

EDMOND PLANNING COMMISSION MEETING

Tuesday, October 4, 2016

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Barry K. Moore at 5:30 p.m., October 4, 2016 in the City Council Chambers at 20 South Littler. Other members present were Robert Rainey, Bill Moyer, Mark Hoose and Kenneth Wohl. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the September 20, 2016 minutes.**

Motion by Rainey, seconded by Wohl, to approve the minutes as written. **Motion carried** by a vote of 5-0 as follows:

AYES: Rainey, Wohl, Hoose, Moyer and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z16-00024 Public Hearing and Consideration of Edmond Plan Amendment from Commercial Planned Unit Development to Mixed Use Commercial and Multiple-Family Residential Planned Unit Development, located north of 15th Street, and east of Bryant Avenue. (Shops at Spring Creek, LLC)**

1. Infrastructure: This property is located east of BancFirst across from Spring Creek, east of Panera Bread and an eighth of a mile north 15th Street. Water is available on 15th Street and Bryant and will be extended through the project. All lines will be sized for commercial usage. There is a sanitary sewer line along Spring Creek and to the west adjacent to BancFirst. There are adequate utilities.
2. Traffic: A traffic study has been submitted. This project plans for a drive on 15th Street, west of ChappelWood Investments and a traffic light is justified at this location; as well as turn lanes. There is already a traffic light on Bryant Avenue. There will also be an interconnecting driveway through Spring Creek Plaza, providing a third access into the development. The developer will construct a bridge over Spring Creek, east of BancFirst. A pedestrian bridge is planned into Hafer Park.
3. Existing zoning pattern:
North – Hafer Park and Pelican Bay
South – Two churches and undeveloped office, Turtle Creek Commons and Heritage Baptist Church
East – Hafer Park, approximately an eighth of a mile to the east, and is on the west side of Chimney Hill Addition.
West – Pelican Bay, Spring Creek Plaza and BancFirst and west of Bryant Avenue is Devonshire.

4. Land Use:
North – Hafer Park
South – Office and condos
East – Hafer Park
West – BancFirst and retail
5. Density: 400 units on 26 acres, which in this case is the same land as the commercial use. This is acceptable through the PUD.
6. Land ownership pattern:
North – City of Edmond
South – A variety of sizes of commercial lots
East – Hafer Park
West – A variety of sizes of commercial lots
7. Physical features: Land is low and will be filled. Some of the land will be cut, such as the property east of Panera Bread which will be established at the same grade as Panera Bread with this project.
8. Special conditions: Pipeline easement, request to use City land for detention. Will comply with Title 23.
9. Location of Schools and School Land: No impact to any school, closet school is Memorial High School.
10. Compatibility to Edmond Plan: This location is not adjacent to single family detached homes. It is adjacent to Turtle Creek Commons zoned “C-2” Medium Density Multi-Family PUD

Site Plan Review: Will be required along with plats.

Attorney Randel Shadid, representing Poag Properties and Bob Rogers; stated that Poag founded the Lifestyle Shopping Center concept. He indicated that they have wanted to come to Oklahoma for over two years and the idea is to expand the Spring Creek Shopping Center, which has some of the national tenants that would be attracted to the 260,000 square foot center. He indicated this would be the smallest of the Lifestyle Shopping Center planned by the company, but they have researched Edmond and there is an interest in developing in Edmond. The traffic study showed with the improvements, traffic levels are no less than “D” at the peak travel times and that includes the apartments that are planned. Parking facilities will be made available for the residents and the commercial, to fully comply with the parking standards. Even with multi-story buildings the development will not be readily seen from Bryant or 15th Street. A 35 foot tall sign is planned on both entrance locations, approximately 243 square feet per sign. Traffic signals and turn lanes will be installed as described in the traffic study plan.

Eric Stearman objected to the project. He indicated that the traffic was already heavy and adding multi-family would increase the congestion. Brad Merritt spoke in opposition. Val Popov spoke in opposition and asked what kind of impact the 400 apartment units would have upon the local schools. He indicated that the intersection was already congested with school traffic. Laura Fenton from Walnut Cove spoke in opposition. She indicated that the movie theater was not viable with Kickingbird Theater nearby. We already have four or five grocery stores. Some of the school buses stop on 15th Street to pick up students, which will be unsafe with more traffic. Lydia Lee of 1517 Walnut Cove Road spoke in opposition. She said the project looked attractive at first but with adding the apartments a lot of additional problems are being created. Another project on the property 20 years ago was stopped when big box commercial was planned. She indicated that the bridges at Spring Creek was voted on by the citizens. A smaller center was accepted in the past. This new development disregards all the promises made by that election. The signs proposed are out of character with the area. The height requirements are far different than the previous PUDS. There is little protection to Hafer Park. People who live in Turtle Creek deserve a buffer which was resolved with the prior projects. The additional 5,000 trips created by apartments changes this development. The retail development can begin to address the issues without the apartments. Wendy Joseph from Chimney Hills indicated that traffic was a big concern and there will be conflicts with the turning movements by the planned project. Lugene Jones speaking for the ENA was against the project. She says this portion of Edmond has the highest number of apartments and a large population base. This project is too dense for the area. Bob Neely on Tredington Court in Chimney Hills indicated that there was still substantial runoff in the creek through Chimney Hills and this project looks like it will add substantial volume. Tyler Manue indicated that he had lived in a Lifestyle Center in Plano, Texas and this will keep the sales tax in Edmond, if projects like this can develop. David Forest from Chimney Hills spoke in favor of the project, indicating it was an asset to the city. Many people will be able to walk to the center. Victoria Woods of ChappelWood Financial spoke regarding the project. She felt it could be a benefit to the community. She would like to see the details of the elevations and understand how the turn lanes would work since she already has a driveway onto 15th Street. The location of the sign would also impact her building. Nila Rouk 1817 Chaparral Lane was concerned about the additional cars in an existing congested area. Ed Farrar was concerned about Hafer Park and the fact that the park will be an open space area for the apartments. Ron Ward who currently owns Spring Creek Plaza indicated that Poag was a first class developer. Commissioner Wohl indicated that this was a quality development and the City needs more sales tax. He said that he was proud of Edmond to be chosen by this company for a potential project. A sign variance may be necessary for the conditions of this site. Chairman Barry K. Moore indicated that the sign variance was not needed for such a large shopping center with taller buildings for the apartments. This project will be seen and known without a 35 foot tall sign. Chairman Barry K. Moore had previously asked attorney Randel Shadid to meet with some of the residents prior to the City Council meeting. He felt that the opportunity for public discussion could have been better and that the outreach could

have been better. Mr. Shadid indicated that he would try to talk with some of interested citizens prior to the City Council meeting.

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

AYES: Wohl, Hoose, Moyer and Rainey

NAYS: Chairperson Moore

The next item on the agenda was **Case #Z16-00025 Public Hearing and Consideration of Rezoning from "E-1" General Commercial and "D-1" Restricted Commercial Planned Unit Development to Mixed Use Commercial and Multiple-Family Planned Unit Development, located north of 15th Street, and east of Bryant Avenue. (Shops at Spring Creek, LLC)**

Attorney Randel Shadid representing Shops at Spring Creek, LLC is requesting 26 acres for a Mixed Use PUD to include a maximum 400 multiple-family units constructed above a retail center. The development would also contain a grocery store, and a boutique movie theater. None of the buildings would exceed four stories. Access to the development would be from 15th Street and Bryant Avenue. There will also be a connection to Spring Creek Plaza. Hafer Park is located to the north and a pedestrian bridge is planned across Spring Creek connecting to the park. The shopping center is planned at 260,000 square feet of commercial space. The developer is requesting a variance for signage to allow a 35 foot tall sign on the exterior access at 15th Street and Bryant Avenue. The developer plans for 40 to 50 retail stores and restaurants and indicates that the sign would be needed due to the unique setback off the arterial street. A traffic study has been submitted. Drainage is also planned, partially on land owned by the city that is south of Spring Creek.

Attorney Randel Shadid was representing Poag Properties and Bob Rogers.

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

AYES: Rainey, Hoose, Moyer and Wohl

NAYS: Chairperson Moore

The next item on the agenda was **Case # Z16-00039 Public Hearing and Consideration of Edmond Plan Amendment from Single Family Dwelling District and Single-Family Dwelling Planned Unit Development to Commercial Planned Unit Development for Saratoga Farms Event Center generally located east of Santa Fe Avenue, a half-mile north of Covell Road. (CAM Women's Production, LLC)**

1. Infrastructure: Water is generally available from Saratoga Farms and along Santa Fe. This use will require city water and that will be extended by the developer. The owner was not planning to sub-divide the property or provide a plat. All the easements would be provided and there would be site plan approval. There is

sufficient land for a septic tank or aerobic system, whichever is approved by DEQ.

2. Traffic: Most of the events will be held Thursday, Friday, Saturday or Sundays. Parking is available for 180. A traffic study is not anticipated. The Driveway Separation Standards have been met and there will be a deceleration lane on Santa Fe. Mr. Hornbeek has identified that hard surfacing is not preferred for the parking lot or driveway. He understands that it has to be hard packed surfacing for the delivery trucks, garbage trucks and fire trucks, but since events do not occur every day, each week, he was hoping that a non-paved surface would work. The City Standard is for sealed surface paving and where the fire truck and garbage truck are needed the sealed surfacing needs to be substantial enough for the weight of the trucks. An alternative surfacing was being requested. The Engineering Department is familiar with this request and does not support it. The developer wants to install a right turn lane to pull into the driveway. The Engineering Department has suggested a widening lane along Santa Fe along with the right-of-way required by the Transportation Study.
3. Existing zoning pattern:
North – Immediately surrounding the property “A” Single-Family
South – Immediately surrounding the property “A” Single-Family
East – Immediately surrounding the property “A” Single-Family
West – Immediately surrounding the property “A” Single-Family
4. Land Use:
North – Single-Family
South – Single-Family
East – Single-Family
West – Single-Family
5. Density: N/A
6. Land ownership pattern:
North – Mrs. McNeill owns all the surrounding property.
South – Mrs. McNeill owns all the surrounding property.
East – Mrs. McNeill owns all the surrounding property.
West – Mrs. McNeill owns all the surrounding property.
7. Physical features: Previously used as a horse farm.
8. Special conditions: None
9. Location of Schools and School Land: The nearest school would be Cross Timber Elementary on Kelly Avenue between Sorghum Mill and Coffee Creek.

10. Compatibility to Edmond Plan: Do to the scale of the project and the open space around the site, it is very compatible.
11. Site Plan Review: Required.

Bryan Coon represented the applicant. He indicated that the parking lot surface would be gravel crete and was actually a sealed surface material and there would not be loose gravel. He said there would be solid base underneath the gravel crete. He indicated that this had been used in Oklahoma City and was working well. This approach was not done to save money and there is also some absorption into the ground with this type of construction. The PUD language has been amended to the following "The E-1 Retail General Commercial District office, restaurant, retail sales and services are permitted supportive and accessory uses to the principal use event center and existing farm and ranch operations." Greg Pilcher appeared on behalf of himself and the Saratoga Farm HOA, and objected to the use and felt that the project was to open ended as currently described. Consideration of noise from the event center is not appropriate because outdoor activities are allowed, which could mean speakers, music and no limitation to the hours. He indicated that the verbal descriptions seemed reasonable but those statements are not included in the PUD Design Statement and would not be enforceable. He indicated that one of the neighbors had a wedding reception heard through the neighborhood but the event center would make it a little more routine. He suggested that outdoor activities be prohibited, all activities should be inside the building. He felt that for 350 guest they needed to connect to sanitary sewer. That systems approved by ODEQ are unlikely to work with the volume of people. Mr. Coon indicated that the nearest home was over 900 feet from the one building that is planned to be added. Ron McAfee was concerned about the traffic and speeding on Santa Fe. Chairman Moore suggested that the project be continued for two weeks to tighten up the operational standards some of which have been identified by Mr. Pilcher.

Motion by Hoose, seconded by Moyer, to approve this requested continuance until October 18, 2015 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

AYES: Hoose, Moyer, Wohl and Chairperson Moore

NAYS: None

Commissioner Rainey was not present during the discussion and consideration of this item.

The next item on the agenda was **Case #Z16-00038 Public Hearing and Consideration of Rezoning from "A" Single-Family Dwelling District and "A" Single-Family Dwelling District Planned Unit Development to Commercial Planned Unit Development for Saratoga Farms Event Center generally located east of Santa Fe Avenue, a half mile north of Covell Road. (CAM Women's Production, LLC)**

David Hornbeek is representing Cheri McNeill in requesting a 13 acre PUD for an event center, to be used primarily for weddings. This use would generally be an "E-1" level Commercial Use. The owner wants to allow for any office, restaurant, or retail sales as a part of the PUD. Corporate events could be held also. Mrs. McNeill owns a larger tract of land around this project and also lives on the property. Saratoga Farms Addition is located to the east, Mitch Park is located to the south, Kanaly's North Country which is located to the west. There is substantial open space between this use and the nearest home. The parking for the facility is located east of Santa Fe and a new drive approach will be required on Santa Fe with a deceleration lane. The event center is anticipated to seat 350 people, there will be indoor and outdoor activities. There is an existing barn on the property and the new building is immediately south of the barn. Mr. Hornbeek has discussed this project thoroughly with the Building Department and Fire Department, all the City requirements can be met. City water will be extended for this use. This is a very compatible use as to location and the manner that it has been site planned.

Motion by Wohl, seconded by Hoose, to approve this requested continuance to October 18, 2016 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

AYES: Wohl, Hoose, Moyer and Chairperson Moore

NAYS: None

Commissioner Rainey was not present during the discussion and consideration of this item.

The next item on the agenda was **Case #Z16-00035 Public Hearing and Consideration of Rezoning for Take 5 Oil Change from "E-1" Retail General Commercial to "E-2" Open Display Commercial located at 3024 S. Broadway. (MACS Investment, LLC)**

MACS Investments is requesting rezoning of the existing tire business and dog wash located on south Broadway, north of Burger King Restaurant. The proposed use is a vehicle service facility known as Take 5 Oil Change. The existing building will be removed and a new building constructed. A commercial site plan would be required. The zoning ordinance adopted in 2007 requires "E-2" Open Display for vehicle service. The owner does not intend to sell vehicles on the property but the "E-2" District is the first district that allows vehicle service other than the industrial uses. This change in zoning will allow for the redevelopment on the property containing 21,671.10 square feet or .4975 acres. The Stratford House Inn is located to the north, Burger King to the south and the Hobby Lobby shopping center to the east. There are no homes adjacent to this property and is projected for Open Display on the Edmond Plan. There is no plan amendment.

Malek Elkhoury was present for the applicant. No one spoke in opposition.

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

AYES: Moyer, Wohl, Rainey, Hoose and Chairperson Moore

NAYS: None

The next item on the agenda was **Case # Z16-00036 Public Hearing and Consideration of Edmond Plan Amendment from Single-Family Dwelling to Commercial Planned Unit Development on .75 acres located on the northeast corner of Rhode Island and Memorial Road at 201 East Memorial Road. (Wayne Frost)**

1. Infrastructure: Sewer is located on the northwest corner of the property. Based on the limited size of the building to be constructed and the separation from the house. The proposal is to continue with a water well. City water is not immediately available to the property as this time. Water is available at Jordan and Memorial and further north on Rhode Island.
2. Traffic: The Leavitts North Park Addition is in a difficult traffic situation. The Oklahoma City limits is to the west and mostly to the east of the addition. The Stonepoint Addition to the east is a private street development that does not allow any access. The only access to Leavitts is from Memorial Road, either from Jordan or Rhode Island. Memorial is busy street and is in the Oklahoma City Limits. The traffic signal at Fox Hollow is Oklahoma City's traffic light. The Broadway Extension is approximately $\frac{3}{4}$ of a mile to the west and Oklahoma Christian University with approximately 2,600 students is located another mile to the east. Boulevard/Eastern is also to the east and serves as an access to Oklahoma City in addition to Kelly Avenue. There is no chance for access to the north to Wynn Drive, so for the future Leavitts North Park Addition will have its only access to Memorial.
3. Existing zoning pattern:
North – Single-Family homes
South – Oklahoma City, OK
East – Single-Family PUD
West – Multiple-Family PUD
4. Land Use:
North – Single-Family homes
South – Single-Family homes
East – Single-Family homes
West – Undeveloped
5. Density: 32,670 square feet, one home (This lot was approved when septic tanks and water wells were allowed on less than 40,000 square feet.
6. Land ownership pattern:
North – Individual residential lots
South – Individual residential lots
East – Individual residential lots

West – Undeveloped

7. Physical features: Already developed with a home.
8. Special conditions: None
9. Location of Schools and School Land: N/A
10. Compatibility to Edmond Plan: The Edmond Plan is projected “D-1” Restricted Commercial, so far none of that type of development has occurred. A Philip 66 station was considered some years ago with a Special Use Permit on the northwest corner of Rhode Island and Memorial. Currently a three story senior housing project has been discussed on that property. The City has supported that project through OFHA Funding grants. “D-1” Restricted is the lightest of intensity commercial that is why the applicant has submitted a PUD.
11. Site Plan Review: Site plan would be required to bring the house up to full commercial standard and to build a commercial building for the wrap and window tinting business.

Wayne Frost requested approval. He indicated that he had no intent to build an automotive repair center, car wash or vehicle sales. His business involves automotive parts, window tinting and vehicle wraps. All work has to be done inside the building. Vehicles would not be parked outside waiting to be picked up and dismantled vehicles will not be stored on the property. The business is closed on Saturday and Sunday and operates Monday through Friday from 9am to 5pm. He would remodel the house so the scale of the office would remain the same. The new building will be brick and EIFS. It will be necessary to have access onto Rhode Island. Sewer will be connected but it will be necessary to use a water well. The property is already projected for light commercial by the city. It is understood that there is no outlet to other areas from Leavitt’s North Park. Mr. Frost indicated that there was no reason that his customers would have to drive through the addition.

Alicia Graham was concerned about the business becoming a social club or hang out for auto enthusiasts. She indicated that this could start a higher zoning that could change the character of the area. There would be no guarantee that there would be no noise. Mrs. Gibbons also objected. Tiffany West who has lived there for 15 years also objected. She described that people turn into the addition trying to cut through into another area, they get mad and began speeding down the street once they find out they have to come back to Memorial Road to exit. She did not want the area to change. Leslie McBroom the owner of the property indicated that the lots facing Memorial Road will want commercial zoning since they are not directly a part of the addition, even though they were part of the lots in Leavitt’s North Park. Oklahoma City is zoned commercial to the east. The houses will just sit there to remain as home sites, with less maintenance over time. Nick Grounds also objected to the rezoning based on the business entrance

planned on Rhode Island. Commissioner Wohl indicated that this seems to be the least intrusive of the property.

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

AYES: Rainey, Wohl, Hoose, Moyer and Chairperson Moore
NAYS: None

The next item on the agenda was **Case #Z16-000037 Public Hearing and Consideration of Rezoning from "A" Single-Family Dwelling District to Commercial Planned Unit Development on .75 acres, located on the northeast corner of Rhode Island and Memorial Road at 201 East Memorial Road. (Wayne Frost)**

The Edmond Plan is projected for "D-1" Restricted Commercial on the proposed property and the reason that is the case is due to the projection of all the land between Jordan and along the frontage of Memorial for that level of usage. A multi-story project has been approved to the west in a Planned Unit Development for senior housing. That project has not started and is unknown when and if that development will progress. While the land across the street in Oklahoma City is residential, a majority of the land in Oklahoma City to the east is commercial. There is a self-storage east of Leavitts North Park Addition and the car wash. There are other offices on the south side of Memorial, east of the Oklahoma City residential addition. Mr. Frost has presented a PUD in order to limit the usage.

Wayne Frost represented the project. Seven people spoke in opposition.

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

AYES: Rainey, Wohl, Moyer, Hoose and Chairperson Moore
NAYS: None

The next item on the agenda was **Case #PR16-00027 Consideration of Final Plat of Plaza Azteca located west of Kelly Avenue and north of 15th Street. (Jaime Avila)**

This item was continued to the October 4, 2016 Planning Commission meeting due to the applicant not being present at the September 20th meeting.

Jaime Avila the developer is requesting final plat approval of 1.8 acres for a commercial development on the west side of Kelly, north of 15th Street. There is a Comet Cleaners to the south and Kelly Park is located to the north. The developer is planning to provide a 20 foot utility easement in the front adjacent to Kelly. The Transportation Plan requires a 70 foot easement but the applicant is requesting a variance, with a 50 foot street easement and a 20 foot utility easement. The commercial project will be served with water and sewer. The building will need to be fire sprinkled, since a small strip center is planned. Drainage detention will be required.

Greg Massey with Red Plains represented the request. He indicated that he had no objection to install a six foot tall stockade fence on the west property line. He would provide the easement for access to the water well. He indicated that since the parking spaces were not designed to immediately adjacent to Kelly Avenue, there would be drive aisle instead. He felt that the 10 foot landscape buffer should not be required. He indicated that the wording of the code is as follows: "When an off-street parking area is located in a street or side yard, there shall be an improved landscaped area along the entire perimeter of the parking area of not less than 10 feet in width". The exhibit to the code shows a right angle to the street. Mr. Ryan Ochsner was in attendance. The code does not state the angle of the parking spaces, just that a 10 foot perimeter is required.

Motion by Wohl, seconded by Rainey, to approve this request, subject to City Council approval on the landscape variance, the addition of the six foot tall fence and the description of the water well access. **Motion carried** by a vote of 5-0 as follows

AYES: Wohl, Rainey, Moyer Hoose and Chairperson Moore

NAYS: None

The next item on the agenda was **Case #SP16-00028 Public Hearing and Consideration of Site Plan approval for the Plaza Azteca located at 15th Street and Kelly Avenue. (Jaime Avila)**

This item was continued to the October 4, 2016 Planning Commission meeting due to the applicant not being present at the September 20th meeting.

Planning Department:

1. Existing zoning – "D-2" Neighborhood Commercial District
2. Setbacks – 86 feet from the front property line, rear setback is 30 feet to the immediate west, 34 feet to the northwest property line and the side next to Comet Cleaners is 50 feet and the setback to the north is 45 feet.
3. Height of building – 36 feet
4. Parking – The shopping center is 10,369 square feet, one of the uses planned is a restaurant. There are 62 parking spaces. With the restaurant that is not over parked. Bicycle racks will be provided and inspected by Jan Fees.
5. Lot size – 61,270 square feet, 1.4 acres
6. Lighting Plan – No light pole will exceed 24 feet in height. The location is not adjacent to single-family lots, it is next to Kelly Park. The site is not being treated as a sensitive border.

7. Signage – One ground sign, 6 foot tall and 42 square feet, plus wall signs.
8. General architectural appearance – The building contains split face block and or EIFS on the back of the building and a combination of cultured stone and EIFS on the front of the building. The tenant spaces have standing seam metal awning above the entrance. There is substantial glass amount of glass on the front elevation.
9. Sensitive borders – The Staff recommends that a six foot tall stockade fence be constructed on the west elevation for the following reasons, that elevation is adjacent to Kelly Park, the service area is on the west side of the building, which will include the dumpsters and possibly restaurant servicing. The back setback from this building is much less than existing projects that have been constructed previously such as; Comet Cleaners, Phillip 66, Pet Medical Center and the strip shopping center.
10. Mechanical equipment – Mechanical will be located on the roof. This will be screened by the parapet wall.
11. Fencing/screening – **Staff recommends that there be a fence on the west next to Kelly Park. Kelly Park is zoned single-family. There are no homes in the public park. The back of the building will be the service area and should not be clearly viewed from the park.**

Engineering Department:

12. Driveways, access management and paving – There is a drive on the north and a shared drive on the south with Comet Cleaners. The drive on the north needs to provide a public easement to the water well site, if the easement does not already exist. The water well is essential for water supply.
13. Water and wastewater plans – Water and sewer are adjacent for service.
14. Drainage, detention and grading – Drainage will be on the west side of the site.

Building and Fire Code Services:

15. Applicable Building Code, Fire Code
 - The building will be equipped with an automatic fire sprinkler system and fire alarm system
 - The fire department connection shall be located within 100ft of a fire hydrant, or an additional fire hydrant shall be added
 - The fire department connection shall be easily accessible to fire apparatus and protected from other vehicles.

- Fire department vehicle access is determined in accordance with the IFC and Title 17 of the Edmond City Ordinance. Access is acceptable for this project.
- The surface of the fire department access roads shall be in accordance with the IFC and Title 17. The surface of these roads shall be designed and maintained to support the imposed loads of the fire apparatus. The roads shall be cement or asphalt and provide all-weather access. These access roads shall be complete before the project reaches the point that combustible materials are stored or used.
- The grade of the fire apparatus roads shall not be greater than 8 percent in accordance with Title 17.

Landscaping/Urban Forestry:

The lack of a 10 foot perimeter buffer inside the property line along the street yard will require a variance from City Council.

16. Lot area = 61,270 sf
 % required = 10

Landscaped area required: 6,127	SP Landscape area: 6,170
Frontage area required: 3,064	SP Frontage area: 5,000
Total PU required: 490	SP Total PU: 492
PU within frontage required: 245	SP PU within frontage: 418
Evergreen PU required: 196	SP Evergreen PU: 205

17. Solid Waste – Dumpsters will be located on the northwest corner of the site. Builder is asking for a variance to have no gates on the enclosure. Solid Waste has no objection to this.
18. Electric – Edmond Electric will serve.

Greg Massey with Red Plains represented the request.

Motion by Wohl, seconded by Rainey, to approve this request, subject to City Council approval on the landscape variance, the addition of the six foot tall fence and the description of the water well access.

AYES: Moyer, Rainey, Wohl, Hoose and Chairperson Moore
NAYS: None

The next item on the agenda was **Discussion and Consideration of Recommendation to the City Council requesting authorization for the Planning Commission to study and possibly recommend revisions to the I-35 Corridor Site Design and Sign standards as set out in Title 22 and Title 15 of the Edmond Municipal Code.**

Commissioner Moyer commented that there seems to be a lot of variance requests along I-35. The codes are nine to 10 years old and may need to be looked at. Commissioner Hoose agreed and indicated that the City Council would need to agree. Chairman Moore asked that a formal request be given to the City Council authorizing the Planning Commission to begin to look at the codes.

Motion by Hoose, seconded by Rainey, to approve a letter requesting approval to review the codes for signs and site plan standards. **Motion carried** by a vote of 5-0 as follows:

AYES: Hoose, Rainey, Wohl, Moyer and Chairperson Moore

NAYS: None

There was no New Business.

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

AYES: Hoose, Rainey, Wohl, Moyer and Chairperson Moore

NAYS: None

Meeting adjourned at 8:15 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission