

EDMOND PLANNING COMMISSION MEETING

Tuesday, July 18, 2006

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, July 18, 2006, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Suzy Thrash and Elizabeth Waner. Barry K. Moore was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Jan Ramseyer-Fees, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the June 20, 2006, Planning Commission minutes.

Motion by Waner, seconded by Moyer, to approve the minutes as written. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #U060006 Public Hearing and Consideration of Special Use Permit for administrative offices for Henderson Hills Baptist Church on property generally located north of 15th Street, east of I-35. (Henderson Hills Baptist Church)**

General Site Criteria:

Existing zoning – Special Use Permit within the PUD previously approved, 15th and I-35.

Setbacks – the office building is located east of one of the northern parking lots used by the church and north of the parking lot immediately east of the church. This office building is 1300 feet north of 15th Street and 2000 feet east of I-35. The site is located approximately 800 feet west of the east property line.

Height of buildings – approximately 40 feet

Parking – existing parking, no new parking is planned, the existing church parking lots will be used.

Lot size – 2.3 acres, building is 41,800 square feet, two story

1. Landscape Plan

Landscape - <u>Lot area = 98,810 sf</u>	<u>Landscape provided on plans submitted</u>
Fifteen percent of lot = 14,822 sf	67,529 sf landscaping/lawn area
Plant units required = 2,372 PU	5922 plant units
Evergreen required = 949 PU	78 plant units
Requirements in front = 1186 PU	117 plant units
Plant units from preservation = 5,805	

Henderson Hills is preserving 0.81 acres of cross timber forest on the north side of the site. There is also small patch of trees that will be saved to the south of the building. This patch of trees will be connected to trees being saved off-site to the south. In addition, they are installing 117 PU of new landscaping on-site and a considerable amount off-site to the west and southwest. With the significant amount of preservation being conducted, it is requested that they be granted a variance for the evergreen and 50% in front requirements.

2. Lighting Plan – the lights in the I-35 Corridor are permitted at 24 feet including the base; the church has complied with this standard in the parking lots; the only new lighting will be building lighting.
3. Driveways/Parking – no new drives are planned.
4. Mechanical equipment – mechanical equipment will be located on the ground.
5. Fencing/screening – no fencing or screening is required.
6. Signage – no new signage; there are existing signs on 15th and I-35.
7. General architectural appearance – the roof has various elevations just as the existing church buildings; the exterior materials include hardy board, cultured stone and brick and block; the roof has asphalt shingles
8. Drainage Report and related Grading Report Plans – drainage has already been built with the first phase.
9. Refuse facilities – refuse enclosures will be installed in the parking lots to serve this building.
10. Sensitive borders – no sensitive borders adjacent to this site.
11. Street paving and access management – there is no street widening with this project; there is a future commitment to widen 15th Street as development occurs in that area.
12. Title 21 Water and Sanitary Sewer Plans – water is available for connection, this project will develop with an aerobic system since the location does not drain into the same gravity flow of the sanitary sewer line that the church sanctuary does.

Attorney Randel Shadid appeared for the applicant, requested approval of the Special Use Permit and site plan. He indicated he had talked to both Carrie Tomlinson and Kim Miller regarding the preservation and landscaping plan. The church owns over 100 acres. The code allows the option of the aerobic system but the building will have a fire sprinkler system as required.

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

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

NAYS: None

The next item on the agenda was **Case #U060007 Consideration of Special Use Permit for a car wash in “D-1” Restricted Commercial District on the northwest corner of Danforth and Kelly, 905 W. Danforth. (Auto Spa Car Wash/Brent Niles)**

The applicant requested a continuance to the August 8, 2006 Planning Commission meeting.

Motion by Waner, seconded by Thrash, to continue this request to a date certain, August 8, 2006. **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 #PR060018 Consideration of Final Plat for a car wash on the northwest corner of Danforth and Kelly, 905 W. Danforth. (Auto Spa Car Wash/Brent Niles)**

The applicant requested a continuance to the August 8, 2006 Planning Commission meeting.

Motion by Moyer, seconded by Thrash, to continue this request to a date certain, August 8, 2006. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z060052 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to Suburban Office Planned Unit Development Usage on the south side of West Edmond Road, west of Hartford Drive adjacent to the Copperfield Addition. (Paul Brudzinski)**

The oil well operated adjacent to the Copperfield Addition on the south side of West Edmond Road just under ½ mile west of Kelly has been plugged and the site has been cleaned up with the tank battery removed. This property has not been platted as part of the Copperfield Addition although it is adjacent to Hartford Drive on the east and Albany Drive on the south. Mr. and Mrs. Brudzinski who live in the Copperfield Addition would like to change the zoning from Single Family to Suburban Office Planned Unit Development. This area has been fenced with a brick fence matching the exterior fence of Copperfield.

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

1. Infrastructure: City water and sewer are adjacent to this property on West Edmond Road, Hartford and Albany.
2. Traffic: West Edmond Road carries approximately 24,000 cars per day.
3. Existing zoning pattern:
North – “D-O” and “D-1” PUD
South – “A” Single Family
East – “A” Single Family
West – immediate west is “A” Single Family, west of that parcel is “D-O” PUD Jim Bryan Insurance Office.
4. Land Use:
North – Dooley Farms/Kimberly Crossing PUD/Arvest Bank
South – Copperfield Single Family
East – Copperfield Single Family
West – Copperfield Single Family
5. Density: N/A, proposed use is office.
6. Land ownership pattern:
North – large tracts, undeveloped commercial tracts and Arvest Bank
South – single family detached homes
East – single family detached homes
West – single family detached homes

7. Physical features: the land has been graded, used as an oil field site including former tank battery, masonry walls have been constructed around the site, access is from Edmond Road.
8. Special conditions: it would be best if new structures not build over the plugged well bore as a safety feature.
9. Location of Schools and School Land: N/A, schools are over a half mile from this location.
10. Compatibility to Edmond Plan III: the Special Use Permit for the well was submitted prior to the Copperfield Addition Final Plat for this phase and the negotiation with the developers incorporated the masonry walls, access from the arterial street and separation from the homes during the life of the well. It would have been unknown to the City as to how long the well would produce or if the status would change based on existing development.
11. Site Plan Review: If zoned "D-O", site plan review would apply.

Paul Brudzinski requested the Plan Amendment to build 2 office buildings on the oil well site. He indicated he lived adjacent to the property in Copperfield and felt his proposal was a good long term protection to other changes that may occur along West Edmond Road. The PUD Design Statement established high quality standards that protected the residential and created less change even if the property was developed residential.

Joel Schultz was concerned about the long term commitment of the standards such as no drive on Albany, retention of the brick wall, residential style office buildings and maintenance of the fence along Albany. Chairperson Cartwright indicated these statements were in the PUD and would apply to the land regardless of when it was developed and who developed it. Ronnie Williams with ENA indicated there are numerous houses and buildings built near oil wells in Edmond. Commissioner Moyer asked if there was any extraordinary safety issue building near oil wells. Staff indicated the oil well had been plugged to city standard and was preferred that the structure be constructed over the well bore. Commissioner Waner felt there could be problems on the site plan with the driveway location and retaining the pine tress along Edmond Road.

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

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

The next item on the agenda was **Case #Z060053 Public Hearing and Consideration of rezoning from "A" Single Family to "D-O" Suburban Office Planned Unit Development District on the south side of West Edmond Road, west of Hartford Drive adjacent to the Copperfield Addition. (Paul Brudzinski)**

Paul Brudzinski is requesting that land located on the south side of West Edmond Road, west of Hartford Drive be rezoned from "A" Single Family to "D-O" Suburban Office on a 38,332 square foot tract of land. This property has been used as an oil well site and has access to Edmond Road separate from the streets in the Copperfield Addition. There are houses to the immediate west, east and south. A short distance to the west is the Jim

Bryan Insurance Agency. The applicant has discussed the desire to build two residential style offices with shared parking. A site plan and a plat would be required for this type of project. Utilities are available. Drainage/detention may also be a requirement since the oil well was developed in the early stages of the Copperfield development and may not have been included in the drainage calculations.

The PUD approach was suggested by staff and has been added to this request. The standards should be used to create as much compatibility as possible with the Copperfield Addition and surrounding area. Some of the elements of the PUD would include retaining the entry way signage and masonry wall to a reasonable extent, no access from Albany Drive or Hartford Drive, provision for a pitched roof office building also reflecting residential exterior materials. The prohibition of a bank as an incompatible use this close to residential is also suggested.

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

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

NAYS: None

The next item on the agenda was **Case #SP060027 Public Hearing and Consideration of commercial site plan approval on the northeast corner of Fisher Drive and South Boulevard, in the Fisher Hall North Addition, Citizens Bank. (Tony Blatt)**

General Site Criteria:

Existing zoning – “E-1” General Commercial

Setbacks – front setback is 105 feet from the centerline of Boulevard; side yard to the north is 58 feet; side yard to the south is 82 feet; rear yard to the east is 84 feet, 40 feet to the drive-in lanes

Height of buildings – 35 feet to the peak of the roof

Parking – 28 parking spaces

Lot size – 45,796 square feet, platted Fisher Hall North Addition

1. Landscape Plan

<u>Landscaping - Lot area = 45,796 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 4,580 sf	15,955 sf landscaping/lawn area
Plant units required = 366 PU	529.5 plant units
Evergreen required = 146 PU	368 plant units
Requirements in front = 183 PU	357.5 plant units
=2,290 sf	4,175 sf

Citizen's Bank intends to apply for a matching art/sculpture grant and add a sculpture to this project.

2. Lighting Plan – approximately 5 pole lights will be provided using the shoebox style lights; there are no homes near this property; a two story office building is planned to the east and a 3 story office building is already completed to the northeast; the light poles will be approximately 30 feet in height. **Amended to 25 feet at the Planning Commission meeting.**

3. Driveways/Parking – one driveway, which will serve as an exit, is located on Boulevard; the other driveway is off Fisher Drive and will be shared with the office building to the east and the 3 story office building
4. Mechanical equipment – the bank is designed to match the bank at Danforth and Kelly; a steeply sloped roof line is used; all mechanical equipment will be located on the ground.
5. Fencing/screening – no sight proof fencing is used except for the dumpster enclosure
6. Signage – the ground sign will be 6 foot tall, 42 square feet.
7. General architectural appearance – the building will be brick veneer on all 4 sides and will include a covered drive-in on the east side of the bank; the architecture will match the existing facility at the northeast corner of Danforth and Kelly which is modeled after the downtown Citizen's Bank at Broadway and Edwards.
8. Drainage Report and related Grading Report Plans – drainage has been completed for the addition, Fisher Hall North
9. Refuse facilities – the dumpster is located on the east side of the property substantially away from public streets.
10. Sensitive borders – there is no sensitive border for this site; the land to the east is zoned "E-1" the land to the north and south zoned "E-1". The land on the west side of Boulevard is the Stonebridge PUD.
11. Street paving and access management – all paving and access management requirements have been met.
12. Title 21 Water and Sanitary Sewer Plans – city water and sewer are adjacent to this lot and are being connected for service.

Tony Blatt spoke representing the applicant. He indicated that after talking further with Derek Turner they would change the brick color from tan brick to red brick to fit with the 3 story office building to the northeast and that they would also share a dumpster location rather than have a whole new site on the Citizens Bank property. Commissioner Waner was concerned about the height of the light poles. Josh Moore indicated the lights on the site were 25 feet, possibly even 22 feet and that standard could be used for the bank. Mr. Blatt agreed.

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

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

The next item on the agenda was **Case #PR050030 Consideration of Bridgewater Office Park Section III Final Plat located east of Santa Fe, South of Christian Brothers Automotive. (ERC Properties)**

Corey Timmons with Crafton Tull and Associates Engineers is representing ERC Land Development proposing the Bridgewater Office Park Plat on the east side of Santa Fe, north of Bridgeview Boulevard. The Christian Bros Automotive is located to the north, the Bridgewater Single Family Addition is located to the east, and the Lakes at Bridgewater PUD is located to the southeast. The Santa Fe Pointe Addition is located to the west. The Addition contains 3.21 acres and is zoned "D-0" Suburban Office. The Addition will

contain 12 lots. Each lot is to be individually sold using the common driveway through the project for access.

The common driveway is shown as Common Area "A" and is labeled "cross access easement" on the plat. Utilities are also being designed within the common area or are already located on the periphery of the addition. Each lot will need to connect separately into water and sanitary sewer for the long term maintenance of those utilities. Common area "A" used for the landscaping water feature could be renamed with another designation as well as the landscaped area west of Lot 1 since those are set aside for landscaping rather than cross access. The landscaping requirements will be met within the common areas and on the individual lots. The project as a whole can meet or exceed the 10 percent landscaping. The one drive approach planned on Santa Fe will align with the crossover in the median break on Santa Fe.

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

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

NAYS: None

The next item on the agenda was **Case #SP060023 Public Hearing and Consideration of commercial site plan for Candlewood Suites Hotel on the west side of Broadway, west of Applebee's Restaurant. (Dollar Developers, LLC)**

This property is located west of Harley Davidson and Applebee's east of the railroad tracks. The hotel would be located a considerable distance from a public street. The Candlewood Suites Hotel is the only site plan requested at this time. A future building, possibly a restaurant, has been indicated to the south of the hotel. At this time, there is a driveway connection between the new City Bites and the Applebee's parking lots. The existing building on the property will be demolished and has previously been used as a KIA dealership.

General Site Criteria:

Existing zoning – "F-1" Light Industrial

Setbacks – the setbacks are 250 feet from Broadway, 60 feet from the north property line, 65 feet from the south property line and 60 feet from the west property line. Access to this property is from interconnecting driveways, the site is not adjacent to a public street.

Height of buildings – the building is 4 stories, 60 feet tall with 94 rooms.

Parking – 94 parking spaces are provided

Lot size – 77,474 square feet

1. Landscape Plan

Landscaping - Lot area = 77,474 sf

Ten percent of lot = 7,747 sf

Plant units required = 620 PU

Evergreen required = 248 PU

Requirements in front = 310 PU

= 3,873 sf

Landscape provided on plans submitted

15,960 sf landscaping/lawn area

620 plant units

280 plant units

423 plant units

4,216 sf

2. Lighting Plan – 6 light poles are provided at 30 feet in height and this is very appropriate for a location along the railroad and in a fully commercial area and is consistent with lights along South Broadway.
3. Driveways/Parking – driveways are already in place with a connection to Broadway between Applebee's and Harley Davidson.
4. Mechanical equipment – mechanical will be located on the ground because the roofs are pitched.
5. Fencing/screening – no screening or fencing required.
6. Signage – one ground sign will be used at the entry in one of the landscaped islands, the sign can be 20 feet tall 75 square feet in area since Broadway is the nearest street and that is the standard allowed.
7. General architectural appearance – all 4 stories of the building are EFIS; the building will be fire sprinklered.
8. Drainage Report and related Grading Report Plans – the drainage plans have been reviewed by Engineering.
9. Refuse facilities – the dumpster location will be at the corner of the driveway around the building.
10. Sensitive borders – there is no sensitive border applied to this site.
11. Street paving and access management – street paving and access fully comply.
12. Title 21 Water and Sanitary Sewer Plans – water and sanitary sewer fully comply.

Chairperson Cartwright indicated this was a good location for the hotel use and glad to see Broadway continue to develop in this manner.

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

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

The next item on the agenda was **Case #SP060026 Public Hearing and Consideration of commercial site plan for offices south of 18th Street east of Kelly in the Signal Ridge Addition. (Neal McGee)**

Neal McGee is requesting site plan approval for 4 buildings to be used as office/warehouse. Building #1 contains 3200 square feet; building #2, 3600 square feet; building #3, 3200 square feet and building #4, 3200 square feet. A detention area is located to the east of this lot, an oil company office is located to the west.

General Site Criteria:

Existing zoning – “E-3” Restricted Light Industrial

Setbacks – setback on the front is 70 feet, side yard setback on the east is 20 feet where a utility easement is located, on the west is 5 feet, on the south is 20 feet where a utility easement is located.

Height of buildings – 20 feet

Parking – 28 spaces, 29 spaces could be required

Lot size – 52,800 square feet

1. Landscape Plan

Landscaping - <u>Lot area = 52,800 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 5,280 sf	6,151 sf landscaping/lawn area
Plant units required = 422 PU	433.5 plant units
Evergreen required = 169 PU	316 plant units
Requirements in front = 211 PU	215 plant units
=2,640 sf	2,659 sf

2. Lighting Plan – the lighting will be on the buildings.
3. Driveways/Parking – one driveway is planned along 18th Street; this drive accesses all the buildings and parking; the individual buildings would not be sold.
4. Mechanical equipment – the buildings have a pitch roof, so all the mechanical equipment is located on the ground.
5. Fencing/screening – no fencing or screening is required, 2 dumpster pads are planned; the surrounding zoning is “F-1” or “E-3”.
6. Signage – one ground sign 6 foot tall 42 square feet will be provided.
7. General architectural appearance – the buildings are brick veneer on all 4 sides with a 12/5 pitch roof; there are overhead doors provided with each of the buildings.
8. Drainage Report and related Grading Report Plans – drainage has been completed previously with the Signal Ridge Addition; this land is already platted.
9. Refuse facilities – 2 dumpster pads are planned
10. Sensitive borders – there are no sensitive borders adjacent to this lot.
11. Street paving and access management – 18th Street is platted as a commercial collector street.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are available for connection.

Commissioner Waner was concerned about 2 dumpster locations. Mr. McGee indicated he had talked with Sam McNeiland, Sanitation Director, and he felt they could start with 1 dumpster for the small office/warehouse type uses.

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

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

NAYS: None

The next item on the agenda was **Case #SP060031 Public Hearing and Consideration of commercial site plan for a Popeye’s restaurant located on the northeast corner of Burton Place and Broadway. (Pop Holdings, LLC)**

The plans reflect the potential of 2 uses in the building. The second use is not listed.

General Site Criteria:

Existing zoning – “E-2” Open Display

Setbacks – front setback on Broadway is 62 feet from the property line, setback on Burton Place is 60 feet from property line (side yard), setback on the north next to Broadway Landing is 44 feet, setback on the east next to the office building is 66 feet (rear yard).

Height of buildings – 21 feet 7 inches

Parking – 27 spaces shown, building square footage is 4420, 40 spaces could be required

Lot size – 37,825 square feet

1. Landscape Plan

<u>Landscaping - Lot area = 37,825 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 3,782.5 sf	4,362 sf landscaping/lawn area
Plant units required = 303 PU	373.5 plant units
Evergreen required = 121 PU	373.5 plant units
Requirements in front = 151.5 PU	282.5 plant units
= 1,891 sf	3,300 sf

2. Lighting Plan – 6 light poles are shown, 20.5 foot pole height; staff recommends they be shoebox style lights due to the proximity to homes so that the light is directed on the site.
3. Driveways/Parking – 2 driveways, one on Broadway at the north end and one on Burton Place; the drive-in windows are on the north side of the property nearest to Broadway Landing; the stacking lane will be on the south and east sides of the building with the menu board location on the east side of the building.
4. Mechanical equipment – the roof is flat; mechanical equipment will be located on the roof. There are extensions of the parapet wall and they will need to be tall enough to block the view of the mechanical equipment. Plans reflect 12” height of the parapet wall above the mechanical.
5. Fencing/screening – none required due to the adjacent zoning of commercial except for the dumpster enclosure.
6. Signage – the ground sign proposed is 20 feet allowed along Broadway; the base would be dark brick matching the wainscot on the building; the square footage of the sign face is 75 square feet for 2nd tenant and/or reader board. Wall signs include 2 wall signs and a 128 square foot mural.
7. General architectural appearance – the building exterior is EFIS with a dark brick wainscot; the canopies are standing seam metal matching the brick; the building is planning for a second occupant; the EFIS color would be a light yellow.
8. Drainage Report and related Grading Report Plans – the only location for the detention area is on the immediate northeast corner of Burton Place and Broadway. The detention area will be narrow and will have such steep slopes that a railing will have to be placed around the perimeter as a safety feature. The railing will be similar to the one for the Bryan’s Automotive on the east side of Kelly north of 15th Street. There is some landscaping around the top of the detention area.
9. Refuse facilities – the dumpster enclosure will be on the northeast corner of the site, screened.
10. Sensitive borders – there is no sensitive border. The land to the north is Broadway Landing shopping center. The land to the east is an office building, the business to the south is an auto repair business.
11. Street paving and access management – Burton Place and Broadway are paved to city standard. There may be some paving to be completed on Broadway to close up an existing drive not to standard.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are available and will be connected for service.

Brian Moore, architect for Pop Holdings, LLC, indicated that the mechanical equipment will be screen with an adequate height parapet. Commissioner Moyer asked if the mural counted as a sign and staff indicated it did, but it complies with the size since it is on the wall with the greatest length. Commissioner Thrash asked if the shoebox lights would be used, Mr. Moore indicated they would be especially since there are homes to the southeast of this property.

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 #PR060004 Consideration of Final Plat approval for Belleau Wood Addition located south of Sorghum Mill Road and west of Air Depot. (Tanner Consulting)**

Mark Grubbs with Tanner Consulting, LLC representing the property owners Spinning Spur, LLC, has submitted the Final Plat of Belleau Wood Addition located south of Sorghum Mill and west of Air Depot. This plat contains 54 single family lots on 80.71 acres. The property is zoned "R-2" Urban Estate Dwelling District. The typical lot size is 60,000 square feet. Public streets are proposed for Belleau Wood Addition. One collector street, Wheatley Way, comes off Sorghum Mill and extends through the project to Air Depot Boulevard. The plat contains two separate common areas, one at the northeast corner of the plat and one between Chateau Lane and Pershing Circle. Belleau Wood Addition is proposed to be built in one phase, and the lots will develop with private water wells and septic tanks.

Mart Grubbs requested approval.

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

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

NAYS: None

The next item on the agenda was **Case #ES060007 Public Hearing and Consideration of closing a 20 foot public utility easement at 1600 Duxsford Court, Lot 29, Block 1, Edinborough Pointe Addition. (Mike and Dawn Wood)**

Mike and Dawn Wood would like to build a swimming pool in the back yard of the house at 1600 Duxsford Court in the Edinborough Pointe Addition located east of Bryant, south of Waterloo Road. There is a 20 foot utility easement on the south side of this lot. This addition is served with private water wells and septic tanks. Edmond Electric is located in the front yard. OG&E does not serve this addition or have any lines through this area. ONG is also not extended through this particular easement. The telephone service is also located in the front of the property. The land to the immediate south is undeveloped. The land to the west is developed into large lot residential along Dr. Tom and Wild Rose Lane. There is no immediate need for the 20 foot easement.

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

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

The next item on the agenda was **Case #SP060029 Public Hearing and Consideration of commercial site plan for a retail building on property located at 415 W. 15th Street, Signal Ridge Business Park Retail B, south of 15th Street. (Derek Turner)**

General Site Criteria:

Existing zoning – “E-2” Open Display

Setbacks – the setback from center line of 15th Street is 125 feet, setback to the east is 90 feet, setback to the west is 15 feet, setback to the south is 24 feet.

Height of buildings – 27 foot

Parking – 46 parking spaces, 48 could be required since this is a retail use.

Lot size – 48,860 square feet, the building is 9,750 square foot

1. Landscape Plan

<u>L Landscaping - Lot area = 48,860 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 4,886 sf	15,000 sf landscaping/lawn area
Plant units required = 391 PU	391.5 plant units
Evergreen required = 156 PU	188.5 plant units
Requirements in front = 196 PU	329 plant units
= 2,443 sf	3,500 sf

2. Lighting Plan – lighting will be on the building.

3. Driveways/Parking – this project shares a driveway with the Core Physical Therapy and the Framing Gallery and a main driveway on the west side into other Signal Ridge offices.

4. Mechanical equipment – the roof is pitched, so all mechanical will be located on the ground.

5. Fencing/screening – no fencing is required.

6. Signage – 1 ground sign 6 foot tall 42 square feet is provided on the east drive entrance.

7. General architectural appearance – the building is a combination of brick, split face block exterior on all four sides; the roof is composition shingles and there is a drive through canopy on the east side of the building also with the pitched roof and composition shingles

8. Drainage Report and related Grading Report Plans – drainage has been completed for the entire area with the Signal Ridge plat.

9. Refuse facilities – the dumpster enclosure will be located on the southeast corner of the property in a fenced enclosure.

10. Sensitive borders – there are no sensitive borders adjacent to this property. Signal Ridge offices are located to the south, Waddell and Reid is located to the west and the Framing Gallery to the east.

11. Street paving and access management – street paving width and access management driveway separation fully complies.

12. Title 21 Water and Sanitary Sewer Plans – water and sewer are available for services.

Josh Moore attended representing the applicant, requesting approval. He indicated that pole lights will now be added to the two buildings on 15th Street. They have been delayed until both sites can be completed and they will be 20 feet tall.

Motion by Moyer, seconded by Thrash, to adjourn. **Motion carried** by a vote of 4-0 as follows:

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

The next item on the agenda was **Case #SP060028 Public Hearing and Consideration of commercial site plan for an office building on property located on the east side of Boulevard, north of Fisher Drive Building C-1. (Derek Turner)**

This location is south of the 3 story building in the Fisher Hall North project and will be located east of the Citizen's Bank proposal. Two other buildings have also been approved to the west of the 3 story building along the frontage of Boulevard. This will complete the Fisher Hall North development.

General Site Criteria:

Existing zoning – "E-1" General Commercial

Setbacks – the setback is 25 feet off Fisher Drive from the property line, the side yard setbacks are 30 to the north and 45 feet to the south, the rear yard is 20 feet.

Height of buildings – two story and is 20 feet

Parking – 54 spaces, no extra parking spaces are provided based on a 22,000 square foot building with office usage. Most of the parking lots can be shared possibly with the exception of the bank.

Lot size – 51,110 square feet

1. Landscape Plan

<u>Landscaping - Lot area = 51,110 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 5,111 sf	25,000 sf landscaping/lawn area
Plant units required = 409 PU	412 plant units
Evergreen required = 164 PU	216 plant units
Requirements in front = 205 PU	420 plant units
= 2,555 sf 13,000 sf	

2. Lighting Plan – parking lot lights will follow the pattern established for this project, the lights are approximately 22 – 25 foot tall.

3. Driveways/Parking – driveways are all common access and cross access between the various buildings. There is a new driveway on Fisher Drive which access the new Bickham Rudkin community park. All access management and circulation is to city code.

4. Mechanical equipment – the mechanical equipment will be located on the roof but the parapet wall extends to screen all mechanical equipment just as it does with the 3 story building. This building will compliment the appearance of the 3 story building.

5. Fencing/screening – no screening or fencing is required except for the dumpster enclosure.
6. Signage – ground sign on Fisher Drive will be 6 foot tall 42 square foot and is shown on the southwest corner of the property.
7. General architectural appearance – the building will be a combination of brick and block very similar to the color and materials of the 3 story building to the north. The roof is composition shingles.
8. Drainage Report and related Grading Report Plans – the drainage detention area has already been completed for the Fisher Hall project.
9. Refuse facilities – the dumpster enclosure is on the north side of the building and will be shared with the 3 story office building.
10. Sensitive borders – the land to the south is zoned “E-1”, the community park is located to the east and the building has numerous windows on the east side to overlook the park and lake.
11. Street paving and access management – all streets and driveways meet city requirements.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer lines were constructed with the Fisher Hall North plat and are ready for connection to this building.

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

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

NAYS: None

Under New Business, Commissioner Moyer asked if the staff would like to consider a workshop on the Edmond Plan IV Update. City Planner Schiermeyer said it was a good idea and it would be best if it could be scheduled before August 29th when the City Council will have a workshop on the Plan. The Commissioners asked the staff to place an item on the next agenda, August 8th, to set a workshop date with each member checking their schedule. Maps of the 2007-2012 Short Range Specific Plan were distributed to the Commissioners.

Motion by Moyer, seconded by Waner, to adjourn. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

Meeting adjourned at 6:30 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission