

PLANNING COMMISSION

PUBLIC HEARING

October 13, 2003

7:30 p.m.

SUBJECT: Cedar Ridge Office Park, PUD - STAFF REPORT (Revised 10-8-03)

Planner: John C. Adel, AICP
Triad Design Group

Date: October 8, 2003

I. Proposal:

The applicant is requesting approval Commercial Planned Unit Development establishing fifteen lots. The proposal includes private roadways accessing Vandament Ave. at two locations. The development will be served by public water and sewer utilities.

II. Location:

Cedar Ridge Office Park is located in the NE/4 of Section 28, T12N, R5W, Yukon, Oklahoma.

Adjacent Subdivisions, Zoning, and Land Uses:

North: This addition is bound on the north Vandament Avenue. The Kimbell Addition is located across the street on the north side of Vandament Avenue.

East: The property is bound to the east by the C.R.I. & P. Railroad.

South: The property adjacent to the south is undeveloped and zoned R-3, Multifamily District.

West: Property to the west of the site is the Nina Willingham Senior Housing Addition, zoned R-3 Multifamily District.

III. Discussion and Findings:

The discussion herein considers the application materials received by Triad Design Group with respect to the goals, objectives, and policies of the 1996 Comprehensive Plan and subsequent updates; the Subdivision and Platting Regulations Ordinance of the Yukon Code; the Zoning Ordinance of the Yukon Code; and a PUD Development Plan and Design Statement of Cedar Ridge Office Park prepared by Johnson & Associates dated September 25 2003. Additional subject matter and concerns may have been reviewed by other entities. The conclusions of such additional reviews are not reflected herein. Comments are only indicative of the requirements that are relevant to the final plat request.

The Comprehensive Plan

1. The request is consistent with the policies and intent of the 1996 Yukon Comprehensive Plan.

The Zoning Ordinance

2. The current zoning is C-1, Office District. The proposed use is in general conformance with the provisions of the Zoning Ordinance. A PUD overlay designation is being proposed. The site plan and PUD Design Statement are addressed below.

The Commercial PUD Ordinance

3. (Section 605.954) A separate landscape plan has been provided indicating a landscape plan for the development showing how landscaping will be used around the perimeter and interior of the site. Typical plant selection has be included. The landscape plan meets the PUD requirements.
4. The site plan adequately indicates provisions for the open space requirement of the Commercial PUD Ordinance (Section 605.598 - 10% open space required). 26% open space is being proposed. The design statement also proposes 10% of each lot to be used for landscaping.
5. A six-foot screening fence with decorative posts is proposed along the south and west property lines. The landscape plan also proposes landscaping around the entire perimeter of the site. (Section 605.971 3d)
6. The Design Statement proposes the development be completed in phases. The first phases includes public improvements such as water, sanitary sewer, drainage and detention, and other utilities for the entire project. The remaining phases will include the installation of the private drive and parking areas. The installation of the sidewalk along Vandament Ave. may be concurrent with the subsequent paving phases, pending staff approval. See engineering comments regarding drainage and detention.
7. The applicant is requesting a variance from the required parking space dimension. Section 605.956 requires all parking to meet City standards (9' x 20'). The applicant is proposing 9' x 18' parking stalls. The proposed dimension is typical for many other cities in this area, however, Planning Commission should consider this request and approve if deemed appropriate.
8. PUD ordinance indicates a list of information that should be submitted. (Section 605.972) All items have adequately been addressed with the exception of those listed in item 9 below, which are being proposed to be submitted with the final plat application.

9. Certain items listed below are being proposed to be submitted at the final plat stage. Staff does not object to this request. Those items include:
 - a. Item 1j - Proposed Covenants and Restrictions.
 - b. Item 1k - Assurances pertaining to the City's enforcement of common areas, landscaping, drainage, etc.
 - c. Item 1m - Maintenance plan for common areas, landscaping, drainage, etc.
(Property Owners Association Information)

Engineering:

10. All Roadway, Drainage, Water and Sewer Construction plans shall be submitted and reviewed for compliance with City of Yukon Code of Ordinances prior to any construction. All approved water and sanitary sewer plans will need to be submitted to the Oklahoma Department of Environmental Quality (ODEQ) to obtain a permit to construct.
11. Project phasing information should be submitted to city engineer for review. Detention facility, drive approaches and sidewalk will be included with required public improvements. A drainage plan should be included with the submitted plans to the city engineer to address how drainage and detention will be achieved during subsequent phases of the installation of the private drive and parking areas after the completion of the detention pond in phase 1.
12. Sidewalks along Vandament shall meet City standards. Any phasing of their installation shall meet City Staff approval.

The Subdivision Regulations

13. All plans and specifications for all required improvements shall be submitted with form and content satisfactory to the City Engineer (Section 4.02.12, Subdivision and Platting Regulations).
14. Sidewalk along Vandament Ave. and access drives should be constructed along with all required public improvements prior to issuance of any building permits and or final acceptance of plat and public improvements. Interior private road may be installed in phases in accordance with approved phasing plan (not provided).

IV. Recommendation:

The applicant has addressed all of the items that have been requested in previous staff reports. Certain items have been requested to be delayed until the final plat application stage (item 9 above). Staff believes this is reasonable and does not object to this request.

V. Draft Motion (based on recommendation):

In the case of the application for PUD of Cedar Ridge Office Park, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings, including all plans and attachments cited in the Staff Report dated October 8, 2003, I move to approve this item and forward to the City Council with recommendation for approval contingent upon approval of the companion preliminary plat application.

CONDITIONS:

1. The items listed in item 9 above shall be submitted and approved prior to approval of the final plat for Cedar Ridge Office Park.
2. _____
3. _____
4. _____