

EDMOND PLANNING COMMISSION MEETING

Tuesday, December 5, 2006

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, December 5, 2006, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Suzy Thrash, Barry K. Moore and Elizabeth Waner. 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 21 2006, Planning Commission minutes.

Motion by Thrash, seconded by Moyer, to approve the minutes as written. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z060093 Public Hearing and Consideration of amendment to Edmond Plan III from Educational/Institutional Usage to Office Commercial Usage located north of Edmond Road at 1411 West Edmond Road. (Edmond Road Baptist Church)**

Edmond Road Baptist Church, represented by Pastor Joseph Mandrino, is requesting to rezone a 2.879 acre tract of land west of their church site on West Edmond Road from "A" Single Family Dwelling District to "D-3" Office Commercial District. The property contains a single family dwelling, detached garage and outbuilding, which is currently used as a parsonage for the church. Edmond Plan III shows the land use for this property as Educational/Institutional and so a Plan Amendment is needed to change the land use to Office Commercial. It is staff's understanding that there are no imminent plans for development of this property.

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

1. Infrastructure: Currently the property is served with city water and electric. When the property is developed commercially, sanitary sewer will need to be extended to serve this property.
2. Traffic: The 2006 traffic count on Edmond Rd between Kelly and Santa Fe was:
 - Eastbound 10,739
 - Westbound 10,768
 - Total 21,507
3. Existing zoning pattern:
 - North – zoned "C-3" High Density Multi-Family Residential District
 - South – zoned "A" Single Family Dwelling District
 - East – zoned "A" Single Family Dwelling District
 - West – zoned "D-1" PUD and "D-O" PUD
4. Land Use:

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North – senior housing apartments
 South – single family homestead on acreage
 East – Edmond Road Baptist Church
 West – vacant, platted at Creekside Office Park

5. Density: N/A as proposed for offices.
6. Land ownership pattern:
 North – Creekside Senior Housing
 South – 2 + acre residential site
 East – Edmond Road Baptist Church
 West – vacant office park
7. Physical features: Site is flat with no unusual features
8. Special conditions: No special conditions
9. Location of Schools and School Land: The property is in the Ida Freeman Elementary School, Central Middle School, North High School districts.
10. Compatibility to Edmond Plan III: Appears to be compatible with surrounding properties.
11. Site Plan Review: Will require Commercial Site Plan Review and platting when property is developed, which would comply with new Title 22 requirements.

No one appeared in objection.

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

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

NAYS: None

The next item on the agenda was **Case #Z060061 Public Hearing and Consideration of rezoning from “A” Single Family Dwelling District to “D-3” Office Commercial District located north of Edmond Road at 1411 West Edmond Road. (Edmond Road Baptist Church)**

Pastor Joseph Mandrino, representing Edmond Road Baptist Church, is requesting to rezone property at 1411 West Edmond Road, on the north side of Edmond Road, approximately ¼ mile west of Kelly Avenue, from “A” Single Family Dwelling District to “D-3” Office Commercial District. This 2.879 tract of land west of the Edmond Road Baptist Church site currently contains a single family residence owned by the church and the church is proposing to change the zoning to office commercial.

The property west is zoned “D-1 PUD” Restricted Commercial Planned Unit Development along Edmond Road and is currently vacant. In back of the “D-1” PUD is “D-O” PUD Suburban Office District Planned Unit Development which is also vacant. The property north is zoned “C-3” High Density Multi-Family Residential District and contains the

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Creskide Senior Housing Apartments. The property east is zoned "A" Single Family Dwelling District and contains Edmond Road Baptist Church. The property south is zoned "A" Single Family Dwelling District and contains a single family residence on an acreage.

Due to Edmond Plan III showing this property as Educational/Institutional, a companion item to this request is also a Plan Amendment. There have been some recent rezonings in this general area along Edmond Road, such as the Brudzinski rezoning from "A" to "D-O" PUD on the south side of Edmond Road by Copperfield Addition, and the Kimberly Crossing rezoning from "D-O" PUD to "D-1" PUD east of Steve's Rib.

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

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

The next item on the agenda was **Case #SP060056 Public Hearing and Consideration of Special Use Permit and commercial site plan approval for Spirit Bank to be located on the west side of Boulevard south of Stonebridge Boulevard south of 33rd Street. (Turner and Company, Inc.)**

General Site Criteria:

Existing zoning – "D-O" Suburban Office, Special Use requested for drive-in bank
Setbacks – 120 feet from center line of Boulevard, 30 feet from the south property line which is another office zoned lot, 10 foot setback from the north property line which is another office zoned lot and 20 feet from the west property line which is another office zoned lot.

Height of buildings – 28 feet to the peak of the roof

Parking – 35 spaces, the bank is 5,000 square feet

Lot size – 39,165 square feet

1. Landscape Plan

Landscaping - <u>Lot area = 39,165 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 3917 sf	3924 sf landscaping/lawn area
Plant units required = 313 PU	324 plant units
Evergreen required = 125 PU	134 plant units
Requirements in front = 156.5 PU	216 plant units

2. Lighting Plan – the lighting plan will continue with the theme started in the Stonebridge development with approximately 30 foot tall lights down directed.

3. Driveways/Parking – there is no new driveway established on Boulevard or on Stonebridge Boulevard, all driveways are interconnecting with the Stonebridge Office Park.

3. Mechanical equipment – the roof is pitched, all mechanical equipment will be placed on the ground.

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4. Fencing/screening – no sight proof fencing is required, the dumpster enclosures are shared.
5. Signage – one ground sign 6 foot 42 square feet and wall signs per the code.
6. General architectural appearance – the building will match the Stonebridge project with brick veneer on all 4 sides with pitched roof with cast stone and/or EFIS trim, the driveway is located on the south side of the building.
7. Drainage Report and related Grading Report Plans – drainage and detention have been done on a project wide basis.
8. Refuse facilities – dumpster enclosures have been located to be shared by businesses.
9. Sensitive borders – there are no sensitive borders adjacent to this property, all the land is zoned for office and commercial in all directions from this parcel.
10. Street paving and access management – Boulevard has been paved as a four lane street on the east side of this lot.
11. Title 21 Water and Sanitary Sewer Plans – water and sewer are available for service.

Derek Turner represented the application. He indicated this is the last of 11 buildings of the Stonebridge project. Ms. Waner asked about the direction of traffic flow through the drive-in bank. Mr. Turner indicated the direction of travel was from west to east and there were several options for entry to the bank from Stonebridge Boulevard or the existing driveway on Boulevard.

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

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

NAYS: None

The next item on the agenda was **Case #Z060094 Public Hearing and Consideration of amendment to Edmond Plan III from Suburban Office Usage to Restricted Commercial Planned Unit Development Usage located on the southeast corner of Covell and Santa Fe. (Singh Family LLC/Country French Plaza)**

Randel Shadid, representing the property owners Singh Family, LLC, is requesting to rezone a 10 acre tract of land on the southeast corner of Covell and Santa Fe from “D-O” Suburban Office District to “D-1” PUD Restricted Commercial Planned Unit Development. The property is projected for suburban office land use on Edmond Plan III and so a Plan Amendment is needed to change the land use to restricted commercial planned unit development.

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

1. Infrastructure: Currently the property does not have utilities to this site since it is vacant. A 12” water line is along the north side of Covell. Sanitary sewer is along the

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north side of the lots in Cedar Pointe, south of the subject property. When this property is developed commercially, sanitary sewer and water will need to be extended to serve this property.

2. Traffic The 2006 24-hour traffic count at Covell and Santa Fe is:

Northbound –	5435
Southbound –	2526
Eastbound –	2340
Westbound –	3643
Total -	13,944
3. Existing zoning pattern:
 - North – zoned “A” Single Family Dwelling District and “D-O”
 - South – zoned “A” Single Family Dwelling District
 - East – zoned “A” Single Family Dwelling District
 - West – zoned “D-O” Suburban Office District
4. Land Use:
 - North – Park and open space as part of Mitch Park
 - South – single family residences in Cedar Pointe Addition
 - East – vacant, creek and then Cheyenne Crossing Addition
 - West – vacant and projected for suburban office land use
5. Density: N/A
6. Land ownership pattern:
 - North – Mitch Park
 - South – single family lots
 - East – creek and open space for Cheyenne Crossing Addition
 - West – vacant 10+ acre site
7. Physical features: Site is wooded with 100-year flood plain along Covell near the northeast corner of the site. The property slopes from southwest to northeast with slopes varying from 2% to 12%.
8. Special conditions: No special conditions
9. Location of Schools and School Land: The property is in the John Ross Elementary School, Cheyenne Middle School, and North High School districts.
10. Compatibility to Edmond Plan III: This corner has been designated as office only developments for many years.
11. Site Plan Review: will require Commercial Site Plan Review and platting when property is developed, which would comply with new Title 22 requirements.

Randel Shadid representing the applicant requested approval. He indicated that conditions justify retail at this location. The Covell Parkway is planned along the north side of this tract as a divided major arterial street. The area is continuing to expand in population quickly with subdivisions east, west, north and south from this site. The convenience store would be the highest use, if a Special Use Permit were approved of any of the retail uses allowed in “D-1”. Many of the activities in Mitch Park are similar to “E-2” involving outdoor lighting

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and recreational activities. The park continues to expand including other public purposes such as electric substations. This 10 acre retail site would be separated from single family backyards from creek areas limited by the floodplain requirements.

Ronnie Williams with the ENA spoke in opposition to this rezoning indicating the property was zoned office for over 10 years and that this was the most appropriate buffer use to all the residential near this property. The residents have relied on this understanding through the Edmond Plan.

Harry Johnson was very concerned about the noise and increased traffic that would be generated from this use. He felt the property values would go down if a convenience store builds. Don Kanaly spoke in opposition representing the Cedar Point Addition, to the east and south of the site. He indicated there are more than adequate facilities continuing to develop away from homes near this area. Covell Village was identified as a site, Homestead Commercial. Hal French, owner of the 60 acres northwest of this site, spoke in opposition objecting to the run-off from an impact from the creek that runs through this property to the northwest through his parcel. Lisa Detrick spoke in opposition indicating she lived there for 4 ½ years. Bill Thompson of Cedar Point Addition spoke in opposition.

Commissioner Waner indicated that the “D-O” had been projected at this location and that zoning had occurred relying on office only at this intersection. This is the most reasonable use even with the other improvements such as Covell Parkway. The other members agreed that there is no justification to change the compatible office usage.

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

AYES: None

NAYS: Members: Waner, Moore, Moyer, Thrash and Chairperson Cartwright

The next item on the agenda was **Case #Z060095 Public Hearing and Consideration of rezoning from “D-O” Suburban Office District to “D-1” Restricted Commercial Planned Unit Development District located on the southeast corner of Covell and Santa Fe. (Singh Family LLC/Country French Plaza)**

Randel Shadid, representing the property owner Singh Family LLC, has submitted a request to rezone a 10 acre tract of land south of Covell Road and east of Santa Fe from “D-O” Suburban Office District to “D-1” Restricted Commercial Planned Unit Development. The property was rezoned to “D-O” in 1996 and is currently vacant. Water is adjacent to the property along the north side of Covell and sanitary sewer is south in the Cedar Point Addition. Part of the property along Covell falls in the 100-year FEMA flood plain.

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The property north is zoned "A" Single Family Dwelling District on the immediate corner, and most of that property is also in the flood plain. The property wrapping around the "A" zoning is zoned "D-O" Suburban Office District. Both the properties north are part of Mitch Park. The property east is zoned "A" Single Family Dwelling District and is also mostly in the flood plain. The property east of the flood plain is the Cheyenne Crossing Addition. The property south is zoned "A" Single Family Dwelling District and developed as part of the Cedar Pointe Addition. The property west is zoned "D-O" Suburban Office District and is vacant.

The Planned Unit Development design statement is to develop Country French Plaza. The description of the PUD concept in the design statement states that the project will develop with the uses allowed in "D-1" and with the only Special Permit uses of a service station and convenience store. Even though the developer is stating, in the design statement, their intentions for a convenience store/service station, this will still require public hearings at a later date for a Special Permit for those particular uses. The design statement says that they will propose access to the site from Covell and Santa Fe. All buildings will have a Country French appearance. Buildings may stand alone or share a common wall. Buildings will be brick or masonry on all four sides. The design statement further states "The developer envisions a multi-use corner. The developer will have the right to develop a convenience store/service station and the canopy for the service station, if constructed, will be behind the retail store not at the corner of Santa Fe and Covell. The balance of the property will develop with other "D-1" uses. All the property will comply with the City of Edmond Site Plan Standards."

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, Moore, Moyer and Chairperson Cartwright

The next item on the agenda was **Case #Z060084 Public Hearing and Consideration of rezoning from "R-2" Urban Estate Dwelling Planned Unit Development and "R-2" Urban Estate 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)**

The following persons spoke in opposition to this rezoning: Sharon Newman, Jim Watts, Terri Sparks, Aaron Owen, Bob Pres, John Harrod, Chris Sutton, Cindy Knon, Joe Lake, Jim Fleming and Mark Latham.

The residents requested a meeting to further discuss the details of this request. They appreciated the meeting that had been offered but inclement weather caused most people

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to not be available. There was concern about the size of the commercial tract, impact of traffic and the addition of multi-family to the development.

Motion by Moore, seconded by Moyer, to continue this request to January 16, 2007 for the purposes of having a public meeting on this project. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **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)**

Motion by Moore, seconded by Moyer, to continue this request to January 16, 2007 for the purposes of having a public meeting on this project. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **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)**

Motion by Moore, seconded by Moyer, to continue this request to January 16, 2007 for the purposes of having a public meeting on this project. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z060085-87-89 Public Hearing and Consideration of 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)**

Motion by Moore, seconded by Moyer, to continue this request to January 16, 2007 for the purposes of having a public meeting on this project. **Motion carried** by a vote of 5-0 as follows:

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

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NAYS: None

The next item on the agenda was **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)**

Motion by Moore, seconded by Moyer, to continue this request to January 16, 2007 for the purposes of having a public meeting on this project. **Motion carried** by a vote of 5-0 as follows:

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

There was no New Business.

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

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

Meeting adjourned at 8:00 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission