

EDMOND PLANNING COMMISSION MEETING

Tuesday, July 17, 2001

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, July 17, 2001, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, Dyke Hoppe, and Elizabeth Waner. Present for the City were Robert L. Schiermeyer, City Planner; Marcy Hunt, Assistant City Planner; Steve Manek, City Engineer; and Paul Lakin, City Attorney. The first item on the agenda was the approval of the July 3, 2001, Planning Commission Minutes.

Motion by Moyer, seconded by Hoppe, to approve the minutes as written. **Motion carried** as follows:

AYES: Members: Moyer, Hoppe, Cartwright, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Rezoning from "G-A" General Agricultural to "R-2" Urban Estate Dwelling District on a five acre tract located on the northeast corner of Bond and Bryant. (Michael D. Helderman)**

Mr. Helderman owns 5 acres of land on the east side of Bryant north of Bond Street. The land is currently zoned Agricultural; "R-2" zoning would allow for 60,000 square foot lots using water wells and septic tanks. The nearest water line is to the south three-quarters of a mile at the Brookhaven Addition. Sanitary sewer is approximately a mile to the north extending through Windmill Estates. The Windmill Estates Addition is zoned "A" Single Family. The land to the west of Bryant is zoned "A" Single Family and two other tracts of land in this Bond Street area have been zoned "R-2" Urban Estate Dwelling District. No one appeared in opposition.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** as follows:

AYES: Members: Cartwright, Moyer, Hoppe, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "G-A" General Agricultural District to "R-2" Urban Estate Dwelling District on the southwest corner of Douglas and Covell. (Terry Spencer)**

Terry Spencer is requesting rezoning of 160 acres south of Covell Road, west of Douglas, 3 miles east of I-35. The "R-2" Urban Estate District is requested allowing 60,000 square foot lots including measuring the lot area to the center of the road or streets. 60,000 square foot is the minimum lot size for septic tanks and water wells. Mr. Spencer is planning Redbud Ridge, a residential Preliminary Plat, consisting of private streets with gated access producing 101 lots on 159.82 acres. This property has been included in the Edmond School District as of July 1st. The Edmond Plan III reflects the area for residential and this location is not in the Arcadia Lake target area. Residents expressed concerns about water.

Motion by Hoppe, seconded by Cartwright, to approve this request. **Motion carried** as follows:

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The next item on the agenda was a **Public Hearing and Consideration of a Special Use Permit for a church at 715 S. Kelly. (The Fathers House)**

Mr. James Dozier is proposing to purchase 715 S. Kelly, formerly Dynamo Gymnastics, for The Father's House Church. There would be no new construction for this Special Use Permit. The church would use the existing drive on Kelly south of the car wash. They would use the existing parking lot which is already paved. The existing buildings would be used and they total 16,000 square feet. The property is zoned "D-2" Neighborhood Commercial and there was a Special Use Permit approved for a recreation center at the time Dynamo opened and later expanded. All utilities are available to the site. The seating capacity for the church or the sanctuary is 160 seats. The parcel of land contains 2.12 acres. There is a carwash to the immediate east and commercially zoned property to the north and south. Suburban Rental is located to the south. The Copperfield Addition is located to the west. The building will be repainted since there is an existing Dynamo Gymnastics sign on the south wall. No one appeared in opposition.

Motion by Waner, seconded by Hoppe, to approve this request. **Motion carried** as follows:

AYES: Members: Waner, Hoppe, Cartwright, Moyer and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for an Edmond Medical Clinic Offices at the southeast corner of Medical Center Drive and Bryant Avenue. (Dr. Paul Massad)**

The lot area is 63,500 square feet. The ten percent required landscape area equals 6,350 square feet. A minimum of 508 plant units are required, of which 203 plant units are required to be evergreen. The applicant is proposing to provide 10,320 square feet of landscape and lawn area. The applicant is proposing to provide 575 plant units of landscaping, of which 350 plant units are evergreen. The brick veneer building will have stone trim with an 8/12 pitch roof. Mechanical equipment will be located on the ground. The dumpster needed to be modified slightly for the correct approach by Sanitation and that change has been made. Drainage/detention is located underground in a vault for this use. There will be extensive clearing of the property and a very few of the existing trees will remain on the south side of the parcel. A monument sign will be located on the south side of the property; this is a better location than on the corner of Medical Center Drive and Bryant where there could be a sight reduction. Eighty parking spaces are provided. No one appeared in opposition.

Motion by Moyer, seconded by Cartwright, to approve this request. **Motion carried** as follows:

AYES: Members: Moyer, Cartwright, Waner, Hoppe and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Final Plat at Heritage Green II @ Coffee Creek located one-half a mile north of Covell Road, one-eight of a mile west of Boulevard.**

Bob Turner is requesting approval of the Final Plat of Heritage Green II located north of Covell Road. This addition consists of 8.68 acres and 18 single family lots. The lot sizes are generally 11,500 square feet or more. The lots will be served with city water, sanitary sewer, Edmond Electric, and gas. All setbacks are following "A" Single Family codes as of July 17, 2001. No one appeared in opposition. 119

Motion by Hoppe, seconded by Moyer, to approve this request. **Motion carried** as follows:

AYES: Members: Hoppe, Moyer, Waner, Cartwright and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Ordinance closing a portion of a public utility easement at 1208 Wood Way. (Jim Evans)**

Property owner Jim Evans has hired Prestige Pools and Spas, Inc. to complete a new pool in the back yard of his house at 1208 Wood Way in the Olde Town VII Addition west of Bryant north of St. Mark Lutheran Church. Prestige Pools indicates that the concrete apron or deck will not extend into the south 10 foot of the easement, meaning that there will not be a concrete sidewalk around the entire boundary of the pool. The pool is approximately 10 feet by 20 feet and Mr. Evans is expecting to amend his application to close an area 5 feet into the easement by 30 feet measured east and west to allow just enough room to install the in ground oval shaped pool.

Engineering has reviewed this request further. The sanitary sewer line is 7 feet deep and any ditch over 5 feet deep requires shoring to meet safety codes. Oklahoma Natural Gas may be willing to relocate their line to create a greater distance from the pool, but that will also place it closer to the 7 foot deep sewer line. There's also a phone line and a cable line in this easement. Based on the depth of the sewer line and the requirement for working on that line if a trench is needed there is no adequate room to accommodate all the utilities in the 10 foot of the easement that would remain if the north five feet of the easement is closed for the pool. The staff does not recommend closing this easement at this time.

Elizabeth Waner commented that she was concerned about each location where a pool is proposed, attempting to modify the easement in varying amounts of space creating a difficult and confusing work area. She questioned how well that kind of approach worked.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** as follows:

AYES: Members: Cartwright, Moyer, Hoppe and Chairperson Woods

NAYS: Waner

The next item on the agenda was a **Public Hearing and Consideration of Final Plat approval for ChapelRidge Commerce Park located north of 15th Street, west of Fretz Avenue.**

Bob Thorpe, representing ERC Properties, is requesting Final Plat approval of an "E-3" Restricted Light Industrial zoned property located south of the ChapelRidge Apartments north of 15th Street and west of Fretz. This project contains 15 lots with a new public street connecting to 15th to be known as Fretz Drive. The adjoining businesses include Swedish Imports, Silver Star, China Express, Edmond Trophy and Clark Curry Insurance. There are other businesses east of Fretz across from this project north of the Apple Village Center.

This addition will extend sanitary sewer lines to serve the new lots and a new water line will be extended along Fretz Drive. The existing detention for Silver Star will be completely redone and the Planning Commission Star incorporated into the ChapelRidge project. This is necessary to July 17, 2001 if-way needed for the construction of Fretz Drive connecting with 15th 120 right the lot east of China Express and are purchasing some land from Silver Star to provide adequate space for Fretz Drive. ERC Properties will install a traffic light at Fretz and 15th Street at 100% of their expense and in coordination with the 15th Street median and widening improvement, as part of the subdivision requirements for this project.

Motion by Hoppe, seconded by Moyer, to approve this request. **Motion carried** as follows:

AYES: Members: Hoppe, Moyer, Cartwright and Chairperson Woods

NAYS: Waner

The next item on the agenda was a **Public Hearing and Consideration of Site Plan approval for the Trails Commercial Center south of Danforth and west of Santa Fe. (John Alexander)**

John Alexander has submitted a development plan for property he owns west of Santa Fe, south of Danforth. He has no buildings planned although he is proposing to sell off lots after the improvements are completed and Kwik Industries has contacted the City regarding a potential car wash-fast lube business on some of this property. Mr. Alexander is not proposing a plat but would like to be authorized to start constructing sanitary sewer lines, water lines, drainage improvements and a common driveway to connect the various properties he proposes to sell. Once he has completed the development improvements, each lot buyer would bring in their own site plan to be reviewed with the utility and access improvements already in place. Each lot would also submit a drainage/detention plan and be responsible for construction detention for each lot. By having a common driveway, this property meets the access management standard of driveway separation and alignment with the Wal-Mart driveways to the east. Part of the improvements for this development plan include the completion of the traffic signal across from Wal-Mart on Santa Fe to provide for a four-way signalized traffic movement. Drainage pipe will be installed to tie into structures already in place in the Orchards at the Trails immediately west. A Phase 2 of this project may include an extension of the driveway to the south to connect into Puppy Love.

Commissioner Waner was concerned about what structures were going to be built adjacent to the homes. The plan provided did not provide enough information, such as how many lots were going to be? She indicated this was a sensitive area and more information is needed.

Motion by Hoppe, seconded by Cartwright, to approve this request. **Motion carried** as follows:

AYES: Members: Hoppe, Cartwright, Moyer and Chairperson Woods

NAYS: Waner

The next item on the agenda was a **Consideration of a request for deed certification south of Danforth and west of Santa Fe. (John Alexander)**

John Alexander is planning to sell two parcels of land to Kwik Industries Inc. south of the 7-11 Store on the southwest corner of Danforth and Santa Fe. This property is zoned "D-2" Neighborhood Commercial. The uses are not exactly known but Kwik Industries has been in contact with the City regarding a car wash and fast lube to include gasoline sales. The deed approval submitted along with Mr. Alexander's plans to extend water lines, sanitary sewer lines, a common access drive along Santa Fe, with driveway separation, meeting the driveway policy, along with drainage plans is the appropriate information needed to approve this deed certification request.

The lots have narrow frontage on Santa Fe, one has 115 foot of frontage and the other has 110 foot of frontage. The driveway nearest to these lots would be the southernmost drive into the 7-11 Store. That drive appears to be centered on the property line and some of the existing curbing will need to be removed. None of the existing landscaping on the 7-11 site can be reduced in order to maintain the landscaping requirement on the existing 7-11 property. Previously, Mr. Alexander has requested a temporary drainage easement be closed and that matter needs to be resolved at the City Council meeting prior to final approval of these deeds, since it affects the total buildable area of the lots (parcels 2 and 3) and probably the expectations of Kwik Industries. The plans for Trails Commercial Center identify a water line being extended in front of these lots on Santa Fe and sanitary sewer lines being extended from Orchard at the Trails so that each lot is adjacent to public sewer. New drainage pipe is planned to connect to a drainage system that extends through Orchards and further west into the Trails North Addition. Mr. Alexander will need to submit an

easement documenting common access by way of the interconnecting driveway parallel to Santa Fe. Without a plat, this easement is required to insure that future buyers use the common access rather than request their own drive approach on Santa Fe. Mr. Alexander needs to also submit a copy of the cross access easement for the 7-11 Store and parcel #2 to insure that there is no dispute about sharing the northern drive with 7-11. This property is not location within a floodplain.

Motion by Hoppe, seconded by Moyer, to approve this request. **Motion carried** as follows:

AYES: Members: Hoppe, Moyer, Cartwright and Chairperson Woods

NAYS: Waner

The next item on the agenda was a **Public Hearing and Consideration Request for a Variance from the minimum separation between ground signs at 3701 South Broadway. (AutoMax Hyundai)**

In May, 2001 Frank DePrato represented AutoMax Hyundai requesting two variances regarding new ground signage proposed at the location on South Broadway. That variance request was denied at the Planning Commission and at the City Council meeting on May 14, 2001. In reviewing this matter with the City Attorney's office, the amendment of the variance request to include only the separation between signs standard is enough of a change from the original request to allow another hearing.

Frank DePrato with Metro Signs is now requesting a variance to allow two ground signs for the AutoMax Hyundai business, 250 feet apart. The signs would comply with the other standards in the code to include height (maximum 20 feet), square footage (maximum of 75 square feet per side), and side yard setback, (50 feet from the north and south property line). As Mr. DePrato explained last time, the term "used cars" cannot appear on the Hyundai sign based on rules from the Hyundai Company. Mr. DePrato wants to install one sign that says, "Hyundai AutoMax" and another sign that says "AutoMax Used Cars". The City code provides for 300 foot separation between signs in order to have a second ground sign. Since there is also a side yard setback requirement, this requires at least 400 foot of frontage to have two ground signs. The City code was modified in 1994 to eliminate additional signs for each franchise dealership, which was a previous standard regarding new or used car sales and allowed an exception to the 300 foot separation rule. Under the current code, the 300 foot separation between signs is the only standard regardless of the use of the property.

Motion by Cartwright, seconded by Waner, to approve this request. **Motion denied** as follow 122

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: Cartwright, Waner, Hoppe, Moyer and Chairperson Woods

There was no **New Business**.

Motion by Hoppe, seconded by Cartwright, to adjourn. **Motion carried** as follows:

AYES: Members: Hoppe, Cartwright, Moyer, Waner and Chairperson Woods

NAYS: None

Meeting adjourned at 7:30 p.m.

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission

