

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, November 16, 2010**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, November 16, 2010, 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; Steve Manek, City Engineer and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the November 2, 2010 Planning Commission minutes.**

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

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

NAYS: Members: None

The next item on the agenda was **Case #Z100015 Public Hearing and Consideration of Edmond Plan Amendment from Single Family usage to Suburban Office usage on a 4.3 acre tract on the north side of West Edmond Road, 1,300 feet west of Santa Fe. (Citizen's Bank)**

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

1. Infrastructure: A 12 inch water main is located along West Edmond Road in front of this property. There is a line on the south side of West Edmond Road and one on the southeast corner of the subject parcel on the north side of the road. Wastewater lines are located to the north in the Trails Addition. The owner will need to evaluate options on connecting to wastewater. The parcel is 4.3 acres and most likely represents a one building parcel due to the floodplain.
2. Traffic: West Edmond Road is four lanes in front of the property. No additional improvements are planned for this arterial street.
3. Existing zoning pattern:  
North – "A" Single Family  
South – "D-1" Commercial to the southeast, floodplain immediately south.  
East – "A" Single Family  
West – "A" Single Family
4. Land Use:  
North – Single family, the Trails Addition  
South – Floodplain  
East – Undeveloped

West – Undeveloped

5. Density: Not applicable. The proposed use only allows office usage.
6. Land ownership pattern:  
North – Individual lots in the Trails Addition  
South – Undeveloped tracts due to the floodplain  
East – 2 acre tract in the floodplain  
West – 7 ½ acre tract
7. Physical features: The land slopes to the north toward the Chisholm Creek floodplain extending through the subject property and the Trails Addition. All detention for the property must occur outside of the floodplain.
8. Special conditions: None
9. Location of Schools and School Land: The nearest school is Washington Irving to the west in Oklahoma City and Santa Fe High School to the southeast on Santa Fe and 15<sup>th</sup> Street.
10. Compatibility to Edmond Plan: Additional commercial uses, including office were not identified in the Edmond Plan.
11. Site Plan Review: Site Plan review would be a minimum requirement if the rezoning is approved.

Motion by Lee, seconded by Moore, to continue this request until the December 7, 2010 Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #Z100016 Public Hearing and Consideration of Rezoning from “A” Single Family to “D-O” Suburban Office on a 4.3 acre tract on the north side of West Edmond Road, 1,300 feet west of Santa Fe. (Citizen’s Bank)**

Attorney Randel Shadid is requesting that 4.3 acres be rezoned to “D-O” Suburban Office. The subject parcel of land can only be accessed from West Edmond Road and a majority of the property is located within the FEMA floodplain. The original Trails Addition is located to the north. There is a separate owner to the east and west on undeveloped parcels also accessed only from West Edmond Road. The Trails South Addition is located to the southwest. The two oil wells on the south side of West Edmond Road have been plugged. Detention areas are not permitted in the floodplains. Based on the small size of the parcel not in the floodplain, a shared driveway or limited driveway, recognizing the floodplain, will have to be considered with the site plan.

Motion by Lee, seconded by Moore, to continue this request until the December 7, 2010 Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #SP100022 Public Hearing and Consideration of Site Plan approval for Legend V apartments located on the north side of Second Street, north of Freddy's Frozen Custard and north of Vista Lane. (Legend, Edmond, L.L.C.)**

Planning Department comments:

1. Existing zoning – “C-3” PUD and “C-3” High Density Multi-Family
2. Setbacks – The setback from the front on East Second Street is 55 feet from the property line, the setback from the east is 100 feet (the land to the east is zoned commercial) from the property line, the setback to the west is 24 feet from the property line (the land to the west is mutli-family Legacy Woods Apartments), the setback from the north is 20 feet from the property line (the land to the north is zoned multi-family proposed for Arbor Place Apartments).
3. Height of buildings – The tallest buildings are three stories with a pitch roof construction, 50 feet in height.
4. Parking – There are 200 apartments. Bicycle parking racks will be required. 344 parking spaces are provided plus the bicycle parking racks. 112 units are one bedroom and 76 units are two bedrooms or more and there are 12 three bedroom units.
5. Lot size – 15.98 acres.
6. Lighting Plan – A lighting plan has been provided and is fully compliant with the height and spread of light standards. The light poles are decorative but directed downward to the site.
7. Signage – For multi-family the sign is allowed to be 54 square feet, 8 feet in height. There will be a monument type sign.
8. General architectural appearance – The buildings are a combination of stone, brick and stucco. The buildings have a pitch roof construction. There are 7 two story buildings and 2 three story buildings.
9. Sensitive borders – Not applicable.
10. Mechanical equipment – All the mechanical equipment will be located on the ground or under roof, there will be vent pipes as required but no mechanical equipment will be located on the roof.

11. Fencing/screening – Fencing is not required except for the compactor location which will be screened. Since the project does have gates, there will be a combination of black iron fencing and cedar stockade fencing surrounding the project.

Engineering Department comments:

12. Driveways, access management and paving– There will be two access points, one entry and exit at the traffic light at Vista Lane and an exit only from the existing Freddy’s Frozen Custard driveway. The Fire Department will also have access to the Freddy’s drive for emergency purposes.
13. Water and wastewater plans – Water Is being extended into the site and looped. Sanitary sewer is being extended for service. The utilities are adjacent but do not generally extend through this 15 acre parcel.
14. Drainage detention and grading –There are 3 detention areas being provided and the floodplain along the north has been evaluated as to setback and Title 23 compliance.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – Fire Access Approved. Fire Hydrant locations-Approved. Fire Flow requirements-The firefighter’s water flow requirements for this project is 4,750 gallons of water per minute for 4 hours. However since all buildings are fire sprinkled the firefighter water flow will be reduced to 2375 gallons per minute for 4 hours. An available water test should conducted and then engineering calculations completed to assure the complex water system will provide this fire flow requirement.

Gates-Red Plains has provided this office with corrected gate plans. The gates are approved with a 25 foot radius improvement on the east side.

Urban Forestry comments:

16. Landscape Plan:

	<u>Required</u>	<u>Provided on Plan</u>
Landscape Area	64,689 sq. ft.	199,282 sq. ft.
Total Plant Units	5,175 units	8,121units
Evergreen Plant Units	2,070 units	3,064 units

Waste Management comments:

17. Refuse facilities – The Legacy Woods Apartments also use a compactor and the Legend V Apartments will also use a compactor for solid waste disposal and this facility is screened.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location and easements will be provided with the Final Plat.

Randel Shadid represented owner Gary Brooks in requesting approval. No variances were requested to any City Code. Mr. Shadid indicated the project met or exceeded all City requirements. He introduced Architect Troy Downing and Engineer Mark Farris, no one appeared in objection. Commissioner Lee asked where the tallest buildings in the project were located. Mr. Shadid indicated they were on the west side next to the Legacy Woods apartments.

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

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

NAYS: Members: None

The next item on the agenda was **Case #PR100011 Public Hearing and Consideration of Preliminary Plat for Legend V apartments located on the north side of Second Street, north of Freddy's Frozen Custard and north of Vista Lane. (Legend, Edmond, L.L.C.)**

Gary Brooks is requesting approval of a Preliminary Plat for a 15.98 acre, two hundred unit apartment complex. The project would be accessed from the traffic light at Vista Lane and Second and the owner is responsible for the cost of a left turn bay and installation of the four way traffic light and related equipment. This location will be the main access but the driveway east of Freddy's Frozen Custard on Second will be an exit from the complex. The complex will be gated. The gates will need to meet all Fire Department standards. The best design will provide for fire and police access from the Freddy's location. This will mean that the emergency vehicles will need to have access through the gate that will normally handle one-way traffic. The majority of the creek and floodplain to the north is on the Arbor Place ownership. In some cases, there is only a 10 foot wide area owned by Legend V adjacent to the creek. The three detention areas are located outside of the floodplain and will be privately maintained and owned by the apartment complex. There is an oil well on the property and the units will maintain the 125 foot separation as required by State Statute. Sanitary Sewer is available and being extended for service. City water will be looped at the appropriate eight inch water line size and fire hydrants will be distributed to meet the fire separation standard. The apartments will have to be fire sprinkled. The access on Second Street will be shared with the commercial property owner to the east so there will be cross access to the traffic light. A cross access easement will need to be shown on the Final Plat. There is also a gas line extending through the property and a 50foot easement is required to be open for this easement. The project will be fenced with a 6 foot tall black metal fence along the creek/floodplain and near the front of the property. The black metal fencing provides a more decorative appearance. The fencing on the sides and near the oil well will be 6 foot cedar fencing.

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

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

NAYS: Members: None

The next item on the agenda was **Case #PR100012 Public Hearing and Consideration of Amended Final Plat for Hunter's Creek V Addition, to be changed to The Estates of Hunter's Creek and to change the recorded plat, allowing for a private street and gated access, generally located just less than one-half mile south of Coffee Creek Road and just less than one-half mile west of Kelly Avenue. (Tim Hughes Custom Homes)**

Mr. Tim Hughes and the current residents on Autumn Creek Drive are considering changing one street in Hunter's Creek V to a private street and provide for gated access. The property owners, besides Mr. Hughes, include Mike and Christie Sheffield, Jack Scott and Catherine Kae Loft, Willeford L. and Rhonda K. Underwood and Steven A. and Kiersten B. Walker. The change includes the addition name, re-platting Lots 1-15, Block 2, Hunter's Creek V, now to be known as the Estates of Hunter's Creek. The second change is changing the public street, Autumn Creek Drive, west of Creek Spur Road, to a private street and installing the appropriate turn around for those drivers who need to make a U-turn in front of the gate. The third change is to install an electronically operated gate to City standard, meeting fire code requirements. This cul-de-sac is at the far southwest corner of the addition.

Creek Spur Road will remain as a public street. There will be a backup area of approximately 80 feet on Autumn Creek Drive for cars waiting to pull through the gate. Driveway locations will be limited on Lots 1 and 15, allowing for this queuing space in front of the gate. Limits of no access have been indicated on the plat to define this situation. Seven lots in the Hunter's Creek V Addition are not included in this request since their access is Creek Spur Road or Autumn Creek Drive, east of Creek Spur Road. If any electrical equipment needs to be moved, that will be at the cost of the developer and/or property owners. A new utility easement will be needed where the lot line is changed for the new Estates of Hunter's Creek plat. There is no change in the number or size of the lots. An additional homeowner's association will be established for maintaining the street and gate. The owner's certificate will provide for the attached conditions.

Motion by Lee, seconded by Moore, to continue this request until the December 7, 2010 Planning Commission Meeting. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #SP100023 Public Hearing and Consideration of Site Plan approval for 14 office buildings in Bristol Office Park II located on the northwest corner of Bristol Park Boulevard and Southwest Thirty Third. (Danforth Development, L.L.C.)**

Planning Department comments:

1. Existing zoning – “E-1” General Commercial
2. Setbacks – The front setback from Thirty Third is 90 feet from the property line, the side setback from Bristol Park is 74 feet from the property line, the side setback from the west is 65 feet from the property line and the setback from the north property line is 10 feet. **There is a 60 foot wide greenbelt common area “H” in the Bristol Park II Addition immediately north with a 10 foot setback for this project there will be 70 feet from the rear property line of the Bristol Park Addition. The owners will request a variance from the sensitive border setback at the December 13<sup>th</sup> City Council meeting and notices have already indicated that request.**
3. Height of buildings – The height of the building is 30 feet to the highest point of the roof.
4. Parking – 216 parking spaces are provided. 54,600 total square footage for 14 buildings. There are no extra parking spaces.
5. Lot size – 209,193 square feet (5.3 acres)
6. Lighting Plan – The lights proposed are the decorative lights used in Bristol Office Park I. These lights are approximately 18 feet in height and none will be located within 80 feet of single family residential. There have been no problems with the Bristol Park I light poles.
7. Signage – The buildings can be owned separately and each building could have a 6 foot tall, 42 square foot sign if owned separately.
8. General architectural appearance – Danforth Development, L.L.C. has build Bristol Park I located east of the lighting center. This project will be very similar where each of the buildings is residential in character with brick veneer, stone accessory treatment with a 12/12 pitch roof construction. Composition shingles will be the standard roof materials. All of the mechanical equipment will be located on the ground and the windows are residential in character. At this time the owner does not know which building will be constructed first and since all the buildings will be the same style, all 14 are requested with this initial approval.
9. Sensitive borders – **The applicant is requesting a variance to allow a 60 foot drainage way and common area to serve as part of the 70 foot sensitive border setback.** The dumpster enclosure will be 60 feet from the residential property line and the only lighting will be the wall packs on the buildings which are 70 feet from the residential property line.
10. Mechanical equipment – Mechanical equipment will be located on the ground.

11. Fencing/screening – There is a sight proof fence on the residential property line 70 feet north of the office lot line.

Engineering Department comments:

12. Driveways, access management and paving– There will be one drive on Thirty Third and one drive on Bristol Park Boulevard and the driveway has been approved by the City Council.
13. Water and wastewater plans – Water and sewer are adjacent and will be connected for service.
14. Drainage detention and grading – Drainage detention was completed on an area wide basis and is satisfactory for the office building design.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – The Fire Department has reviewed the plans and approved the buildings. The buildings are not planned to be fire sprinkled.

Urban Forestry comments:

16. Landscape Plan:

Total Site Area: 209,193 Sq. Ft.

	<u>Required</u>	<u>Provided on Plan</u>	
Landscape Area	20,919 sq. ft.	21,990 sq. ft.	
Total Plant Units	1674 units	1878 units	
Plant Units Along Frontage	837 units	1044 units	
	Evergreen Plant Units		670
units	925 units		

Waste Management comments:

17. Refuse facilities – Two dumpster locations have been provided. Enclosures will be brick veneer with sight proof gates.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location. Utility easements are being evaluated for the Final Plat.

Earnest Isch was in attendance requesting a variance allowing the 60 foot wide open drainage channel and an additional 10 foot setback on the office lot to serve as the sensitive border for this office only project. Mr. Isch indicated that dead trees would be replaced on the office or south side of the drainage way. Mr. Chandler, a property owner to the north wrote a letter in support of the variance. Brent Morgan of 1616 Napa Valley Road spoke in favor of the variance since an office project like Bristol Office Park I is the



best type of neighbor. No one appeared in objection.

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

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

NAYS: Members: None

The next item on the agenda was **Case #PR100013 Public Hearing and Consideration of Preliminary Plat of the Bristol Office Park II, located on the northwest corner of Bristol Park Boulevard and Southwest Thirty-Third Street. (Danforth Development, L.L.C.)**

Engineer Earnest Isch is representing Russ and Phil Roberts in requesting plat approval for office buildings located west of Lifestyles Lighting Center, north of Thirty-Third Street. The property is zoned "E-1" General Commercial but is planned for offices. The property is being divided into 14 lots on 5.37 acres. The lots are generally 80x80 (6,400 square feet or greater). There is the possibility, based on the 216 parking spaces, there could be 54,500 square foot of buildings total. This would allow an average 3,900 square foot building on each lot. The parking and access is all common area and some of the landscaping is common, with additional landscaping to be completed on each of the 14 lots, totaling the 10% required adding the common area and individual landscaping. Access to the property will be from one drive on Bristol Park Boulevard and one drive on Thirty-Third Street. This alignment will allow for fire trucks and other service vehicles to access the property and provide a loop circulation pattern. None of the interior drives are streets, they will be common area shared and maintained by all owners. The developer has provided for a 10 foot building line which will be part of the landscaping. Oklahoma City is located on the south side of Thirty Third Street. Thirty- Third Street has been improved as a four lane arterial. The owners will be required to go before the City Council in consideration of a variance for the sensitive border setback on the north side of the property.

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

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

NAYS: Members: None

The next item on the agenda was **Case #SP100019 Public Hearing and Consideration of Site Plan approval for the Marriott Towne Place Suites located on South Broadway east of the Hibdon Tires Plus and south of Bob Howard Used Cars. (SRI Ram Hotel, LLC)**

Planning Department comments:

1. Existing zoning – "E-1" General Commercial PUD
2. Setbacks – The setback to the west is 152 feet from the property line nearest to the Hibdon Tires Plus. The setback to the north is 35 feet from the property line. The setback

to the south is 80 feet from the property line. The setback to the east is 105 feet from the property line.

3. Height of buildings – 60 ½ feet
4. Parking – 72 parking spaces are provided. The building contains 50,875 square feet for four floors. The building footprint is 15,008 square feet. 72 is the required number of parking spaces. Bicycle parking racks will need to be provided.
5. Lot size – 107,601 square feet.
6. Lighting Plan – The light poles cannot exceed 24 feet overall height or 15 feet on the eastern side of the property due to the sensitive border.
7. Signage – The developer is planning a second hotel to the south and as discussed with the PUD, he would like to request a variance to have one ground sign on Broadway that is 25 feet tall, 45 square feet for the Marriott Towne Place Suites and allow another 45 square feet for the second hotel sign. Signs are allowed to be 20 feet tall, 75 square feet with one sign per owner. In this case, there would only be one sign total. There is very little frontage on Broadway, only 67.47 lineal feet. This concept was approved with the PUD.
8. General architectural appearance – The exterior finish on the wall is a combination of brick and EFIS. The roof is composition shingles but portions of the roof will be standing seam metal. The building is four stories with a pitch roof.
9. Sensitive borders – There is a sensitive border to the east the east next to the Stonebridge PUD. Two homes have been constructed on Normandy. The light poles comply with the 15 foot height limit on the east. The dumpster enclosure is located on the west side of the building and the windows are directed north and south but not east on the upper floors.
10. Mechanical equipment – The air conditioners are located on the exterior wall, flush with the exterior where the guests can regulate the temperature in their room.
11. Fencing/screening – A sight proof fence exists along the east side of the property and around the dumpster enclosure.

Engineering Department comments:

12. Driveways, access management and paving– Only one driveway will be provided along Broadway, that driveway will also be shared with the two vacant restaurant sites.
13. Water and wastewater plans – Water and sewer are adjacent to the property and will be connected for service. The water line is being looped to the commercial property to the north to provide adequate pressure.

14. Drainage detention and grading – Drainage detention will be completed on site.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – Fire Department Access-Approved. Fire Hydrant locations-Approved. Number of fire hydrants-Approved. Gates-None shown or reviewed. Fire Flow-The fire flow would be 4750 gallons of water per minute. However since the building is fire sprinkled the water flow for the building will be 1500 gallons of water per minute for 4 hours. A water flow and calculations shall be done to the project to assure compliance. The flow test has been approved by the Fire Department.

Urban Forestry comments:

16. Landscape Plan:

	Total Site Area: 107,601 sq. ft.	
	<u>Required</u>	<u>Provided on Plan</u>
Landscape Area	10,760 sq. ft.	49,735 sq. ft.
Total Plant Units	860 units	865 units
Plant Units Along Frontage	430 units	446 units
Evergreen Plant Units	344 units	699 units

Waste Management comments:

17. Refuse facilities – The location of the solid waste enclosure is okay as long as the enclosure is built to The City of Edmond enclosure specifications.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location and has arranged for an easement extending around the entire building.

Fred Quinn represented the hotel. No one appeared in objection.

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

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

NAYS: Members: None

The next item on the agenda was **Case #PR070026 Consideration of Extension of the Final Plat of the Hundred Oaks Village commercial/industrial addition located on the east side of Kelly, approximately one quarter mile south of Fifteenth Street. (Dale Jackson)**

On August 27, 2007 the Edmond City Council approved the Final Plat for this development planned on Kelly Avenue. Dale Jackson is still the owner and has not started any work on the industrially zoned property south of the Signal Ridge Addition, north of Enterprise Business Park. Mr. Jackson has participated in planning for Fretz Street, completed by the Engineering Department in this area. He has provided right-of-way for Fretz to extend south of Fifteenth Street, ultimately connecting to Thirty Third Street. The City did not have to purchase the right-of-way. Mr. Jackson is also ready to complete a traffic light on Kelly at the entry to his addition. With Fretz Street connecting Signal Ridge, Enterprise Business Park and Centennial, the traffic light will provide another opportunity for safe left turn movements for businesses located in this commercial/industrial area. Mr. Jackson has no changes to the original Hundred Oaks Village Final Plat. He would like to request a two year extension. Staff recommends approval.

Mark Farris was in attendance representing the owner.

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

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

NAYS: Members: None

The next item on the agenda was **Case #DD100008 and DD100009 Consideration of request by Carol L. Papin for two Deed Certifications and a change from the recorded Final Plat of Sorghum Mill Estates, Section II, generally located south of Sorghum Mill Road, between Kelly Avenue and Santa Fe Avenue. (Chris Papin)**

Chris Papin is requesting a lot split in Sorghum Mill Estates. The subject property is located south of Sorghum Mill Road, approximately one quarter mile east of Santa Fe. The change in the platted lot reshapes Lot 7, known as Tract 2, on the lot split exhibit to provide for a 2.34 acre parcel. Lot 3, known as Tract 1, was platted as a much larger lot when Sorghum Mill Estates was originally approved. Tract 1 is addressed at 1819 Mill Creek Road and contains a two story home. Tract 2 is already accessed on Sorghum Mill Road. That portion of the property does contain a barn. In 1980 Lot 7 was divided, with some of Lot 7 being purchased by the Papin ownership and a new home (1716 W. Sorghum Mill Road) was constructed on the remainder of Lot 7 by the neighbor to the east. In 1980 another home was constructed at 1704 W. Sorghum Mill Road and the two homes share a driveway. The original plat did indicate limits of no access but four exceptions for driveways have been approved. The Oak Tree Addition is located to the north. Mr. Papin has discussed this change of the lot lines with the homeowner's within 300 feet; however, notices have been mailed to all of the property owner's in the entire addition.

The two lots being created by this realignment of lot lines are Tract 1 (2.11 acres) and Tract 2 (2.34 acres). Both lots will be served with individual septic tanks. Neither lot is located within a floodplain. Since the early 1970's water has been extended, even though the lots are two acres or more in size. **The Planning Commission needs to require that Tract 2 (2.34 acres) connect to City water on Mill Creek Road.** There is

no water line along Sorghum Mill Road in front of this property, so the water will need to be extended over 400 or more feet from Mill Creek Road to serve a new house. The existing house, at 1819 Mill Creek Road, is already served with City water. The new address for the water meter needs to be on Mill Creek Road, and a utility easement needs to be provided for the water line.

Chris and Michael Papin were in attendance. Mr. Isch represented the owners. He understood that a water line would need to be extended from Mill Creek Road to serve the house. Other homes in the Sorghum Mill Estates Addition connect to City water. An easement would be provided between property owners for this off-site extension. This is required because there is no water line along Sorghum Mill Road. The address for the new home would be 1815 Mill Creek Road.

Motion by Moore, seconded by Cartwright, to approve this request as described in the discussion. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #PR100014 Consideration of Final Plat for Centennial at Iron Horse Ranch, located on the east side of Coltrane one-quarter mile north of Coffee Creek Road. (Dee Greninger)**

Dee Greninger is requesting approval of Centennial at Iron Horse Ranch, consisting of 32 single family lots on 9.86 acres. The lots are generally 75 feet by 120 feet or 9,000 square feet. The addition will be served with public utilities, City water and sewer and Edmond Electric. This addition is located north of the Centennial Elementary School and east of the Iron Horse Ranch Addition. The developer owns land to the north and east for future phases. The plat matches the preliminary plat. The streets will be public. Twenty foot building lines are shown on the lots as approved with the Preliminary Plat.

The developer has decided to reduce the number of lots by four to provide for a detention area on the plat of Centennial at Iron Horse Ranch. The original detention plan was to improve the existing detention pond on Centennial Elementary School property. The owner has discussed these plans with the Edmond School District, but has recently changed the on-site detention.

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

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

NAYS: Members: None

The next item on the agenda was **Case #U100004 Public Hearing and Consideration of Specific Use Permit for a liquor store in a "D-1" Restricted Commercial District at 5807 East Covell Road. (Mark Abel)**

Mark Abel is the property owner of the new strip center under construction east of the convenience store on the northeast corner of Covell Road and Air Depot. The liquor

store would be named Covell Wine Merchants. The site plan for this location included two retail buildings and the proposed liquor store is proposed in the western building under construction. The second building has not been started. The Hampden Hollow Addition is located to the north and notices have been provided to property owners within 300 feet. The property immediately west is zoned " " with a Special Use Permit for the convenience store. The property to the south is zoned " " General Agricultural, but is projected for mixed use on the Edmond Plan. The City owns the southwest corner of Air Depot and Covell Road for the Fire Department training and the Crosstimbers Municipal Complex.

The site plan for the shopping center building, where the liquor store at 5807 E. Covell Road is planned, was approved in March 2010. The two buildings total 22,700 square feet but the subject building contains 11,580 square feet. There will be no change to the building. The original Site Plan description is attached. A Final Plat needs to be completed for this property and filed of record at the County Courthouse prior to any commercial occupancy.

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

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

ABSTAIN/NAYS: Members: Moore

The next item on the agenda was **Case #DD100010 Consideration of Deed Certification for a one acre tract located one quarter mile south of Fifteenth Street on the west side of Kelly. (Mark Morgan)**

Mr. Mark Morgan already owns a one acre tract south of the Calvary Temple and north of the Allegiance Credit Union on the west side of Kelly. This property is zoned "E-3" Restricted Light Industrial. City water is available in front of the property; however, sanitary sewer is not adjacent to the parcel. The tract of land is 150 feet along Kelly and 290.40 feet in depth. Based on Title 21 of the Edmond Municipal Code, the property will also have to be platted prior to occupancy of any commercial or industrial use. Only one drive approach will be permitted on Kelly. The driveway to the south of this property is an access to the oil well located to the southwest of the site. Kelly is four lanes in front of the parcel with a divided median. 70 foot of right-of-way has been provided from the center line of Kelly. The original seller of the property was Calvary Temple Church. The location is not situated within a floodplain.

The developer of the property will need to obtain an easement to extend west to the sanitary sewer. The sewer to the west provides for an elevation to serve the subject parcel but the sewer line will have to be aligned around the tank batter and oil well site. Several manholes will be needed and an engineer will have to prepare plans for the off-site extension working with the depth of the sewer line that is in place. If a utility easement could not be provided, a septic tank would be needed and that will limit the amount of impervious paving on the lot for parking and/or building. The required detention area would also be impacted by the location of the lateral lines.

The staff commented that if access to the sewer line to the west is not practical, a small commercial building and a small parking lot could be all that is possible because areas would need to be left open for landscaping, drainage detention and septic tank or aerobic system. Since the lot is only one acre, the amount of impervious surfacing is substantially less than allowed with both City water and sewer. An off-site easement will also need to be obtained from the land owner to the south and if that easement cannot be obtained, there is no sewer available to the property. Even with deed approval, this land has to be platted based on Title 21 of the Edmond Municipal Code.

Motion by Moore, seconded by Lee, to approve this request as described in the discussion. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moore, Lee, Hoose, Cartwright and Chairperson Moyer  
NAYS: Members: None

There was no New Business.

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

AYES: Members: Moore, Lee, Hoose, Cartwright 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