

May 20, 2008

EDMOND PLANNING COMMISSION MEETING

Tuesday, May 20, 2008

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, May 20, 2008, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Leroy Cartwright, Barry K. Moore and Ingrid Young. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Jan Ramseyer-Fees, City Planner; Steve Manek, City Engineer; and Paul Lakin, Assistant City Attorney. The first item on the agenda was the approval of the May 6, 2008, Planning Commission minutes.

Motion by Moyer, seconded by Young, to approve the minutes as written. **Motion carried** by a vote of 4-1 as follows:

AYES: Members: Moyer, Young, Cartwright and Chairperson Thrash
NAYS/ABSTAIN: Moore

Mark Farris, representing Jade Properties, asked if Item #7 could be considered at the first of the agenda, due to another appointment that he had. He indicated that he had talked with the other applicants about this request to the Planning Commission, and there were no objections. Chairperson Thrash suggested that Item #7 be moved to the first of the agenda.

The next item on the agenda was Case #SP070027 Public Hearing and Consideration of an amendment of the site plan approved in June, 2007, to add water lines for property located south of Lil Lane, east of I-35. (Jade Properties, LLC)

On June 25, 2007 the Edmond City Council approved a site plan for Shawn Thomas, for a 19,477.5 square foot building, south of Lil Lane, east of I-35. A building permit has been issued, and the steel frame for the building has been constructed. Mr. Thomas would now like to extend a public water main under I-35 to serve his project, which is now referred to as Timberland Crossing. The water line extended will be 12 inches in size and will eliminate the need for a water well with pumps for the fire sprinkler system. There will now be fire hydrants to serve the site, in addition to the building having a fire sprinkler system. The attached memo from the June 25, 2007 Council meeting describes the project otherwise, which has no other changes. A variance was approved for less parking. The original site was only 1.7 acres and the landscaping requirement is 30% of the site, and space must be left available for the lateral fields for the septic system.

Mark Farris indicated that the Planning Commission had already approved the Final Plat and that the extension of City water under I-35 improved the project.

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

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

The next item on the agenda was Case # Z080008 Public Hearing and Consideration of Edmond Plan Amendment from Single Family Dwelling District to “CBD” Edmond Downtown Redevelopment District on property generally located on the northwest corner of Littler and Sixth Street. (Brad Reeser and Mark Neighbors)

The Urban Board met on this rezoning and Plan Amendment on Tuesday, May 13, 2008, and recommended approval.

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

1. Infrastructure: Both properties are currently connected to Edmond Electric, water and sanitary sewer service so they are available to the sites.
2. Traffic: The last traffic count in this area was taken in April 2006 on Littler between 5th and 6th and the northbound traffic count was 276 vehicles and the southbound traffic count was 390 vehicles.
3. Existing zoning pattern:
North – “CBD”
South – “A”
East – “CBD”
West – “A”
4. Land Use:
North – vacant but proposed for 4-story office/retail building
South – single family residence
East – single family residence
West – undeveloped
5. Density: N/A
6. Land ownership pattern:
North – Neighbors
South – Heyland, Rose
East – Mooney/Buck

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West – Eischeid

- 7. Physical features: No unique physical features on this site.
- 8. Special conditions: None
- 9. Compatibility to Edmond Plan: The development of 19 E. 6th may represent encroachment into older established residential area. Staff would recommend no curb opening onto 6th Street when the property comes in for Site Plan Approval.
- 10. Site Plan Review: Commercial Site Plan Review will be required for redevelopment of these properties.

Randel Shadid, representing the applicant, indicated he would agree to no access on Sixth Street for parking, established at Sixth and Littler. He noted that Mr. Reeser may build an office on his property. No one appeared in objection.

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

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

The next item on the agenda was Case # Z080009 Public Hearing and Consideration of Rezoning from “A” Single Family Dwelling District to “CBD” Edmond Downtown Redevelopment District on property generally located on the northwest corner of Littler and Sixth Street. (Brad Reeser and Mark Neighbors)

The Urban Board met on this rezoning and Plan Amendment on Tuesday, May 13, 2008, and recommended approval.

Randel Shadid, representing Brad Reeser and Mark Neighbors, has submitted a rezoning request for property located on the northwest corner of 6th and Littler, from “Single Family Dwelling District to “Edmond Downtown Redevelopment District. Currently the property contains a single family dwelling at 515 S. Littler, facing Littler, and a single family dwelling at 19 E. 6th Street, facing south. The proposed use of the property is office/retail and parking. Edmond Plan IV projects this property for single family land use and so the rezoning request requires the companion amendment to Edmond Plan IV.

A
D

The property north is zoned “ ” which was done as part of the extension of the “ zoning in 2005. That site is currently vacant but the property has received site plan approval for a 4-story retail/office building and a building permit has been issued. The property south is zoned “ ” projected for single family land use on Edmond Plan IV, and

D
C

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contains a single family residence. The property west is zoned “ ” is projected for neighborhood commercial land use on Edmond Plan IV, and is undeveloped.

A

This location is within the Downtown Study area for the Central Edmond Urban Development Board and so the rezoning is being reviewed by the Urban Board first, and will then be reviewed by the Edmond Planning Commission on May 20 and on to the Edmond City Council June 9.

No one appeared in objection.

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

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

NAYS: None

The next item on the agenda was Case #SP050057 Public Hearing and Consideration of an extension of the site plan for a pad site building on the west side of the Village at Spring Creek Shopping Center, located on the north side of 15th Street, west of the existing Village at Spring Creek Shopping Center. (Charles Ballenger)

On June 11, 2007, Charles Ballenger received approval of a site plan for an 8,000 square foot building, located on the west side of Spring Creek Village. Mr. Ballenger is preparing plans for a building permit submittal, but may not receive approval prior to June 11, 2008. An extension is requested.

There are no changes to the previous site, other than some difference in the building exterior. The attached description follows the previous approval in 2007. The building will be moved forward, slightly, to accommodate a utility easement that is already in place along the north side of the building. This is a minor modification of the pad site.

Planning Department:

1. Existing zoning - “D-1” PUD Restricted Commercial Planned Unit Development
2. Setbacks – Front: 100’ required, 56’ shown; Side: 20’ required, 64’ shown; Rear: 30’ required, 162’ shown
3. Height of buildings - 29’ shown
4. Parking – 17 parking spaces provided with 40 needed for the 1:200 ratio for retail

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5. Lot size – 26,662 square feet with an 8000 square foot building
6. Lighting Plan – There will be shepherd hook lights at the entry off of 15th Street and period lighting will be used for the parking lot and sidewalks.
7. Signage – No new ground sign is proposed.
8. General architectural appearance – The building will be brick and match the Spring Creek Village design standards. The 8,000 square foot building appears to be two-story but is not a functional two-story building, but this maintains the “Territorial style” already established at the center.
9. Sensitive borders – Property west is zoned “D-O” PUD Suburban Office Planned Unit Development and so there is no sensitive border for this property.
10. Mechanical equipment – Will be located on the roof and screened from view.
11. Fencing/screening – Currently, there is black iron decorative fencing installed on top of the retaining wall next to this site. No additional fencing is proposed.
12. Driveways– This site has one drive and it will interconnect with Spring Creek Village.
13. Title 21 water and sanitary sewer plans – A 12” waterline is located along 15th Street and a sanitary sewer line has already been extended based on the plat to serve this building.
14. Street paving and access management – Fifteenth Street has recently been improved in this area, with a stop light and widening section just to the west of this site.

Community Image:

15. Landscape Plan:

<p>Landscaping - <u>Lot area = 26,660 sf</u> 10% of lot = 2,666 sf Plant units required = 213 PU Evergreen required = 85 PU Requirements in front = 106.5 PU = 1,333 sf</p>	<p><u>Landscape provided on plans submitted</u> 9,028 sf landscaping/lawn area 233.3 plant units 233.3 plant units 109.3 plant units 3,393 sf</p>
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16. Refuse facilities – A dumpster enclosure is proposed near the northeast corner of the building.

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Randel Shadid represented the applicant, requesting an extension. No one appeared in objection.

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

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

NAYS: None

The next item on the agenda was Case #SP080012 Public Hearing and Consideration of commercial site plan approval for a new Carl's Jr restaurant to be located north of Danforth, west of Kelly, south of the Tinker Federal Credit Union. (Bob Thorpe)

On October 23, 2006, the City Council approved a final plat for the Auto Spa addition. Final plats are valid for two years, and in this case, some of the improvements have already started, such as a water line along Danforth and a work order has been issued for the plat. The Auto Spa site plan is not expected to develop at this location, so the name of the addition may change prior to the acceptance of the improvements. The original Carl's Jr. site plan, approved January 17, 2007, has expired and therefore, a new site plan has been submitted.

Planning Department:

1. Existing zoning – "D-1" Restricted Commercial
2. Setbacks – Front setback is 50 feet from the property line on Danforth; side setback is 38 feet from the common drive, extending north to school district property on the west side; the east setback is 52 feet and the north setback is 80 feet.
3. Height of buildings - 20 feet
4. Parking – There are 19 parking spaces on the property.
5. Lot size – 33,812 square feet
6. Lighting Plan – Most of the lighting will be from wall packs on the building. The plans indicate that four light poles, which cannot exceed 24 feet in height.
7. Signage – One 6 foot tall, 42 square foot sign on the west of the entry drive, with a masonry base to match the building.
8. General architectural appearance – The building is a combination of stone and EFIS. The stone is a wainscot around all four sides of the building, with the remainder of the wall being EFIS material. The building has a flat roof. The colors for the site have

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 been provided.

9. Sensitive borders – There is no sensitive border for this location. Tinker Credit Union is located to the north, and the Edmond Schools Administration office is zoned “D-1” commercial. The school board owns the vacant land immediately left, zoned “D-1”, and there is a 35 acre ownership to the south, zoned “E-1”.
10. Mechanical equipment – Mechanical equipment will be located on the roof and will need to be screened by the parapet walls.
11. Fencing/screening – No sight proof fencing is required, other than for the dumpster enclosure.
12. Driveways– One driveway is planned on Danforth, and will be shared with a use to the east. Previously, this was the Auto Spa project, but that project is no longer valid. There will also be a driveway connecting to the school property driveway, just south of the Tinker drive-in facility. As previously discussed, although not a city requirement, Carl’s Jr will have to help maintain this driveway, in order to have the cross access benefit. The driveway on Danforth is also a cross access shared driveway, and that will be reflected on the plat when it is accepted for recording.
13. Title 21 water and sanitary sewer plans –Water and sewer lines are adjacent to the site and will be connected for service. A water line has already been extended east, for service by the corner parcel, east of the Carl’s Jr site.
14. Street paving and access management – Danforth is already four laned in front of this property and the shared driveway meets the access management standards.
15. Fire Prevention and Building Department – There is adequate access around the building on all sides for fire protection and adequate fire hydrants will be in place.

Community Image:

16. Landscape Plan:

Landscaping - <u>Lot area = 33,812.00 sf</u>	<u>Landscape provided on plans submitted</u>
10% of lot = 3,381.20 sf	12,102.00 sf landscaping/lawn area
Plant units required = 270 PU	395 plant units
Evergreen required = 108 PU	238 plant units
Requirements in front = 135 PU	135 plant units
= 1,690.60 sf	2,304.00 sf
17. Refuse facilities – The dumpster facility is northeast of the restaurant, near the drive-in window. The enclosure will need to be stone wainscot, with EFIS or all stone, with a sight proof gate.

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18. Electric – Electric service can be accessed from several directions.

Attorney, Randel Shadid represented the applicant, indicating that they agree to a sight proof fence or landscaping, adjacent to the Tinker Federal Credit Union drive-in lanes. This location is not a sensitive border, but the applicant agrees to add this improvement. Gary Bartley, with Tinker Federal Credit Union, indicated that he endorsed the Carl's Jr. plan and has worked out an agreement regarding the cost of maintaining the driveway to the west of the property and the detention area north of the Credit Union, which the school, the bank, and now, Carl's Jr. will share the maintenance cost on. The additional fence or landscaping was discussed and agreed to be added to the site plan for Carl's Jr. No one appeared in objection.

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

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

NAYS: None

The next item on the agenda was Case #SP080014 Public Hearing and Consideration of Commercial Site Plan approval for an addition to Murphy's Kiosk Building for the convenience/gas store at 1100 N. Santa Fe, west of Wal-Mart, south of Danforth. (Murphy Oil)

The land where this business is located is zoned "E-1" General Commercial and Murphy has removed all of the beverage machines and other merchandise displayed outdoors. The existing building contains 150 square feet and the proposal is to add 104 square feet to enclose all of the coolers or any other merchandise. The addition is more than a 20% expansion. Other than the addition of the 104 square foot building, which is on existing paving, there will be no other changes to the overall site.

Planning Department:

1. Existing zoning – "E-1 General Commercial
2. Setbacks – The existing setback is 42 feet from the property line, as recently granted for the additional 70 feet of right-of-way. The canopy is located 39 feet from the property line, so the building is three feet further back than the canopy. The staff recommends approval of this setback.
3. Height of buildings - The building is the same height as the existing structure, which is 8 feet, 8 inches.

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4. Parking – No additional parking will be provided. Three spaces are set aside, in addition to the queue parking adjacent to each gas pump.
5. Lot size – 30,216.72 square feet
6. Lighting Plan – No change in the existing lighting, which is predominantly under a canopy. Single Family homes are not adjacent to this site.
7. Signage – Existing sign will remain which is less than six feet tall and less than 42 square feet.
8. General architectural appearance – The exterior of the building will continue with the brick panels, which were used in the first building. The fascia panels are green. This addition is located under the existing canopy. Customers will now go inside to pay for items and the machines will be located within the enclosed area.
9. Sensitive borders – N/A to this property. All of the surrounding zoning is commercial .
10. Mechanical equipment – There will be no change to the mechanical equipment, which is already in place on the roof of the existing kiosk.
11. Fencing/screening – No sight proof fencing or screening will be added. The dumpster enclosure is already screened.
12. Engineering Department: There are no changes for the Engineering Department's consideration. The area where the addition will be constructed is already paved. Detention has been accounted for, as well as sewer and water services.
13. Driveways– There will be no change to the existing driveway on Santa Fe, which is not accessible from a crossover in the median.
14. Title 21 water and sanitary sewer plans – Existing adjacent to the property and already connected for service.
15. Street paving and access management – No changes and no compliance issues pertaining to this addition.
16. Fire Prevention and Building Department – There is no impact for the Fire Department, for this small addition, or the Building Department.

Community Image:

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- 17. Landscape Plan: There is no change in the landscape plan or reduction in landscape area due to this addition
- 18. Refuse facilities – There is no change in the dumpster location.
- 19. Electric – There is no change in the electric transformer or basic service connection to this business.

Engineer, Chris Johnson, appeared representing the application. No one appeared in objection.

Motion by Cartwright, seconded by Moyer, to approve this request as submitted, with a setback variance on the kiosk addition. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was Case #SP080008 Public Hearing and Consideration of Commercial Site Plan for self-storage buildings on property located north of Memorial Road, on the west side of Rhode Island.

At the request of the applicant, this item is to be continued to June 3, 2008.

Motion by Cartwright, seconded by Moyer, to continue to June 3, 2008. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 5:50 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission