

EDMOND PLANNING COMMISSION MEETING**Tuesday, January 17, 2006****5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, January 17, 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 January 3, 2006, Planning Commission minutes.

Motion by Thrash, seconded by Waner, to approve the minutes as written. **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 #PR050034 Consideration of Final Plat approval for Newbrook Addition at Covell Village located west of Kelly just under than one-half mile south of Covell Road. (Derek Turner)**

Derek Turner has submitted the Final Plat of Newbrook Addition at Covell Village, located west of Kelly and ½ mile south of Covell. The 12.82 acre plat contains 37 lots, with the lots generally being 65' X 125'. The homes in Newbrook Addition will be around 1800 square feet. The connection to this addition will be off Covell Village Drive, which is the collector street for the Covell Village project. Newbrook Drive will extend south off Covell Village Drive and turn into Brayhill Road, which will connect to Pembroke at Covell Village Addition west of Newbrook at Covell Village. Kendal Court, a cul-de-sac, will extend north off Brayhill Road. The streets are proposed to be private with a gated entrance off Covell Village Drive. The property is zoned "A" Single Family Dwelling Planned Unit Development. Edmond Electric, water and sanitary sewer will serve this addition. The plat shows 20' front setbacks rather than 25' which is standard in "A" zoning. There are two common areas at the north of the addition reserved as drainage easements. This is the last phase of the single family residential proposed for Covell Village. The Covell Village project was originally approved in April 2005.

Keith Beatty was in attendance representing the applicant,

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 **Case #SP060001 Public Hearing and Consideration of commercial Site Plan approval of a new building for Advance Auto Parts, 714 S. Broadway north of 8th Street on the east side of Broadway**

This site has been used for McDonald's restaurant and the restaurant will be demolished to make way for Advance Auto Parts.

General Site Criteria:

Existing zoning – "E-2" Open Display

Setbacks – front (Broadway) is 80 feet, from the east property line (rear yard) 57 feet, south property line is a 65 foot, and from the north is 20 foot.

Height of building – 20 feet

Parking – 50 are provided

Lot size – 44,122 square feet (1.13 acres), building size 6,899 square feet

1. Landscape Plan

Landscaping - <u>Lot area = 44,122 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 4,412 sf	14,102 sf landscaping/lawn area
Plant units required = 353 plant units	369 plant units
Required in front yard = 2,206 sf	5,384 sf in front yard
Front yard plant units = 177 plant units	255 plant units
Evergreen required = 142 plant units	170 plant units

2. Lighting Plan – Wall packs will be used on the building. Light poles will not exceed 30 feet in height.

3. Driveways/Parking – One driveway will be provided on Broadway and one on 8th Street. An existing drive on the north side of the lot will be closed.

4. Mechanical equipment – Equipment will be located on the roof of the building. The parapet walls will need to screen the view from the abutting property.

5. Fencing/screening – There is an alley on the east side of the property. A six foot wooden fence is proposed along the east property line. There will be no access to the alley from this use as it was with McDonald's.

6. Signage – Standard wall signage will be used. The owner plans a 20 foot tall sign, 75 square feet to be located on the south side of the property. This sign would be closer than 50 foot to the property line but separated from the adjoining business signs.

7. General architectural appearance – The building will be constructed of gray painted split face block on 4 sides with some gray metal panels along the fascia of the building. A portion of the fascia does include red metal panels where the sign is placed. The sign is in yellow letters on two sides of the building.

8. Drainage Report and related Grading Report Plans – A drainage study has been submitted and is being reviewed by Engineering.

9. Refuse facilities – The dumpster enclosure is at the far northeast corner of the property and will have stockade fence type screening.

10. Sensitive borders – There is single family to the east of the alley. This is an area of long term strip commercial zoning being adjacent to residential. All the property is platted. This use should have less impact on the adjacent land than the previous use with no access to the alley and a sight proof fence along the alley.

11. Street paving and access management – Access management standards have been met in terms of the driveway separation.

12. Title 21 Water and Sanitary Sewer Plans – City water and sewer is adjacent to the site and will be connected for service.

John Holcomb with the Engineering company representing Advance was in attendance. Commissioner Waner asked if the parking lot on 8th Street would be repaved. Mr. Holcomb indicated it would not be but it would be re-stripped.

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 #PR040044 Consideration of Final Plat of the Hundred Oaks Office Park 1st Addition located east of Kelly north of Enterprise Business Park. (Dale Jackson)**

Dale Jackson, representing Hundred Oaks Office Park, LLC, has submitted the Final Plat of Hundred Oaks Village Phase I, located on the east side of Kelly, about ¼ mile south of 15th Street. The 9.4 acre plat contains two lots, Lot 1 Block 1 being 3.2 acres on the south side of new street Hundred Oaks Drive, and Lot 1 Block 2 being 4.12 acres on the north side of Hundred Oaks Drive. Kelly Avenue is in the process of being improved adjacent to this property with medians and protected left turn lanes. The Engineering Department has indicated that a cross-over in the median is planned at the entrance to this addition since it lines up with Kelley Pointe Drive on the west. Engineering does not object to drive cuts on Kelly as long as they meet the driveway separation standards. The property is zoned "F-1" Light Industrial District. Staff recommends a 25' setback on Hundred Oaks Drive rather than the 35' as listed on the plat, and also recommends a 30' setback on Kelly with 100' from the centerline of Kelly, as a variance from the 60' as stated in the code if fronting onto Kelly. This variance seems reasonable since Kelly has only recently had over 100' of right-of-way. A 12" water line is along the east side of Kelly and sanitary sewer will have to be extended to this property. The Preliminary Plat was approved for Hundred Oaks Addition in December 2004 for 39 lots on 47.7 acres. This is the first phase of the development.

Dale Jackson, owner and Lax Godhania were in attendance. David Millington with Sweetwater Oil indicated he was concerned how the drainage plans near the railroad tracks close to the oil well would affect access to the well and operation of the well site, Dale Jackson indicated no work would be started on the detention area at this time, that was a future phase of this project. Mr. Millington indicated he and the developer would need to meet to work out the details of construction near the oil well.

Chairperson Cartwright indicated they should do that prior to final plats for the area substantially east of the subject plat.

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

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

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)**

Motion by Moyer, seconded by Waner, to continue this request to February 7, 2006 Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moyer, Waner, Moore, Thrash 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)**

Motion by Waner, seconded by Moore, to continue this request to February 7, 2006 Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

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)**

Motion by Moyer, seconded by Waner, to continue this request to February 7, 2006 Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 5:50 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission