

Planning Commission
June 5, 2012

EDMOND PLANNING COMMISSION MEETING

Tuesday, June 5, 2012

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Barry K. Moore at 5:30 p.m., Tuesday, June 5, 2012, in the City Council Chambers at 20 South Littler. Other members present were Robert Rainey, Bill Moyer, Mark Hoose and Kenneth Wohl. 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 May 15, 2012 Planning Commission minutes.**

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

AYES: Members: Moyer, Rainey, Hoose, Wohl and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z12-00011 Public Hearing and Consideration of Rezoning from "C-2" Medium Density Multi-Family to "C-3" High Density Residential and Community Services at 1029 E. Hurd. (Carmelo Perez)**

Property owner Carmelo Perez would like to increase the zoning to "C-3" Multi-Family on property already zoned for a lower density multi-family on the northwest corner of Blackwelder and Hurd. This property contains 10,500 square feet of land and could qualify for two duplexes or four living units. There is currently a house on the property which will be removed to make way for two duplexes. Mr. Perez has built several of these duplexes in Edmond in the general area and would continue with a similar design for the new structures. No site plan is required for duplex construction but there will be a building permit. The Edmond Plan projects this property for "C-3" High Density Residential so there is no plan amendment.

Mr. Perez was in attendance requesting approval. No one appeared in objection.

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

AYES: Members: Hoose, Wohl, Rainey, Moyer and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z12-00010 Public Hearing and Consideration of Rezoning from "A" Single Family Dwelling to "E-2" Open Display Commercial at 215 W. Second Street. (LeRoy Cartwright)**

Mr. Cartwright is requesting rezoning for two lots north of Second Street, east of Fretz for "E-2" Open Display. This request is not a plan amendment. The property is projected for open display on Edmond Plan IV. The land to the immediate west is zoned open display

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and was recently used as a car lot. The subject property contains several buildings. The lot is 7,000 square feet. The original building constructed on the property contains approximately 704 square feet and the most recently constructed building contains 1,752 square feet. The property is subdivided as lots 9 & 10, Block 76 of the Original Townsite to Edmond. The location is served with full City utilities. The surrounding uses are commercial. There is also open display south of the subject property operated as Pro Motor Company. The Central Edmond Urban Development Board recommended approval of this request.

Mr. Cartwright was in attendance requesting approval. No one appeared in objection.

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

AYES: Members: Wohl, Rainey, Moyer, Hoose and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #ES12-00002 Public Hearing and Consideration of utility easement closing at 1308 Canyon Bridge Lane, Golden Gate at Twin Bridges addition. (Ty & Julie Griffin)**

Eric Thornhill is representing the Griffins in asking for a utility easement closing on Lot 38, Block II Golden Gate at Twin Bridges addition. The Griffins want a swimming pool. Notices have been given to close the east 15 feet of a 20 foot wide utility easement on the west side of the lot. After notices were sent to the utility companies and property owners within 300 feet, there have been no objections to this closing. All utilities are served from the front of the property. Mr. Thornhill did contact OKIE prior to digging and understood there were no utilities in the easement so the easement can be closed.

A representative from Beacon Homes was in attendance. No one appeared in objection.

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

AYES: Members: Moyer, Hoose, Wohl, Rainey and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #PR080029 Consideration of Final Plat Extension for the Quarters at Kelley Point 2nd Addition located approximately one-half mile north of 33rd Street, west of Kelly Avenue. (Kelley Pointe Development)**

Terry McGuire with Kay Bee Investments is requesting that an extension be approved for the Final Plat of the Quarters at Kelley Point. This property is zoned "F-1" Light Industrial and is south of Petra, north of Dr. Jayesh Panchal's medical office. The plat was originally approved July 28, 2008 and was extended May 10, 2010. Based on Title 21, the subdivision code final plats are good for two years unless a work order is issued. No work order has been approved for this project. There have been no changes to the plat. The owners plan an office park allowing for medium size office buildings in the overall

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Kelley Pointe development. There are no additional curb cuts on Kelly for this 2nd phase of the Quarters at Kelley Point. The plat consists of utilities that would be extended. The Kelley Pointe development includes an area wide detention plan, the detention is located to the northwest of this plat. Staff recommends the plat be extended.

Terry McGuire was in attendance indicating there was no change in the project. No one appeared in objection.

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

AYES: Members: Hoose, Rainey, Wohl, Moyer and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #SP12-00010 Public Hearing and Consideration of Site Plan approval for Red Hawk Resources located east of Kelly Avenue, south of Prairie Village Drive, west of Village Parkway. (Red Hawk Resources)**

Planning Department comments:

1. Existing zoning – “D-1” Restricted Commercial PUD.
2. Setbacks – Setback from Prairie Village Drive 100 feet to the north elevation, setback from the east Village Parkway 92 feet, setback from the south 5’5 feet, setback from the west is 5 feet to 49 feet along an irregular lot line. There is an existing office east of this site.
3. Height of buildings – 25 ½ feet
4. Parking – Shared with adjoining uses. 22 parking spaces are on-site. Only 18 spaces are required, however, this is not extra parking because the parking is shared with all of the Village Center offices. One bicycle parking rack will be provided.
5. Lot size – 0.45 acres; 19,602 square feet
6. Lighting Plan – Lighting has been established for the overall plat of Village Center at Coffee Creek.
7. Signage – 4 ½ feet tall brick veneer, less than 12 square feet in area. The nearest drive approach is on Village Parkway, there is no access from Prairie Village Drive.
8. General architectural appearance – The building is 4,579 square feet with a partial upstairs storage area. The structure has a pitch roof and is residential in style, constructed with brick veneer with residential windows. The roof has a 12/6 pitch and there are dormer windows.

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9. Sensitive borders – There is no sensitive border adjacent to this location.
10. Mechanical equipment – Mechanical equipment is located on the ground due to the pitch roof construction.
11. Fencing/screening – No fencing is required.

Engineering Department comments:

12. Driveways, access management and paving– No new drives are planned. The drives were constructed with the plat.
13. Water and wastewater plans – Water and sewer lines were constructed years ago and are being connected for service.
14. Drainage detention and grading – Drainage was done on an area wide basis and is in order for this property. A grading plan will verify the proper compliance with the detention study.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –

Fire Sprinkler - The building is shown to be fire sprinkled. The review was done with this understanding.

Fire Flow - Since the building is fire sprinkled the fire flow is approved.

Fire Hydrants & Locations Approved

Gates - No Gates were shown

The rear wall is between 5'-0" and 5'-5" from the property line. The building has a fire-sprinkler system. Openings in rear wall are allowed to be up to 25% of the total surface area. The openings shown are less than 25% of the wall.

Urban Forestry comments:

16. Lot area = 19,583 sf

% required = 10%

Landscape area required: 1958.3

SP landscape area: 4300

Frontage area required: 1995

SP frontage area: 3700

Total PU required: 157

SP total PU: 237

PU within frontage required: 78

SP PU within frontage: 210

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Evergreen PU required: 63

SP evergreen PU: 120

Is a landscape sprinkler system provided? Yes.

Waste Management comments:

17. Refuse facilities – When Turner and Company built the project, they intended for dumpsters to be shared as well as driveways and parking. If Red Hawk has agreed that if it does not work out to share the dumpster, they will install their own dumpster enclosure.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location.

The Architect for the project was in attendance. No one appeared in objection.

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

AYES: Members: Moyer, Wohl, Hoose, Rainey and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #ES12-00003 Public Hearing and Consideration of Utility Easement Closing at 6125 Stone Creek Way, The Oaks Addition to Edmond. (J.P. & Dana Davis)**

Earnest Isch is representing the owners in requesting a 15 foot wide utility easement closing on the north side of the above location in Oak Tree. The easement is no longer needed. Arrangements are being made to relocate the phone line and that has been in process over the last several months so the easement can be closed. Oklahoma Natural Gas has withdrawn any objection they originally had to the easement closing.

Mr. Davis was in attendance with Mr. Isch representing the application. Mr. Isch indicated that the owner had agreed to pay AT&T to move an existing phone line.

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

AYES: Members: Hoose, Rainey, Moyer, Wohl and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #SP12-00008 Public Hearing and Consideration of Site Plan approval for BancFirst located on the east side of Bryant, north of the Spring Creek Plaza shopping center. (BancFirst)**

There will be a slight modification to the retaining wall along Bryant. A 25 foot buffer was discussed and this will cause some modification immediately adjacent

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to Bryant but replaced by even more landscaping adjacent to the building on the Bryant frontage. The buffer was not discussed as a landscaped area and the parking is on a lower level than the 25 foot buffer area. There will be more room for landscaping adjacent to the building with the plans submitted.

Planning Department comments:

1. Existing zoning – “D-1” Restricted Commercial PUD. This property is already platted as The Bridges at Spring Creek West. The lot size is approximately 2.7 acres and there will only be one building on the property, the bank and drive-through (10,500 square feet).
2. Setbacks – The setback from Bryant is 92 feet, the setback to the south is 96 feet, the setback to the north is 83 ½ feet and the setback to the east is 54 feet to the drive-in/ATM.
3. Height of buildings – The tower portion of the building-34 feet.
4. Parking – 56 parking spaces are provided. At least two bicycle parking racks will be needed.
5. Lot size – 2.7 acres
6. Lighting Plan – Decorative lights will be used as required by the PUD. These are the globe-type lights rather than shoebox lights and they will produce some ambient light. The bank sits lower than Bryant, obtrusive lighting is not anticipated for the residential area west of Bryant. A retaining wall will be constructed along Bryant.
7. Signage – One 6 foot tall, 42 square foot ground sign is proposed. The base material of the sign is recommended to be masonry matching the building materials rather than metal. This fits with the quality of construction in the nearby commercial development.
8. General architectural appearance – The building will be brick and stone veneer on all four elevations. There are two towers, one taller than the other constructed as building features at the entries to the building.
9. Sensitive borders – There are no sensitive borders adjacent to this property. The land to the north and east is the remainder of the Bridges of Spring Creek PUD. The Devonshire addition is located to the west. Spring Creek Plaza is located to the south as well as the creek area crossing Bryant. The bridge on Bryant is scheduled to be reconstructed and utility relocation is underway for that project.
10. Mechanical equipment – The mechanical equipment will be located on the ground due to the pitch roof construction.

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11. Fencing/screening – No fencing is proposed or required. The dumpster is located in the northeast corner of the property and will be installed in an enclosure of brick matching the building.

Engineering Department comments:

12. Driveways, access management and paving– The main drive to the property will be the commercial drive where there is already a traffic light aligned with Briarwood. A right-turn only drive has been approved on the south side of the property.
13. Water and wastewater plans – Water and sewer are adjacent to the site and will be connected for service. This property is already platted.
14. Drainage detention and grading – Detention will be located in the northeast corner of the property. There is a major creek and floodplain along the east side of the parcel.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –
Fire Sprinklers - The building is shown to be fully fire sprinkled.

Fire Flow - The fire flow would need to be 2250 gallons per minute, however since the building is fire sprinkled the area water will provide coverage.

Fire hydrants & Locations - Approved

Gates - None shown

Urban Forestry comments:

16. Lot area = 102766 sf

% required = 25%

Landscape area required: 25691.5

SP landscape area: 50188

Frontage area required: 7707

SP frontage area: 36808

Total PU required: 1233

SP total PU: 1517

PU within frontage required: 617

SP PU within frontage: 1256

Evergreen PU required: 494

SP evergreen PU: 660

Is a landscape sprinkler system provided? Irrigation to be provided via an in ground automated irrigation system

Waste Management comments:

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17. Refuse facilities – A fully screened dumpster enclosure will be located on site with a brick enclosure.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location.

Mark Farris was in attendance representing this application. No one appeared in opposition. Chairperson Moore asked if the drive was designed to allow for right turn only or if there could be abuse as has been the case with other locations where this type of drive is attempted. Mr. Farris indicated the only safe traffic movement is a right turn in, no right turn out of the drive or left turn in to the drive. He hoped that drivers would not misuse the approach design that was intended for right turn only. Chairperson Moore asked when they would break ground for the project. Mr. Farris indicated they would break ground in approximately 60 days.

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

AYES: Members: Moyer, Wohl, Hoose, Rainey and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #SP12-00006 Public Hearing and Consideration of Site Plan approval for O'Reilly Auto Parts located on the west side of Santa Fe, one-quarter mile south of Danforth. (O'Reilly Auto Parts)**

Planning Department comments:

1. Existing zoning – “D-2” Neighborhood Commercial
2. Setbacks – 83 feet from property line along Santa Fe, 10 foot setback on the north next to Okie Express Car Wash, 49 feet to the south next to Puppy Love and 100 feet to the west, the property to the west is zoned single family.
3. Height of buildings – 20 feet
4. Parking – The building is 7,202 square feet requiring 36 parking spaces which is the required number of spaces. At least 6 bicycle parking spaces are required and the plans have been corrected to show the bicycle parking racks.
5. Lot size – 39,900 square feet
6. Lighting Plan – A photometric lighting plan has been submitted. O'Reilly's has elected to use the shoebox style light fixtures directing the light to the ground on the site. The light poles will have to meet the 24 foot height maximum, including the base of the light pole in the height. Originally there were floodlights planned to shine on the building but the concern was spillover light into the residential area to the west. O'Reilly's agreed to

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the shoebox style lights.

7. Signage –The sign cannot exceed 6 feet tall and 42 square feet and cannot be located in a utility easement. In some cases, private utility companies have granted an easement for a temporary encroachment. The sign is located on the south side of the property.
8. General architectural appearance – The exterior is a combination of EFIS (exterior installation and finish system) and fiber cement panels.
9. Sensitive borders – There is a sensitive border located to the west. A sight proof fence is required next to the drainage area where there is no sight proof fence at this time. The dumpster enclosure is 37.5 feet setback from the residential lot line which does meet the residential lot line standard. A residential fence will be considered as part of the fencing as was the case with Okie Express but a new fence will be constructed where the drainage channel turns west in to Bradford Park addition where there is no fence at this time.
10. Mechanical equipment – Will be located on the roof. Parapet wall screening will be needed to block the view of the mechanical equipment.
11. Fencing/screening – The dumpster enclosure will be screened with masonry materials on three sides and located between Puppy Love and the driveway.

Engineering Department comments:

12. Driveways, access management and paving– One drive approach has been approved by the City Council even though it did not meet the original driveway separation standard.
13. Water and wastewater plans – Water and sewer are adjacent and being connected for service.
14. Drainage detention and grading – A detention area is being provided on the west side of the property.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –

Fire Sprinklers - None were shown or are required

Fire access - Is the first 150 feet of the main drive in and 50 feet of the lane to the north. This lane shall be installed before combustibles go onto the building. The south curb line and entrance drives shall be marked with signs that read "Fire Lane No Parking"

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Water flow - 1750 gallons per minute for 2 hours. the 12 inch line on Santa Fe will provide this flow requirement.

Fire Hydrants & Locations - A fire hydrant shall be added at the drive of the new location.

Gates - No Gates shown or approved.

Urban Forestry comments: Will be completed by Ryan Ochsner. Please call him at 359-4799.

16. Lot area = 39900 sf

% required = 10%

Landscape area required: 3,990

SP landscape area: 3,990

Frontage area required: 1,995

SP frontage area: 1,995

Total PU required: 319

SP total PU: 338

PU within frontage required: 160

SP PU within frontage: 177

Evergreen PU required: 128

SP evergreen PU: 248

Is a landscape sprinkler system provided? Yes

Waste Management comments:

17. Refuse facilities – O'Reilly's would have preferred to have the dumpster at the far southwest corner of the property. While that could meet the sensitive border setback, all the other dumpster locations along this portion of Santa Fe are located more toward the front of the property. O'Reilly's has moved the dumpster approximately halfway along the side of the lot and will use a masonry enclosure. This will match the Okie Express location.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location.

No one appeared in objection.

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

AYES: Members: Wohl, Hoose, Rainey, Moyer and Chairperson Moore

NAYS: Members: None

There was no New Business.

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

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AYES: Members: Hoose, Rainey, Moyer, Wohl and Chairperson Moore

NAYS: Members: None

Meeting adjourned at 5:52 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission