

EDMOND PLANNING COMMISSION MEETING

Tuesday, October 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, October 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, 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 October 3, 2006, Planning Commission minutes.

Motion by Moyer, seconded by Moore, to approve the minutes as corrected to reflect 6:00 am rather than 6:00 pm. **Motion carried** by a vote of 5-0 as follows:

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

The next three items on the agenda were **Case #Z060070 Public Hearing and Consideration of amendment to Edmond Plan III from Low Density Residential Planned Unit Development to Medium Density Residential Planned Unit Development Usage located at 2520 S. Rankin. (Grace Living Center)**
and

Case #Z060071 Public Hearing and Consideration of rezoning from "C-1" Low Density Residential Planned Unit Development to "C-2" Medium Density Residential Planned Unit Development Usage located at 2520 S. Rankin. (Grace Living Center)
and

Case #U060012 Public Hearing and Consideration of Special Use Permit and site plan approval for Grace Living Center expansion located at 2520 S. Rankin

These three items were continued to a date certain at request of the applicant.

Motion by Moore, seconded by Waner, to continue these requests to November 7, 2006. **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 #SP060009 Public Hearing and Consideration of commercial site plan approval for Edmond North Self Storage located at 2116 North Thomas Drive. (John Birdsell)**

This location is approximately 206 feet south of the Crown Ridge Apartments. This property is platted. Self storage facilities are one of the more highly covered building sites of any of the commercial uses. Based on the Fire Department requirements as well as the customer requirements, almost all of the lot needs to be paved for access to the multiple storage spaces. There needs to be a looped driveway for the fire lane. Detention

is required and in these cases is usually part of the landscaping because of the limited space. This project has provided as much landscaping at the front and sides as possible and there is also landscaping around the detention area at the southeast corner of the property. There is not sufficient space for 50% of the landscaping in the front yard area.

General Site Criteria:

Existing zoning – “E-3” Restricted Light Industrial

Setbacks – the front setback is 45 feet from the front property line on Thomas Drive, the side setback to the south is 12 feet, the side setback to the north is 26 feet and the rear yard to the east is 30 feet.

Height of buildings – 12 feet

Parking – 6 parking spaces are provided in the front for access to the office.

Lot size – 5.2 acres

1. Landscape Plan

<u>Landscaping - Lot area = 227,400 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 22,740 sf	22,740 sf landscaping/lawn area
Plant units required = 1,820 plant units	1,822 plant units
Evergreen required = 728 plant units	1,492 plant units
Required in front yard = 910 PU = 11,370 sf	600 plant units 5,200 sf

2. Lighting Plan – no light poles are planned. The site will be fenced and there will be wall packs on the individual buildings. The access to the project is gated so the site is secured in the evening.

3. Driveways/Parking – one driveway will be constructed on Thomas and a 12 foot widening section will be added to Thomas Drive, existing driveways will be closed. The drive is centered along the 350 foot of frontage on Thomas.

4. Mechanical equipment – mechanical equipment will be located on the ground or with a through the wall air conditioner for the office. Air conditioning units are not located on the roof.

5. Fencing/screening – the site is fenced with a chain link fence. There is landscaping along the north and south sides of the property and the setbacks established. The east side of the property is adjacent to industrial land next to the railroad tracts.

6. Signage – one 6 foot tall sign 42 square feet will be provided.

7. General architectural appearance – the front of the building is a combination of brick and hardy plank. The brick wainscot extends 3 ½ feet on the front wall with the remainder of the front wall being hardy board. The building construction is metal frame and the sides of the buildings are a continuous line of overhead doors. A portion of the land to the south of this property is zoned industrial. The south elevation needs to be screened with a sight proof fence, it would take considerable time for the vegetation to screen this side of the building. An option could involve masonry on the south side of the building where it can be seen from Thomas. The south building will be split into two structures to meet the Fire Department access requirements (this is not shown on the attached plans).

8. Drainage Report and related Grading Report Plans – drainage/detention area is located in the southeast corner of the property.

9. Refuse facilities – only one refuse container is proposed and would be located adjacent to Thomas based on the access through the site.

10. Sensitive borders – there are no sensitive borders to the north, south or east. The Thomas Trails Addition is located to the west. The houses back up to Thomas and there is a sight proof fence along Thomas.
11. Street paving and access management – access management standards are being met and a street widening section is being added as it was with the Crown Ridge Apartments.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer is available.

Mr. Mark Utley, the engineer for Mr. Birdsell the developer, indicated that the south wall would be brick wainscot and masonry panels. He explained that the owner has bought some additional land from the original purchase in order to complete a detention area at the southeast corner of the parcel. The front of the property where the detention area is will be developed at a later time and would represent another site plan consideration. The design presented for the self storage is about the only option available based on the run-off of the property.

Commissioner Waner indicated the detention pond contained a substantial amount of the landscaping plant units and at the back of the property, none of it would be seen. Staff noted that they had met the 10% landscaping and the plant units, they were just unable to locate all of them along Thomas based on the fire lanes and paving needed for the layout of the units. It was noted this was common with almost all self storage facilities. The applicants were asking to waive the 50% landscaping in the front yard standard. Commissioner Moyer indicated this seemed reasonable and consistent with other self storage facilities. The owner would have to remove some of the buildings in order to place the landscaping in the front yard. Ms. Waner indicated this was not the most attractive type of use and it was unfortunate that some of the landscaping would not be seen because of the location on the site.

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 Z060068 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to Suburban Office located on the northwest corner of Coffee Creek and Coltrane. (The Ranch/Iron Horse Development)**

Dee Greninger with Iron Horse Development is requesting that 10 acres on the northwest corner of Coffee Creek and Coltrane be rezoned to "D-O" Office. There has been a significant change in this area with the Edmond School District purchasing land for the Centennial Elementary School under construction and a future middle school site on the northeast corner of the intersection. Those tracts contain 40 acres. Other development in the area includes the Steeplechase Addition to the south, the Ranch Phases 1, 2, and 3 to the north and west of this location. The land to the east around the school and to the south of the school site is undeveloped and is owned by Jim Harper. Iron Horse Development plans to purchase that land in the future.

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

1. Infrastructure: Coffee Creek and Coltrane are two lane arterial streets. 50 foot of right-of-way is currently required for platting purposes. 70 foot of right-of-way from the center line represents the current recommendation for this type of street. Improvements to Coltrane or Coffee Creek are not within the current traffic improvement plan. City water and sewer are generally available and are being extended to serve the schools and the Ranch.
2. Traffic: there are no current traffic counts.
3. Existing zoning pattern:
North – “A” Single Family
South – “A” Single Family
East – “G-A” General Agricultural
West – “A” Single Family
4. Land Use:
North – is developing as a phase of the Ranch
South – developed with lots fronting the arterial street
East – a portion of the school site (schools are not regulated by local zoning requirements)
West – Single Family under development
5. Density: not applicable
6. Land ownership pattern:
North – Iron Horse Development
South – single family tracts
East – 40 acre tract for the school, other ownership in larger parcels
West – Iron Horse Development
7. Physical features: the site is wooded and is generally flat, no 100 year designated creeks.
8. Special conditions: none
9. Location of Schools and School Land: adjacent to the northeast an elementary school is under construction.
10. Compatibility to Edmond Plan III: not projected on the current Plan, the size of the school site was also not anticipated on previous Plans. Edmond Plan IV Draft has projected higher urban uses east of Coltrane south of Coffee Creek Road extending the entire mile to Sooner Road. Office use would be compatible, that office zoning is in place near Cimarron Middle School, 33rd and Bryant. Retail commercial use is across from Sequoyah Middle School on Danforth west of Bryant. Central Middle School is near residential but is not combined with an elementary school site and is not on a section line corner. Office uses at this arterial street intersection adjacent to significant school land is a reasonable use.
11. Site Plan Review: Platting will be required for commercial development. Site Plans will be required for an office development. Expectations in the “D-O” District should include pitch roof construction, brick veneer exterior walls, appropriate landscaping and access management. The developers’ concept plan indicates no drives on Coffee Creek Road.

Dee Greninger with Iron Horse Development indicated he had asked for a retail commercial a year ago and that was withdrawn. He indicated his company has received inquiries about office uses they would like to be near the school for convenience of services such as medical or dental convenient to the campus. He indicated he would grant the right-of-way along Coffee Creek and Coltrane for the 70 foot needed for the turning movements anticipated near the intersection. He noted that the offices would fit with the appearance of the homes and would use the 85% brick or stone standard used in The Ranch for the exterior finish. The intersection of Coffee Creek and Coltrane will be much busier with the school traffic and this is a compatible use nearest to that access point separating the residential backyards from the entry/exit to the school.

Tom Counihan, the homeowners association president for Steeplechase, opposed the "D-O" zoning. He was concerned with traffic, drainage and the current condition with the sanitary sewer line where there is an odor at the location where the sewer line crosses Coltrane near the creek. It is understood that the problem is related to flow characteristics of the sewer line. He felt there was no demand for the office use at this time and that the City might wait until they develop their overall plan for the area. Ronnie Williams with ENA suggested that people had moved to this area to be away from any commercial. He felt that they did not want to make Coffee Creek and Coltrane a major thoroughfare. He suggested that persons should know about what is happening in the area as soon as possible. Commissioner Moore asked City Engineer Steve Manek what the issue was pertaining to the sewer and the odor. He noted he had received emails and telephone calls regarding this issue. Mr. Manek indicated that there are plans to relocate some of the sewer line due to the proximity of the creek to the line. Easements are not in place for this new construction at this time. The sewer line has been flushed with various chemicals and the odor continues to return and the City will continue to work on this problem. There is no problem with the size of the line or the capacity of the sewer line. J. W. Armstrong indicated he had noticed an odor problem near Fairfax Addition.

Commissioner Thrash asked if a housing development could be built on the 10 acres. Mr. Greninger indicated he felt an office was a better use near the intersection and the school. Commissioner Waner appreciated the changes in the project since the last hearing, but was concerned about the changes that would occur without looking at the entire area prior to deciding on this project.

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

AYES: Members: Moore, Moyer and Chairperson Cartwright

NAYS: Thrash and Waner

The next item on the agenda was **Case #Z060069 Public Hearing and Consideration of rezoning from "G-A" General Agricultural to "D-O" Suburban Office located on the northwest corner of Coffee Creek and Coltrane. (The Ranch/Iron Horse Development)**

Dee Greninger with Iron Horse Development is requesting that 10 acres on the northwest corner of Coltrane and Coffee Creek be rezoned to "D-O" Office. The land is currently

zoned Agricultural. This parcel contains 440 foot of frontage along Coffee Creek Road and approximately 1,000 foot of frontage along Coltrane. This site is across from the Edmond School District property on the east side of Coltrane where Centennial Elementary School is under construction. A Middle School site will be available on the immediate northeast corner of the intersection. The land to the south has been developed with acreage lots fronting the section line road or arterial of Coffee Creek and this also occurs on Coltrane. City water is available on Coffee Creek and Coltrane. The water line is being extended north to serve the school and will extend further north to loop into The Ranch development Section 3. Sanitary sewer is also available. Office uses especially in the "D-O" District create compatible traffic characteristics with the adjacent residential and do not create the peak traffic demands as do the schools.

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

AYES: Members: Moore, Moyer and Chairperson Cartwright

NAYS: Waner and Thrash

The next item on the agenda was **Case #PR060022 Public Hearing and Consideration of Final Plat for Peavine Ridge Addition located west of North Douglas Boulevard, one-half mile north of Sorghum Mill Road. (Paul and Cynthia Waits)**

No new information has been provided since the last Planning Commission on this addition. The project could be developed without a plat because of the State Statute allowing a minimum of two acre lots to be built on private streets more than a quarter mile from water and sewer lines. This project meets that standard. Title 23 Drainage Detention still requires, even if there is no plat, that standards pertaining to detention still have to be met particularly related to the protection of a FEMA 100 year flood line. The City has an agreement with FEMA to enforce these regulations. The issue with this plat is that Lot 7 included a FEMA floodplain across the lot. That practice is not permitted by Title 23 and the floodplains are usually placed in a common area. The lot was not two acres in size once the floodplain area was removed from the lot. No building permits can be approved until it is verified that Title 23 Drainage standards have been met.

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 #ES060008 Public Hearing and Consideration of closing a portion of a utility easement located south of Coffee Creek Road, east of Broadway, at 834 E. Coffee Creek Road. (Douglas Washam)**

This item was continued to a date certain at request of the applicant.

Motion by Moyer, seconded by Thrash, to continue this request to November 21, 2006.

Motion carried by a vote of as follows:

AYES: Members: Moyer, Thrash, Moore, Waner 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 6:50 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission