

EDMOND PLANNING COMMISSION MEETING

Tuesday, August 16, 2005

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, August 16, 2005, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Suzy Thrash, Barry K. Moore and Elizabeth Waner. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Jan Ramseyer-Fees, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the August 2, 2005, Planning Commission minutes.

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

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

The next item on the agenda was **Public hearing and consideration of request to close a portion of an easement across Lot 18, Block 1 Cheyenne Crossing 2nd Addition (2333 Flint Ridge Road) (Kensington Place Development LLC).**

Attorney Randel Shadid is representing Kim Coleman in requesting that at least 6 foot of a utility easement on the south side of Lot 18 be closed due to a sanitary sewer line encroachment. The house was constructed over the sewer line and the builder is taking steps to relocate the sewer line at his cost and to provide an additional easement on Lot 19, that he also owns, to compensate for the loss of easement on Lot 18. In this case the building permit that was issued indicated the house would set off of the easement; however, the builder did not accurately locate the easement prior to construction and built over the sewer line. The City will inspect the new sanitary sewer line constructed and if this request is recommended for approval a new easement will be accepted by the City Council. Staff recommends approval.

Attorney Randel Shadid represented the applicant indicating Kim Coleman will pay for the sewer relocation to city standards and grant a new easement.

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

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

The next item on the agenda was **Case #PR050020 Public Hearing and Consideration of Preliminary Plat for Autumn Ridge Addition located north of Covell Road, ½ mile east of Bryant and west of the Asheforde Oaks Addition. (Gordon Amini)**

Developer Gordon Amini is requesting Preliminary Plat approval of a single family addition located north of Covell Road, west of Asheforde Oaks and southwest of the

Steeple Chase Addition. The Edmond School district also owns a site east of the addition west of Asheforde Oaks along Covell. Autumn Ridge, Sections 1 and 2, contains 45 lots. This new preliminary plat adds 130 lots for a total of 175 lots for the entire addition. The smallest lot is 8,400 square feet and some of the lots range to 15,500 square feet. This addition contains 71.5 acres. This addition will be served with full City utilities including water, sanitary sewer, sanitation, electric, police and fire. A majority of the streets are dedicated as public streets; however, there is one section of the development that contains private gated streets north of the school parcel. Mr. Amini has held a meeting with the residents to explain the different lot sizes and preliminary plat. One of the public streets has been extended to the school property for a potential connection. A copy of the preliminary plat has been sent to Brent Towne with the Edmond School District. It may be too early in the planning process to determine how the school site would connect with this property. Covell is also planned to have a median even though it is early in the planning process for that project and if the median continues to be planned, a cross-over will need to occur at the entry to Autumn Ridge which is Fountain Creek Drive.

While there is only one way in and out of this addition, pending school property considerations, Mr. Amini did attempt to provide for a connection to Steeplechase with his very first preliminary plat. The Steeplechase residents did not want any connections, that street connection would have been significant requiring an additional bridge across the major creek that extends through this general area. There have been no street stub-outs in the Asheforde Oaks Addition and there are a series of two acre ownerships to the west which limits the possibilities for connectivity. An addition with 175 lots and one entry may not be the goal to try to achieve but the Planning Commission has approved other additions recently with a similar number of lots with only one realistic entry. Examples are Kimberly Crossing with 184 lots on West Edmond Road and Kingsbury Ridge with 167 lots on Covell Road. There will be the possibility of access through the school property and there is no municipal code requirement on the number of lots served by a single access.

George Anderson, a resident of Autumn Ridge, was opposed to the plat. He indicated his builders had told him that the homes would be 2800 square feet or more with lots more than 7,000 square feet. He felt it was wrong to mix a private street with much smaller lots with the existing addition which has been established. He felt the covenants documented the larger lots. Mr. Anderson was concerned about several of the lots that had only 20 foot widths at the cul-de-sac and 20 foot building lines. He noted this was a substantial difference within the boundary of this single addition. Brian Timberlake, a partner with the developer, indicated there would be a separate construction access next to the school site.

Commissioner Thrash indicated she was concerned about Mr. Anderson's comments but the Planning Commission could not enforce the covenants. Commissioner Waner was unhappy about the access and change in the mix of lots for this addition. She thought the gate in the addition with the mix of public and private streets was not desirable. It was noted that if the school did not build there might be another outlet to Covell rather than the one entry and exit.

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

AYES: Members: Thrash, Moyer, Waner and Chairperson Cartwright

NAYS: Moore

The next item on the agenda was **Consideration of request by Joy L. Christman for deed certification on two lots, one south of Paddock Lane west of Bryant and one north of 33rd Street 924 feet west of Bryant**

Ron Harmon, representing Joy L. Christman, is requesting deed approval for 2 parcels extending from Paddock Lane to 33rd Street west of Bryant. This property is zoned "A" Single Family. There has been discussion as a part of the Edmond Plan that the frontage along 33rd Street might be suitable for office but zoning has not been approved for this type of use. First Baptist Church is located to the southeast of the site and the Mormon Church is located approximately 400 feet east of the property. The Coffey's Addition is located to the west.

The proposal is to divide the property into two parcels, one 1.97 acres where the existing house is located on Paddock Lane and a parcel immediately south of this tract facing 33rd Street which contains 3.02 acres. This tract, referred to as Tract 1, contains a metal barn and is otherwise undeveloped. The second parcel is 330 feet in width and is 349 feet in depth. Utility easements will be needed for the extension of utilities to serve two parcels rather than the one ownership as it presently exists. Neither parcel is in a floodplain, both would have access to a public street.

Ron Harman indicated the easements would be provided.

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

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

NAYS: None

The next item on the agenda was **Consideration of variance from Section 15.01 Sign Regulations pertaining to a sign located at 1800 E. Second Street.**

This item was continued to September 6, 2005 at request of applicant.

The next item on the agenda was **Case #SP050035 Public Hearing and Consideration of Commercial Site Plan approval of Oakview Professional Office Pointe Building at 3815 East Memorial Road. (Roger Hicks)**

Engineer Satish Dasharathy originally submitted a site plan that did not provide for all the right-of-way along Memorial in front of this property. Memorial is already is four laned and it was thought that the right-of-way existed so the plans had to be redone to move the detention area back onto private property and to provide for landscaping on private property. This location will need to be platted; in this case, it was a good idea to have the site plan prior to the plat to work out the on-site requirements. A new landscaping plan is

also being done in addition to the drainage. The existing driveway on Memorial will be closed as part of this site plan and the new 3,797 square foot office building will be located west of the original office building near the east property line of the Edmond Oaks 1st Addition. The address for this building will still be Memorial Road (3815 E. Memorial Road) so the side yard is adjacent to Edmond Oaks. The property is zoned "D-2" Neighborhood Commercial. The side yard setback in "D-2" is 10 feet because the only public street adjacent to this property is Memorial Road. The driveway to the existing office building is just a private driveway. The use of the property will be office.

General Site Criteria:

Existing zoning – "D-2" Neighborhood Commercial

Setbacks – the front setback is 8 feet from the property line or 58 feet from the center line of Memorial, the side setback from Edmond Oaks on the west is 12 feet, the minimum setback is 10 feet, the east setback is 200 feet and the north setback line is 200 also for the rear yard. A variance is requested from the front yard setback due to the closing of the drive and the orientation of the fire lane driveway on the east side of the property.

Height of buildings – 31 feet

Parking – 21 parking spaces for both the existing building and the new building

Lot size – 21,427 square feet excluding right-of-way

1. Landscape Plan

<u>Landscaping - Lot area = 21,427 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 3,214 sf at 15%	5,593 sf landscaping/lawn area
Plant units required = 514 plant units	515 plant units
Required in front yard = 1607 sf	1607 sf in front yard
Evergreen required = 209 plant units	278 plant units

If the tree for preservation is damaged during construction, plant units for that tree (65) have to be made up before a co will be given as agreed to by the applicant.

2. Lighting Plan – This location is in the I-35 Corridor. The maximum pole light is 24 foot in height but the developer just plans to have wall packs on the building as security type fixtures.

3. Driveways/Parking – The only access to the property will be the common private driveway to the west. The developer, Mr. Hicks, owns all the land to the north and east and even one additional property further east and he plans to connect all of them to this common driveway. The State Department of Transportation owns some land to the northeast and has their own separate access to Memorial. One of the State sign shops is located northeast of this site.

4. Mechanical equipment – Due to the pitch roof, 12/6 pitch, all mechanical equipment will be located on the ground. The structure will have a dwelling appearance based on the roof line.

5. Fencing/screening – No fencing is proposed. The land to the north is zoned "D-2" also.

6. Signage – Only one ground sign is proposed, 6 foot in height, 42 square feet in area and will be located on the west side of the entry drive.

7. General architectural appearance – The 3797 square foot office building will have brick, stone and EFIS veneer, mostly brick, and composition shingles. The windows are residential in character. The structure is very compatible to the residential homes in the area.

8. Drainage Report and related Grading Report Plans – There will be on-site drainage with a detention area to the north of the office and a drainage area in the parking lot to the southeast of the building.
9. Refuse facilities – The refuse enclosure will be located on the north side of the existing building and will be screen from Memorial and will be over 200 feet from the back property line of the Edmond Oaks Addition to the east.
10. Sensitive borders – Section 22.29D.060 Sensitive Borders states “When a site directly abuts residentially developed or zoned land on any side, to minimize the impact of commercial development on the residential area, the building setbacks and landscaping requirements must be increased by fifty (50) per cent of the minimum required by the City code. A landscaped buffer area against the residentially developed or zoned land shall be required.” If the office building is moved 8 additional feet east to create a 20 foot side yard on the west rather than 12 foot (10 is the minimum side yard), the driveway width and the parking stalls would not be in compliance with City code. The developer has made the property owner to the west aware of his project. The property is zoned for retail but is developed as office. If no variance is given for the front setback in the amount of 42 feet to meet the full City code and a full 20 foot setback was required on the west, there would generally be no room left for a building on this portion of the property.
11. Street paving and access management – The access on the east side of the property is not a public street. Memorial Road is the only public street adjacent to this property. The street is already four-laned. A curb cut is being closed. Access management standards are being met.
12. Title 21 Water and Sanitary Sewer Plans – The property is adjacent to water and sewer and is connecting for service.

Ronnie Williams with the ENA opposed the variances required to the I-35 Standards for a sensitive border being double the setback and the overall exceptions being required. Mr. Hicks, the owner, agreed to the taller fence requested by the property owner to the west, Leon Jared. Mr. Jared had requested a 12 foot tall metal fence. Commissioner Waner was concerned about the precedent building close to neighborhoods. She felt the building should be moved to some other location on the Hicks property.

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

AYES: None

NAYS: Members: Moore, Waner, Thrash, Moyer and Chairperson Cartwright

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 7:10 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission