road on the east side of Westminster Road. (John Coleman, Jr.)**

John Coleman, Jr. is requesting final plat approval of a private street, 2 acre lot subdivision. The project covers 35.8 acres and consists of 16,2 acre lots. All lots will be served with private water wells and septic tanks on aerobic systems. The street will be maintained by the homeowners as required by State law. Edmond Electric will serve this addition. The property is zoned "R-2" Urban Estate which allows 1.3 acre lots, but once this addition is completed with the 2 acre lots on private standard streets, the lots cannot be subdivided further into smaller lots.

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

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The next item on the agenda was **Case #SP050014 Public Hearing and Consideration of Commercial Site Plan approval for retail shops at Waterwood Plaza located west of Target, south of Second Street. (Sooner Land Company, LLC)**

General Site Criteria:

Existing zoning – “E-1” General Commercial District

Setbacks – Front – 25’, shown 80’ Side – none, shown 65’ Rear – none, shown 15’

Height of buildings – 23’ buildings with a 45’ clock tower feature

Parking - 130 needed with 104 shown

Lot size- 2.1477 acres with 19,700 square feet in two buildings for 13 commercial tenants.

1. Landscape Plan –

Landscaping - Lot area = 93,554.68 sf      Landscape provided on plans submitted

Ten per cent of lot = 9356 sf      landscaping/lawn area 10,757 sf shown

Plant units required = 749 plant units      748 plant units

Required in front yard = 4678 sf      6623 sf in front yard

Evergreen required = 300 plant units      525 plant units evergreen

Comments from staff and Urban Forester - Recommend creating additional “bump outs” or landscaped beds and adding larger trees in those beds such as Shumard Oak or Chinese Elm. It is also suggested to eliminate the landscape plantings closest to the south building, due to possible parking conflicts, and move/add substantially larger plant materials to available areas. (This suggestion is due to the plant unit point totals being so close to the minimum requirements) Additionally, we suggest planting some trees in the northern sod area.

2. Lighting Plan – Six 27’6” poles on 30” bases, are proposed for this site. These poles and the associated round metal halide fixtures will match the fixtures and poles in the adjacent existing development parking lots.

3. Driveways/Parking – Five driveways are projected for this project.

4. Mechanical equipment – Mechanical equipment will be centrally located on the roof and screened with building wall parapets.

5. Fencing/screening – No fencing is required.

6. Signage – The applicant is proposing to use the two legal non-conforming signs off Second Street for the ground signage for this project. The existing monument signs are approximately 10’ wide by 14’ tall and they will contain 80 square feet of copy area for each sign face.

7. General architectural appearance – The northern building will be constructed with a brick and EIFS exterior, standing seam metal awnings, with Prairie Stone accents. The southern building will have an EIFS and Prairie Stone exterior with standing seam metal awnings. A major architectural feature of the site is a 45’ clock tower, which is located at the southeast corner of the property. The tower will be built of painted exposed steel with floodlights under it for illumination. The purpose of the tower is to tie together the site architecturally, creating an iconic feature for the larger

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Target development, and providing shading for the pedestrian plaza area between the two buildings. The material for the rear of the buildings is proposed for painted concrete block, which represents a variance from Section 22.29B.060 subsection 6.1. The justification for this variance from the developer is that the rear walls face a service alley ranging from 8' to approximately 20' wide with an existing 10' retaining wall across the alley, and the public would not normally have a line of sight to see these walls.

8. Drainage Report and related Grading Report Plans – The detention for the site was developed with Target/University Village so no additional detention is required.
9. Refuse facilities – Two brick dumpster enclosures, with two dumpsters per enclosure, are proposed, one at the west and one at the north.
10. Sensitive borders – There are no sensitive borders since commercial zoning surrounds this site.
11. Street paving and access management – Five drives as shown on the plans are requested to serve this development. The second drive off of the southern portion of Waterwood will be labeled “exit” only since this drive is proposed as an exit from the drive-thru at the end of the southern building. The third drive lines up with a drive for Target to the south.
12. Title 21 Water and Sanitary Sewer Plans – An 8” water line will serve this project as well as an 8” sanitary sewer line.

Randel Shadid, representing the applicant, requested that painted concrete block be allowed on the west side of the property due to the adjacent self storage much higher in elevation including a retaining wall on the back of this center. The walls will not be seen from a public street and the adjacent uses are already built as self storage. Mr. Shadid did not want to change the landscaping plan to eliminate the sidewalk shrubbery but he did indicate the trees would be a larger caliber than submitted on the original plans to install more mature trees.

Commissioner Waner asked about the height of the light poles which were planned at 30 feet tall. It was suggested that 24 feet is soon to be the standard and was recommended that the poles be no taller than 25 feet which is what was approved on the southern end of Target. Mr. Shadid agreed to amend the request to 25 feet overall height for the lights including the base.

Mr. Williams with the ENA spoke asking how many faces there would be on the clock tower. It was indicated there would be two. He agreed with the painted block on the back although he was concerned that if the self storage was rebuilt to a higher use, the painted block might not fit in plus there was a maintenance concern about the painted block. Commissioners Thrash and Waner were concerned about the driveway on the southwest corner of the property representing a site distance problem and a separation compliance issue even if it was one way. Chairperson Woods felt this driveway allowed

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additional options for accessing the property especially for large vehicles on a smaller parking lot.

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

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

NAYS: None

The next item on the agenda was **Case #Z050022 Public Hearing and Consideration of rezoning from "G-A" General Agricultural to "R-2" Urban Estate Dwelling located one-half mile north of Sorghum Mill Road on the east side of Air Depot. (Brett and Roxcee Weber)**

Brett and Roxcee Weber have submitted a request for rezoning their property approximately ½ mile north of Sorghum Mill Road, on the east side of Air Depot from "G-A" General Agricultural District to "R-2" Urban Estate Dwelling District. The "R-2" Urban Estate Dwelling district has a 40,000 square foot minimum lot size although 60,000 square feet are needed to have a water well and septic system. The Weber's own a five acre tract and they would like to split it into 3 tracts, one being 2 acres in size and the other two tracts being 1.5 acres each. A deed certification will be required for the lot split, which would show the configuration for the division. Currently, a single family home is located on the property. The property north is zoned agricultural and is not in the Edmond City Limits but rather an unincorporated area of Oklahoma County. The properties west, south and east are all zoned "G-A" General Agricultural District. Edmond Plan III projects this as an area suitable for single family land use. Manufactured homes would be allowed to be built on this property as long as they meet the 2000 International Residential Code.

Mr. Weber indicated he wanted to divide the property into 3 tracts and would be building new homes on the property.

Vince and Theresa Pfeiffer own a 10 acre tract to the west and felt that the area should be kept for larger lots and that the 60,000 square foot lots were too small for this area. The shared access for the 3 properties indicates how it is difficult to get 3 homes on the parcel and indicated this would be the first time that land north of Sorghum Mill Road on Air Depot would be divided into smaller tracts.

Brent Weber indicated the division should not hurt property values and that there are other additions in the general area. Other additions in the area such as Covey Run have 2 acre lots.

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

AYES: None

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

The next item on the agenda was **Case #SP050016 Public Hearing and Consideration of Commercial Site Plan approval of Manchester Office Park located at 820 South Kelly, west of Kelly north of Kelly Park. (Lambrecht Properties, LLC)**

General Site Criteria:

Existing zoning – “D-O” Suburban Office District

Setbacks – front yard: 60’ but will accept 50’ due to the granting of the additional right-of-way side yard: 5’ required with 10’ shown on north and 15’ shown on south rear yard: 20’ required and 50’ shown

Height of buildings –25’ tall with pitched roofs

Parking - 90 spaces

Lot size- 118,700 square feet or 2.72 acres to be built with 3 buildings totaling 26,750 square feet

1. Landscape Plan –
 

<p>Landscaping - <u>Lot area = 118,700 sf</u>          Ten per cent of lot = 11870 sf          Plant units required = 950 plants          Required in front yard = 5895 sf          Evergreen required = 380 plants units</p>	<p><u>Landscape provided on plans submitted</u>          sf landscaping/lawn area = 30,458 sf          plant units shown = 1015 plant units          sf in front yard = 5935 sf          shown 639 plant units</p>
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2. Lighting Plan – Will use halogen light packs, building mounted below eave line.
3. Driveways/Parking – One 35’ wide drive with a 30’ radius is proposed off Kelly. A new 5’ sidewalk will also be located along Kelly.
4. Mechanical equipment – Ground-mounted residential units located at the rear of the buildings.
5. Fencing/screening – No fencing is required. The residents in Copperfield have stockade fences and if their fences are disturbed for utility connections, the developer will replace them.
6. Signage – Two 6 foot tall, 48 square foot monument signs with a brick bases are proposed.
7. General architectural appearance – The three buildings will be built with brick exteriors, using a “used” brick color, with Ada Stone accents, and pitched roofs.
8. Drainage Report and related Grading Report Plans – The drainage plan appears to be in compliance with Title 23 Stormwater Drainage.
9. Refuse facilities – One dumpster enclosure is proposed near the southwest corner of the site, and will be angled for access.

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10. Sensitive borders – The Copperfield Addition to the west is zoned “A” Single Family Dwelling District. The detention pond for this project has been relocated to the rear of the property which provides a 50’ separation from the rear property line to the closest building.
11. Title 21 Water and Sanitary Sewer Plans – A 6- inch water line will be extended off Kelly and a 6-inch sanitary sewer line will be extended from Copperfield to serve Manchester Office Park.

Mr. Lambrecht indicated he would build the foundation for all 3 buildings at one time and install the parking/paving at the same time and then building permits would be taken out over a longer period as the need for offices was required. He noted that the landscaping adjacent to Kelly Park with trees at the back of the southern building would be completed with the first construction. He also noted that the lights would be only on the buildings facing downward and would be the 100 watt bulbs to keep the light low.

Karen Porter, a resident on Mars Circle, asked about landscaping between her backyard and the building to the north. This landscaping was primarily trees. It was noted that the existing trees on the property may be lost with the construction grading. Ronnie Williams with ENA felt that moving the detention pond to the west created more separation from homes and Mr. Lambrecht’s projects were well landscaped and were attractive.

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

AYES: Members: and Chairperson Woods

NAYS: None

Under New Business, Commissioner Waner asked about when Edmond Plan III might be updated. Staff commented that after the Transportation Study, the Plan to be considered for adoption would be presented but the staff would have to prepare a working version of the suggested Plan for the Transportation Planner. That could be discussed with the Planning Commission on a neighborhood by neighborhood basis prior to the official Edmond Plan update.

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

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

NAYS: None

Meeting adjourned at 7:40 p.m.

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission