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**EDMOND PLANNING COMMISSION MEETING**

**Tuesday, August 18, 2009**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, August 18, 2009, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Barry K. Moore, Mark Hoose and Lydia Lee. 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 July 7, 2009, July 21, 2009 and August 4, 2009 Planning Commission minutes.**

Motion by Lee, seconded by Hoose, to approve the July 7, 2009 minutes as written.

**Motion carried** by a vote of 4-1 as follows:

AYES: Members: Lee, Hoose, Cartwright and Chairperson Moyer

ABSTAIN/NAY: Members: Moore

Motion by Moore, seconded by Lee, to approve the July 21, 2009 minutes as written.

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

AYES: Members: Moore, Lee, Cartwright, Hoose and Chairperson Moyer

NAYS: Members: None

Motion by Cartwright, seconded by Moore, to approve the minutes as written. **Motion carried** by a vote of 3-2 as follows:

AYES: Members: Cartwright, Moore and Hoose

ABSTAIN/NAY: Members: Lee and Chairperson Moyer

The next item on the agenda was **Case #Z090020 Public Hearing and Consideration of Plan Amendment from High Density Multiple-Family Residential and Community Services to Planned Unit Development to allow a multi-story hotel/motel and/or medical facility located north of Main Street, east of Smythe Street and west of Hortense Street. (Rice Properties, L.L.C.)** The applicant has requested a continuance and upon vote of the Planning Commission it will be continued to the September 8, 2009 Planning Commission meeting.

The next item on the agenda was **Case #Z090021 Public Hearing and Consideration of Rezoning from “ High Density Multiple-Family Residential Community Services to Planned Unit Development to allow a multi-story hotel/motel and/or medical facility located north of Main Street, east of Smythe Street and west of Hortense Street. (Rice Properties, L.L.C.)** The applicant has requested a continuance and upon vote of the Planning Commission it will be continued to the

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**September 8, 2009 Planning Commission meeting.**

The next item on the agenda was **Case #ES090004 Public Hearing and Consideration of request to close a street easement along Main Street from Smythe to Hortense and a portion of Hortense, north of Main Street. (Rice Properties, L.L.C.)** The applicant has requested a continuance and upon vote of the Planning Commission it will be continued to the September 8, 2009 Planning Commission meeting.

Motion by Lee, seconded by Cartwright, to continue the Rice Properties Plan Amendment, Rezoning and Easement Closing requests until the September 8, 2009 Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Lee, Cartwright, Moore, Hoose and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case #Z090022 Public Hearing and Consideration of an extension of the undeveloped portions of the Coffee Creek Planned Unit Development, located north of Covell Road, East of Kelly Avenue and west of Boulevard. (Covell Road Properties, L.L.C.)**

Covell Road Properties, L.L.C. is requesting an extension of the Coffee Creek PUD approved and started in 1996. While this development has progressed continually, the PUD Ordinances in effect at the time of approval provide that should only a portion of the PUD be completed within the five year time limit, the City Council with a hearing, can determine that the undeveloped portion of the property be considered for an extension of the PUD. A majority of this development is complete with homes, business buildings, a post office and Touchmark at Coffee Creek senior housing, which is currently expanding.

This extension does not involve rezoning any property, the extension is to continue the PUD master plan and there are several parcels of land that are undeveloped. The undeveloped parcels are zoned multi-family and single family PUD. Plats have been approved for the commercial parcels but some commercial lots are undeveloped and no permits are pending on locations east of Kelly, west of Village Parkway. Some of the properties in this PUD near Boulevard and Covell have been developed with single family units even though the zoning was "C-2" Multi-Family, "C-3" Multi-Family and "D-1" Restricted Commercial. There will be fewer multi-family units constructed than originally projected since this has happened. Originally there were 74.33 acres planned for multi-family, now there will only be 43.23 acres. Originally there were 960 multi-family units possible, now only 514 could be developed and that does include units at Touchmark at Coffee Creek. All persons in the south half of this section were notified as well as property owners within the 300 feet of this half-section. The undeveloped parcels are the

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ones that need to be addressed by the PUD extension.

Derek Turner commented he bought the property in 1995 and the PUD was approved in 1996. His request is to extend the PUD, not change the zoning. Todd McKinnis representing Mr. Turner indicated that Clay Coldiron had met with the Homeowner's Association prior to the Planning Commission meeting. Matthew Winton, attorney for the Homeowner's Association, asked that a more formal Community Connections meeting be held, possibly on September 1<sup>st</sup> or September 10<sup>th</sup> to discuss how the area zoned multi-family will be developed. Mike Penning said there are different considerations from when the land was first zoned in 1996. After 13 years, there are single family homes where multi-family zoning exists from the original PUD plan. He was concerned about overcrowding of the schools. Jean Bell asked if the item were denied what the next procedure would be. Richard Hasse requested the Community Connections meeting be held before any decision is made. He was concerned about the changes in traffic due to the density changes. Nancy Nichols commented that it seems like a simple extension but things have changed from the original plan and it would not be fair to the single family home owner's to have a large number of apartments built next door. Kenneth Buck who lives on Littler Street indicated that Title 22 used to indicate that the City shall do nothing to hurt the property values. He felt that apartments would bring crime and that the item needed to be postponed for additional discussion. Suzy Thrash, a property owner immediately east, read from the original Title 22 regarding the reversion when properties are not completed within 5 years. She indicated it hasn't been developed in 13 years. Mike Randall commented that if any of the Planning Commission members lived in the area, they would not want this to happen next to them. Commissioner Moore commented that from the discussion it is clear that questions did not get answered from the meeting with the Homeowner's Association. He felt a Community Connections meeting should be held before voting on this matter. Commissioner Hoose asked about the traffic projections on Covell, City Engineer Steve Manek commented that the road would be designed for as many as 40,000 cars at some point in the future. Currently there are only about 11,000 cars per day. Commissioner Cartwright indicated there are no guarantees on property values going up or down and those were not always in the City's control. He encouraged that the Master Plan for this 1996 development be extended and not try to micro manage the project. Commissioner Lee commented that the area has developed in a significantly different manner than the PUD Master Plan and that a project 13 years old which has not previously been extended should be re evaluated. She stated that this does not mean all PUD's are in jeopardy, but ones that are 13 years old need consideration. Todd McKinnis requested that the Planning Commission act on the application before them and the applicant would commit to a Community Connections meeting sometime in September if they made any changes to the PUD.

Motion by Moore, seconded by Cartwright, to delay this request until after the Community Connections Meeting to be held at 7:30 p.m. on September 1, 2009 for a

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Planning Commission meeting date of September 8, 2009. Any other part of the discussion will be heard at the September 22, 2009 Planning Commission meeting.

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

AYES: Members: Moore, Cartwright, Hoose, Lee and Chairperson Moyer

NAYS: Members: None

Commissioner Cartwright left the Council Chambers after the discussion and vote of the Coffee Creek Planned Unit Development item.

The next item on the agenda was **Case #SP080001 Public Hearing and Consideration of the extension of a Site Plan for a two story commercial building at the Shoppes at Central Parke, located on the northwest corner of Kelly and West Edmond Road. (Aduddell Development)**

**The Planning Commission originally considered and approved this Site Plan on March 4, 2008 and the City Council considered and approved it on March 24, 2008. The original Site Plan is requested to be extended.**

Planning Department:

1. Existing zoning – “D-1” Restricted Commercial and “D-2” Neighborhood Commercial
2. Setbacks – The setback from West Edmond Road is 230 feet; the setback from the west property line is 53.68 feet (this is a sensitive border since the land is used residential, even though it is zoned Multi-Family). Setback from the north is 41.76 feet (the land to the north is zoned “E-1” General Commercial). The setback from the east lot line is 32 feet and the adjoining property to the east is zoned “D-1” and 260 feet from Kelly Ave.
3. Height of buildings – 35 feet for the main building. The tower structure is over 40 feet. The average roof line height measurement standard complies.
4. Parking – The building contains 28,815 square feet on the first floor and 30,561 square feet of office on the second floor. The site does not exceed the parking requirement for office and retail. There are 240 spaces on site. The building totals 59,376 square feet.
5. Lot size – The site is 5.5 acres.
6. Lighting Plan – A lighting plan has been submitted; the lights do not exceed 25 feet in height and there are no lights within 50 feet of the west property line.

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7. Signage – The owner proposes a six foot tall sign, 42 square feet on Kelly, which is the maximum ground sign allowed on this type of street. West Edmond Road allows larger signs, but the owner is planning an eight foot tall sign, not more than 52 square feet.
8. General architectural appearance – The two story building is a combination of tilt up panels, cast stone, EIFS materials and stone accent materials. The roof is tile; there is a tower portion of the roof that is pitched. The roof itself is flat, for the main part of the building, but continues with tile fascia and/or mansard. The building contains 59,376 square feet and will be required to have a mandatory fire sprinkled system.
9. Sensitive borders – The building does have a sensitive border on the west which is defined as follows: 22.6.5 (a) Applicability. “The following standards shall be met as a condition of approval of any specific use permit or site plan for new construction of multiple-family or nonresidential use located within 300 feet of any platted or developed single family residential property.” The property to the west is zoned “C-2” Medium Density Multi-family and is fenced with an 8 foot stockade fence including barbed wire at the top of portions of the fence. The owner is planting additional trees on the west side of the property to qualify for the reduction of yard area, listed on page 6-38 of the Municipal Code for a side yard setback in a sensitive border condition.
10. Mechanical equipment – Mechanical equipment will be located on the roof of the flat portion of the building. The parapet wall needs to screen this mechanical equipment. Placing mechanical equipment in the center of the roof is a better design than at the edge of the roof where the parapet wall will have to be extremely tall to screen the equipment.
11. Fencing/screening – No fencing will be required since there is fencing on the west. The land to the north is zoned General Commercial.
12. Engineering Department: The right-of-way requirements have been determined for this project and have been approved by the City Council in accordance with the intersection requirements for turn lanes and traffic movements.
13. Driveways – There are two driveways proposed, one on Danforth and one on Kelly. Mr. Aduddell is the owner of all the property, but the site plan only includes the west 5.5 acres. Additional right-of-way will be granted on the arterial streets.
14. Title 21 water and sanitary sewer plans – City water is adjacent along Kelly and West Edmond Road and is being extended for service. Fire hydrants are needed and are provided on the interior of the project. The large two story building will require a fire sprinkler system and the lines are sized for that requirement.

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15. Street paving and access management – Kelly and Edmond Road are four laned at this time, and there are no additional improvements planned.

16. Fire Prevention and Building Department – Fire Sprinklers  
The building is required to be a fire sprinkled building.

Fire Flow Requirements

2375 gallons per minute for 3 hours is required for firefighters

All fire lines are recommended to be at least 8 inch.

Fire Hydrant Clearances:

New location of fire hydrants as listed. Plants and trees are in all areas of the fire hydrants.

Fire hydrant locations:

One fire hydrant will need to be at the front entrance.

One fire hydrant will need to be added to the SE corner of the building.

Community Image:

17. Landscape Plan:

<u>Landscaping - Lot area = 241,362.00 sf</u>	<u>Landscape provided on plans</u>
<u>submitted</u>	
Ten per cent of lot = 24,136.20 sf	35,759.00 sf landscaping/lawn area
Plant units required = 1,931 PU	2,046 plant units
Evergreen required = 772 PU	782 plant units
Requirements in front = 966 PU	1,400 plant units
=12,068.10 sf	=18, 349.00 sf

18. Refuse facilities – The sensitive border standards provide that no dumpster can be located within 25 feet of the side or rear property line. Some of the dumpster locations are being moved to comply with this requirement.

19. Electric – Edmond Electric is aware of the 59,376 square foot building and where transformers could be located to serve this building. Easements will be provided for with the plats.

Todd McKinnis appeared for the applicant requesting an extension of the site plan and final plat as originally approved. The items were requested together to save coming back to the Planning Commission with a separate meeting. It was felt it would be a better approach to discuss both issues at the same time.

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

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AYES: Members: Moore, Hoose, Lee and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case #PR080008 Consideration of extension of the Final Plat of Shoppes at Central Parke, located on the northwest corner of Kelly and West Edmond Road. (Aduddell Development)**

Aduddell Development Group is requesting that the final plat for a 12.62 acre commercial parcel on the northwest corner of Kelly and Edmond Road be extended for an additional two years. While the two year anniversary date is not until April of 2010, Mr. Aduddell felt it would be best to request that the plat be extended at this time along with the Site Plan rather than wait until next April to come back before the Planning Commission.

The plat consists of three commercial lots with access to Kelly and Edmond Road. The City Council has reviewed the plat as to the right-of-way needed at the intersection of Edmond Road and Kelly. There are no plans for improvement of this intersection at this time but the right-of-way has been determined by the City Council considering the Transportation Plan. The only building that has received Site Plan approval is the 59,376 square foot two story building located in the northwest portion of the property. Utilities will be extended to serve all of the lots and a drainage study has been completed with the Site Plan, meeting Title 23 standards. This Final Plat was originally approved April, 28, 2008.

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

AYES: Members: Lee, Moore, Hoose and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Consideration of Approval for the 2010 Edmond Planning Commission Meeting Schedule.**

The meeting dates for the 2010 calendar year need to be approved to facilitate the City calendar that is published listing all public meetings. This information is also filed with the City Clerk for the Open Meeting requirements. The dates are reflected on the attached calendar.

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

AYES: Members: Hoose, Moore, Lee and Chairperson Moyer

NAYS: Members: None

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**New Business:** Commissioner Moore stated he was glad to have Chairperson Moyer back and wished him continued good health. Chairperson Moyer stated he was happy to be back and was feeling great.

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

AYES: Members: Moore, Hoose, Lee and Chairperson Moyer

NAYS: Members: None

Meeting adjourned at 6:45 p.m.

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Bill Moyer, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission