

EDMOND PLANNING COMMISSION MEETING

Tuesday, April 17, 2007

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, April 17, 2007, 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; Jan Ramseyer-Fees, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. City Planner Kristi McCone was not in attendance.

Chairperson Cartwright announced that the Canyonwood project east of I-35 and the Hilltop Plaza Site Plan would be continued. The Caliber/Canyonwood project would be continued to May 22, 2007, and the Hilltop project would be continued to May 8, 2007.

The first item on the agenda was the approval of the April 3, 2007, Planning Commission minutes. Motion by Thrash, seconded by Moore, to approve the minutes as written.

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

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

NAYS: None

Chairperson Leroy Cartwright congratulated Elizabeth Waner on her election to the City Council and thanked her for her 7 years of service on the Planning Commission. He stated that her participation in all the meetings, extra meetings, and work on issues in the community is greatly appreciated.

The next item on the agenda was **Case #SP070020 Public Hearing and Consideration of commercial site plan approval for Bridges of Spring Creek Shopping Center located south of Pelican Bay and Hafer Park, north of 15th Street and east of Bryant. (Sooner Land Company, LLC)**

This site plan was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007).

Planning Department:

1. Existing zoning – “E-1” includes the major anchor store or the Belk store and “D-1” PUD
2. Setbacks – the setback from the property line on 15th Street is 1000 feet to the department store and 700 feet from the nearest projection of the shopping center; the setback from the east property line is 135 feet; the setback from the north property line is 60 feet from the back of the Belk store; this site plan approval does not include potential building sites east of Bryant, west of the creek, south of Pelican Bay.
3. Height of buildings – 35 feet as provided for in the PUD Design Statement and as referenced in the City Council minutes of the June 26, 2006 meeting as the maximum height allowed. It also references that the Belk store is one story even though 35 feet of height is allowed. The elevation plans do reflect a tower feature at one of the store entries and to the peak of that roof is 45 feet. There is a clock in

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this feature. If 35 feet height needs to be maintained with no exception of any portion of the structure including a non-habitable tower feature, it is the staff's understanding that Sooner will remove this feature.

4. Parking – 138,500 square foot building including the pad restaurants, 772 parking spaces required. The project has 754 parking spaces. (The restaurant pad sites are not part of the site plan).
5. Lot size – 849,037 square feet
6. Lighting Plan – two lighting plans have been submitted. If the Planning Commission and City Council want lighting to match Spring Creek Village and Plaza, Sooner is willing to install that type of light. That type of Victorian light will cast ambient light in the surrounding area making the area appear to be significantly brighter. The shoebox style light is an alternate plan which will retain more light just on the commercial site. That may be best for this location, even if the light poles do not match the style at Spring Creek Plaza and Village.
7. Signage – the sign is 8 feet in height and 54 square feet in area for the copy portion of the sign, using a combination of cast stone, split face block and brick. There will be 2 ground signs, one on Bryant and one on 15th.
8. General architectural appearance – the exterior of the building includes brick, EFIS and split face block. The awnings are metal, the colors are generally red brick with red awnings. The back of the Belk store does include some awnings. There are 10 windows on the back portion of the building, giving the building a two story look although no portion of the building is two story. Of course, there are no doors on the back other than delivery doors. There are some columns on a portion of the back of the building. The City Council minutes discussed having the back of the department store look similar to the front.
9. Sensitive borders – the Turtle Creek Commons area is the main residential area adjacent to the southeast portion of this project. There is a 6 foot fence along the Turtle Creek Commons boundary and some additional landscaping. There are dumpster enclosures at this location on the southeast corner of the property. Based on the grading of the property, the shopping center parking lot will be lower than the existing grade at Turtle Creek Commons, so the fence will be set on a retaining wall with landscaping north of the fence.
10. Mechanical equipment – the small scale of the elevations provided do not adequately address the screening of mechanical equipment on the roof. Standard is as follows: “Mechanical equipment and devices located on or adjacent to structures shall be screened by the height of the building wall or by a wall or enclosure of sufficient height that mechanical equipment is screened from view by an observer standing on ground level at any place along the property lines of the subject property. The mechanical equipment or wall shall provide a minimum separation as defined by the manufacture's requirements for the particular mechanical equipment to be screen. The top of the enclosure may be left open. If window air-conditioning units or wall mounted air-conditioners are used, screening

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through landscaping or other appropriate architectural treatment shall be part of the site plan design.”

11. Fencing/screening – the only fencing is the area along Turtle Creek Commons. There are no additional fences except for the dumpster enclosures. There are numerous retaining walls and the applicant has submitted details on the appearance of the materials.

Engineering Department:

12. Driveways/Parking – there are 2 driveways, one on Bryant and one on 15th. Both will have traffic lights and they will be completed prior to occupancy.
13. Title 21 Water and Sanitary Sewer Plans – City water and sanitary sewer are available and will be connected for service.
14. Drainage Report and related Grading Report Plans – detention plans have been reviewed to include surface drainage and a detention pond to be maintained by the development and two underground detention areas to be constructed on the west side of the creek.
15. Street paving and access management – right turn lanes are planned on 15th Street and on Bryant. Bryant and 15th are both four laned. Traffic lights are being installed for turning movements.

Fire Protection:

16. Fire Prevention and Building Department – all the buildings will have fire sprinkler systems. In addition, there are on site fire hydrants and looped water lines.

Community Image:

17. Landscaping - Lot area = 849,037 sf Landscape provided on plans submitted
 (does not include detention area)
 25 per cent of lot = 212,259 sf 269,952 sf landscaping/lawn area
 Plant units required = 16,981 pu 17,127 plant units
 Evergreen required = 6,792 pu 10,409 plant units
 Front yard plant units = 8,490.5 pu 10,537 plant units
 Plant units from preservation = 3,920 pu
 The applicant believes the site plan being considered meets the 50% of landscaping in the front because the landscaping area for the “3 pad restaurants” is not part of this request. Landscaping for these areas will be calculated with the site plans for each restaurant. All of the buildings are on the same lot so there is no separate ownership of any of the buildings. Carter Burgess Engineering has agreed to provide calculations to demonstrate compliance as they believe they do; however, at the preparation of the agenda, that information has not been provided for staff verification. The numbers listed above will change once more information is provided. This will have to be reported on at a future meeting.

Sanitation Department:

18. Refuse facilities – sanitation collection is on the north side of the property behind the building with the one site north of Turtle Creek Commons in the southeast corner of the property.

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Electric Department

19. Electric – the Electric Department will have to locate a number of transformers and be provided easements as set out on the plat.

Attorney Randel Shadid indicated that the only amendment needed for the Bridges project is to modify the wording regarding preservation of the pine trees which were dying due to the disease or infestation. He indicated that the site plan has met all the requirements of the PUD and the City Code and that the issue of landscaping in front of the buildings was met. The 3 pad buildings east of the creek will have to be re-submitted for site plan approval and he felt the Council would not vary the standard for those pad buildings when they are submitted, but based on the open and improved area, the current site plan complies.

Mr. Sam Bassett appeared in opposition to the site plan indicating that north of Turtle Creek Commons there would be dumpsters, a fence but parking spaces instead of the 20 foot additional separation stated in the minutes. He indicated there should be no variances to this request based on the high standards represented from the beginning of the project. He noted that the clock tower would be clearly in his view and the buildings in the background along with the large parking lot. He requested the owners be asked to keep their promise.

Victoria Woods, Chappelwood Financial Services at 1725 E. 15th, requested information regarding the timing of improvements. City Engineer Steve Manek indicated that the area would be cleared first, erosion control measures installed and retaining wall work would begin along with the utility line re-location and utility construction. He noted that the retaining wall along the entry drive off 15th ranged from 2 feet to 13 feet. Another retaining wall along the north side of Turtle Creek Commons would also be added which also ranged in elevation from 3 feet to 15 feet. Approximately 10 and 12 foot retaining walls along the north side of the property would be used as well as retaining walls along the creek area. There would also be retaining walls along Bryant where the pads would be graded below the Bryant Street elevation. He noted that trucks bringing dirt to the site would use 15th Street and at this time were planned to use the long entry extending to 15th. The number per hour was not known. Ms. Woods wanted assurances that her property would be protected from the unsafe access created by the construction traffic. She asked if there was a divided median along the entire drive which there is not. Trees would be planted on the side of the drive.

Attorney Lydia Lee objected to many of the vague portions of the site plan that are requesting approval such as the counting of landscaping since buildings are not in place but not reconciling the landscaping requirements once the pad sites are actually developed and additional landscaping is actually required. She was concerned that there was no site plan information on the Bryant side of the property but that there would be

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substantial construction which would completely change the appearance of that area. She felt the site plan should be addressed if construction is proposed. She expressed an objection that the representation of the owners is that 37% of the land would be landscaped as well as other commitments that are now not being followed through. She brought advertisements and articles indicating what was presented in numerous public meetings prior to the election identifying commitments from the developer as well as the PUD Design Statement as well as the minutes of the City Council discussion.

Commissioner Moore objected to the inclusion of the paving and parking without the adequate landscaping for the 3 pad buildings. Commissioner Waner indicated that we need to resolve the landscaping now, that as soon as the pad sites are brought in, there won't be enough landscaping. Commissioner Thrash asked if the fence is on top of the retaining wall next to Turtle Creek Commons or if some of the retaining walls will have railings. Mr. Manek indicated that would happen based on the height of the wall. Commissioner Moyer wanted to verify that there would also be access from Spring Creek Plaza.

Ashley Dodd Bassett asked how tall the lights were and it was indicated they were 33 feet and she requested the down directed lights to keep the light from spreading into the Turtle Creek Commons area. She requested that the dumpsters be moved to the north. She also noted that the City Council minutes reflected a 20 foot buffer rather than the 12-foot shown on the plans. Megan Lee indicated that it was not reasonable to not require the landscaping for the 3 pad sites when the parking spaces were included; this needed to be resolved now. Mike Scharrer, 2001 S. Rankin, complained that landscaping was not being maintained at several places around town such as Target's or Lowe's. He asked if there was a landscaping plan for the maintenance and if the number #1 select grade of materials was being installed. Carrie Tomlinson, Urban Forester for the City of Edmond, indicated the Code requires the #1 ANSI Standards and that there was a sprinkler system and maintenance plan provided for the project.

Ms. Lydia Lee indicated this was the first opportunity to discuss the site plan related to the promises made through the election as well as all the other documentation. She felt the project has not addressed all the requirements and commitments from the developer. She asked about the commitment to provide land to the City next to Pelican Bay and where that was on the plats and the site plan to verify that it was usable by the City. Mark Nash suggested a continuance to address the residents' issues. Mr. Shadid indicated the application would be amended to add the 20 foot buffer along Turtle Creek and eliminate some parking spaces, that the maximum size of the shopping center would be 168,000 square feet which includes the phases east of Bryant.

Commissioner Moore indicated he had some problems with the plans submitted. The arithmetic was not appropriate to pave areas for parking with this plan, leave the pad

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sites for 3 buildings and count the area for landscaping now, only to have it require modification or be in question when the buildings are actually submitted; this was a sloppy proposition to have to deal with later. Commissioner Waner agreed the methodology to calculate the landscaping was not appropriate.

Motion by Thrash, seconded by Waner, to approve this request subject to the following conditions:

1. shoebox style light fixtures be used instead of decorative lights to keep the light directed onto the site rather than spread to the residential or park areas.
2. add a 20 foot buffer next to Turtle Creek Commons and remove parking spaces for that distance and add landscaping where the removed parking spaces are removed.
3. move the dumpsters away from the north side of Turtle Creek Commons, most likely location on the east side of the shopping center building.
4. the square footage of the entire project shall not exceed a maximum of 168,000 square feet; the amount approved with this project is 122,600 square feet.
5. eliminate the 45 foot tall clock tower on the eastern side of the shopping center because of the 35 foot height commitment.

Motion carried by a vote of 3-2 as follows:

AYES: Members: Thrash, Moyer and Chairperson Cartwright

NAYS: Waner and Moore

The next item on the agenda was **Case #Z060048/50 Public Hearing and Consideration of amendment to the "E-1" General Commercial and "D-1" Restricted Commercial Planned Unit Development Design Statement for Bridges of Spring Creek located north of 15th Street, east of Bryant. (Sooner Land Co., LLC)**

The request to amend the PUD Design Statement remains as an item for potential consideration on the Planning Commission Agenda. The issues are as follows:

- As indicated at the April 3 Planning Commission meeting with Urban Forester Carrie Tomlinson's presentation, many of the pine trees are infested with beetles and/or pine wilt and are dead or dying. The current proposal by Sooner is to remove the pine tree area.
- As Carrie Tomlinson described at the last Planning Commission meeting, an area of oak trees that are old and in healthy condition could be preserved near the Marks home which is situated north of Spring Creek Plaza. Sooner Land Company has agreed at this time to preserve this area which will include the required preservation area protection measures.

Sooner Land Company will continue to meet the 25% landscape area for the overall site and meet the plant unit count based on the 25% landscape requirement. The Planning Commission should note that the landscaping for the Bryant area is not part of what is

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being considered at the April 17th meeting. The site plans and landscaping plans for that area will be considered at a later time when the pad site buildings are submitted. The land on Bryant will be part of the plat improvements so there will be fill, grading, utility work and retaining wall construction along the Bryant area.

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 #PR070010 Public Hearing and Consideration of Preliminary Plat for Bridges of Spring Creek located south of Pelican Bay and Hafer Park, north of 15th Street and east of Bryant. (Sooner Land Company, LLC)**

Brad Goodwin with Sooner Land Company is requesting Preliminary Plat approval of 30.77 acres north of 15th Street, east of Bryant, south of Hafer Park. This property is zoned "D-1" and "E1" PUD and was approved by an election. The plat consists of three lots, Lot 1 and Lot 2, Block 1 are on Bryant, south of Pelican Bay and Lot 3, Block 1 is the location of the department store and main shopping center along with three other pad site buildings.

Traffic lights are planned at the new driveways on 15th Street and at the driveway on Bryant Avenue. Left turn bays will be constructed on 15th and Bryant along with the traffic lights. A right turn lane is planned on Bryant for north bound traffic which will act as an entrance lane into the center maintaining more traffic capacity for Bryant. There is also a right turn lane planned at the 15th Street entrance. New water and sewer lines will be constructed for this project. The existing driveway to the previous Mark's home extending through Spring Creek Plaza will also be a connection into the shopping center. A detention pond northeast of Turtle Creek and north of Heritage Baptist Church will be constructed on the north and northeast sides of the property. There will also be some underground detention areas established on the lot west of the creek.

There is an existing Oklahoma Natural Gas line that extends through the property. Some of that line will be relocated through the site to accommodate this development. This gas line does extend through Hafer Park. One option has involved realignment in the park that the developer's engineers indicate ONG is considering as a maintenance consideration anyway. Another option is to realign the gas line across the Bridges at Spring Creek and reconnect the gas line where it currently exists at the north end of Spring Creek project.

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The first phase of construction will be to remove the trees and bring in fill dirt from the site north of Wal-Mart on I-35 and erosion control measures will need to be installed. Access for that process will be from 15th Street. Retaining walls will need to be constructed at numerous locations on the site; including adjacent to the creek and along the perimeter, and drainage structures will be built. Utility work will then start along with other utility relocation. Protected tree areas will need to be fenced in the early construction, grading and fill phase of the project. No building will be occupied until the traffic lights are operational on 15th Street and on Bryant as well as the additional turn lanes, left turn and right turn.

Ms. Lydia Lee objected to the plat approval since they did not show the complete area with the land to be provided to the city.

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

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

NAYS: Moore

The next item on the agenda was **Case #PR070010 Consideration of Final Plat for Bridges of Spring Creek located south of Pelican Bay and Hafer Park, north of 15th Street and east of Bryant. (Sooner Land Company, LLC)**

Brad Goodwin with Sooner Land Company is requesting Final Plat approval of Bridges of Spring Creek. The project consists of 3 lots: Lot 1, 2 and 3 all in Block 1. Lots 1 and 2 will be built on in the future with pad site buildings although the subdivision improvements will be completed in 1 phase. A portion of Lot 1 Block 1 was discussed in the City Council minutes as a tract of land that would be considered by the City of Edmond as an extension of Pelican Bay parcel. The description of that property is not identified on the plat but could be considered at a later date. There is a 20 foot landscape buffer set out on the plat for that property. The driveway extending east from Bryant is noted as Common Area A. It may need to be required that access to Common Area A would be allowed from the property to be connected to Pelican Bay unless that is undesirable. Common Area A is not a public right-of-way.

Detention Area J is set out as the detention pond. The adjacent Reserve Area K will be landscaped and would be counted as part of the plant unit area separate from the detention. Often times, the detention areas cannot be planted since trees affect the capacity of the detention area. In this case, the detention is being designed separately from the area that is proposed to be planted with trees so that they can be properly maintained and counted as part of the plant units. The Reserve Area K also includes the back fire lane/service access needed behind the shopping center building which is large enough to require a mandatory fire lane. The right-of-way provided on 15th is 50 foot from

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the center line. The right-of-way on Bryant is 60 foot from center line where the right turn bay is planned. Fifty foot setbacks are established from property line along Bryant and part of that also includes a 25 foot landscape buffer.

The private drive east of Bryant is shown as Common Area A marked as Private Drive and appears to be separate from Lot 1 or Lot 2 Block 1. The entrance shown north of 15th Street includes a Reserve Area I Private Drive but is not labeled common area. Staff suggests that area be labeled as part of Lot 3 Block 1 or established as another common area and labeled as such. The 2 ground signs for the project will be located in these areas and staff understands there are median features at least at the entries separating the lanes and the median is where the sign will be placed. The signs are allowed to be 8 feet tall 54 square feet with this size shopping center.

The best practice would be to identify the tree preservation areas on the Final Plat. This would document the counting of these plant units for the entire project. Currently, there is one utility easement in the preservation area. The location of the preservation areas help document potential changes that could occur over time.

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

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

NAYS: None

The next item on the agenda was **Case #SP070021 Public Hearing and Consideration of commercial site plan approval for a new 18,900 square foot building to be located north of Danforth, east of Ketch Acres. (Kan Kang/Cheyenne Springs Business Park)**

This site plan was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007).

Planning Department:

1. Existing zoning – “D-1” Restricted Commercial
2. Setbacks – front is 140 feet from the property line on Danforth, side yard setback to the east is 30 feet, the setback to the west is 30 feet, the setback to the north is 54 feet.
3. Height of building – 26 feet to the highest point of the front fascia.
4. Parking – the building square footage is 18,900; 48 spaces shown on the plans
5. Lot size – 2.45 acres (106,843 sf)
6. Lighting Plan – wall packs will be planned on the back of the building. It is recommended that the parking lot lights be set back 70 feet or more from the west property line and be no more than 25 feet in height which is similar to the standard for the Danforth Plaza Center constructed east of Wal-Mart at Danforth and Santa

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7. Signage – a sign is proposed near the east drive, the standard for this size shopping center on Danforth is 6 foot tall 42 square feet
8. General architectural appearance – the building will be a combination of red brick and stone with some EFIS trim where the signs are located. The red brick will need to be carried around the sides and to the back of the building. The Colonnade Shopping center, also known as the School Board Offices, is brick on all 4 sides.
9. Sensitive borders – there is a sensitive border to the west where the Ketch Acres Addition is located. The property to the north is zoned “D-O” also owned by Mr. Kang and the property to the east is a horse farm/Pony Land and there is no home developed to the east. This location is not a corner lot (located on an intersection). It appears there is no requirement for a side yard in “D-1” even adjacent to a dwelling district. The setback next to Ketch Acres is 30 feet. There is a paved driveway on the west side of the building 2 feet off the property line. A sight proof fence would be required along the west side of this property at least 6 feet in height.
10. Mechanical equipment – the roof is flat for the proposed building. Mechanical equipment will need to be screen by the height of a parapet wall so it cannot be seen from ground level from the property line. Architect Jim Hurd will need to verify that the side and back walls are tall enough to meet the following standard: the height of the wall is sufficient that the mechanical equipment is screened at any place along the property line.
11. Fencing/screening – a 6 foot tall fence is required along the entire west property line for this retail phase due to the adjacent “R-2” zoning in Ketch Acres.

Engineering Department:

12. Driveways/Parking – Mr. Kang originally wanted 2 driveways. He has abandoned that request. He now wants one drive on the west side of the property. The east drive will be excluded hopefully the plans will be amended by the meeting date. This meets the driveway separation policy. The Catlett et al driveway to the east of the Kang property may need a slight modification as to the construction specifications based on the paving that Mr. Kang is going to place on his own property. With this amendment, the driveway separation access management standards are met. Without this modification, the site plan would not be in order.
13. Title 21 Water and Sanitary Sewer Plans – city water is available on Danforth and is being connected for service. Based on the Fire Department’s comments, there may not have been a decision about a fire sprinkler system in the building. Additional fire hydrants will be needed without the fire sprinkler system. The property is not adjacent to public sanitary sewer. Various options have been considered. Mr. Kang originally planned a private lift station with an off-site pressure line. This option has been abandoned and was not recommended. Mr. Kang is attempting to get an easement from Steve Hill to the north for a gravity flow sewer solution. This is the best practice and Mr. Kang believes this standard will be met. If for some reason

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the easement cannot come forward, Mr. Kang will have to use a septic tank or aerobic system on a portion of his 10 acres. There is plenty of lot area to accomplish this private standard and other centers such as Waterloo and Broadway, operate with septic tanks and/or aerobic systems.

14. Drainage Report and related Grading Report Plans – Drainage plans have been submitted and reviewed for a detention area in the front of the property along Danforth.
15. Street paving and access management – Danforth is already improved to City standard as a four lane road. The access management issues have been discussed elsewhere in this memo.
16. Fire Prevention and Building Department – The Edmond Fire Prevention Office has reviewed the above plans using the 2006 edition of the International Fire Code. This office grants a tentative approval of these plans pending the following.
 - 1) The hard surface fire lanes & fire hydrants shall be installed and approved before the first use of combustibles on the building.
 - a. Combustibles defined: As sheetrock, roofing materials, wallboard, plastic sheeting on insulation, etc.
 - b. Hard surface fire lanes defined: Asphalt or concrete engineered to support 75,000 lbs.
 - c. Fire hydrants shall have all City of Edmond Engineering acceptance testing & approval complete.
 - 2) If the building is built non-sprinklered using 2B construction it shall required 3000 gallons of water per minute for firefighting and three fire hydrants within 400 ft of the building.
 Note: If the building is fire sprinklered the water flow will be 1500 gallons per minute and one fire hydrant on site. No Fire Hydrants Were Shown On The Plans Submitted To This Office.
 - 3) If the building is not fire sprinklered, Assemblies such as restaurants, night clubs, banquet halls or taverns with occupancy of 100 or more will not be permitted.

Community Image:

17. Landscaping - <u>Lot area = 106,843 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 10,684 sf	26,116 sf landscaping/lawn area
Plant units required = 855 PU	913 plant units
Evergreen required = 342 PU	634 plant units
Requirements in front = 427.5 PU	847 plant units
= 5,342 sf	23,960 sf

Sanitation Department:

18. Refuse facilities – the dumpster locations are at the back of the building. Enclosures would be needed matching the building exterior which is recommended to be brick.

Electric Department

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19. Electric – utility easements are needed for service and will be shown on plats for electric service.

Mr. Novotny, attorney for Mr. Catlett the property owner to the east, expressed a concern that his drive was being radically changed, possibly being eliminated by the plans proposed by Mr. Kang. He noted that his client had been informed that the 30 year cross access drive agreement had been voided and that the curb construction of the Kang property would reduce the width of the drive and restrict the drive radiuses on Danforth. Attorney Randel Shadid for Mr. Kang indicated that they were leaving a grassed area for the western portion of the drive that would narrow the previous shared driveway but the width of the curbs at the street would remain the same. The Catlett ownership may have to add to change their drive approach on their own land but that could have been a change that might have happened sooner or later with any change of conditions. The width of the drive on the street can remain the same if the city has no objections. Mr. Shadid indicated a 6 foot brick fence would be constructed on the west next to Ketch Acres. There is a 28 foot setback from this property line. There is not sufficient space for additional landscaping due to the service lane around the back of the building. Mr. Catlett indicated he would like to have a driveway provided further north from Danforth on his property. Chairperson Cartwright asked if he wanted to visit with Mr. Kang about sharing the cost and Mr. Catlett indicated he wasn't planning to participate in the cost.

Motion by Waner, seconded by Thrash, to approve this request subject to 1) the dumpster pads being re-aligned to match the driveway on the west side of the property and 2) the 6 foot brick fence to be built on the west property line. **Motion carried** by a vote of 5-0 as follows:

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

The next item on the agenda was **Case #SP070017 Public Hearing and Consideration of commercial site plan approval for two shopping center buildings on property located on the south side of 15th Street, east and north of Arrowhead Valley Addition. (Hilltop Plaza Joe Javadzadeh)**

A continuance to the May 8, 2007 Planning Commission meeting was requested by the applicant.

Motion by Moyer, seconded by Thrash, to continue this request to May 8, 2007. **Motion carried** by a vote of 5-0 as follows:

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

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The next item on the agenda was **Case #PR070006 Consideration of Final Plat for Hidden Prairie at Kelley Pointe II north of 33rd Street on Hidden Prairie Way. (Kelley Pointe Development Co., Inc.)**

Engineer Doug Klassen is representing Kelley Pointe Development Company Inc. in requesting approval of a new single family addition. This project contains 61 lots on 16.67 acres. The lot size is generally 8,437 square feet or larger. The first phase of Hidden Prairie at Kelley Pointe contained 37 lots on 14 acres. The nearest addition to the west is Bristol Parke. Hidden Prairie 1st is located to the east. This addition will be served with full city utilities and public dedicated streets. There is access to 33rd Street by way of Hidden Prairie Way and the collector street will continue to the north and east to ultimately connect with Kelly. Drainage detention has been completed on a project wide basis for this mixed use development of Kelley Pointe.

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

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

NAYS: None

The next item on the agenda was **Case #U070007 Public Hearing and Consideration of Special Use Permit for a church and related ministry uses on property located at 119 S. Walnut. (Pure Heart Fellowship, Inc.)**

This Special Use Permit was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007).

Pastor Aaron Heeg representing the Pure Heart Fellowship Church is requesting that the office warehouse building at 119 S. Walnut on the northwest corner of 2nd and Walnut be approved for a Special Use Permit for a church and related ministry uses. The church initially proposes to move into spaces on the south side of the building, Suites A, B and C, which are currently vacant. It is our understanding that there are 6 tenant spaces in the building and only one is occupied, by a carpentry business. In the next 24 months, the church proposes to occupy Suites D, E and F with related ministry uses such as a multi-purpose room for performing arts, and a learning center. There is no new exterior construction proposed for this Special Use Permit.

On the east side of the building is a parking lot which contains 12 spaces. An additional parking lot is available for the church to use, west of the building due west of 119 S. Walnut, which contains 16 spaces. Using these two parking areas, there is adequate parking for an assembly room of 84 but if the church grows larger, additional parking will be needed or else the church will need to find another location. The property is zoned “ - Neighborhood Commercial District. In the past few months there have been several Special Use Permits for churches in existing buildings. The majority of the area is

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developed with residences and limited businesses.

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

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

NAYS: None

The next item on the agenda was **Case #U070008 Public Hearing and Consideration of Special Use Permit for a pre-school/child care center on property located at 1501 N. Bryant. (St. Mark's Lutheran Church)**

This Special Use Permit was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007).

Fadia Jenkins, representing St. Mark's Lutheran Church, is requesting a Special Use Permit for a pre-school/child care center on their property at 1501 N. Bryant, north of Kickingbird Square Shopping Center. The request is to expand their pre-school - mother's day out program, which falls under the definition of child care centers in the previous Title 22 of the Edmond Municipal Code, which this application was filed under. The church is zoned "A' Single Family Dwelling District and received their Special Use Permit for a church in 1997 which did not include a day care or private school classes. It is our understanding that the church does currently operate a limited Mother's Day Out/Pre-School program and since they are expanding the use, this requires a Special Use Permit. The church is proposing a pre-school/mothers day out program of 25 hours per week, Monday through Friday. There are no building or site changes proposed with this request.

Commissioner Moore thanked the church for their forthrightness in coming forward with the application to expand the child care.

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

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

NAYS: None

The next item on the agenda was **Case #ES070004 Public Hearing and Consideration of closing of a drainage and utility easement at 24 Kimberwick Circle. (Todd Lisle)**

Todd Lisle has submitted a request to close the 20' drainage and utility easement along the north side of Lot 11 Block 1 Highland Arbors Addition, 24 Kimberwick Circle. Mr. Lisle also owns an unplatted tract of land immediately north of his property in Highland Arbors. Mr. Lisle is proposing to build an accessory building/storage shed northeast of his

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dwelling and the location proposed falls on the easement. With the 20' easement running east and west along the north of Lot 11, and the addition of land north of this lot, this puts the easement in the middle of the entire tract owned by Mr. Lisle. There are no utilities in this easement. Engineering has reviewed this request and is in agreement with the closing since water on this property actually flows in front of Mr. Lisle's house instead of at the rear. Staff recommends approval of the closing of the 20' drainage and utility easement.

Mark Nash represented Mr. Lisle in requesting approval. He said he lived in the addition and was the Homeowners Association President and the neighbors had no objection.

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

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

NAYS: None

The next item on the agenda was **Case #PR050007 Consideration of amended Final Plat of Cardinal Ridge to exclude two lots from the original plat accepted by the City of Edmond generally located west of Douglas north of Danforth. (Larry Toombs)**

Larry Toombs, the developer of Cardinal Ridge, has submitted an amended Final Plat of Cardinal Ridge, located north of Danforth and west of Douglas. This amended plat is to exclude two lots that were originally platted with Cardinal Ridge. Cardinal Ridge was platted in 2005 into forty-nine 60,000 square foot lots with public streets. The Cardinal Ridge Addition is zoned "R-2" Urban Estate Dwelling District. Mr. Toombs would like eliminate 2 lots, Lots 28 and 29 Block 1, which are located at the end of Raven Circle. The topography of these two lots makes them difficult to build on and the Engineering Department recommends that these lots NOT be built on. The property owner to the south intends to purchase this area and add it to his ownership and have some buffer area for his property. It is staff's recommendation that no driveways be approved to come off Raven Circle, and that no solid fencing be constructed, which could hinder drainage. Property owners in the Cardinal Ridge Addition were sent a courtesy notice of the public hearings for this amended plat request.

Larry Toombs was in attendance and he agreed to the conditions that no curb cuts on Raven Circle and no fencing due to the topography and drainage across this property.

Motion by Waner, seconded by Thrash, to approve this request subject to no curb cuts and no fencing. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

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The next item on the agenda was **Public Hearing and Consideration of adoption of Edmond Plan IV Comprehensive Land Use Plan to include Ordinance adopting Plan Map and Implementation and Amendment Procedures and Supplemental Edmond Plan IV Goals and Policies Text.**

The Planning Commission may choose to offer additional comments on the Edmond Plan IV Goals and Policies Document and provide additional modifications to the General Plan or Ordinance Plan Map. The Ordinance adopting the Plan Map and setting out the Map Implementation and Amendment standards is attached. This Ordinance follows the same methodology as used in Ordinance #2471 approved in April of 1999 adopting Edmond Plan III. The Planning Commission had the following comments.

Commissioner Waner comments were as follows:

1. the 200 acres of commercial projected on Coffee Creek between Post and Douglas is too much and the amount needed to be reduced.
2. the Assessment reports and the Plan Amendment Assessment form completed by the applications is a good addition to the Plan so that Amendments may be considered on a consistent basis.
3. the Sensitive Land Analysis should be a tool used for conserving green space and is an important addition for plats, amendments and projects where there are sensitive lands, remnant forest or substantial tree growth to improve new projects.
4. It was noted that areas east of I-35 for new residential may need to consider the conservation design alternative style addition listed in the Plan as a design method of achieving compatibility with existing low density development as well as preserving sensitive areas.

Commissioner Moore comments were as follows:

1. the 200 acres at Coffee Creek at Douglas and Post is substantially more zoning than is suitable for the area based on existing densities and the limitations of lot potential until utilities are more complete. Extension of one water line will only serve a limited population.
2. He indicated there was plenty of opportunity for participation during the year long study and he appreciated comments from all persons throughout the Plan review.

Commissioner Moyer comments were as follows:

1. the consultants had done a good job on bringing all the parts together.

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2. He agreed the commercial area at Coffee Creek was too big similar in size to Quail Springs and there is too much unknown for the area at this time.
3. He noted that the changes were not made for change sake in the Update process. The modifications that were made were needed and that areas not needed to be changed were left alone.

Commissioner Thrash comments were as follows:

1. agreed that the 200 acres was too great in the eastern part of the city.
2. She felt that utility extensions needed to be clear and very complete in order to commit to the higher density development. There was no objection to the higher density development if it was not speculative and there were safeguards and if for some reason the proper standard utilities were not extended.

Chairperson Cartwright agreed with the comments made and indicated these recommendations would be forwarded to the City Council.

Citizen comments are as follows:

Mark Nash expressed concern about the mixed use area projections based on the range of uses possible and the amounts projected. He suggested that Danforth be used as a cut-off east of Air Depot rather than extending mixed uses south of Air Depot. Rex Webster, a Redbud Canyon resident, suggested that a 20% green area be set aside in new development east of I-35 due to the existing character of the area, that the homes per acre be limited. Ms. Sparks objected to the 200 acre mixed use commercial project on Coffee Creek. Russell Wantland requested that the PUD form of application be a minimum requirement for Plan Amendments. He felt this would be a way of each project being able to address unique issues surrounding that development and working with the citizens closest to the individual projects that are submitted. It allows the residents a way of participating at the beginning with the zoning. He felt the PUD approach would help reaching consistent objectives with not only the Plan but as different locations are submitted on different time lines where there may be inconsistency in applying standards from one project to the other particularly related to open space and buffer areas. Sharon Newman commented that she supported the conservation approach to development and the sensitive land standard to retain the forest areas of East Edmond. She noted the goals should be to not raze trees in the city.

Motion by Moore, seconded by Waner, adoption of Edmond Plan IV with consideration of the comments provided. **Motion carried** by a vote of 5-0 as follows:

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

A continuance of the next 6 items on the agenda were requested to the May 22, 2007 Planning Commission meeting by the applicant.

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Case #Z060085 Public Hearing and Consideration of Edmond Plan Amendment from Urban Estate Dwelling District to General Commercial Planned Unit Development on the northeast corner of Covell and Douglas (23.9 acres). (Caliber Development)

Case #Z060086 Public Hearing and Consideration of rezoning from “R-2” Urban Estate Dwelling District to “E-1” General Commercial Planned Unit Development on the northeast corner of Covell and Douglas (23.9 acres). (Caliber Development)

Case #Z060089 Public Hearing and Consideration of Edmond Plan Amendment from Urban Estate Dwelling District to General Commercial Planned Unit Development on property located south of Coffee Creek Road between Douglas and Post (62.7 acres). (Caliber Development)

Case #Z060092 Public Hearing and Consideration of rezoning from “R-2” Urban Estate Dwelling District to “E-1” General Commercial Planned Unit Development on property located south of Coffee Creek Road between Douglas and Post (62.7 acres). (Caliber Development)

Case #Z060083 Public Hearing and Consideration of Edmond Plan Amendment from Urban Estate Dwelling Planned Unit Development and Urban Estate Dwelling Usage to Single Family Planned Unit Development Usage on several tracts extending from Sorghum Mill Road south to Covell between Post and Douglas including a tract of land containing 96.8 acres west of Douglas north of Covell Road. (Caliber Development)

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 District on several tracts extending from Sorghum Mill Road south to Covell between Post and Douglas including a tract of land containing 96.8 acres west of Douglas north of Covell Road. (Caliber Development)

Motion by Moyer, seconded by Waner, to continue these 6 items to the May 22nd Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 11:06 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission