

EDMOND PLANNING COMMISSION MEETING

Tuesday, November 8, 2005

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, November 8, 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 October 18, 2005, Planning Commission minutes.

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

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

The next item on the agenda was **Case #Z050058 Public Hearing and Consideration of five year extension of the Asheforde Oaks Commercial Planned Unit Development on the northwest corner of Coltrane and Covell Road. (Coltrane Covell Development, LLC)**

Attorney Randel Shadid represented the owner in requesting an additional extension of the Asheforde Oaks Commercial PUD located on the northwest corner of Coltrane and Covell. The Asheforde Oaks Addition is located to the west. The Fairfax Golf Course development is located to the northeast. The Faircloud Addition and the Faircloud Hills Addition are located to the south and west. There was a recent application by Mr. David Huffman for "E-1" PUD and "D-O" PUD on the southeast corner of this intersection. The subject location is available to utilities. There is a significant floodplain through the intersection with the direction of run-off from the southwest to the northeast. Covell is planned as a parkway requiring 70 foot of right-of-way, the funding for this portion of the parkway is some time in the future. The intersection improvements needed to handle drainage issues for this location would have to be a part of the Covell improvements. This PUD has been extended several times. The materials reviewed in the past are attached.

Ray George, Asheforde Oaks Homeowners Association asked if anything was planned on the property. It was indicated that nothing was planned at this time. Ronnie Williams with ENA indicated this was a good zoning with a built-in buffer.

It was noted that the buffer adjacent to the detention area was in place and that was a preferred method of development and that he hoped when the commercial project developed there would be a shared cost in the maintenance of the detention area.

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

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

NAYS: None

The next item on the agenda was **Case #SP050058 Public Hearing and Consideration of commercial site plan approval for two retail buildings in Fisher Hall North located on the east side of Boulevard north of Smiling Hills Boulevard. (Turner and Company)**

Josh Moore, representing Turner and Company, is requesting two buildings that could be used for retail or office on the frontage of Boulevard west of the three story 61,000 square foot office building under construction.

General Site Criteria:

Existing zoning – “E-1” General Commercial

Setbacks – 100 foot from the center line of Boulevard, the side yards are 70 feet to the north and south and the rear yards are 150 feet to the front of the three story building to the east. Neither of these buildings is in a sensitive border condition with an office park to the north, Villas at Stonebridge to the west, a bank planned to the south of this building as a possible use and the three story office building to the east.

Height of buildings – one story, 22 feet.

Parking – new parking added for these two buildings is 51 spaces, 43 required, the 8 additional spaces are appropriate in this case because of the shared parking lot with the three story office building.

Lot size – 52,812 square feet for both buildings with parking; the buildings are 4,500 square feet and 4,050 square feet for a total of 8, 550 square feet.

1. Landscape Plan

<u>Landscaping - Lot area = 52,812 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 5,281 sf	6,137 sf landscaping/lawn area
Plant units required = 422 plant units	424 plant units
Required in front yard = 2640 sf	2806 sf
Front yard plant units = 211 plant units	207.5 plant units
Evergreen required = 169 plant units	293 plant units

2. Lighting Plan – 6 light poles are planned following the Villas at Stonebridge design, the lights are approximately 22 feet in height.

3. Driveways/Parking – one driveway is planned on Boulevard and there are interconnecting driveways with all of the buildings including a connection to Fisher Drive to the south which aligns with the cross-over in the median on Boulevard.

4. Mechanical equipment – located on the roof since the buildings have flat roofs but the buildings built-up mansard fascia around all four sides which will screen the mechanical equipment.

5. Fencing/screening – no fencing is required, none is provided.

6. Signage – signs will be provided for each buildings 6 feet in height, 42 square feet in area, the lots are platted separately.

7. General architectural appearance – the buildings will be constructed of brick, stone and EFIS on all four side with composition shingles on the fascia build-up. EFIS is used primarily as a trim.

8. Drainage Report and related Grading Report Plans – drainage was done on an area wide basis for this Fisher Hall North plat accommodating all the buildings in the complex.

9. Refuse facilities – the dumpster enclosure is located on the north side of the property at the back of these two buildings near the three story office building.
10. Sensitive borders – no sensitive border.
11. Street paving and access management – Boulevard is already four laned with a divided median. There is a cross-over in front of this property. This property fully complies with access management.
12. Title 21 Water and Sanitary Sewer Plans – City water and sewer are provided for this property.

Derek Turner indicated the buildings would be able to share the dumpsters, that there was full interconnection with the driveways and parking and access to the dumpsters.

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

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

The next item on the agenda was **Case #SP050059 Public Hearing and Consideration of commercial site plan approval for two, two story office buildings in Towne Park of Stonebridge Commercial Development west of Boulevard south of 33rd Street. (Turner and Company)**

Josh Moore with Turner and Company is requesting approval of two, two story office buildings to be constructed west of Boulevard south of Stonebridge Boulevard.

General Site Criteria:

Existing zoning – “D-O” PUD

Setbacks – 300 feet from Boulevard, side yards are 30 feet to the south and 15 feet to the north, the rear yard is 20 foot to the west. This area is not within a sensitive border and is part of an overall PUD. There are office buildings to the north, south and east of this location.

Height of buildings – 35 feet

Parking – there are two 8400 square foot buildings for a total of 16,800 square feet; 48 parking spaces are provided for the immediate boundary of this property but there is shared parking with the 8 previous buildings in this project.

Lot size – 57,508 square feet

1. Landscape Plan

Landscaping - <u>Lot area = 57,508 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 5,750 sf	5,705 sf landscaping/lawn area
Plant units required = 548 plant units	560 plant units
Required in front yard = 3,425 sf	3,425 sf in front yard
Evergreen required = 219 plant units	246 plant units

2. Lighting Plan – the same light pole design used in Stonebridge, the light poles are approximately 22 foot in height, most of the buildings use wall packs.

3. Driveways/Parking – all the driveways are in place on Boulevard and the interior interconnecting driveways for this project.

4. Mechanical equipment – these buildings have pitch roofs so all the mechanical equipment will be on the ground.

5. Fencing/screening – no fencing is required, no fencing is provided.
6. Signage – individual signs are being used to identify the office tenants in the buildings.
7. General architectural appearance – the buildings are brick with composition shingles very residential in character and consistent with the other offices in the area.
8. Drainage Report and related Grading Report Plans – drainage was done on an area wide basis and is all complete.
9. Refuse facilities – dumpsters are situated for use by all the buildings in the shared driveway area.
10. Sensitive borders – none.
11. Street paving and access management – fully complies with access management.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are available.

Josh Moore representing turner & Company requested approval and identified the correction in the lot size for the purposes of the 10% standard. The project had always met the plant units required.

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

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

The next item on the agenda was **Case #PR050015 Consideration of Final Plat for Glen Cove at Covell Village 500 feet south of Covell Road, ½ mile west of Kelly Avenue. (Covell Property Development, LLC)**

Derek Turner representing Covell Property Development, LLC, is requesting Final Plat approval of Glen Cove at Covell Village. This property is zoned "A" Single Family Planned Unit Development and the addition consists of 56 lots sitting on 21.5 acres. The lots are generally 70' by 140' (9800 sf) and will be served with full City utilities. The collector street for the addition, Covell Village Drive, will extend south from Covell as the single entry at this time. Eventually Covell Village Drive will continue further east to Kelly providing additional access to the addition. The project is using 20' front building lines based on the approval of the PUD. There are several common areas in the addition. The development to the west is the Cheyenne Crossing Addition also single family. The land to the east and south is part of the Covell Village PUD. Common area has been platted all along the collector street ensuring that the lots will have no access to the collector street. The land to the east is zoned multi-family.

Commissioner Moyer asked if the road would extend through to Kelly from Covell with the first phase and Derek Turner indicated the street would.

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 deed certification for an Arvest Bank site on the south side of 15th Street 1200 feet east of Bryant Avenue. (Rodney Babb)**

Engineer Ernest Isch is representing property owner Rodney Babb to divide a 3 acre parcel into two tracts, one for a 1.9 acre site to be sold to Arvest Bank, the second a 1.1 acre parcel will be retained by Mr. Babb. The Arvest Bank site is 247.50' by 285' net lot area and is zoned "D-3" Office Commercial. The property to the east is the Turtle Creek Office Park, the land to the west is undeveloped and zoned "D-3". The land to the north consists of the Chappelwood Financial Office. This land will have to be platted to develop as a bank but deed approval is acceptable as an initial lot sale. Water is available along 15th Street and will have to be extended to the southern tract, sized to serve commercial buildings south of the Bank parcel. A 30 foot wide drive easement is planned on the west side of the property to provide access to the back parcel. These parcels are not located within a flood plain. Utility easements will be needed for future utility extensions. This land division meets all requirements for deed approval prior to a plat.

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

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

The next item on the agenda was **Case #PR050025 Consideration of Preliminary Plat approval for Fall Brook Addition on the north side of Covell, east of Western. (Bill Roberts)**

Bill Roberts is requesting Preliminary Plat approval for the Fall Brook Addition located 807 feet east of Western on the north side of Covell. The property is zoned "A" Single Family and contains 83.18 acres. There are 158 lots generally 9,600 square feet to 11,050 square feet. The addition would be served with City water and sanitary sewer. The streets will be private with a gated access and a median entry on Covell. Seventy or more feet of right-of-way is needed on Covell because of the Parkway. The current owner, Mr. Beckendorf, will retain a parcel along Covell to the east of the new entry street. There is a large flood plain area to the west of the main entry road and detention areas will be established outside of the flood plain along the main street. An Oklahoma City wastewater treatment plant is located to the northwest of this location. Since the streets are private, there are no stub-outs to the adjoining areas. Development to the east contains the Kanaly's Countrywood Acres and other acreage developments built on private streets.

Engineer Ernie Isch noted there were 17 acres in the floodplain that would be preserved as open space and 10 additional acres for improved open space with a pool and trails. Commissioner Waner was concerned that the trails might not be open to the public since this was a private street, gated community with private park area.

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

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

The next item on the agenda was **Case #PR050027 Consideration of Final Plat of Citizens Bank on the northeast corner of Kelly and Covell. (Citizens Bank of Edmond)**

Engineer David Jones is representing Citizens Bank requesting Final Plat approval of a single lot plat at the Coffee Creek commercial development on Covell Road. This tract of land consists of 2.03 acres and is zoned "D-1" Restricted Commercial Planned Unit Development. This property is served with City water and sewer. The site plan has already been approved and the bank is nearing completion. The drives have been approved in compliance with access management standards. The 70 foot of right-of-way is provided along Covell, 50 foot of right-of-way is provided along Kelly.

Josh Moore represented the applicant in requesting approval of this proposal.

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

AYES: Members: and Chairperson Cartwright
NAYS: None

The next item on the agenda was **Case #PR050021 Consideration of Final Plat of Tuscan Park Section II Addition located one-half mile north of Second Street west of Sooner. (Chet Leonhardt)**

Chet Leonhardt representing Golden Pond, LLC, requested approval of a 5.54 acre single family plat consisting of 19 single family lots. The access to this addition is from Tuscan Park Boulevard just south of the plat extending west from Sooner Road. The streets in this addition will be private although the owners certificate indicates public dedicated streets The land is zoned "A" Single Family and is not a Planned Unit Development. All of the setbacks comply with the standard 25 foot building line for the front, 15 foot for the corner lots for side yards, 20 foot rear yards and 5 foot side yards on interior lots for one story buildings. The lots are 8,050 square feet or larger. The addition will be served with full city utilities.

The land to the north is developed with very low density acreage development. The first section of Tuscan Park lies to the south and west of this phase. East of Sooner Road, ODOT owns the right-of-way along Interstate 35. South of the property there are additional low density acreage lots. Northeast of this site, commercial uses should be anticipated between I-35 and Sooner Road. Sooner will need to serve as an arterial street and essentially a frontage road since none is planned along this section of I-35. Traffic volumes will continue to increase as Sooner Road collects traffic through this part of the city and indirectly serves as a frontage road for the west side of I-35.

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

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

The next item on the agenda was **Case #SP050060 Public Hearing and Consideration of a commercial site plan located on the south side of Enterprise Drive west of Red River Roofing. (Pete Reeser)**

Chairperson Leroy Cartwright left the room during this discussion. Vice Chairperson Elizabeth Waner chaired the meeting.

General Site Criteria:

Existing zoning – “F-1” Light Industrial

Setbacks – setback from Enterprise Drive is 74 feet from property line, 10 feet from the west property line, 80 feet from the east property line next to Red River Roofing and 45 feet from the south property line.

Height of buildings – 22 feet

Parking – 22 spaces

Lot size – 45,000 square feet

1. Landscape Plan

Landscaping - <u>Lot area = 45,000 sf</u>	<u>Landscape provided on plans submitted</u>
Five per cent of lot = 2250 sf	2250 sf landscaping/lawn area
Plant units required = 180 plant units	180 plant units
Required in front yard = 90 plant units	90 plant units
Evergreen required = 72 plant units	72 plant units

2. Lighting Plan – wall packs only will be used, no poles are provided.

3. Driveways/Parking – one driveway on Enterprise Drive. Enterprise Drive is a cul-de-sac with commercial uses on both sides of the street. The driveways may not always align due to the variety of ownership lines not matching up exactly from one side of the street to the other but the non-alignment does not affect community level traffic circulation. Traffic issues are confined to the Enterprise Business Park.

4. Mechanical equipment – the proposed warehouse building will have a pitch roof (12/4 pitch). Mechanical equipment will be located on the ground.

5. Fencing/screening – no fencing or screening is required, none provided.

6. Signage – if used, one ground sign 42 square feet 6 feet in height.

7. General architectural appearance – The lower front of the building façade will be brick veneer and that wraps around the side of the building to the entry door. The remainder of the walls will be metal. Enterprise Business Park has been approved for partial metal on the interior building sites with all brick on the exterior of the buildings such as Line-X. The subject property contains two 4800 square foot office warehouse buildings. The 3 overhead doors on each building face to the east towards Red River Roofing.

8. Drainage Report and related Grading Report Plans – drainage is already in place shared with Red River Roofing. Some of the detention areas on Red River Roofing, most of the area is already on the subject property.

9. Refuse facilities – dumpster location is at the far southeast corner of the property. A full enclosure may not be needed in this all industrial area.

10. Sensitive borders – there are no sensitive borders adjacent to this property.

11. Street paving and access management – Enterprise Drive is fully improved as a commercial collector street.
12. Title 21 Water and Sanitary Sewer Plans – Water and sewer are available and connected for service.

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

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

Chairperson Cartwright returned to chair the meeting.

The next item on the agenda was **Case #SP050056 Public Hearing and Consideration of commercial site plan approval for an office building at 2801 S. Bryant. (Kahilltop Investments, LLC)**

Kris Watson, representing Kahilltop Investments, LLC, has submitted a request for site plan approval to convert the residence at 2801 S. Bryant to her office for Fine Hearing Care. The property was rezoned to “D-O” Suburban Office District in 1997 but has never been converted from residential use to office use until now.

General Site Criteria:

Existing zoning – “D-O” Suburban Office District

Setbacks – Front: required - 100’ from centerline; shown 145’ from centerline of Bryant. Side: required – 8’ from property line; shown 13’ from north and 88’ from south property line. Rear: required – 20’ from property line; shown 56’ from west property line.

Height of buildings – 18 feet, existing house, no modification to change height

Parking – 12 parking spaces are provided and is in compliance with standards.

Lot size – 30,211 square feet with a 3062 square foot building

1. Landscape Plan

<u>Landscaping - Lot area = 30,211 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 3021 sf	24,492 sf landscaping/lawn area
Plant units required = 242 plant units	313 plant units
Required in front yard = 1510.5 sf	9936 sf in front yard
Front yard plant units = 121 plant units	123 plant units
Evergreen required = 97 plant units	270 plant units

2. Lighting Plan – There are no new light poles proposed with this request. Lighting for the building will be provided.

3. Driveways/Parking – The proposed site plan has one drive to serve this project and the parking lot in front of the building.

4. Mechanical equipment – The mechanical equipment is located on the ground and is a residential style unit.

5. Fencing/screening – No additional fencing is required or proposed. The properties north and south are also zoned “D-O” Suburban Office District.

6. Signage – A new ground sign is proposed with this request. The sign will be 6 foot tall, 42 square feet.

7. General architectural appearance – The property contains a red rock residence that is being converted for this office use. No exterior changes are proposed for the building.
8. Drainage Report and related Grading Report Plans – The drainage report submitted has been reviewed and meets standards. MGR submitted plans.
9. Refuse facilities – The applicant requests to continue the current cart service for their sanitation needs. The office will only generate a small amount of refuse, which can easily be handled by the current carts. Attached is a letter from the applicant requesting to continue with the cart service. As a safety issue, Sanitation feels that it is inappropriate to stop on Bryant to pick up the residential cart. A dumpster on site is the preferred service for this location.
10. Sensitive borders –The property to the west is zoned “A” Single Family Dwelling District. This application exceeds the sensitive border setback.
11. Street paving and access management – Bryant Avenue is four-laned in front of this site and no new street improvements are proposed. The property to the south has a stub-out into the Kahilltop site but a cross-access agreement has not been reached. There is adequate separation between the driveways.
12. Title 21 Water and Sanitary Sewer Plans – The property is connected to an 8” water line along Bryant and is served with a septic system.

Belva George lives next door and indicated she had no objection to this proposal.

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

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

NAYS: None

The next item on the agenda was **Case #SP050054 Public Hearing and Consideration of commercial site plan approval for two buildings located north of 33rd Street, east of Kelly, on Teakwood. (Foundation Homes and TCC Construction)**

General Site Criteria:

Existing zoning – “F-1” Light Industrial

Setbacks – the buildings face Teakwood Lane and provide a 25 foot front setback on both buildings, the setback as listed in Subsection 22.19.040 Side Yard (2) provides “no side yard shall be required.” The buildings are setback 5 feet to the wall from the south property line along 33rd Street. Both have porches so the setback is less with the columns to the porch. There is no access on 33rd, no address on 33rd, this is the side yard and it can be zero. The rear yard can also be zero when there is no service from the rear, in this case there is no rear driveway or door.

Height of buildings – 34 feet with pitched roof, both buildings have a steep roofline, 12/10 pitch, residential in character.

Parking – Building One east of Teakwood Lane has 22 spaces and is 3,098 square feet. Building Two on the west side of Teakwood Lane contains 4,574 square feet and has 22 spaces. As a practical matter, there are 20 spaces in order to allow backing room for the west end of the lot. All parking lots have been placed on the north side of the building next to the tilt-up panel buildings.

Lot size – The lot for Building One is 100' by 160' (16,000 square feet). The lot for Building Two is 16,000 square feet.

1. Landscape Plan

<u>Landscaping - Lot area = 32,000 sf</u> two at 16,000 each lot	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 1,600 sf each lot	1,600 sf landscaping/lawn area
Plant units required = 120 plant units	120 plant units
Required in front yard = 800 sf	1,600 sf in front yard
Evergreen required = 320 plant units	320 plant units

2. Lighting Plan – No light poles are planned, only wall packs on the buildings.
3. Driveways/Parking – All driveways are on Teakwood Lane, no drives on 33rd.
4. Mechanical equipment – Mechanical equipment will be located on the ground due to the pitch roof design of the building.
5. Fencing/screening – No screening or fence is proposed.
6. Signage – One ground sign for each building is planned, 6 feet tall, 42 square foot each.
7. General architectural appearance – A dentist is planned in one of the buildings and an office in the east building. The buildings are brick veneer on all four sides with a pitch roof construction, 12/10 pitch. There is some stone accents or EFIS and stone. The buildings are substantially different from the industrial buildings in the area and will be an improvement along 33rd Street.
8. Drainage Report and related Grading Report Plans – Drainage plans are being reviewed. Detention has been done on each lot based on the age of the project.
9. Refuse facilities – Residential carts are planned due to the Teakwood Lane being off the major street and the small lots where there is not adequate room for dumpster access.
10. Sensitive borders – there are no sensitive borders. The lands to the north, east, west and south are zoned “F-1” Light Industrial.
11. Street paving and access management – 33rd is improved as a four lane street. Teakwood Lane is a commercial street.
12. Title 21 Water and Sanitary Sewer Plans – Water and sewer are available for service.

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

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

The next item on the agenda was **Case #SP050051 Public Hearing and Consideration of commercial site plan approval on property located at 1816 S. Boulevard. (Clifford L. Hooper)**

General Site Criteria:

Existing zoning – “D-O” Suburban Office

Setbacks – the setbacks are as they exist with the house to be converted, 25 feet from the front property line, 100 feet from the center line of Boulevard, side yard is 8 feet on the south, 7 feet on the north property line and 116 feet on the east property line.

Height of buildings – 18 feet

Parking – six spaces, there are no extra parking spaces. Engineering requested that the parking plan be changed so that no parking spaces are in the extra right-of-way provided along Boulevard. All the spaces are on private property faced into the front of the building. The maneuvering area from the parking stalls is in the extra right-of-way.

Lot size – the house is 1596 square feet with a 396 square foot addition to the house for a total of 1992 square feet, the lot size equals 13,314 square feet

1. Landscape Plan

<u>Landscaping - Lot area = 13,314 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 1,331 sf	1331 sf landscaping/lawn area
Plant units required = 106 plant units	106 plant units
Required in front yard = 665 sf	665 sf in front yard
Evergreen required = 42 plant units	42 plant units

2. Lighting Plan – no pole lights are planned, outside lighting around the building near entrances is all that is proposed.

3. Driveways/Parking – one driveway approach. The existing residential drive will be upgraded to a commercial standard as to paving, width, radius. Sidewalks will be replaced if destroyed.

4. Mechanical equipment – the HVAC will continue to be the standard unit placed beside the house as used for the dwelling. Wiring and other code requirements will have to be improved to meet the building code, electrical code, plumbing codes and mechanical code. Access and restrooms will have to be of ADA standards.

5. Fencing/screening – no fencing is proposed, the area to the east is single family, the limit of the use is office with the conversion of the house. Fences have not been required on the other conversions to the north such as the Feline Clinic, State Farm Insurance.

6. Signage – no ground sign is proposed.

7. General architectural appearance – the house will remain with brick veneer and composition roof. The addition at the back will be “hardy board cement siding” with a flat or shed roof. The exterior of the house will be repainted.

8. Drainage Report and related Grading Report Plans – drainage plans have been submitted by Red Plains Engineering and a detention pond will be constructed in the back yard to handle runoff from the parking and repaving. Drainage will be directed around the north side of the building.

9. Refuse facilities – the narrowness of the lot prevents the use of a dumpster. The residential carts will have to continue to be used at this location.

10. Sensitive borders – Due to the depth of the rear yard of over 100 feet and the scale of the structure remaining as residential, the homes to the east have not been considered sensitive border. An increase in landscaping has not been applied and of course the additional setback has been met.

11. Street paving and access management – Boulevard is four laned, An exception to the access management driveway separation will be required. The nearest drive to

the north is 80 feet rather than 150 feet but that is standard for this location due to the conversion of homes fronting arterial streets being converted to offices.

12. Title 21 Water and Sanitary Sewer Plans – City water and sewer are available and being connected for service. Due to the small size of the structure and adequate separation from adjacent buildings, other than the Code compliance, the conversion meets all Fire Department standards.

Commissioner Waner indicated that she hoped this driveway will be interconnected if the houses north and south be converted even if in the distant future. City Attorney Steve Murdock was asked to verify that this could be made a requirement. Mr. Murdock indicated the Planning Commission could include in their motion that neighbors both north and south would be expected to and required on their site plan to interconnect the driveways since there was additional right-of-way along Boulevard to accompany this, as long as there was no outstanding utility, grading or drainage reason for not connecting.

Motion by Waner, seconded by Moore, to approve this request subject to the condition of driveway interconnection in the future. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Consideration of deed certification Dennis and Jennifer Barry 3755 Raccoon Circle, Lot 19, Block 2, Windmill Estates Addition.**

Mr. Dennis Barry still owns property on the southwest corner of Raccoon Circle and Coffee Creek Road. He is still interested in dividing his property into two building sites. The Planning Commission denied a deed certification in the past. This current request is for the same land division. There would be two lots, one 43,000 square feet that contains the existing house and a second lot for a new home on 41,000 square feet. These lot sizes do include to the center line of the adjoining streets. Residents have protested this land division. There has been a previous division to the west on Coffee Creek Road approved in 1990 to Mr. Jim Hurt at 1800 Coffee Creek Road. There is no restrictions to the number of times this request can be reconsidered.

There are currently 120 homes in the Windmill Estates Addition located south of Coffee Creek Road, east of Bryant. This addition was approved by the Oklahoma County Planning Commission in February, 1972 and was annexed by the City of Edmond in 1978. The property was zoned "A" Single Family after annexation since most of the addition had been built prior to annexation and the "R-2" Rural Estate type setbacks did not fit with what the County had approved previously. There is the large OG&E transmission line along the south end of the addition. The dimensions of many of the rectangular shaped lots are generally 133.40 feet by 300 feet which produces a 40,020 square foot lot. There is no water adjacent to this addition and the nearest water is a mile to the south on Bryant near the Brookhaven Addition. There is a sanitary sewer line to the northeast of the addition and to the southwest of the addition. Several years ago residents of Windmill explored the idea of an assessment district for sanitary sewer extension to many of the lots but rejected the assessment district once the estimates per lot were provided. By reviewing the plat, there appear

to be only 2 lots large enough for lot splits. Mr. Barry's would be one and there may be one in the southwest portion of the addition; however, the overhead power line extends across that lot making it less likely to be re-divided. Unless homes are removed, further lot splits appear to be unlikely. Mr. Barry has been asked to evaluate the plat restrictions or the protective covenants and determine if the wording of these covenants prohibits re-division or if he feels there is a legal issue on his property. The City is not a party to those restrictions.

Dennis Barry owns Lot 19, Block 2, Windmill Estates Addition, located south of Coffee Creek Road west of Raccoon Circle, one-half mile east of Bryant. The property contains an existing house occupied by Mr. and Mrs. Barry. The owners would like to build another house on the lot to the west. Windmill Estates Addition is similar to Old Farm Estates, Tall Oaks and many other additions built in the 1970s where the lot sizes for septic tanks and wells was 40,000 square feet. Mr. Barry would like to sell the house on approximately 43,000 square foot of the existing lot just west of Raccoon Circle. He would like to build a new house on the west side of the lot with access to Coffee Creek Road. That lot would be just over 41,000 square feet and would operate with individual water well and septic tank, just as the existing house does. Other lot divisions have occurred in Windmill with this lot size. One example is approximately one-eighth of a mile west of this site.

Michael O'Brien with the Windmill Estates Addition spoke in opposition to this request. Ronnie Williams with the ENA asked why there was no notice. Staff noted that notices are not required by code for deed approvals.

Motion by Moyer, seconded by Waner, to approve this request. **Motion denied** by a vote of 2-3 as follows:

AYES: Members: Moyer and Chairperson Cartwright

NAYS: Thrash, Moore and Waner

The next 6 items on the agenda were continued to the November 22, 2005 Planning Commission meeting at request of the applicant.

Case #Z050049 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling to Restricted Commercial Usage south of 15th Street on the west side of I-35 Frontage Road. (JLB Properties, LLC)

Case #Z050050 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "D-1" Restricted Commercial District south of 15th Street on the west side of I-35 Frontage Road. (JLB Properties, LLC)

Case #Z050051 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling to General Commercial Usage south of 15th Street on the west side of I-35 Frontage Road. (JLB Properties, LLC)

Case #Z050052 Public Hearing and Consideration of rezoning from “A” Single Family Dwelling to “E-1” General Commercial District south of 15th Street on the west side of I-35 Frontage Road. (JLB Properties, LLC)

Case #Z050047 Public Hearing and Consideration of rezoning from “A” Single Family Dwelling to “E-1” General Commercial District south of 15th Street on the west side of I-35 Frontage Road. (JLB Properties, LLC)

Case #Z050048 Public Hearing and Consideration of rezoning from “A” Single Family Dwelling to “D-1” Restricted Commercial District south of 15th Street on the west side of I-35 Frontage Road. (JLB Properties, LLC)

There was no New Business.

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

AYES: Members: Moyer, Moore, Thrash, 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