

EDMOND PLANNING COMMISSION MEETING

Tuesday, June 6, 2006

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, June 6, 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 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 May 16, 2006, 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 #Z050049 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Planned Unit Development to General Commercial Planned Unit Development Usage (2.89) acre), located east of Bryant, south of Hafer Park, north of 15th Street. (The Bridges at Spring Creek/Sooner Land Company LLC)**

On April 19, 2005 The Planning Commission heard this Plan Amendment application with the companion zoning request. The Planning Commission recommended denial of the change in the Edmond Plan. On October 10, 2005, the City Council heard the application and denied the Plan Amendment and Rezoning. Minutes of those meetings are attached. The City Code provides that an application can be resubmitted six months after denial and that six-month period has elapsed and the application is resubmitted for the same amount of land as originally requested.

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: There is a 12" water main along Bryant and a 12" water main along 15th Street. There is a sanitary sewer outfall line adjacent to Spring Creek and several other feeder sewer lines adjacent to this parcel. The City has completed a number of drainage projects to stabilize Spring Creek as it extends through Hafer Park protecting the creek bank to the degree possible. Bryant and 15th Streets have been four laned within the mile adjacent to this location and traffic signals are in use at 15th and Bryant.
2. Traffic: 31,211 vehicles in 2002 at the intersection of 15th and Bryant in all directions; 32,996 vehicles in 2005. The intersection will continue to increase in volume including all turning movements based on the central location of this site in the city.
3. Existing zoning pattern:
 North – "A" Single Family, public park and aquatic center (open three months of the year, Memorial Day to Labor Day; the only swimming pool and aquatic center in the City.

South – “D-3” Office, “C-2” Turtlecreek Condo, “A” Single Family and “D-1” PUD Spring Creek Plaza

East – “A” Single Family, park and Chimney Hill

West – “A” Single Family, Devonshire and Briarwood.

4. Land Use:

North – Park and aquatic center, City of Edmond

South – partially undeveloped and Single Family and office/retail and multi-family

East – Park

West – Single Family

5. Density: Not applicable. There is no residential planned with this project. The coverage of the land is substantial due to the parking lots and building coverage.

6. Land ownership pattern:

North – Public

South – Privately owned larger tracts, 2 1/2 – 5 acre tracts

East – Public

West – Urban residential lots

7. Physical features: Spring Creek is the predominant geographic feature and there is associated floodplain. There are 2 creeks adjacent to the property, Spring Creek and a tributary to the southwest extending west across Bryant. There is heavy vegetation on the land due to the creek area.

8. Special conditions: Floodplain. The current plan identifies detention on private property on the east side of the parcel. A floodplain study will be necessary based on the grading and construction in proximity to a flood plain.

9. Location of Schools and School Land: Memorial High School one-quarter mile to the southwest, Will Rogers 3/4s of a mile to the northwest on 9th Street.

10. Compatibility to Edmond Plan III: Not compatible with the Edmond Plan III. Retail zoning has been proposed on the northeast and northwest corners with limits to the square footage at 62,000 square feet on the northeast corner and 60,000 square feet to the northwest. All of the uses adjacent are office, multi-family or public.

11. Site Plan Review: Detailed site plan review would be required along with Preliminary and Final Plats under current codes.

Randel Shadid spoke representing the applicant. First off, he reminded the Planning Commission that the plan had not been updated since 1985 and that this area needed to be looked at it. He talked about the project and stated that the hope for it was to model it after Utica Square in Tulsa. The “E-1” zoning will be for the department store only and the rest will be the “D-1”. The applicant will put in the traffic lights, the back of the building will have architectural features, increase in landscaping to 11% and onsite detention. A site plan will be submitted at a later date. However as the zoning stands today, the applicant could put in a platted single family subdivision that would have little or no landscaping and a great increase in traffic.

Gene Brewer on 1741 Kings Road objected to the zoning due to the increase in traffic. She didn't feel that the area around it could support the increase in traffic with the current shopping centers, the high school and middle school. Albert Wheeler on 2205 Brixton Road spoke against the project stating that the City had enough runaway development; the area can't handle the increase in traffic and the increase in drainage. He stated that the citizens

in the area did not want or need another shopping center and to please deny the proposal. Ronnie Williams with the ENA also spoke against the project. He liked the single-family development idea and suggested that the developers looked at putting in a development of homes with parks and trails rather than a shopping center. He also suggested an office development, as they tend to have less traffic. He felt that a shopping center did not make sense at this location. Lydia Lee representing the Bryant Accord III also spoke against the application with the same reasons of increased traffic, not being a good plan for the area and the fact that it was turned down 6 months ago, nothing had changed to approve it.

Randel Shadid responded that traffic would increase in the area no matter what developed there. Drainage is a non-issue because all detention will be onsite and they will have to follow the City's code and meet all standards. He felt that this plan was greatly improved from the previous application 6 months ago.

Commission Waner admired the efforts of the applicant of reducing the square footage of the building however she felt that the increase in landscaping was only due to the addition of the detention on site. She felt that they should wait until the Plan Update was finished to change the area. Commissioner Moyer stated that he thought that traffic is bad just about everywhere and with the improvements by the applicant that it may help ease congestion in the area. Commissioner Moore said that he appreciated all work that the applicants have done but questioned how much retail that the area could handle. He felt that project did not meet what he had envisioned for the area. Commissioner Thrash felt that they had too much parking and that the area could not be compared to Utica Square in Tulsa because it is completely different. She also felt that this intense of commercial should not be next door to the community pool. Commissioner Cartwright was also not in favor of the project.

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

AYES: Moyer

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

The next item on the agenda was **Case #Z050050 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "E-1" General Commercial Planned Unit Development Usage on property located east of Bryant, south of Hafer Park, north of 15th Street. (The Bridges at Spring Creek/Sooner Land Company LLC)**

Brad Goodwin with Sooner Investments is requesting as a part of the Village at Spring Creek PUD 2.89 acres be rezoned to "E-1" General Commercial. The "E-1" is a single use PUD for a department store. No other "E-1" uses are intended. This parcel is in the center of the project and is requested to allow a department store which would not be permitted in "D-1" Restricted Commercial. A two story 75,000 square foot department store is planned on the 2.8 acre tract as shown on the overall Master Plan. Access to this project would be from a new driveway on Bryant across from Briarwood Drive and a second access on 15th Street west of Chappelwood Financial.

A number of pad site buildings would be developed as well as a shopping center. There are no through public streets within the project. Traffic lights have been identified at the entry

locations. Utilities are available along Bryant and 15th Street and a large water line would need to be looped through the project for automatic fire sprinkler systems and fire hydrant locations to serve the size of shopping center and the number of pad site buildings proposed. Sanitary sewer is located along Spring Creek. There is a significant floodplain along Spring Creek. The proximity of the buildings to the floodplain and the parking lot would require substantial grading, clearing and leveling of the property as well as the use of retaining walls. Hafer Park is located to the north as well as Pelican Bay. Spring Creek Plaza is located to the southwest of this location. The Single Family Devonshire and Briarwood Additions lie to the west of this proposal. Other than Spring Creek Plaza, the remainder of the zoning adjacent to this property is office or residential.

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

AYES: Moyer

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

The next item on the agenda was **Case #Z050047 Public Hearing and Consideration of amendment to Edmond Plan III from Suburban Office Planned Unit Development and Single Family Dwelling Planned Unit Development to Restricted Commercial Planned Unit Development Usage on property located east of Bryant, south of Hafer Park, north of 15th Street. (The Bridges at Spring Creek/Sooner Land Company LLC)**

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments on the 28.35 acre "D-1" PUD Plan Amendment from "A" Single Family.

1. Infrastructure: There is a 12" water main along Bryant and a 12" water main along 15th Street. There is a sanitary sewer outfall line adjacent to Spring Creek and several other feeder sewer lines adjacent to this parcel. The City has completed a number of drainage projects to stabilize Spring Creek as it extends through Hafer Park protecting the creek bank to the degree possible. Bryant and 15th Streets have been four laned within the mile adjacent to this location and traffic signals are in use at 15th and Bryant. Dead end water lines are not adequate to serve the proposed use due to its size. A 12" looped water main is a minimum standard between 15th and Bryant for this particular project.
2. Traffic: 31,211 vehicles in 2002 at the intersection of 15th and Bryant in all directions; 32,996 vehicles in 2005. The intersection will continue to increase in volume including all turning movements based on the central location of this site in the city.
3. Existing zoning pattern:
North – "A" Single Family, public park and aquatic center
South – "D-3" Office, "C-2" Turtlecreek Condo, "A" Single Family and "D-1" PUD Spring Creek Plaza
East – "A" Single Family, Park and Chimney Hill
West – "A" Single Family, Devonshire and Briarwood.
4. Land Use:
North – Park and aquatic center, City of Edmond
South – partially undeveloped and Single Family and office/retail and multi-family
East – Park
West – Single Family

5. Density: Not applicable. There is no residential planned with this project. The coverage of the land is substantial due to the parking lots and building coverage.
6. Land ownership pattern:
North – Public
South – Privately owned larger tracts, 2 1/2 – 5 acre tracts
East – Public
West – Urban residential lots
7. Physical features: Spring Creek is the predominant geographic feature and there is associated floodplain. There are 2 creeks adjacent to the property, Spring Creek and a tributary to the southwest extending west across Bryant. There is heavy vegetation on the land due to the creek area.
8. Special conditions: Floodplain. The current plan identifies detention on private property on the east side of the parcel. A floodplain study will be necessary based on the grading and construction in proximity to a flood plain.
9. Location of Schools and School Land: Memorial High School one-quarter mile to the southwest, Will Rogers 3/4s of a mile to the northwest on 9th Street.
10. Compatibility to Edmond Plan III: Not compatible with the Edmond Plan III. Retail zoning has been proposed on the northeast and northwest corners with limits to the square footage at 62,000 square feet to the northeast and 60,000 square feet to the northwest. Office zoning was adjacent to these parcels due to the proximity of single family or future lesser than retail adjoining uses. All of the uses adjacent are office, multi-family or public. The northeast corner of 15th and Bryant includes an 8 ½ acre commercial parcel. The northwest corner of 15th and Bryant includes a 6 ½ acres commercial parcel. This project is for 31.24 acres.
11. Site Plan Review: Detailed site plan review would be required along with Preliminary and Final Plats under current codes.

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

AYES: Moyer

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

The next item on the agenda was **Case #Z050048 Public Hearing and Consideration of rezoning from “A” Single Family Dwelling to “D-1” Restricted Commercial Planned Unit Development Usage on property located east of Bryant, south of Hafer Park, north of 15th Street. (The Bridges at Spring Creek/Sooner Land Company LLC)**

Brad Goodwin with Sooner Investments is requesting “D-1” Restricted Commercial Planned Unit Development rezoning on 28.35 acres south of Pelican Bay Aquatic Center and Hafer Park on the east side of Bryant. An extension of the property connects with 15th Street west of the Chapelwood Financial Services office. The frontage of the property along Bryant is suggested in the Edmond Plan III for “D-O” Office. The majority of the property is projected for Single Family Planned Unit Development, considering the flood plain and variation in topography on this parcel. The amendment to the Edmond Plan would change for retail. The PUD suggests a minimum of 14% landscaping. The architecture is discussed as brick and masonry similar to the architecture of Spring Creek Plaza. The department store is the only portion of the property to be zoned “E-1” PUD.

The development of the shopping center would involve one major bridge across the tributary of Spring Creek that extends from Bryant Avenue. The major access points connect into the shopping center circulation network, which indicates they are not public streets. There is an existing home north of the Spring Creek Center previously owned by the Whit Marks.

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

AYES: Moyer

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

The next item on the agenda was **Case #U060005 Public Hearing and Consideration of Special Use Permit including Site Plan approval for “C-3” High Density Multi-Family in an “E-1” General Commercial District for the Falls Condominiums east of Vista Lane, one-fourth mile south of Second Street. (Brian Stinson with Oxford Development)**

Brian Stinson is purchasing an additional 6 acres of land on the east side of Vista Lane where the Oklahoma Municipal Power Authority was recently proposed. This will allow for 96 units to be added as a Phase Two of the proposed Falls Condominiums. The land to the east of this was proposed for 96 additional units on 6 acres south of the commercial development referred to as the Falls Galleria. The property is zoned “E-1” General Commercial and “C-3” High Density Residential can be approved as a Special Use Permit in “E-1” by the City Council’s consideration.

General Site Criteria:

Existing zoning – “E-1” General Commercial

Setbacks – 29 feet for the front setback east of Vista Lane, the side yard to the south is 22 feet, the rear yard exceeds the 20 foot setback; the structures are 3 stories in height

Height of buildings – 35 feet

Parking – 2 cars per unit for a total of 192 spaces

Lot size – 6 acres, 16 units per acre maximum for a total of 96 units

1. Landscape Plan

<u>Landscaping - Lot area = 296,107 sf</u>	<u>Landscape provided on plans submitted</u>
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Ten per cent of lot = 29,611 sf	29,611 sf landscaping/lawn area
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Plant units required = 2360 plant units	2360 plant units
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Required in front yard = 14,805 sf	14,805 sf in front yard
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Front yard plant units = 1180 plant units	1180 plant units
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Evergreen required = 944 plant units	944 plant units
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2. Lighting Plan – No lights will be taller than 24 feet in height; approximately 12 poles will be used throughout the project. This lighting matches the first phase of the project.

3. Driveways/Parking – the main driveway is off of Vista Lane and indirectly connects with the drive off of 2nd Street in the first phase. A traffic light is planned at Vista Lane and 2nd.

4. Mechanical equipment – the roof construction is pitched so all the mechanical equipment is located on the ground.

5. Fencing/screening – the land to the south is zoned “E-1” General Commercial. Tuscany Villas III is not adjacent to this property..

6. Signage – one ground sign is proposed on Vista Lane 6 foot tall, 42 square feet.

7. General architectural appearance – the buildings are all brick veneer using red brick and stone like trim.
8. Drainage Report and related Grading Report Plans – Red Plains has completed a drainage study for this project.
9. Refuse facilities – numerous dumpster enclosures will be located within the project with the sight proof fence along the south side of the property and no dumpster location visible from Vista Lane because of dead end parking lots serving the 3 buildings along Vista Lane, dumpster enclosures are not suggested for better access.
10. Sensitive borders – This project is adjacent to the Reid property recently zoned “E-1” General Commercial and a portion of one other parcel which is accessed from Wade Martin Road, that parcel is zoned “A” Single Family. A sight proof fence could be required adjacent to that tract.
11. Street paving and access management – Vista Lane is already improved to City standards.
12. Title 21 Water and Sanitary Sewer Plans – public water and sewer are adjacent on Vista Lane and are being extended to serve this project.

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 #Z060038 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to Restricted Commercial Planned Unit Development (amended from original application) south side of 15th Street 800 feet west of I-35 adjacent to the Arrowhead Valley Addition. (Joe Javadzadeh)**

After the Community Connections meeting, the applicant has amended his request to eliminate the following uses in the “D-1” District. Convenience store, indoor theater, car wash, self serve laundry, service station, industrial dry cleaners, grocery/super market (except that a specialty food store such as Whole Oats is allowed), sexually oriented adult specialty shops.

Other conditions have been added to the PUD Design Statement.

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: City water lines extend along 15th Street adjacent to this tract. Sanitary sewer is available to the southwest of this property. The sewer lines are located in the street to the immediate south. The developer should evaluate how he plans to develop the property to make sure sewer lines can be connected based on any fill, leveling or grade change.
2. Traffic: 15th Street is four laned in front of this property. The traffic count is approximately 22,000 cars per day.
3. Existing zoning pattern:
North – “D-2” Neighborhood Commercial and “E-3” Restricted Light Industrial
South – “A” Single Family
East – “E-2” Open Display
West – “A” Single Family

4. Land Use:
North – the developing Wal-Mart Supercenter
South – fully developed Arrowhead Valley Addition
East – acreage development on commercial zoning
West – fully developed Arrowhead Valley Addition
5. Density: N/A
6. Land ownership pattern:
North – large tract ownership – Wal-Mart
South – individual residential lots
East – large tract ownership, Joe Javadzadeh owns the land to the east
West – individual residential lots
7. Physical features: this property is in a sensitive border condition on two sides. There are a number of existing trees on the property. There has been no previous development of the tract.
8. Special conditions: None.
9. Location of Schools and School Land: the nearest school includes Memorial High School.
10. Compatibility to Edmond Plan III: places retail adjacent to single family homes.
11. Site Plan Review: I-35 Site Plan criteria will apply and the sensitive border standards which require more landscaping and additional setbacks.

Randel Shadid, representing the applicant, spoke about the community connections meeting that was held. He said that he felt that it was a good meeting. Citizens in the area were concerned about the fence height, stating that they would like a masonry fence at least 8 foot in height due to the topography changes. They were also concerned about 24 hour businesses as well as property values being affected.

Randel Shadid agreed to at least a 6-foot fence and will go to an 8-foot fence if needed once the site plan is designed. Commissioner Waner felt that D-1 needed an appropriate buffer and that an 8-foot fence would probably not help buffer the area. She felt that offices were a more appropriate use and that residents needed to be aware of the types of businesses, as well as hours and any outdoor sound in advance of the site plan. Mr. Shadid stated that those things could be worked out better at site plan because then they would know what would go into the development.

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

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

The next item on the agenda was **Case #Z060039 Public Hearing and Consideration of rezoning from “A” Single Family to “D-1” Restricted Commercial Planning Unit Development (amended from original application) south side of 15th Street 745 feet west of I-35 adjacent to the Arrowhead Valley Addition. (Joe Javadzadeh)**

Attorney Randel Shadid is representing Joe Javadzadeh in requesting four acres of “D-1” Restricted Commercial Planned Unit Development on the south side of 15th Street, 800 feet

west of I-35. The property to the east is zoned "E-2" Open Display and the property to the north is zoned "D-2" Neighborhood Commercial and is developing as Wal-Mart Supercenter. The land to the south and west is developed as the Arrowhead Valley Addition. The Edmond Plan did not project any additional commercial on this property. Water is available along 15th Street. Sanitary sewer is available only at the southwest corner of the property.

The standards in the I-35 Corridor will provide for 22½% landscaping due to the sensitive border conditions and substantial amounts of that landscaping should be placed to the west and south adjacent to the Arrowhead Valley Addition. It would be desirable to plant trees in this area. The standard setback in the "D-1" District is 30 feet. A sensitive border condition requires that the building setbacks must be increased by 50% more than the amount required by code which would require a 45 foot rear yard setback. The side yard in "D-1" is 20 feet so that would require a 30 foot setback on the west side of the property. There is no site plan to identify the design orientation of the buildings.

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

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

NAYS: Waner

The next item on the agenda was **Case #PR050014 Public Hearing and Consideration of Preliminary Plat for the Summit Single Family Residential Addition north of Second Street to Danforth and west of Mountain View Park and Kanaly's Collegewood Acres. (Mike Galiga)**

Ron Lloyd, engineer representing the developer, is requesting Preliminary Plat approval of The Summit located east of I-35 between Danforth and East 2nd Street. The plat contains 113 acres and 140 single-family lots. The average lot size is 8470 square feet. Homes are planned between 1500 and 2500 square feet. This is a mixed-use project that will include multi-family and/or commercial accessed by the main collector street extending from 2nd Street to Danforth through the development. A traffic light was discussed on 2nd Street and the staff recommends that the traffic light on 2nd Street be installed with the first phase of the development even if it's not the entire project. Without the traffic light, left turns into the development will be difficult due to the speeds on 2nd Street. This addition will be served with city water and sewer. An off-site easement will be needed south of 2nd Street to connect to the sanitary sewer line. The developer will need to provide that easement prior to the final plat being approved. The sewer line that is extended will need to be sized properly for all of the multi-family planned.

The staff is also recommending that the water line be looped to the water line extending north to Danforth with the first phase final plat. Dead end water lines without such a loop will require the study of whether there is adequate pressure. The 24-inch water transmission line extending along the west side of the subject property nearest to 2nd Street cannot be tapped. This transmission line connects from the water treatment plant to the water towers and impacts a significant portion of Edmond. The 12-inch water line in front of Ditch Witch and the other businesses that have been developed along the Frontage Drive is the water

line that can be connected to be extended into this development. The extension of the appropriate sized line along the collector street and connection to the water line near Danforth is the staff's recommendation. The single-family residential streets in the project are private and will be accessed by two gates off of the main collector street. There are a number of homeowner association tracts within the project. Building lines are shown at 15 feet for the front building line using the PUD approval for an exception or variance.

Brian Coon stated that the traffic light on 2nd Street will go in with the first phase, they will loop the water line and will stub it to the east so they can tie in. Also all debris on the Veach property will be cleaned up as well. A resident in the area asked if there were plans to widen Danforth in the near future. He felt that it would increase traffic congestion. Steve Manek assured him that there are no plans or funding to widen Danforth in the next 5 years. Todd McKinnis stated that a tree study would be conducted by a certified professional, which was required by Council for the commercial area, however, they will use them for the residential as well. Commissioner Cartwright was glad to see this area developing and felt that this was a good project.

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 #SP060016 Public Hearing and Consideration of commercial site plan approval for a self storage facility and a shopping center located on the east side of Kelly, north of the North Oaks Shopping Center. (Shops at the Piazza/Michael Forth)**

Dr. Forth is proposing two projects initially to include a self-storage facility and a retail shopping center to include the office residence for the self-storage. In the future, a bank site is planned on proposed "D-3" property for the remainder of frontage on Kelly. Dr. Forth is continuing to the Council with the rezoning of the subject property, June 12th and, if approved, will proceed with the site plan to the City Council on June 26th. A Community Connections meeting was held Tuesday, May 30th. Minutes will be available soon. Residents had questions answered regarding drainage, fencing and construction scheduling at the meeting. The attached description covers the self-storage and retail shops.

General Site Criteria:

Existing zoning – "D-1" PUD for the shops and "E-1" PUD for the self-storage.

Setbacks – Front setback from Kelly is 190 feet to the main building (70 foot of right-of-way will be needed along Kelly in front of this property). The setback to the nearest building is 5 feet after the required right-of-way is provided. The side yard setbacks at 10 feet or greater. The rear yard next to Westborough for the self-storage structures is 10 feet. This would represent a variance through the PUD.

Height of buildings – To the top of the roof of the towers is 51 feet. The height of the building is 26 feet. The self-storage buildings are approximately 15 feet. The portion of the self-storage project nearest to Westborough on the east will be 7 feet lower than the current grade. There will be a retaining wall constructed on the property line with a 6 foot fence on

top of the wall. The retail buildings contains 10,030 square feet. The retail building and self-storage residence on the south contain approximately 5,000 square feet.

Parking – 65 parking spaces are provided. 70 spaces could be required. Parking is not required for the self-storage building.

Lot size – Lot A, self-storage building, would be 18,138 square feet. Lot B, retail building, would be 51,235 square feet. Lot A.1, self-storage, would be 343,687 square feet.

1. Landscape Plan – Lot A

Landscaping - <u>Lot area = 18,138 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 1,814 sf	2,293 sf landscaping/lawn area
Plant units required = 145 PU	203 plant units
Evergreen required = 58 PU	163 plant units
Requirements in front = 72.5 PU = 907 sf	62.5 plant units 522 sf

Landscape Plan – Lot B

Landscaping - <u>Lot area = 51,235 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 5,123.5 sf	5,155 sf landscaping/lawn area
Plant units required = 410 PU	307 plant units
Evergreen required = 164 PU	247 plant units
Requirements in front = 205 PU = 2,561.75 sf	193.5 plant units 3,584 sf

Landscape Plan – Lot A.1

Landscaping - <u>Lot area = 343,687 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 34,369 sf	N/A sf landscaping/lawn area
Plant units required = 2,749 PU	N/A plant units
Evergreen required = 1,100 PU	N/A plant units

On Lot A.1, applicant is requesting that improvements made to the detention area offset any landscaping requirements.

2. Lighting Plan – 25 foot tall lights. Light locations have been shown on the plans.
3. Driveways/Parking – Four driveways are planned on Kelly; they fully comply with driveway separation.
4. Mechanical equipment – Located on top of roofs. Parapet walls will screen the mechanical from Kelly and homes in Westborough.
5. Fencing/screening – The current application includes all the detention area as “E-1” zoning which would require a sight proof fence along the property line of the homes in Westborough backing up to this project. The “E-1” zoning will be amended to exclude the detention area. The developer is planning a chain link fence along the north edge of the self-storage facility and shrubs. This provides for a setback of 294 feet between the back yards of the homes and the fence for the self-storage..
6. Signage – Two ground signs proposed 6 foot tall, 42 square feet, 300 feet apart advertising the self-storage facility and the 10,030 square foot retail building.
7. General architectural appearance – The front buildings contain masonry panels to include towers at the ends of the center and arch ways in the sidewalks in front of the stores. Awnings are used on the entry to the buildings. There are reveals and architectural elements placed in the walls for decoration. The west and east exterior walls of the self-storage facility are split-face block. The wall next to the homes in Westborough is 7 feet lower than the back yards of the homes. Since the exterior of

the self-storage buildings are mostly overhead doors, the other portions of the building are metal materials.

8. Drainage Report and related Grading Report Plans – The area will be platted as required. Preliminary drainage study has been submitted indicating a design to modify the detention area to meet Title 23 standards. The detention area will be maintained privately. It is currently maintained by the City since dedications were accepted when Westborough was approved..
9. Refuse facilities – 3 dumpster locations are provided located behind the buildings and can only be observed from service lanes within the site.
10. Sensitive borders – There is a sensitive border on the east side of the property next to Westborough. There is a stockade fence on this property line and a 7-foot elevation difference as proposed. There is a 10-foot setback, 30 would be the standard except the elevation difference is requested to be taken into account.
11. Street paving and access management – There are no internal streets. Kelly is planned to be a parkway, 70 foot of right-of-way and a median.
12. Title 21 Water and Sanitary Sewer Plans – Water and sewer are available to the property and along the boundary and will be connected for service.

Randel Shadid represented the applicant and introduced the project. Ronnie Williams with the ENA felt that they were trying to do a good project and that it looked attractive however he felt that the self-storage was too intense for the area. He also thought that a masonry fence would be more appropriate than a stockade fence. Mr. Shadid said that the fence around the self-storage would be chain length and there would be no fence to the north.

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 #PR060015 Consideration of Final Plat of Tuscany Villas III located east of Vista Lane approximately one-half mile south of 2nd Street. (Vorderlandwehr)**

Tom Vorderlandwehr with A & V Development, Inc. has submitted the Final Plat for Tuscany Villa – Section III. This is the third phase of Tuscany Villa, with one phase left to be platted, located east of Vista Lane and north of Chimney Hills. This third phase of Tuscany Villa contains 41 single-family lots on 10.619 acres. The property is zoned “A” Single Family Dwelling District is being built as a single family addition. The typical lot size is 8200 square feet. Public streets are proposed for Tuscany Villa. This new third phase includes a new second access off of Vista Lane, north of the current access. Tuscany Way will be extended north for this third phase. The first phase of Tuscany Villa contained 37 lots on 13 acres. The second phase contains 33 lots on 8.28 acres. With this new third phase, there will now be 111 lots in Tuscany Villa that was preliminary platted in 2002 for 134 lots.

Engineer Lax Godhania was in attendance representing the applicant. No one appeared in opposition.

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 #PR050020 Consideration of Final Plat for Reserve at Autumn Ridge Addition located north of Covell Road, west of the Asheforde Oaks Addition. (Gordon Amini)**

Chuck Twibell with Smith Roberts Baldischwiler, LLC, is representing Gordon Amini in requesting final plat approval of the private street phase of the Autumn Ridge project. This addition contains 14.20 acres and 51 lots. The lots are generally 65 feet by 120 feet (7800 square feet). All lots will be served with city water and sanitary sewer lines. The addition to the east is Asheforde Oaks VI Addition. Autumn Ridge will continue to the north of this phase and has already been developed to the west of this project west of Fountain Creek Drive. The school district recently sold land to the immediate south of this addition that fronts on Covell Road.

The streets in this addition will be private and two gates are expected near the entry streets. The private road easement serves as a public utility easement and is irregular in shape to account for trees to be left in islands in the roadway. Both the Edmond Fire Department and the Sanitation Department need a 20 foot wide lane minimum to access their vehicles. This 20 foot width needs to be provided in order to not compromise public safety or sanitation services. Trees left in the medians need to have a clear area of at least 14 feet in height and will need to be trimmed and maintained at that height for the garbage trucks. Front building lines have been approved at 20 feet for this plat. There are common area lots left through the two blocks in this addition. Drainage detention will be met in a separate phase of the Autumn Ridge project.

The staff has discussed with owner Gordon Amini the need for two, two-way directions of traffic on the looped street. The initial thought for this addition was a one way gated access with the southern most gate being the entry and the northern street and/or gate being an exit. Mr. Amini has agreed to not continue with that concept. The garbage trucks would not be able to function with homes on both sides of a one way street without an entry on the northern portion of the loop. The fire trucks and other emergency vehicles would be compromised in accessing the property. It would definitely be less than the best standard for home owners to access the addition from principally one gate requiring more travel time without the two, two-way gates.

Chuck Twible represented the applicant. No one appeared in opposition. Commissioner Moore stepped out of the room for this discussion and vote.

Motion by Waner, seconded by Thrash, to approve this request. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #PR060012 Consideration of Preliminary Plat for Windsong Addition located west of Oakridge Drive, 600 feet north of Second Street. (Daniel and Darla Nesom)**

Engineer Doug Klassen is representing Daniel and Darla Nesom in requesting approval of the Windsong Preliminary Plat located west of Oakridge Drive, 600 feet north of Second Street. This addition contains 5 acres and would be developed with 24 lots, one existing house fronting on Oakridge Drive is on Lot 24. An existing house on Lot 23 will be demolished. The City Council did approve on May 8, 2006 rezoning for "D-0" PUD for the Single Family Residential homes to be built along the one cul-de-sac, Windsong Circle. The subdivision will connect to City water on Oakridge Drive and install the appropriate 8 inch or larger water line along the cul-de-sac. While there are substantial size water lines on Second, some of those are transmission lines to the new pump station west of Coltrane and cannot be connected. There is a mixture of line sizes, 8 inch, 6 inch, some connected to a 12 inch water line on Oakridge Drive. To maintain long term pressure in the area, water lines will need to be stubbed within the Windsong project to the south property line for a future loop line.

Sanitary sewer will have to extend off-site and it's Mr. and Mrs. Nesom's responsibility to obtain the off-site public utility easements. The off-site sewer line will also have to be extended at the appropriate depth and size. If the easement cannot be obtained, the project cannot move forward with a final plat. Detention will be constructed in the southwest corner of the addition on Common Lot "One". Common Lot "Two" is the landscaped island in the middle of the cul-de-sac.

The individual lots will be developed with 10 foot building setbacks on the front property line. The houses will meet the standard side yard setback of 5 feet from the property line. The rear yard setbacks will be no less than 12 feet and, in most cases, will be the standard 20 feet. The lot sizes are shown on the Preliminary Plat and most exceed the 6,000 square foot minimum standard in the Single Family District. With the PUD, the four lots that do not meet the 6,000 square foot standard, are allowed to count the common area or the excess square footage above 6,000 square feet exceeded on the other lots. The paving of Windsong will be 26 foot wide and Windsong Circle is a public street and there will be no gate for this project.

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 #SP060018 Public Hearing and Consideration of commercial site plan approval for two buildings on the east side of Kelly, one-half mile south of 15th Street, 633 Enterprise Drive. (Nantucket Enterprises)**

General Site Criteria:

Existing zoning – "F-1" Light Industrial

Setbacks – 55 feet from the front property line on Enterprise Drive, east side is 10 feet, west side is 10 feet, the rear setback is 15 feet; all surrounding zoning is Light Industrial

Height of buildings – 20 feet

Parking – 34 parking spaces, 2 buildings, 13,800 square feet a piece, 27,600 total sf

Lot size – 66,122 square feet

1. Landscape Plan

<u>Landscaping - Lot area = 69,696 sf</u>	<u>Landscape provided on plans submitted</u>
Five per cent of lot = 3,485 sf	14,400 sf landscaping/lawn area
Plant units required = 279 plant units	279 plant units
Evergreen required = 112 plant units	155 plant units
Requirements in front = 139.5 PU = 1,742 sf	237 plant units 4,100 sf

2. Lighting Plan – no light poles are planned for this property; building lighting only.

3. Driveways/Parking – one driveway will be constructed on Enterprise Drive. The color elevation reflects two gates and an island. That is not recommended. It does provide the adequate width for the fire protection and does not meet code.

4. Mechanical equipment – air conditioning units will be on the back or side of the building on the ground.

5. Fencing/screening – no fencing is proposed or required at this location.

6. Signage – one ground sign 6 feet in height, 42 square feet in area provided on Enterprise Drive

7. General architectural appearance – the buildings are metal with a slight pitch to the roof; the front elevations will be approximately 60% masonry with a combination of both brick and stone. This meets the requirements for the Enterprise Business Park..

8. Drainage Report and related Grading Report Plans – drainage study has been submitted and approved for detention on the individual lot.

9. Refuse facilities – no dumpster enclosure is proposed due to the industrial area surrounding this location; the location for the container will be on the north end of the property.

10. Sensitive borders – not applicable to this location.

11. Street paving and access management – Enterprise Drive is constructed to city standard, driveway separation with adjoining properties meets standard.

12. Title 21 Water and Sanitary Sewer Plans – water and sewer are available on Enterprise Drive.

The fire prevention office has reviewed the plans and agreed to the gated entrance as long as the buildings are sprinkled.

Motion by Waner, seconded by Moore, to approve this request. **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 **Case #SP060021 Public Hearing and Consideration of site plan for an office building on the west side of Kelly, south of Kelley Pointe Drive, 2601 Kelley Pointe Drive. (Maschino Huddleston and Associates)**

The owner operates an insurance and benefits office. This location is immediately southeast of the existing two story building setting back the greatest distance from Kelly from the other projects in the Kelley Pointe development. This lot is not platted and will need to be prior to occupancy. The owner of this building does have an agreement with the original developer, Clay Farha, for interconnecting access with the driveway to the two story office building. That drive will continue to be used even for a phase 2 of the subject property. The current owner would be responsible for his own water line and fire hydrant systems as needed by the Fire Department within his own lot.

General Site Criteria:

Existing zoning – “F-1” Light Industrial

Setbacks – 270 feet from Kelley Pointe Drive, 25 feet from the side yard on the south, 15 feet from the side yard on the north, and 80 feet from the rear yard on the west

Height of buildings – 21 feet

Parking – 23 parking spaces, building size is 6,620 square feet

Lot size – 33,471 square feet

1. Landscape Plan

<u>Landscaping - Lot area = 33,471 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 3,347 sf	16,582 sf landscaping/lawn area
Plant units required = 268 plant units	283 plant units
Evergreen required = 107 plant units	198 plant units
Requirements in front = 134 PU	247 plant units
= 1,674 sf	15,501 sf

2. Lighting Plan – light poles are 25 feet in height and there will be building lighting. This property on the west side of Kelly in the Kelley Pointe Addition is not in proximity to any homes.

3. Driveways/Parking – the access to this property is off of Kelley Pointe Drive; there is no driveway on Kelly, this is an interior lot in the Kelley Pointe project.

4. Mechanical equipment – the building provides for a pitch roof 12/6 ½ slope; all the mechanical equipment will be located on the ground.

5. Fencing/screening – no fencing will be provided.

6. Signage – the sign will be 6 foot tall, 42 square feet.

7. General architectural appearance – the building will be a combination of stone and plaster; the shingles are “Elk Prestique”.

8. Drainage Report and related Grading Report Plans – drainage is being handled in the entire Kelley Pointe project on an area wide basis.

9. Refuse facilities – the dumpster enclosure is in the private drive on the north side of the building.

10. Sensitive borders – there are no sensitive borders for this project.

11. Street paving and access management – all paving and access management fully complies with driveway separation, connectivity, shared parking facilities and access leading to the Kelly Parkway.

12. Title 21 Water and Sanitary Sewer Plans – city water and sewer are located on site and will be connected for service.

Mark Farris appeared representing the applicant. No one appeared in opposition.

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 #U060004 Public Hearing and Consideration of a Special Use Permit for a church at 1718 S. Kelly. (Daybreak Community Church)**

Dennis Clark representing the Daybreak Community Church is requesting that a 1500 square foot tenant space in the shopping center on the northeast corner of 18th Street and Kelly be approved for a church. This space is on the south side of the center facing 18th Street. A convenience store has recently been operated to the west of this site and a pharmacy is also a neighbor to this location. There is no new construction for this Special Use Permit, the tenant space in the center and the parking lot represent the site for this church. The church plans a maximum congregation of 75 people at this location. There is adequate parking for this use and other retail space if vacant space is re-occupied. The property is zoned "E-2" Open Display. There is a church on the west side of Kelly. The majority of the area is developed with offices

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 #PR060002 Consideration of Final Plat for CVS Pharmacy on the southeast corner of 15th and Bryant. (Armstrong)**

Carter Burgess Engineers are requesting approval of the Final Plat for the CVS at Spring Creek. This property is generally 67,968 square feet or 1.5 acres. The Engineer is adding the 10 foot easement on Bryant in addition to the 50 foot identified from the center line for road easement. This will also allow utility placement. An additional 5 foot easement will be shown on 15th Street for a total of 55 feet of right-of-way from the center line of 15th Street. The sanitary sewer line for this development will extend off-site to the north in the street right-of-way along Bryant to the sewer line serving the Spring Creek shopping center. City water is available on Bryant and 15th. The driveway on Bryant will be completely on the CVS property. The driveway on 15th will be widened and shared with the God's Light Shining Church. A portion of the shared drive is shown on this plat. The remainder is accommodated with a private easement on the church property. he plat will be identified as Lot 1, Block 1, CVS at Spring Creek. Detention will be underground for this development. Previous detention credited to the church will be designed partially in the CVS detention and partially on the church property immediately south. The owner on the plat is shown as God's Light Shining Ministries, Inc. Carter and Burgess have indicated the plat will be intended to be recorded prior to the improvements being complete. In order to accomplish this, the owners will need to provide as a guarantee 125 percent of the actual cost of the improvements with a cashier's check for the installation of the improvements. This procedure is acceptable, but most of the plats are held until the improvements are completed.

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 **Consideration of a Planning Commission workshop on June 20, 2006 to discuss Edmond Plan Update for Neighborhoods west of Broadway south of Waterloo Road.**

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

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

There was no New Business.

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

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

Meeting adjourned at 7:50 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission