

EDMOND PLANNING COMMISSION MEETING

Tuesday, November 21, 2006

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, November 21, 2006, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Suzy Thrash and Elizabeth Waner. Barry K. Moore was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, 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 November 7, 2006, Planning Commission minutes.

Motion by Waner, seconded by Moyer, to approve the minutes as amended. **Motion carried** by a vote as follows:

AYES: Members: Moyer, Thrash, Waner and Chairperson Cartwright
NAYS: None

The next item on the agenda was Case #Z060079 Public Hearing and Consideration of amending Edmond Plan III from Neighborhood Commercial to High Density Residential and Commercial Services Usage located south of Kickingbird Road east of Bryant. (Place Properties)

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

1. Infrastructure: Water and sewer are available to this property. There is an 8" waterline along Kickingbird Road and a 12" water line along Bryant. There is a sanitary sewer main adjacent to this tract.
2. Traffic: The traffic on Bryant between Second Street and Danforth is 17,000+ vehicles per day.
3. Existing zoning pattern:
North – "D-2" Neighborhood Commercial
South – "D-2" Neighborhood Commercial
East – "C-2" Multi-Family PUD (this project due to the PUD classification is greater than 12 units per acre since density is figured on the entire project)
West – "D-2" Neighborhood Commercial and "E-1" General Commercial
4. Land Use:
North – medical office building
South – medical office buildings and miscellaneous offices
East – apartment
West – retail and office
5. Density: 16 units per acre
6. Land ownership pattern:
North – 1 and ½ acre office site
South – small tracts divided into small office parcels
East – 7-8 acre or larger multi-family parcels
West – smaller, ½ acre or less commercial parcels

November 21, 2006

7. Physical features: creek along the eastern portion of this property, gently rolling terrain and trees scattered throughout the area.
8. Special conditions: none.
9. Location of Schools and School Land: nearest school is Sequoyah Middle School and Will Rogers Elementary School.
10. Compatibility to Edmond Plan III: could be seen as reasonably compatible with Edmond Plan III. The difference between retail and multi-family for this 7 acres. The key to the land use development in this area are the adjoining uses which are compatible with multi-family.
11. Site Plan Review: required before the Planning Commission and City Council as well as the plat.

Randel Shadid represented the applicant. He stated that they felt it was a good location to focus on more student housing being as it is so close to the University. They also felt that this may help some traffic congestion and parking at the University with trolley route going right next to the property.

Lydia Lee with the ENA felt that this was not an appropriate zoning for the land and that there were already too many apartments in the area. She felt that more apartments would lead to an even higher crime rate that the area already has. She asked the Commission to deny the zoning.

Commissioner Moyer felt that it was a good location and that it would help the University. Commissioners Thrash and Cartwright agreed.

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

AYES: Members: Moyer, Thrash, Waner and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #Z060080 Public Hearing and Consideration of rezoning from “D-2” Neighborhood Commercial to “C-3” High Density Residential and Commercial Services zoning south of Kickingbird Road east of Bryant. (Place Properties)**

Attorney Randel Shadid is representing Place Properties in requesting 7.09 acres for “C-3” High Density Multi-Family north and east of the Oklahoma City Clinic at Kickingbird Road and Bryant. This property is located west of the Kickingbird Apartments and southwest of Woodcreek Townhomes. There is another medical office building immediately north and retail and office uses are on the west side of Bryant. City water and sanitary sewer are adjacent to this property. All of the floodplain requirements and detention will need to be met on this property. Much of the multi-family in this area has been built prior to recent Title 23 Drainage Detention requirements and the latest FEMA floodplain studies. 112 apartments are possible on this tract.

November 21, 2006

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

AYES: Members: Thrash, Waner, Moyer and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #Z060082 Public Hearing and Consideration of extension of the existing Planned Unit Development known as Edmonton North located south of 15th Street, east of I-35. (Land Improvement LLC)**

Attorney Dennis Box is representing Land Improvement, LLC requesting an extension of the existing Planned Unit Development on 107.29 acres south of 15th Street east of I-35. This PUD was originally approved in 1985. On December 10, 1990 an extension was approved and on December 11, 1995 an additional extension was approved. The Edmonton North PUD was the first development that accounted for issues pertaining to Arcadia Lake. The City Council has not taken action to reverse any PUD over the last 30 years. A hearing would be required to change the zoning map which indicates the property as "L-4" PUD approved by Ordinance #1653.

Dennis Box asked that the existing PUD be extended and stated that if it is approved to be extended the applicants will bring back a site specific plan to the neighbors and Planning Commission to review. He felt that this will be a nice addition for Edmond. David Silverstein, one of the applicants gave a brief history of the type of development that his company does. He stated that he recognizes that this is the first step in the process and if the PUD extension is approved he will bring back a specific plan to discuss with the neighbors as he wants to be a good neighbor to them. He will also bring the plans to the Planning Commission and City Council for discussion. He feels that this will be a great asset to the City.

Eric Groves, an attorney representing a non-profit group that was created to protect the interests of the land owners in East Edmond, spoke in opposition to the extension of the PUD. He felt that the extension of the PUD in 1990 and 1995 do not comply with the law and are not valid. He requested that the applicant bring a new PUD in for approval as he also felt that if the previous extensions were considered valid that it was not wise to extend a PUD that was written 26 years ago. He felt that the applicant needs to start completely over with the zoning, PUD, and plan review. Neal Robinson with Cardinal Engineering talked about the concerning issues with water run off into Arcadia Lake. He stated that if the PUD was resubmitted today that that there would need to be issues in it to protect the lake. There is also a concern with an abandoned well site on the property that it was not properly plugged. This needs to be investigated as it goes into the Garber Wellington aquifer. Commissioner Moyer asked if they would have to comply with current standards even though the PUD was written 26 years ago. City staff answered that they would need to comply with the current code requirements.

November 21, 2006

Lydia Lee with the ENA was also very concerned about the property not reverting to the previous zoning if not developed. She stated that she was not for or against the project however she felt that 26 years ago was too long ago and they needed to start a new process.

David Lashley a resident in the area had concerns about traffic, increased crime, light and sound. He did feel that it would be quality development however he did not want this area to be like the Penn and Memorial area in Oklahoma City. Rey Hernandez, a resident of Lake Highlands, stated that he was concerned about privacy and the increased traffic in the area. He feels that it is a good project and far from their worst nightmare, however he would like the developer to take into consideration that they would like to protect their view and privacy. He felt that some type of barrier such as berms, trees and fences were needed. He would like the applicants to take their lifestyle into consideration before drawing up the plans; he doesn't want to burden them but also wants them to realize that this is very personal to him as it is so close to his home.

Derek Turner commented that the developer is well known for quality work in the development community and felt that this would be a good project. John Coleman also felt that this would be a positive impact for Edmond and that it should be approved.

Commissioner Waner stated that it was a nice project however she was concerned about setting a precedent and felt like 26 years was a long time and maybe a new PUD was needed.

Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Moyer, Thrash and Chairperson Cartwright

NAYS: Waner

The next items on the agenda were **Case #Z060084 Public Hearing and Consideration of rezoning from "R-2" Urban Estate Dwelling Planned Unit Development and "R-2" Urban Estate Dwelling District to "A" Single Family Planned Unit Development Dwelling District on various parcels extending from Sorghum Mill Road south to Covell Road between Douglas and Post and including a parcel west of Douglas, north of Covell Road. (Caliber Development)**

Case #Z060091 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Usage to High Density Multi-Family Planned Unit Development Usage on the north side of Coffee Creek Road ¼ mile west of Post Road. (Caliber Development)

Case #Z060092 Public Hearing and Consideration of rezoning from "R-2" Urban Estate Dwelling District to "C-3" High Density Residential Planned Unit Development on the north side of Coffee Creek Road ¼ mile west of Post Road. (Caliber Development)

November 21, 2006

Case #Z060085-87-89 Public Hearing and Consideration amendment to Edmond Plan III from Single Family Usage to General Commercial Planned Unit Development Usage on several tracts, one on the northeast corner of Covell and Douglas (23.9 acres), one located on the northeast corner of Coffee Creek and Douglas (54.79 acres), and one located south of Coffee Creek east of Douglas (158.6 acres) (Caliber Development)

Case #Z060086-88-90 Public Hearing and Consideration of rezoning “R-2” Urban Estate Dwelling District to “E-1” General Commercial Planned Unit Development on several tracts, one on the northeast corner of Covell and Douglas (23.9 acres), one located on the northeast corner of Coffee Creek and Douglas (54.79 acres) and one located south of Coffee Creek east of Douglas (158.6 acres) (Caliber Development)

These five items were continued to the December 5, 2006 Planning Commission meeting at request of the applicant.

The next item on the agenda was **Case #Z060034 Public Hearing and Consideration of amendment to Edmond Plan III from General Commercial Planned Unit Development to Restricted Commercial Planned Unit Development Usage located on the northeast corner of Broadway and Blanch. (Hope Center of Edmond)**

The Hope Center of Edmond has purchased property at the northeast corner of Blanch and Broadway. Following the recommendation of the Urban Board, the Hope Center has modified their application to amend the Rossmore PUD Design Statement originally submitted by the previous owner to a Plan Amendment and rezoning application to the lesser zoning district of “D-1” Restricted Commercial. Notices have been provided for a rezoning application.

If the rezoning is approved, the Hope Center will proceed with site plan review. The modified site plan follows many of the standards of the previous owner, Vaughn Nix, building regarding site improvements. The building would sit near the front property line as the previous building was proposed. The alley will need to be improved on the north side of the property to a six inch thick concrete standard and parking is being established off of the alley as originally proposed. Diagonal parking is also planned on Blanch Street which was part of the original proposal and parking will also be established at the back of the building connecting the alley with the curb cut on Blanch. The majority of the landscaping on private property will be along Blanch. The building elevation, colors and entry features will match the existing Hope Center to the northwest of this location on Broadway. Mr. Nix had proposed a two story building, office/retail below and apartments

November 21, 2006

above. The residential element was important for the character of this Downtown Transition Area.

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

AYES: Members: Thrash, Waner, Moyer and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #Z060034 Public Hearing and Consideration of rezoning from “E-1” General Commercial Planned Unit Development to “D-1” Restricted Commercial Planned Unit Development located on the northeast corner of Broadway and Blanch. (Hope Center of Edmond)**

The Hope Center of Edmond appeared before the Central Edmond Urban Development Board on October 24th, 2006. The Edmond Board suggested that the existing PUD be amended to a lesser commercial district which also allows a resale or thrift shop rather than leave the property “E-1” which was specifically requested by Vaughn Nix for multi-family use above commercial. Julie Wilson agreed to this modification which is a lesser intensity use than an “E-1” General Commercial District. New notices have been mailed to property owners for the “D-1” request. The PUD Design Statement describes the resale or thrift shop use of the property and describes the new design of the building which is very similar to the Hope Center office at 100 North Broadway although it is a smaller building. The northeast corner of Thatcher and Broadway is zoned “D-1” Restricted Commercial NRC Non Residential Conversion and the northwest corner of Thatcher and Broadway is zoned “D-1” PUD. All of North Broadway north of Thatcher is not appropriate for multi-family, office or commercial but compatible uses, preferably in a PUD application, to the existing residential character may be appropriate.

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

AYES: Members: Moyer, Waner, Thrash and Chairperson Cartwright

NAYS: None

Commissioner Waner left the chambers prior to consideration of this request.

The next item on the agenda was **Case #SP060054 Public Hearing and Consideration of site plan approval for an Acacia Fraternity house located on the east side of Chowning, east of University. (Acacia Alumnae Association)**

General Site Criteria:

Existing zoning – “C-2” Medium Density Multi-Family, also located in the Fraternity/Sorority District

November 21, 2006

Setbacks – from Chowning 65 feet for the front setback, to the south is 15 feet, to the north is 60 feet and to the east is 60 feet.

Height of buildings – 38 feet

Parking – 26 spaces shown

Lot size – 27,240 square feet, the building size is 7400 square feet

1. Landscape Plan –

Landscaping - <u>Lot area = 27,240 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 2,724 sf	2,724 sf landscaping/lawn area
Plant units required = 218 PU	218 plant units
Evergreen required = 87 PU	87 plant units
Requirements in front = 109 PU	109 plant units
= 1,362 sf	1,362 sf

2. Lighting Plan – lights will be located on the building. There are 3 lamp posts 20 feet tall along the front of the property and there is an additional light in the back near the basketball court.
3. Driveways/Parking – one drive approach will be provided along Chowning
4. Mechanical equipment – mechanical equipment is located on the ground since the roof is pitched.
5. Fencing/screening – no fencing or screening is provided for the site.
6. Signage – one sign 6 foot tall 42 square feet will be permitted along the frontage along Chowning. There is also a wood sign on the building.
7. General architectural appearance – The building is two story with brick on the entire front elevation with asphalt composition shingles. The building will have a fire sprinkler system and the side and back walls will be board and batten siding.
8. Drainage Report and related Grading Report Plans – detention will be accomplished on site.
9. Refuse facilities – There is not sufficient space for a full dumpster enclosure on site. The lot is only 67.06 feet wide. The fraternity is request residential style containers near the building which would have to be placed on Chowning for pick-up day.
10. Sensitive borders – there are no sensitive borders in this area.
11. Street paving and access management – Chowning is already improved to city standards. Driveway separation is in compliance.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are available for service at this site.

Motion by Thrash, seconded by Moyer to approve this request. **Motion carried** by a vote of 3-0 as follows:

- AYES: Members: Thrash, Moyer and Chairperson Cartwright
- NAYS: None

Commissioner Waner returned to the Chambers.

November 21, 2006

The next item on the agenda was Case #SP060055 Public Hearing and Consideration of commercial site plan approval for a two story office building on the east side of Boulevard 1/8th mile north of Smiling Hills Boulevard and south of Fisher Drive. (Turner and Company, Inc.)

General Site Criteria:

Existing zoning – “E-1” General Commercial

Setbacks – 10 feet from Fisher Drive, 30 feet from the east property line, 62 feet from the south property line and 95 feet from the west property line.

Height of buildings – 42 feet, two stories

Parking – 47 spaces, the building contains 22,000 square feet, all of the parking can be shared for this Fisher Hall South Office Park

Lot size – 52,172 square feet

1. Landscape Plan –

Landscaping - <u>Lot area = 52,172 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 5,217 sf	5,217 sf landscaping/lawn area
Plant units required = 417 PU	429 plant units
Evergreen required = 167 PU	317 plant units
Requirements in front = 206 PU	206 plant units

2. Lighting Plan – the lighting plan will follow the established Fisher Hall North and South design as to the height and separation. The Stonebridge development is located to the west which is an office and multi-family project, the single family part of the development is located substantially west of Boulevard. The Bickham Rudkin Park is located to the east. The lighting in this commercial area is appropriate.

3. Driveways/Parking – two existing drives will be established on Fisher Drive, there are no new drives on Boulevard. The access to this project is from Boulevard.

4. Mechanical equipment – the building has a pitch roof as to the exterior appearance, no mechanical units will be seen from any of the adjoining property, this building is very similar except smaller in appearance to the three story office building in Fisher Hall North.

5. Fencing/screening – no fencing or screening is required.

6. Signage – one 6 foot tall 42 square foot sign will be placed near the building.

7. General architectural appearance – the building is principally brick veneer with a pitched roof, there is some stone or EFIS trim. The building clearly matches the architectural style if Fisher Hall North and South.

8. Drainage Report and related Grading Report Plans – the detention is done on an project wide basis for this development.

9. Refuse facilities – dumpster enclosures will be brick and will be located for multiple use by several of the future buildings. Five other buildings are planned for this project all with interconnecting driveways.

10. Sensitive borders – there are no sensitive borders affecting this property.

November 21, 2006

11. Street paving and access management – street paving and access management have already been met on Boulevard and Fisher Drive
12. Title 21 Water and Sanitary Sewer Plans – water and sewer lines have been installed with the Fisher Hall South plat.

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

AYES: Members: Thrash, Moyer, Waner and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #PR060027 Consideration of Final Plat of Fisher Hall South located south of Fisher Drive on the east side of South Boulevard. (Turner and Company, Inc.)**

Derek Turner is requesting Final Plat approval of a 7 acre commercial plat located on the east side of South Boulevard south of Fisher Drive. Lot 5 is proposed for the two story office building listed as Item #14 on the Agenda. The addition contains a total of 6 lots, the property is zoned “E-1” General Commercial. The right-of-ways proposed include 50 foot of right-of-way on South Boulevard as measured from the center line of the road and 30 foot from the center line on Smiling Hills Boulevard. The City owns the land to the east as part of the Bickham Rudkin Park. There is an interior interconnecting driveway with access points to Boulevard where all lots can share the access. It is the City’s understanding that there is no driveway planned on Smiling Hills Boulevard. This addition will be served with city water, sanitary sewer and private detention improvements. 20 foot utility easements are located on the plat. Setbacks established along Boulevard are 50 feet from property line. The side yard setback on Fisher Drive is 210 feet.

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

AYES: Members: Moyer, Thrash, Waner and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #SP060053 Public Hearing and Consideration of site plan approval for apartments located west of Kelly, south of Covell Road on the northwest side of Covell Village Drive. (Enclave Apartments/SC Bodner Company)**

General Site Criteria:

Existing zoning – “C-3” High Density Multi-Family Planned Unit Development, 149 units planned.

November 21, 2006

Setbacks – 45 feet to the south along Covell Village Drive for the four story building, 75 feet to the east, 70 feet to the west and 200 feet to the north, the detention area is to the west and north of this lot creating additional separation

Height of buildings – 55 feet, 4 stories

Parking – 289 spaces provided, 9 spaces were removed to create additional landscaping

Lot size – 402,300 square feet includes the detention area

1. Landscape Plan

Landscaping - <u>Lot area = 222,145 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 22,215 sf	42,397 sf landscaping/lawn area
Plant units required = 1,777 PU	1,820 plant units
Evergreen required = 711 PU	1,040 plant units
Requirements in front = 889 PU	916 plant units
= 11,108 sf	19,372 sf

2. Lighting Plan – lights should be standard residential street lights 20 foot in height, single family homes are located to the south and to the west of this development and the lighting should not be any different for the apartments than for the single family.
3. Driveways/Parking – two driveways are planned on Covell Village Drive, the collector street. The Fire Department is initially concerned about the turning radii since the building is four story and may require a number of pieces of equipment. An additional drive may be suggested on the east side of the development with a gate the Fire Department could use for more direct access.
4. Mechanical equipment – the building does have a pitched roof, mechanical will need to be located flush with the walls or located on the ground.
5. Fencing/screening – no sight proof fencing is proposed.
6. Signage – two signs are planned at the entry driveways on Covell Village Drive.
7. General architectural appearance – the exterior elevations are a combination of brick and vinyl siding. The roof is asphalt shingles, 12/6 pitch.
8. Drainage Report and related Grading Report Plans – drainage was done with the overall development of Covell Village.
9. Refuse facilities – the trash will be collected from an interior location in the building where residents can go to that one point. Collection may need to come from a private hauler.
10. Sensitive borders – none, this was developed as a PUD, all of the zoning was approved at the same time.
11. Street paving and access management – all street paving has been completed to city standards.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are available.

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

AYES: Members: Waner, Moyer, Thrash and Chairperson Cartwright

November 21, 2006
 NAYS: None

The next item on the agenda was **Case #SP060048 Public Hearing and Consideration of commercial site plan approval for a house conversion on the southwest corner of Wayne and Jackson, 525 N. Jackson. (Marianna Lloyd)**

The first phase of this “D-3” PUD development is the conversion of the historical home on the property for an office. The first 2 floors will be used, the 3rd floor cannot be used without a fire sprinkler system which will require an off-site extension of a new water line. Based on the International Building Code, the 3rd floor has to be sealed off with no stairway because the 3rd floor cannot be used for storage or any other purposes without the fire sprinkler system. Development of any multi-family units will be started at a later date and may also be a reason for the off-site extension of a water line. The lot left for the apartments is 100 feet by 150 feet (15,000 square feet); fewer apartments would be constructed at some time in the future than originally considered in the PUD.

General Site Criteria:

Existing zoning – “D-3” PUD (some of the parking is on the “C-3” PUD as anticipated in the PUD.

Setbacks – the house will not be moved, the existing setback from Jackson is 50 feet, the setback from Wayne is 40 feet, the setback from the west property line is 42 feet, the setback to the center line of the driveway is 15 feet on the south side of the house.

Height of buildings – 35.5 feet to the highest point of the roof

Parking – 10 parking spaces are provided

Lot size – 21,000 square feet (140x150), the actual “D-3” site is 140x95 feet, 13,300 square feet.

1. Landscape Plan will be provided on the larger area

Landscape - Lot area = 21,000 sf	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 2,100 sf	2,100 sf landscaping/lawn area
Plant units required = 105 plant units	105 plant units
Required in front yard = 1,050 sf	2,100 sf in front yard
Front yard plant units = 52.5 plant units	105 plant units
Evergreen required = 42 plant units	42 plant units

2. Lighting Plan – light poles are not planned for the site, lights will be provided on the house as it is converted.
3. Driveways/Parking – one driveway is provided on Jackson Street. The drive is extended to the far west property line for connection to the adjoining owner and potential apartment development.
4. Mechanical equipment – located on the ground, the rooflines would not accommodate AC units.
5. Fencing/screening – no fencing is proposed or required

November 21, 2006

6. Signage – one ground sign no more than 42 square feet, 6 feet in height is planned.
7. General architectural appearance – the historical appearance of the house will be retained with the wood exterior.
8. Drainage Report and related Grading Report Plans – Red Plains Engineering has submitted drainage detention plans approved by Engineering for this project.
9. Refuse facilities – residential style containers will continue to be used after the house is converted. A dumpster is inappropriate for this site.
10. Sensitive borders – no sensitive borders apply to the office use.
11. Street paving and access management – no street paving is required on Wayne or Jackson, driveway requirements comply.
12. Title 21 Water and Sanitary Sewer Plans – existing water and sewer lines are being connected for service for the use of an office on the first 2 floors. At a later time, an off-site water line may need to be extended if the 3rd floor is to be used due to the need for a fire sprinkler system or the development of the multi-family on the west side of the property.

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

AYES: Members: Waner, Thrash, Moyer and Chairperson Cartwright
 NAYS: None

The next item on the agenda was **Case #SP060052 Discussion and Consideration of Site Plan of an office building north of 33rd Street, west of Kelly. (Melton Parke/Omni Eye Center)**

General Site Criteria:

Existing zoning – “E-1” General Commercial

Setbacks – 64-Foot front setback from 33rd Street, 93-Foot side setback from Hidden Prairie Way, 10-Foot from the north property line and 30-Foot from west property line.

Height of building –One story building, 30-Foot in height.

Parking - 37 parking spaces, including 2 handicapped spaces.

Lot size- .80 Acres

1. Landscape Plan –

Landscaping - <u>Lot area = 34,848 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 3,485 sf	12,031 sf landscaping/lawn area
Plant units required = 279 PU	319 plant units
Evergreen required = 112 PU	182 plant units
Requirements in front = 140 PU	179 plant units
= 1,743 sf	6,491 sf
2. Lighting Plan – Lighting plan will follow residential style lighting in the Hidden Prairie addition. Poles will not exceed 25-feet in height.

November 21, 2006

3. Driveways/Parking – There are two planned driveways, one onto 33rd Street and one onto Hidden Prairie Way. **OMNI Eye Center will need to provide two off-site driveway easements for these locations that are just to the west or north of the subject lot. This will provide for shared driveways in the future and driveway separation.**
4. Mechanical equipment – Will be located on the ground due to the pitch roof.
5. Fencing/screening –No fencing is provided except for the dumpster enclosure.
6. Signage – One monument ground sign, 6 feet tall, 42 square feet.
7. General architectural appearance – Brick veneer on all four sides with a pitch roof and residential scale windows. The building is 5,550 square feet. This structure will fit the character of homes in Hidden Prairie at Kelley Pointe addition.
8. Drainage Report and related Grading Report Plans – Detention was accomplished on a project wide basis for this development.
9. Refuse facilities – One dumpster location to the northeast of the building. It will be accessed from Hidden Prairie Way.
10. Sensitive borders –There are no sensitive borders.
11. Street paving and access management – 33rd Street is currently being improved with a median.
12. Title 21 Water and Sanitary Sewer Plans – City water is available along 33rd Street and Hidden Prairie Way. **Sanitary Sewer is being extended off site and a utility easement needs to be provided by KayBee Investments, the off site owner.**

Doug Klassen, the engineer representing the applicant, stated that they would get the necessary easements.

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

AYES: Members: Moyer, Thrash, Waner and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #PR060026 Consideration of Final Plat of an office building north of 33rd Street west of Kelly. (Melton Parke/Omni Eye Center)**

Doug Klassen with MKEC Engineering is requesting approval of the Final Plat of the Melton Parke Addition located on the northwest corner of Hidden Prairie Way and 33rd Street. This property is zoned “E-1” General Commercial and is proposed for a Omni Eye Center. The addition contains 0.80 acres. The setback requested along 33rd Street from property line is 25 feet. This would place building setbacks at 80 feet from the center line. A 20 foot utility easement is provided in the far northwest corner of the lot where sanitary sewer is being extended to serve this property. 33rd Street is in the Edmond City Limits, both sides of the right-of-way. This street is now being improved with a divided median. This lot will be used entirely for the Omni Eye Center. There is no

November 21, 2006

space available for other commercial uses of this lot. The Planning Commission needs to require the off-site easements be submitted on the one drive on 33rd Street that will some day be shared with a project to the west, which is located just west of Lot 1 Block 1 Melton Parke Addition and the second off-site drive located immediately north of Lot 1 which connects Hidden Prairie Way to this property. There will be no driveway to either adjacent street abutting this particular property in order to create the driveway separation needed. **Off site drive easements are required. The current owner of that property is Kay Bee Investments.**

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

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

The next item on the agenda was **Case #SP060049 Public Hearing and Consideration of commercial site plan approval for Allstar Mercedes located south of 15th Street on the east side of Kelly Avenue, north of Time Tool Rental. (Patti and Rodney Hester)**

Mr. Bowlware, the contractor, and Allstar Mercedes owners met with Terry McGuire, B. D. Eddie Enterprises, and he has agreed to the materials as described in the attached letter. The front of the building does have a combination of metal panels and scored EFIS. The building will have a modern look than traditional brick but there is a variety along Kelly with Time Tool Rental being an example.

General Site Criteria:

Existing zoning – “F-1” Light Industrial

Setbacks – front setback from property line is 130 feet on Kelly, north property line is 10 feet, east is 245 feet and the south property line is 30 feet.

Height of buildings – 20 feet

Parking – 22 spaces will be constructed on the front of the property, some will be used by another building in the future.

Lot size – 72,000 square feet

1. Landscape Plan –

Landscaping - <u>Lot area = 72,000 sf</u>	<u>Landscape provided on plans submitted</u>
Five percent of lot = 3,600 sf	3,600+ sf landscaping/lawn area
Plant units required =288 PU	288 plant units
Evergreen required = 115 PU	227 plant units
Requirements in front = 144 PU	288 plant units
=1,800 sf	3527 sf

2. Lighting Plan – no light poles are planned, only wall pack lighting units.

November 21, 2006

3. Driveways/Parking – one driveway will be constructed on Kelly in the center of the property ownership. This driveway will be shared with future buildings to the south or east.
4. Mechanical equipment – The building has a shed roof which will be too flat to install any mechanical equipment on the roof.
5. Fencing/screening – no fencing is proposed.
6. Signage – one 6 foot tall 42 square foot ground sign would be placed on the Kelly property line.
7. General architectural appearance – the building is a combination of EFIS and metal siding. This location is part of the Centennial Industrial Addition which allows metal buildings. The Time Tool Rental is located to the south partially metal and another metal building is located to the east qualifying this building for metal on the sides and the back.
8. Drainage Report and related Grading Report Plans – drainage study has been submitted.
9. Refuse facilities – the dumpster location will be at the far east side of the building.
10. Sensitive borders – N/A. All the land adjacent to this site is industrial.
11. Street paving and access management – Kelly has a divided median in front of this property. Access management and driveway separation has been met.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are available adjacent to this site.

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

AYES: Members: Moyer, Waner, Thrash and Chairperson Cartwright
 NAYS: None

There was no New Business.

Motion by Waner, seconded by Moyer, to adjourn. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Waner, Moyer, Thrash and Chairperson Cartwright
 NAYS: None

Meeting adjourned at 7:35 p.m.

Leroy Cartwright, Chairperson
 Edmond Planning Commission

Robert Schiermeyer, Secretary
 Edmond Planning Commission