

**EDMOND PLANNING COMMISSION MEETING****Tuesday, September 18, 2007****5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, September 18, 2007, in the Downtown Community Center, Room 107, 28 East Main. Meetings are being held at this address due to remodeling of the City Council Chambers. Other members present were Bill Moyer, Barry K. Moore and Ingrid Young. Leroy Cartwright 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 September 4, 2007, Planning Commission minutes.

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

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

NAYS: None

Attorney Randel Shadid, representing Tinker Federal Credit Union, requested that the site plan item be considered first since it was filed first prior to the plats. There was no objection since it was suggested that all of the items be discussed together.

The next item on the agenda was **Case #SP070038 Public Hearing and Consideration of site plan approval for Tinker Federal Credit Union located on the northwest corner of Bryant Avenue and 33<sup>rd</sup> Street. (Tinker Federal Credit Union)**

Planning Department:

1. Existing zoning – The property is zoned “D-O” Suburban Office and was zoned in 1982. This zoning was approved prior to the amendment to the Zoning Ordinance which requires Specific Use Permits for drive-in facilities, therefore, a drive-in bank is a use permitted by right at this location.
2. Setbacks – The front yard setback on Bryant is 90 feet from property line. (Currently, there is 50 foot of right-of-way on Bryant. The setback is measured assuming 70 foot of right-of-way. 100 foot of right-of-way is actually required and even if that right-of-way was granted, the building would still be 60 feet from the front property line). The south setback is 59 feet. The west setback is 84 feet. The north setback from Paddock Lane to the drive-in facility is 130 feet.
3. Height of buildings – 29 feet, one story.

4. Parking – the building is 6,833 square feet requiring 34 spaces. There are 59 spaces. The project is over-parked by 25 spaces. The landscaping requirement will need to be increased.
5. Lot size – 92,480 square feet. The building is 6,833 square feet.
6. Lighting Plan – The lighting plan provides for 12 pole lights. The current ordinance does not allow lights to be any taller than 25 feet including the base of the pole. Lights will also be situated on the building.
7. Signage – The standard for the ground sign is 6 foot tall, 42 square feet. A ground sign is planned near the southern drive on Bryant.
8. General architectural appearance – The exterior of the building includes brick veneer and pitched roof including the drive-in canopy. The roof is standing seam metal. Some of the trim is E.F.I.S.
9. Sensitive borders – The land to the west is zoned Single Family. The land to the north is zoned “D-O” Office and is also a Special Use Permit for a landscape business. Title 22 did not intend for there to be a sensitive border setback requirement or additional landscaping when “D-O” Office is adjacent to Single Family.
10. Mechanical equipment – All mechanical equipment will be located on the ground due to the pitched roof construction.
11. Fencing/screening – No sight proof fencing is proposed or planned other than for the dumpster enclosure.

Engineering Department:

12. Driveways/Parking – Tinker is proposing one drive on Paddock Lane and two drives on Bryant. They own all of the property to 33<sup>rd</sup> Street and have agreed to the access management standards as to the number of drives and separation of drives.
13. Title 21 water and sanitary sewer plans – water and sewer are adjacent to the property and will be connected for service.
14. Drainage Report and related grading report plans – Smith Roberts has submitted the drainage plans and detention will be located adjacent to the northwest corner of 33<sup>rd</sup> and Bryant.
15. Street paving and access management – The intersection of 33<sup>rd</sup> and Bryant is four laned and there is a traffic light at the intersection. No additional street improvements would be required.

Fire Protection:

16. Fire Prevention and Building Department – The applicant is moving the fire hydrant to the north drive and up onto the property (comments from Fire Department)

Community Image:

17. <u>Landscaping - Lot area = 92,480 sf</u>	<u>Landscape provided on plans submitted</u>
30 percent of lot = 27,744 sf	26,481.5 sf landscaping/lawn area
due to extra parking	
Plant units required = 2,219.5 PU	2,366.5 plant units
Evergreen required = 888 PU	1,685.5 plant units
Requirements in front = 1,110 PU	1,495 plant units
= 13,872 sf	13,210.5 sf

Applicant does not meet the minimum landscape area requirements.

Sanitation Department:

18. Refuse facilities – Sanitation Superintendent Sam McNeiland has approved the dumpster enclosure on the northwest portion of the property. He plans to access the parking lot from Bryant and the accessibility works well for that circulation.

Electric Department:

19. Electric – Robert Austin has requested a utility easement along the south property line and the plats identify that easement for placement of the electric line and transformer.

Attorney Randel Shadid indicated that the new standards for right-of-way in title 21 Subdivision following the Transportation Study were not in effect when the site plan was filed. The developer proposed 70 foot of right-of-way on 33<sup>rd</sup> Street and Bryant rather than the standard 50 foot. He noted there were no plans or capital improvement funding projects for intersection improvements, medians, turn lanes at 33<sup>rd</sup> and Bryant and none planned during the next 5 year period. He requested the site plan be approved as amended to include 1500 additional feet of landscaping along the drive aisle parallel to Bryant where the drive-in bank facility is located. This would bring the landscaping area count to meet the code to 30% landscaping because of the additional parking spaces provided, the plant units were already in conformance.

Commissioner Moore commented that the staff memorandum noted that the plats were not in order because of the right-of-way issue since the ordinance was in effect when the plats were filed. The City Council would have to decide the issue but a variance or exception from the new standard will have to be considered. Approval of the site plan and approval of the plats has to be consistent based on how the landscaping is placed and the size of the lot. Mr. Shadid indicated that the City was requesting over \$77,000 worth of property with the right-of-way standard by dedication, they were not requesting the purchase of the land. Ronnie Williams with the Edmond Neighborhood Alliance indicated that the right-of-way standards were recommended after a complete transportation study and that in 20 years the intersection may change requiring turn lanes and increased capacity in addition to the utility relocation. He indicated the right-of-way requirements were for a long term purpose and that not following the standards will affect the street capacities as the town grows.

Commissioner Moyer made the motion to recommend approval based on the 70 foot of right-of-way indicated on the site plan which was greater than the 50 foot required at the time the site plan was submitted, Young seconded. **Motion carried** by a vote of 3-1 as follows:

\* Corrected Vote

AYES: Members: Moyer, Young and Chairperson Thrash

NAYS: Moore

The next item on the agenda was **Case #PR070032 Public Hearing and Consideration of Preliminary Plat approval for Tinker Federal Credit Union Addition located on the northwest corner of Bryant Avenue and 33<sup>rd</sup> Street. (Tinker Federal Credit Union)**

Attorney Randel Shadid is representing Tinker Federal Credit Union. The preliminary plat on the northwest corner of 33<sup>rd</sup> Street and Bryant indicates 70 foot of right-of-way from the center line of both Bryant and 33<sup>rd</sup>. The Subdivision Code standards now require 100 foot of right-of-way from center line within 500 feet of major arterial intersections. Tinker objects to this much right-of-way and feels the streets are four laned at this intersection. The property dimensions are 661 feet north and south and 330 feet east and west. The right-of-way on Bryant north of the 500 foot distance would be 90 feet from the center line.

The plat is not in order for approval due to the right-of-way not being in accordance with Ordinance #3097, a recent amendment to the Subdivision Code implementing the street plan and right-of-way requirements adopted in the Transportation Study. The applicant has met the access management standards with one drive on Paddock Lane, two drives on Bryant for the entire parcel. The property would be divided into 2 lots, Lot 1 on the immediate corner and Lot 2 south of Paddock Lane. The plat consists of 5.01 acres and the property is zoned "D-O" Suburban Office. This land was zoned prior to the requirement that banks must have Special Use Permits in "D-O" Suburban Office. The detention area will be located on the immediate northwest corner of 33<sup>rd</sup> and Bryant for the entire project. The Electric Department has requested an easement on the south property line of the Tinker Credit Union site to extend electric line and establish a transformer location. The Fire Department has requested a utility easement for the water line and fire hydrant that are located west of Bryant. Tinker Federal Credit Union is going to install a right turn lane on Paddock. The sanitary sewer is located on the west side of the addition. Access to the corner lot will be from the shared driveway access between the two lots. The outstanding issue is the right-of-way width along Bryant and 33<sup>rd</sup> Streets.

Commissioner Moyer made the motion to recommend approval based on the 70 foot of right-of-way indicated on the site plan which was greater than the 50 foot required at the time the site plan was submitted, Moore seconded. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Moore, Young and Chairperson Thrash  
NAYS: None

The next item on the agenda was **Case #PR070038 Consideration of Final Plat approval for Tinker Federal Credit Union Addition located on the northwest corner of Bryant Avenue and 33<sup>rd</sup> Street. (Tinker Federal Credit Union)**

Attorney Randel Shadid is representing Tinker Federal Credit Union in requesting Final Plat approval. The plat does not comply with Ordinance #3097 regarding the new subdivision standards for right-of-way for major arterial streets and the plat is recommended for denial for this reason. The final plat contains 2 lots covering 5 acres of land. Tinker Credit Union is planned on the north portion of the property on Lot 2. There is no use identified for the "D-O" zoned Lot 1 on the immediate corner of 33<sup>rd</sup> and Bryant. Utility easements have been shown on the plat. There is a 26 foot wide access easement that will allow shared use of the driveway on Bryant because there are no drives on the

corner lot. A drainage detention easement has also been provided for on Lot 1 to serve both parcels. The developer would like to grant 70 foot of right-of-way on 33<sup>rd</sup> and on Bryant rather than the 100 foot of right-of-way required within a 500 foot distance of the intersection and 90 foot further north of the intersection.

Commissioner Moyer made the motion to recommend approval based on the 70 foot of right-of-way indicated on the site plan which was greater than the 50 foot required at the time the site plan was submitted, Moore seconded. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #PR070035 Public Hearing and Consideration of Preliminary Plat for the Grace Living Center on property generally located east of Rankin, south of Ridgecrest Addition. (Tim West, LLC)**

Don Greiner and Lax Godhania, representing the property owner Tim West LLC, have submitted the Preliminary Plat of Grace Living Center. This 8.2 acre site is proposed to be platted into two lots. Lot 1 Block 1 is the site for the current nursing home and proposed expansion and proposed dementia care facility. Lot 2 Block 1 will be the site for the assisted living center. There are two existing drives for this facility and a new drive is proposed at the northwest corner of the site, along with lining up the middle drive to align with Elwood Street. No additional street improvements to Rankin are proposed. The Final Plat will show the improvements for this project including water lines and fire hydrants, sanitary sewer lines, electric lines, and drainage/detention. A Special Use Permit and Site Plan was approved by the City Council Nov. 27, 2006 for the proposed expansion of Grace Living Center.

Lax Godhania and Don Greiner represented the applicant. Karen Harbor asked about the lighting and the number of trees to be removed and if ambulances would use the road around the outside of the project. Mr. Greiner indicated that the front buildings would eventually be demolished. There would be an addition to the east and to the north. The building would appear to be two stories from Rankin, but will actually be three stories on the east side where there is parking underneath the building. Trees would be removed in the northeast where the detention area is located. He offered to show the site plan to Ms. Harbor to answer the question about the lighting.

Commissioner Young asked what happened to trees that are damaged due to construction when they were expected to be retained on the plans. Kim Miller indicated they have to replace an equal amount of plant units if the trees are damaged or destroyed during construction.

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

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

NAYS: None

The next item on the agenda was **Case #PR070036 Consideration of Final Plat for the Grace Living Center on property generally located east of Rankin, south of Ridgcrest Road. (Tim West, LLC)**

Don Greiner and Lax Godhania, representing the property owner Tim West LLC, Inc, have submitted the Final Plat of Grace Living Center, located 2520 S. Rankin Street. The plat contains two lots, Lots One and Two, Block One Grace Living Center and is 8.2 acres in size. The property is zoned "C-2" PUD Medium Density Multi-Family Planned Unit Development and received a Special Use Permit for a nursing home/assisted living center in November, 2006. Lot One Block One contains the existing one-story brick building that serves as the nursing home. Lot 2 Block 1 is the site for the proposed Assisted Living Center.

An 8" water line will loop through the property, coming off Rankin, with the necessary fire hydrants to serve this project. An 8" sanitary sewer line will be tied into near the northeast corner of the property, to serve the project, and if this line is found in need of repair, the City of Edmond will make those improvements. Edmond Electric will also serve this project and has obtained the additional utility easements required for their service. No additional street improvements are planned on Rankin. There will be 3 curb cuts off Rankin to serve this project. A detention area for Grace Living Center is located at the northeast corner of the site and complies with the City's stormwater management policy. Landscaping and trees near the southeast corner of the site, behind the resident's homes along Edgewood Drive, MUST be protected when the infrastructure is installed for the Final Plat.

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

AYES: Members: Moyer, Young, Moore and Chairperson Thrash  
NAYS: None

The next item on the agenda was **Request for Consideration of Deed Certification/Lot Split on the northwest corner of Walnut and Second Street (Commercial Property) in the Surber's Addition. (Mike Courter)**

Mike Courter is requesting a lot split for two tracts of land on the northwest corner of Walnut and Second Street. This property is zoned "D-2" Neighborhood Commercial and "E-1" General Commercial Planned Unit Development. Recently the Pure Heart Fellowship Church was approved on the northwest corner of Walnut and Second Street. The church now wants to purchase Lot 30, 31, 32 and a portion of Lot 29.

The building on this property has existed for approximately twenty-five years and once had an exterior metal façade which has now been covered with EFIS. There is no change to any of the church Special Use Permit standards. The remaining piece of land will cover Lots 25, 26, 27, 28 and a portion of 29. This lot also has an existing warehouse building that is approximately eight years old. There is no change to the parking, buildings, landscaping, or any improvements on the property. These properties both have access

on public streets, Walnut and/or Second Street. Full city utilities are adjacent to the property and the parcels are not located within a flood plain.

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

AYES: Members: Moore, Moyer, Young and Chairperson Thrash  
NAYS: None

The next item on the agenda was **Case #PR070034 Consideration of Final Plat of the Gardens 1 at Kelly Lakes located south of Sorghum Mill road, south of the Highlands at Oak Tree, 1200 feet east of Kelly. (Dale Terrell)**

Engineer Ernest Isch is representing Dale Terrell in requesting plat approval of the first phase of the Kelly Lakes Addition. This property is zoned Planned Unit Development and all of the dwelling units in this phase will be single family detached homes. The addition contains 31.14 acres and 65 lots. The lots are generally 65 feet by 110 feet (7150 square feet) and the developer plans 1800 to 2800 square foot homes. The addition is served with full city utilities.

The collector street, Kelly Lakes Drive, will be an open street, not gated. The interior streets, Geneva Drive and Dardanelle Pass, as well as the others will be gated. The developer currently indicates Kelly Lakes Drive is private but will change the street to public prior to the Planning Commission meeting. The smaller network of private streets would be more reasonable for their maintenance since they will also have a large common area and detention facility to maintain and several other common area lots. Lots will back up to the collector street and there will be limits of no access along Sorghum Mill Road. The front setbacks are established at 15 feet in this PUD. The PUD Design Statement is attached.

The property to the north is developed as the Highlands at Oak Tree, a higher density portion of the Oak Tree development. The land to the east has historically been used as the Turner Brothers Pipeyard. There is a 300 foot buffer area along the west side of the pipeyard property. Mr. Terrell plans open space and a future phase of the development on the east side of the ownership adjacent to the Turner Brothers parcel. The land to the west is zoned as part of the PUD then there is a 20 acre "D-2" parcel on the southeast corner of Sorghum Mill and Kelly. The land to the south would be a continuation of the Kelly Lakes development.

Ernie Isch appeared for the applicant and indicated the main collector street would be public and indicated that additional phases would continue to the south.

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

AYES: Members: Young, Moore, Moyer and Chairperson Thrash  
NAYS: None

The next 7 items on the agenda were continued to the October 2<sup>nd</sup>, 2007 Planning Commission meeting at the request of the individual applicants.

**#10 Case #Z070007 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Usage to General Commercial Planned Unit Development Usage as amended on property generally located on the southeast corner of Covell and Sooner. (Covell 35 Development, LLC)**

**#11 Case #Z070008 Public Hearing and Consideration of rezoning from "A" Single Family to "E-1" General Commercial Planned Unit Development as amended on property generally located on the southeast corner of Covell and Sooner. (Covell 35 Development, LLC)**

**#12 Case #Z070029 Public Hearing and Consideration of Edmond Plan amendment for duplex and single family units in "C-1" Low Density Multi-Family Inspirada PUD located on the north side of Covell, ½ mile west of Coltrane. (Martin Teuscher with M & R Land Development LLC)**

**#13 Case #Z070017 Public Hearing and Consideration of rezoning from "A" Single Family to Planned Unit Development for Inspirada located on the north side of Covell, ½ mile west of Coltrane. (Martin Teuscher with M & R Land Development LLC)**

**#14 Case #PR070025 Public Hearing and Consideration of Preliminary Plat approval for Inspirada residential development located on the north side of Covell, ½ mile west of Coltrane. (Martin Teuscher with M & R Land Development LLC)**

**#15 Case #U070013 Public Hearing and Consideration of Specific Use Permit to include Ministries for Jesus medical office site plan generally located east of I-35 and ¼ mile north of 15<sup>th</sup>. (Henderson Hills Baptist Church)**

**#16 Case #ES070006 Public Hearing and Consideration of closing a portion of a drainage and utility easement generally located on the west side of the Cheyenne Ridge Villas Addition, east of Bryant, south of 33<sup>rd</sup> Street. (Sam Tippens and Neal McGee)**

Motion by Moyer, seconded by Moore, to continue the above listed 7 items to the October 2, 2007 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Moore, Young and Chairperson Thrash  
NAYS: None

The next two items on the agenda were withdrawn by the applicant.

**#17 Case #Z070021 Public Hearing and Consideration of amendment to Edmond Plan IV from General Commercial to Planned Unit Development located on the east side of Broadway at 3900 S. Broadway. (Merrick Family Real Estate LLC)**

**#18 Case #Z070022 Public Hearing and Consideration of rezoning from “E-3”  
Restricted Light Commercial to Planned Unit Development located on the east side  
of Broadway at 3900 S. Broadway. (Merrick Family Real Estate LLC)**

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 6:20 p.m.

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Suzy Thrash, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission