

EDMOND PLANNING COMMISSION MEETING

Tuesday, May 3, 2005

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, May 3, 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, Assistant 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 Waner, seconded by Thomas, to approve the minutes subject to an amendment by Commissioner Waner that she had a concern over the change in the Master Plan for Sooner Spring Creek Village project. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

Commissioner Thrash arrived after this vote.

The next item on the agenda was **Case #PR050012 Consideration of Final Plat for The Quarters at Kelley Pointe north of 33rd Street west of Kelly Avenue. (Kay-Bee Investment Co., LLC)**

Clay Farha is requesting Final Plat approval of a 11 acre office park to be developed as The Quarters at Kelley Pointe. This development is east of the main office building and is adjacent to Kelly Avenue. The parkway improvements will begin shortly now that the utility relocation is nearly complete on Kelly. There will be a traffic light at Centennial Boulevard and Kelly Avenue. Mr. Farha has already provided the 70 foot of right-of-way along Kelly for the parkway. The property is zoned "F-1" Light Industrial. This plat proposes 10 lots for small to medium office buildings with Common Lot 1 being used as an access/parking area. All lots will be served with full city utilities. Lot 4 would accommodate a much larger building than on the majority of the lots. Staff suggests a 25 foot setback from property line for Lots 1, 2 and 3 adjacent to Kelly. This will allow these lots to have a better buildable area. The lots are planned to have access from the interior driveway and Quarters Pointe Drive rather than principle access from Kelly. There may need to be a drive on Kelly as a fire lane or service exit, but that would be determined with site plan review. All the other setbacks are correct as shown on the plat. Detention will be off site to the northwest. The Quarters will be graded to drain to that detention area and there may be some drainage structures, pipe or channels to insure that the building sites and parking area drain into the regional detention area to be part of the overall Kelley Pointe project.

Terry McGuire requested approval. Commissioner Waner asked about the setback along Kelly. Staff indicated that the applicant had given right-of-way in advance to speed up the Kelly Parkway project, that the new ordinance will correct the setback requirement requiring more setback when the street right-of-way is wider which was not intended in

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this case, just along I-35 and Mr. McGuire agreed to no curb cuts on the subject lots with a 25 foot rear setback.

Motion by Thrash, seconded by Thomas, to approve this request including the variance.

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 #SP050017 Public Hearing and Consideration of Commercial Site Plan approval for Sooner Answering Service on the northwest corner of Madison and West Edmond Road. (Matt Lamb)**

This item was continued to May 17, 2005 at the request of the applicant.

Motion by Thomas, seconded by Cartwright, to continue this request to a date certain.

Motion carried by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z050023 Public Hearing and Consideration of rezoning from "E-1" General Commercial to "E-2" Open Display Commercial on the northeast corner of Madison and West Edmond Road. (Circle Saw Shop)**

Larry Wymer, the owner of the building at 429 West Edmond Road, is requesting "E-2" Open Display Commercial zoning for a recent occupancy change from an auto parts store to Circle Saw Shop. Circle Saw maintains and sells lawnmowers and often times stores or displays lawnmowers outside the building. The property to the east is zoned "E-2" and is Riley's Paint and Body Shop at 417 W. Edmond Road where cars are routinely stored outdoors as they are completed or as they need repair. The Edmond Plan III reflects "E-2" zoning as projected for this parcel so there is no amendment to the Edmond Plan.

The building was constructed new approximately 25 years ago and all the improvements are in place for parking and building and fire code compliance. The sign will need to be changed for Circle Saw. West Edmond Road allows a 20 foot tall sign, 75 square feet. The existing sign structure used for the auto parts store did not include pole covers that are now required and the sign face has been removed. The new sign will need to include pole covers in addition to the new sign frame for Circle Saw. A zoning map has been attached indicating other "E-2" zoning on the north and south sides of West Edmond Road. This area is generally away from single family homes and the portion of Edmond Road only to the intersection of Kelly and Edmond Road has been designated on the Edmond Plan as suitable for the Open Display type land uses.

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No one appeared in objection.

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

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

NAYS: None

The next item on the agenda was **Case #SP030032 Public Hearing and Consideration of Site Plan approval for Villages at Clegern Park Multi-Family development located on the east side of Rankin, one-eighth mile south of Second Street. (Blair Remy Corporation)**

In 2003, the City Council approved the site plan for Villages at Clegern Park. Since the project is more than one year old, the original approval has expired. The same project is requesting to be approved including the setback exception along Rankin and the allowance of diagonal parking along Rankin. All of the facts regarding the project are the same. New notices have been given for this re-hearing.

Architect Steve Blair is requesting site plan approval for The Village at Clegern Park project which consists of seven apartments to be constructed in a townhouse type unit south of the University Park Apartments, north of the Clegern Park Addition. This tract is zoned "C-3" High Density Multi-Family and consists of 20,473 square feet or .47 acres; 7.5 units are allowed on that size parcel, so the seven units is the maximum allowed. The detention area for this project is located to the east, north of the Clegern Park Addition. Drainage plans have been submitted indicating additional capacity of the detention area to serve this project. The seven units are planned to be sold as condominiums or under the unit ownership approach where all the land is held in common and each one of the seven owners purchases the interior space of the unit and has an undivided interest in the entire building and surrounding property.

The initial request for this project was to receive variances for a 12 foot front setback along Rankin and some side yard setback variances identified in the enclosed minutes. Each one of the units will provide for two parking spaces per dwelling. The four units facing Rankin will have garages at the back of the units and the three separate units will have a single car garage plus one additional space. Seven additional spaces have been provided, four along Rankin and three in the interior of the project. The diagonal parking on Rankin has been approved as part of the variance and matches the parking at the University Park Apartments located to the north.

The exterior of the two story units consists of hardy board siding with 12/12 pitch roofs and composition shingles. The three individual units have the front garage but continue with the hardy board siding and asphalt shingles using the same 12/12 pitch roofs. The

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air conditioning units will be located on the ground based on the roof construction and the lighting will be residential. There is no need for a series of light poles for this project. There is only one drive approach on Rankin for access to the back three units. Total square footage of the units and the garages equals 11,142 square feet.

Steve Blair commented that there were several conditions discussed at the November 24, 2003 City Council meeting such as the change to the green rolling carts rather than a dumpster adjacent to a house on the south side of the project. He agreed to follow those conditions. He also commented that he would participate with the homeowners in maintaining the detention area. He noted that the appearance of that area to the west of his project was important to his development.

Vycke McEwen spoke regarding this issue indicating that she also understood that there would be no second story windows facing the south for any buildings, that there would be no light poles within the project only down directed building lighting, that no dumpster would be placed on the property and that the owners would share the maintenance of the common fence adjacent to the homes on the south rather than have 2 fences with the maintenance problem between the fences. Mr. Blair confirmed that he agreed with those requirements. Ms. McEwen requested those be conditions of the approval. Jim Watson, a resident on 4th Street, requested if some parking could be removed to provide for a better alignment of the sidewalks. It was noted that there would be public sidewalks but they would be directed around the diagonal on-street parking.

David Hornbeek spoke as an adjoining property owner indicating the project was compatible with the area and he encouraged it to be approved. He noted that Barry Rice was owner of the detention area and that no mandatory association had been set up. He indicated he would work with Steve Blair and the other property owners to determine if a maintenance program could be established if Mr. Rice as the owner would agree. Commissioner Waner indicated she felt this plan only had minimal landscaping and wondered if some of the parking could be removed for additional landscaping.

The Planning Commission encouraged Mr. Blair and the adjacent residents benefiting from the detention area to try to find a solution to the maintenance of the detention area. It was noted that the residents would also have to reach an agreement regarding the maintenance of the fence rather than have 2 separate fences.

Motion by Thomas, seconded by Thrash, to approve this request subject to 1) roll out cart containers, no dumpster; 2) street lights along Rankin only, no interior light poles, down directed lights only on the building; 3) no windows on the second floor of any of the buildings along the south elevation. **Motion carried** by a vote of as follows:

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

NAYS: None

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There was no New Business.

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

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

NAYS: None

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Meeting adjourned at 6:30 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission