

EDMOND PLANNING COMMISSION MEETING**Tuesday, January 3, 2006****5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, October 18, 2006, 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 December 6, 2005, Planning Commission minutes.

Commissioner Moore requested that the minutes be amended to reflect that the Commission voted to rescind the continuance on the Mike Courter deed certification later in the meeting and that the item was voted on at that time.

Motion by Thrash, seconded by Waner, to approve the minutes as corrected. **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 #Z050068 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "F-1" Light Industrial District at 133 W. Hurd. (Marcial Mitchell)**

Marcial Mitchell, representing the Mitchell/Harrod Family Partnership, is requesting rezoning for property at 133 W. Hurd Street, on the north side of Hurd and east of Fretz from "A" Single Family Dwelling District to "F-1" Light Industrial District. The property, Lot 13 James A. Ebert's Addition to the City of Edmond, which is generally 2 acres in size, is vacant. The property is projected for Light Industrial land use on Edmond Plan III and so this rezoning request is in compliance with the land use plan.

The property north is zoned "A" Single Family Dwelling District, and contains a single family residence, and is projected for general commercial land use on Edmond Plan III. The property east is zoned "F-1" Light Industrial District, and contains an oil well, and is projected for light industrial land use. The property south is zoned "D-2" Neighborhood Commercial District contains 2 single family residences, and is projected for light industrial district on Edmond Plan III and the property west is zoned "A" Single Family Dwelling District, and contains a single family dwelling, and is projected for suburban office and multi-family land use on Edmond Plan III. The City of Edmond is proposing a regional detention area north of Hurd, south of Thatcher and east of Fretz Avenue.

Commissioner Waner indicated that even though this area was projected for industrial, all the homes existing at the time of the Plan have remained and there was no separation or buffer to these dwellings. The staff identified the detention area proposed by the City which will include most of the subject property. Chairperson Cartwright indicated there

would be changes brought about by the City's detention plan and the site plans would be required for "F-1" use.

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

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

NAYS: Waner

The next item on the agenda was **Consideration of Final Plat for Fall Brook I located north of Covell Road, 807 feet east of Western Avenue. (Bill Roberts)**

The Planning Commission has approved a Preliminary Plat of this project for single family homes. The Preliminary Plat included 83.18 acres and 158 lots. There are no subdivisions adjacent to this property. The first phase will consist of 36.37 acres and 73 single family lots. The lots are generally 80' x 125' or 10,000 square feet. This development will be served with full city utilities. The houses will average 2800 square feet. The streets are planned to be private with a gated access. There is a large common area shown as Blocks E and F adjacent to the creek between Western Avenue and the west side of this addition. There has been one modification from the Preliminary with a stub-out street, Lilla Lane, to the east property line. The owner believes he will be able to continue the project to the east someday toward Santa Fe. Temporary cul-de-sacs may be needed at the end of some of the streets for service and emergency turn arounds. Engineering will report on this need. The medians labeled Lots A, B, C and D on Fall Brook Boulevard will be maintained by the homeowners association. As discussed with the Preliminary Plat, Mr. Doug Beckendorf, the current owner of the property, may also use Fall Brook Boulevard as access to his home existing on the not included parcel. Right-of-way along Covell Road has been provided at 70 foot for the future Covell Parkway. The front building lines have been approved on the Preliminary Plat at 20 feet.

Engineer Ernest Isch was in attendance representing the applicant.

Motion by Moyer, seconded by Waner, to approve this request. **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 **Case #PR050032 Consideration of Final Plat of Pembroke at Covell Village located one-quarter mile west of Kelly, one-half mile south of Covell Road. (Covell Village LLC)**

Ernest Isch representing Derek Turner is requesting Final Plat approval of a new addition that is part of the Covell Village Planned Unit Development. This single family addition consists of 61 lots on 37.85 acres and will be accessed by Covell Village Drive, a collector street that will extend from Kelly to Covell Road. The area to the west is developed as the Cheyenne Crossing Addition. The area to the south is Ketch Acres. North of Covell, Cheyenne Middle School and Mitch Park have already been developed. The land east of Kelly is a 160 acre single ownership parcel.

This plat will provide for private streets and a gated access. There are detention areas planned to the north and south and all the greenbelts have been identified with a lot number F-O. Covell Village Drive will be a public street and there is open space planned along that street as a part of the PUD design. The addition will be served with full city utilities. City water and sanitary sewer are both located in the street right-of-way for access; there are no rear yard utility easements. The front setbacks are identified at 20 feet and is a part of the PUD as approved on the Preliminary Plat. The project meets all the requirements of the PUD Master Plan.

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 #U050010 Public Hearing and Consideration of Special Use Permit at 302 W. Edmond Road in the Fountains Shopping Center. (South Edmond Church of Christ)**

This church has opened in a store front on the south side of Edmond Road west of Fretz. This 1800 square foot lease space is west of the Full Cup Coffee Shop and east of the Vault Clothing Store. This Special Use Permit does not involve any new construction. All of the parking, landscaping and all other improvements are in place at this time. This location was once used for a assembly use for weddings and other events. This parcel of land is zoned "E-1" General Commercial. The uses in this building in the strip shopping center include Full Cup, Vault Clothing, Tacos Tampico and Thai Palace. Services are held on Wednesdays and Sundays. The shared parking lot provides adequate parking due to the different hours in the businesses, and very small size of the church lease space.

Chairperson Cartwright expressed concern that when churches develop in commercial or industrial areas, there is a restriction to certain commercial uses under State laws, even though the land is zoned to allow these uses once a church is established. In many cases, the commercial locations are well suited for these allowed uses. Commissioner Moore asked if approval could be granted on a temporary basis and reviewed at the end of that time period. Mr. Mike Courter spoke indicating he had a 2 year lease and would agree to a two year Special use Permit on behalf of the church to evaluate this issue of adjoining uses.

Motion by Moore, seconded by Moyer, to approve this request with a 2 year time limit.

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 #PR050031 Consideration of Final Plat for a Popeye's restaurant located on the northeast corner of Burton Place and Broadway. (Pop Holdings, LLC)**

Surveyor Bob Manley is representing Pop Holdings LLC in requesting plat approval for a Popeye's Restaurant to be located on the northeast corner of Burton Place and Broadway. Years ago this location was platted as an Edmond Highway Addition. The owners have agreed to submit a new Final Plat to accompany the site plan that will be submitted soon for this new building site. The lot is zoned "E-2" Open Display and has been a used car lot in the past. All previous buildings on this site have been demolished and the lot is very flat and there are no existing trees. The Broadway Landing shopping center is located to the north and an office building is located to the east. Academy Sporting and Outdoor is located to the west and there is a traffic light at the intersection of Broadway and Burton Place.

The lot contains 37,812 square feet. A 50 foot building line is established along Broadway and a 25 foot setback along Burton Place. The 25 foot setback on Burton Place exceeds the city code. When the Popeye's site plan is submitted, the existing driveway nearest the intersection will be closed and a driveway is planned on the north side of the lot. City water and sewer lines are adjacent to this property. The drainage study would be accomplished with the site plan. There are no improvements required with the final plat since the water and sewer lines are in place and the streets are completed. The improvements that will be identified on the Popeye's site plan include drainage/detention, sidewalks and drive approaches and the service line connections to the city utilities. A fire hydrant may or may not be needed depending on the placement of the building. These are standard improvements common to most site plans. The City staff appreciates the effort to submit a new final plat.

Martin Pulley, property owner to the southeast, indicated he had problems with the traffic, trash, lights and noise from such a use. It was noted that these issues would be discussed with the site plan and it was appreciated that they were identified early so that Popeye's address them in their original site plan submittal.

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 #SP050063 Public Hearing and Consideration of commercial site plan approval for Don's Floor Gallery at 2320 S. Kelly on the east side of Kelly, south of Enterprise Drive.**

General Site Criteria:

Existing zoning – "F-1" Light Industrial District

Setbacks – front: 60' required, 60' shown; side: none required, 56' and 100' shown;
rear: 30' required, 37' shown

Height of buildings – 25.5' shown

Parking – 51 spaces shown

Lot size – 82,787 square feet lot with a 22,998 square foot building.

1. Landscape Plan

<u>Landscaping - Lot area = 82,787 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 8,279 sf	8,279 sf landscaping/lawn area
Plant units required = 662 plant units	662 plant units
Required in front yard = 4139 sf	4139 sf in front yard
Front yard plant units = 331 plant units	331 plant units
Evergreen required = 264 plant units	264 plant units
2. Lighting Plan – No pole lights, wall pack lights only.
3. Driveways/Parking – One drive off Kelly and one drive off Enterprise Drive. The owner is required to provide an access easement to the existing City water well on the south side of the lot or he will need to move the proposed drive approach to the north to create the required separation. He has submitted a letter indicating his willingness to provide the access.
4. Mechanical equipment – The roof is flat and the parapet wall will need to be tall enough to screen the mechanical equipment.
5. Fencing/screening – No fencing is required.
6. Signage – Only one ground sign is proposed 6 foot tall, 42 square feet and wall signs to meet code.
7. General architectural appearance – The front of the building, facing west, will have a brick veneer center area, with EIFS sections on both sides of the entrance. The north and south elevations will be EIFS with a brick veneer wainscot at the bottom. The east elevation will be steel wall panels, with the same brick veneer wainscot at the bottom. The east wall would not be seen from Kelly so may be appropriate as a metal exterior. Line X has a smaller building and used brick veneer on all four sides of its building.
8. Drainage Report and related Grading Report Plans – Mark Farris with Red Plains Engineering has submitted drainage plans for this project.
9. Refuse facilities – A dumpster enclosure is located near the southeast corner of the building.
10. Sensitive borders – There are no sensitive borders since properties north, south, east and west are also zoned “F-1” Light Industrial District.
11. Street paving and access management – Kelly Avenue is in the process of being widened to four-lanes with a median. One drive is proposed off Kelly near the southwest corner of the property and one drive is proposed off Enterprise Drive near the center of the property.
12. Title 21 Water and Sanitary Sewer Plans – An 8’ sanitary sewer line along the south of the property will serve this project. A water line along Kelly will serve the project with water.

Mark Farris indicated he would provide an easement for the City to permanently access the water well in order to meet the driveway separation policy.

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

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

NAYS: None

The next item on the agenda was **Public Hearing and Consideration of house moving from 11 E. Branch to 101 W. Wayne. (Richard Carlson)**

Richard Carlsen proposes to move a house from 11 E. Blanch to 101 W. Wayne, on the northwest corner of Wayne and Bigbee west of the railroad tracks. The wood frame house is just under 1,000 square feet and was originally built in 1935. Mr. Carlsen proposes to attach the existing garage to the rear of the house to be remodeled into a third bedroom. The exterior of the house is vinyl siding. The house would front on Bigbee with a 28' front yard setback. Access would be from Bigbee with the house facing the railroad. Photographs have been provided of the house. Utilities are available to the site. The existing structure is proposed to be removed to create a new site for the home on Blanch. The existing house on the lot will be removed. Mr. Carlsen will have to purchase a building permit and remodel the house to meet the International Building code as a part of the house moving requirements. The side yard on Wayne will be at least 15 feet. The owner will need to correct his site plan to meet that standard. He has 30 foot on the north side of the lot and a 5 foot setback is all that is required so there is adequate space to meet City requirements.

Ned Kessler, a property owner on Clegern Street, asked if the house would be a modular house. Mr. Carlsen indicated the house was already constructed and was a frame house and would be set on a new foundation and updated to residential code.

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 #PR050029 Consideration of Final Plat approval for Christman Parke north of 33rd Street, west of Bryant. (Thirty-third Street Partners, LLC)**

This item was continued to the January 17, 2006, at request of the applicant.

The next item on the agenda was **Case #SP050062 Public Hearing and Consideration of commercial site plan approval for multiple office buildings north of 33rd Street, west of Bryant. (Christman Parke/ Thirty-third Street Partners, LLC)**

This item was continued to the January 17, 2006, at request of the applicant.

The next item on the agenda was **Case #PR050030 Consideration of Preliminary Plat approval for Bridgewater Office Section III south of Christian Brothers Automotive, east of Santa Fe Avenue. (ERC Properties)**

This item was continued to the January 17, 2006, at request of the applicant.

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, Waner, Moore and Chairperson Cartwright

NAYS: None

Meeting adjourned at 6:18 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission