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TO: The Edmond Planning Commission Members

FROM: Randy Entz, City Planner

DATE: April 18, 2023

RE: **Case #SP22-00048** Public Hearing and Consideration of a **Site Plan** application for **The Uncommon Ground Sculpture Park** located on the north side of East 2nd Street, west of Coltrane Road. (The Park Conservancy Trust) (**Ward 2**)

Background: The applicant is requesting site plan approval for The Uncommon Ground Sculpture Park, located on the north side of East 2nd Street, west of Coltrane Road. The property contains 62.49 acres and will include a variety of park uses including a playground, water play area, adventure course, dog park, sports courts, and an event lawn. The project will include five structures including the Horseshoe Pavilion-2,648 square feet; the Lawn Pavilion-1,353 square feet; the Glass House Event Center-10,840 square feet; the Cross Timber Camp-2,739 square feet; and the Tall Grass Stage-401 square feet. There will also be multiple small-scale pavilions and bathrooms located throughout the park. The Bird's Nest is an interactive structure that allows guests to climb to the top via stairway and look over the park.

The applicant has submitted a letter requesting four variances:

1. Variance to eliminate the detention requirement.
2. Variance to eliminate the requirement for a traffic study.
3. Variance to eliminate the requirement for road widening along Coltrane Road and E. 2nd Street.
4. Variance to eliminate the requirement for 90' of right-of-way along E. 2nd Street as well as 70' of right-of-way along Coltrane Road with 80' within 500' of the intersection with E. 2nd Street.

The letter detailed the reasoning behind the four requested variances. Any variance to detention will require SWAB approval prior to the application being heard by City Council. Additional variances are listed in the staff reviews below.

Planning Department:

1. Existing zoning – “A” Single Family Dwelling District; “C-2” Medium Density Multiple Family District; and “D-2” Neighborhood Commercial.
2. Setbacks – All building setbacks meet the required code.

3. Height of building – All buildings meet the required height requirements. A **variance** is being requested for two structures on the site, The Bird’s Nest with an overall height of 62 feet; and the Tall Grass Stage which has decorative elements that reach 39 feet. Both structures are located in the “D-2” zoned area with a maximum height of 35 feet.
4. Parking – 444 spaces have been provided. This includes handicap parking and three trailer spaces next to the amphitheater.
5. Lot size – 2,722,347 square feet/62.49 acres.
6. Lighting Plan – Building and parking lot lighting will be used. All lighting meets required foot candles at the property line.
7. Signage – All signage will be reviewed and permitted separately.
8. General architectural appearance – The applicant is preserving existing house on the site and the other structures are similar in character. All buildings incorporate wood and glass elements keeping a consistent look throughout the park.
9. Sensitive borders – N/A
10. Mechanical equipment screening— All mechanical equipment will be adequately screened per code.
11. Fencing/screening— N/A

Engineering Department:

12. Driveways, access management and paving –The applicant is proposing two driveways on Coltrane Road to access the site. The south driveway to the amphitheater is located approximately 210 feet north of 2nd Street which requires a **variance** to Title 21.02.010 requiring a minimum of 325 feet separation between intersections. The north driveway to the remainder of the site is located approximately 495 feet further north. The main north driveway width shall be narrowed to 35 feet maximum to comply with Title 22.6.1. The applicant is proposing to widen Coltrane Road south of the main entrance to connect with the existing widened section of Coltrane Road. The applicant shall provide a 100-foot deceleration lane at the north entrance and shall pay fee in lieu of widening Coltrane between the deceleration lane and the north property line in accordance with Title 21.03.090. The applicant shall provide 80 feet of right-of-way within 500 feet of the intersection and 70 feet of right-of-way further north along Coltrane Road and 100 feet of right-of-way within 500 feet of the intersection and 90 feet of right-of-way further west along 2nd Street in accordance with Title 21.02.030.
13. Water and wastewater plans – The applicant is proposing to connect to the existing 12-inch public water main along the west side of Coltrane Road in two locations and extend both an 8-inch water main and 6-inch water main to serve the site. The applicant shall connect to public sanitary sewer to serve all buildings in accordance with Title 21.03.090.

14. Drainage, detention, and grading – Staff is working with the applicant for potential regional detention options in the area for the proposed site to conform with Title 23. Both FEMA and Spring Creek floodplains are present and run through the site from west to southeast with Spring Creek also in the northeast corner of the site. The Storm Water Advisory Board recommended approval of variances to Title 23.40.090 and other applicable sections during their February 28, 2023 meeting for placement of fill in the floodplain and for commercial structures on the area removed from the floodplain for both the Uncommon Ground Sculpture Park and the associated commercial project located on 2nd Street which is included in the plat and will be reviewed with a future Site Plan Application.

Building and Fire Code Services:

15. Applicable Building/Fire Code— The Building Department/Fire Code Services has reviewed the project and finds no concerns that should prevent the approval of this project.

Landscaping/Urban Forestry:

16. Landscape Review – The site is compliant.

Solid Waste:

17. Solid Waste – All solid waste components will meet code.

Edmond Electric:

18. Electric – The Site/Utility Plan as submitted represents an electric distribution layout that meets Electric Department requirements for access and equipment clearances with acceptable routing of associated system conduit/conductor. The project will be subject to current Electric Department commercial construction requirements.

Staff Recommendation:

Due to the amount and significance of the variances, a Staff recommendation is not available at this time. Staff recommendations are based on a technical evaluation of the information provided at the time of review. Staff recommendations are advisory only and do not constitute Planning Commission or City Council decisions.