

**MINUTES OF THE
PLANNING COMMISSION MEETING
April 12, 2022**

The Planning Commission of the City of Moore, Oklahoma held a meeting on April 12, 2022 in the Council Chambers, Moore City Hall, 301 North Broadway, Moore, Oklahoma.

Agenda Item No. 1, being: ROLL CALL

Chairman Sherrard announced the time and called the Planning Commission Meeting to order. The following members reported present.

Kent Graham	Gary Lunow	Chad Burks	Don Snow
Kenneth Jarema	Jack Joiner	Ralph Sherrard	

Absent: Chris Rickman, Brandon Laib

Staff: Elizabeth Weitman, Community Development Director, Sarah Copeland, Assistant Planner
Nora Kerbo, Administrative Assistant

Agenda Item No. 2, being: PLEDGE OF ALLEGIANCE

Agenda Item No. 3 being: MINUTES

a) Approval of the **Minutes of the February 8, 2022 Planning Commission Meeting.**

Chairman Sherrard requested a motion.

Kent Graham motioned to recommend approval of the **Minutes of the February 8, 2022 Planning Commission Meeting.**, as written. Chad Burks seconded the motion. Roll was called.

Ayes: Graham, Lunow, Burks, Snow, Jarema, Joiner, Sherrard

Nays:

Abstained:

Absent: Rickman, Laib

Agenda Item No. 4a being: REPORTS – PLANNING COMMISSION MEMBERS – None

Agenda Item No. 4b, being: REPORTS - PLANNING COMMISSION STAFF - None

Agenda Items 5a and 5b are companion items to be discussed together and voted on separately.

Agenda Item No. 5a, being: NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1019**, located in the SE/4 of Section 19, T10N, R2W, being north of SE 19th Street and west of Sunnyslane, from A-1 Rural Agricultural District to R-1/PUD Single-Family Residential District as a Planned Unit Development. Application by Star Castle Investments, LLC/Hossien Farzaneh. **Ward 1.**

The subject site is located north of SE 19th St and west of S Sunnyslane. The property is currently zoned A-1 Rural Agricultural and is undeveloped. The applicant is proposing to develop the property with a single-family neighborhood consisting of 246 lots on 74.79 acres, resulting in an overall density of 3.29 dwelling units per acre. The applicant desires a neighborhood community with open space and recreational amenities, but with a reduced lot width of 50' vs. 55'.

Stormwater detention for this development is required. FEMA floodplains/floodways are located along the southern boundary of the site; however, the applicant is not proposing to develop lots within the floodplain. Additionally, this application includes a 50' buffer from top of bank to the platted lots as required in the 2021 Stormwater Criteria.

Access is provided by S Sunnyslane Rd and through the Cypress Creek Addition to the north and west when it is developed.

The applicant is utilizing a Planned Unit Development (PUD) to help offset an increase in density of the proposed development while requesting a 50' lot width variance from city code. The applicant is proposing to provide the following amenities as described in the PUD:

- The entryway located off of S Sunnyslane Rd shall have a divided-median entryway with a total of 13 trees and 24 shrubs.
- A pool, pool house, cabana, and playground at the west side of the development with a total of 38 trees and 20 shrubs.
- Automatic irrigation system for all required landscaping.
- Residential exterior aesthetics with minimum of 60% brick, rock or stone.

The Envision Moore 2040 Plan calls for this location to be Open Space Residential. Land uses in Open Space Residential include existing neighborhoods with large lots, or new neighborhoods with smaller lots featuring significant open space, up to 3 lots per acre and 30% open space. This application was reviewed as to its conformance with the intent of the Plan.

Being a PUD, this application conforms to many of the Plan's recommendations for aesthetics and through open space with both passive and active uses, with open space totaling 29.05 acres or approximately 39% open space. Of that open space, approximately 17 acres lies within the floodplain. The open space consists of very large drainage areas, and common areas for a pool house, cabana, pool, and playground. The PUD also

includes increased landscaping at the entrance along S Sunnyslane Rd. The proposed homes shall have a minimum of 60% bricking as per the PUD Design Statement.

This proposed development is not located within ¼ mile of a school, however the site is shown as part of the greenway multi-use trail corridor. A pedestrian easement will be required for future trail construction as shown in the Comprehensive Plan and a sidewalk is required along SE 19th Street.

This application, in combination with the approved but yet to be developed Cypress Creek Addition, proposes a collector street from Sunnyslane, with 2 internal connections with Cypress Creek.

A significant portion of this site contains FEMA-designated floodplains and floodways however no development is proposed within the floodplain, nor within 50' from the top of bank of the streams. On-site detention is proposed as a shared detention pond with the previously approved Cypress Creek Addition and a smaller pond on the south end of the addition.

With the land being designated as Open Space Residential, the PUD application seeks to preserve the floodplain within the property along with providing increased landscaping and aesthetic controls. The proposed development includes approximately 39% open space and a density of 3.29 lots per acre, which meets the goals and policies of the Comprehensive Plan.

This application was submitted as a PUD to request 50' lot widths and 5,000 square foot lots with an allowed maximum lot coverage of 65%. Because most other metro-area communities allow a 50' lot width, city staff does not oppose that reduction. Furthermore, the amenities provided to off-set the reduction in lot size include a neighborhood amenity area that is focused on providing recreational opportunities to the residents. Staff recommends approval of the application.

Chairman Sherrard asked if there were any members of the audience who wished to address this item. Hearing none, a motion was requested.

Chad Burks motioned to recommend approval of, **Rezoning Application No. RZ1019**, subject to Staff recommendations. Don Snow seconded the motion. Roll was called.

Ayes: Lunow, Burks, Snow, Joiner, Sherrard
Nays: Graham, Jarema
Abstained:
Absent: Rickman, Laib

Agenda Item No. 5b, being: NEW BUSINESS

Discuss and consider the **Preliminary Plat of Urbansky Farm**, located in the SE/4 of Section 19, T10N, R2W, being north of SE 19th Street and west of Sunnyslane. Application by Star Castle Investments, LLC/Hossien Farzaneh. **Ward 1.**

The subject site is located north of SE 19th St and west of S Sunnyslane. The property is currently zoned A-1

Rural Agricultural and is undeveloped. The applicant is proposing to develop the property with a single-family neighborhood consisting of 246 lots on 74.79 acres, resulting in an overall density of 3.29 dwelling units per acre. The applicant desires a neighborhood community with open space and recreational amenities, but with a reduced lot width of 50' vs. 55'.

Stormwater detention for this development is required and is proposed in Common Areas B and C. FEMA floodplains/floodways are located along the southern boundary of the site; however, the applicant is not proposing to develop lots within the floodplain. Additionally, this application includes a 50' buffer from top of bank to the platted lots as required in the 2021 Stormwater Criteria.

Access is provided by S Sunnyslane Rd and through the Cypress Creek Addition to the north and west when it is developed.

A fee-in-lieu of parkland will be required. The fee is yet to be determined.

This site proposes 3 roadway access points- 'SE 16th Street' via Sunnyslane, and 'Olive Way' and 'SE 17th Street' via the undeveloped Cypress Creek Addition. The Subdivision Access Standards shall apply to the collective Cypress Creek and Urbansky Farms Additions through development to ensure adequate public safety access. Off-site improvements may be required should the Urbansky Farms development occur prior to Cypress Creek.

Due to the topography of the site, direct waterline extensions are only possible from Sunnyslane, with other extensions provided through the Cypress Creek Addition. All waterlines shall be sized appropriately to provide adequate pressure for public safety. A hydraulic analysis integrating the Cypress Creek development with the Urbansky Farms development will be required to determine adequate water pressure meeting the 2015 IFC Appendix B. The intent being to insure under-sized water lines, potentially impacting required fire flow, shall not be installed in either addition.

Additionally, the only sewer connections available is through the undeveloped Cypress Creek Addition. It should be noted that off-site improvements may be required to provide adequate sewer service if Urbansky Farms is developed prior to Cypress Creek.

This Preliminary Plat seeks to develop a vacant property in a growing part of Moore to a residential neighborhood with 246 lots and approximately 3.29 lots per acre. The plat meets the requirements as set out by City Code, the companion PUD application and many of the goals and policies of the Comprehensive Plan. Staff recommends approval.

Commissioner Graham asked about the ratio of homes per acre to open space as outlined in the plan. Ms. Weitman stated, the plan actually allows for a density higher than 3 lots per acre with additional open space. The developer proposes more than the required 30% and they are at 3.29 lots per acre.

Commissioner Graham stated as a result of discussions held during the review of the Comprehensive Plan, his interpretation of the idea of open space, is more evenly distributed throughout the development. This development proposes open-space that is concentrated in the southwest corner of the addition with no greenspace centrally located within the neighborhood.

Commissioner Burks, asked if consideration has been given to the length of Olive Way, resulting in higher rates of speed in front of the proposed amenities that will also generate higher rates of pedestrian traffic. Are there concerns that those may be conflicting ideas which may require some traffic calming for that particular area?

Ms. Weitman answered, yes there are always those concerns with straight streets. Traffic calming measures were encouraged in discussions with the developer and they chose not to include them. This long and straight street has the potential to create some speeding hazards for sure. The applicant is present and can further address those choices.

Chairman Sherrard commented, there is a history of these type of traffic hazards in past developments that include long stretches of straight streets.

Chairman Sherrard asked if the applicant was present. David Box, 522 Colcord Drive introduced himself as representing the applicant, along with Kendall Dillon, civil engineer for the project, with Crafton Tull. Mr. Box stated both are available to answer any questions.

Mr. Box stated, Kendall Dillon is also the Engineer for the Cypress Creek Development and has indicated that the Final Plat for Cypress Creek has been submitted to the City. Although, Urbansky Farms and Cypress Creek are under separate ownership, they do share the same engineer and have the unique situation of being developed concurrently which does create unique timing issues with regard to installation of improvements, sizing of utilities, as-well-as access points. Having one firm involved with both developments serves to coordinate those activities. Mr. Box stated that Mr. Dillon is also available to answer questions tonight, regarding Cypress Creek, as it relates to the development of Urbansky Farms.

Mr. Box stated that they view the proposed development to be heavily amenitized. In addition to exceeding the open space requirement, Mr. Box went on to say, they believe it be a development that satisfies the intent of what the open space is meant to be. Mr. Box stated that the developer has reviewed and is in agreement with all staff recommendations and offered to answer any questions.

Mr. Graham stated he does not see the need for a PUD and the reduction in the size of lots for an area that is large in size. Mr. Graham stated he views the application as a way to increase the densities.

Mr. Box stated, it is true that straight zoning for this property would result in larger lots with more square footage. However, you would not have the increased open space and you would lose the commitment of an amenities package that includes a swimming pool and club house, the type of things that are highly sought after by families in neighborhoods. So it is definitely a trade-off. The types of things being offered on not found in traditional single family developments.

Commissioner Graham commented, he does not agree that the amenities package is centrally located. Mr. Graham stated that many residents will have to walk some distance within the neighborhood. Mr. Box, stated the amenities are centrally located within the perimeter of greenspace that has been provided. Mr. Box stated, he is not aware of developments or been involved with any developments that centrally locate large swaths of open space short of a transmission line or some sort of sub-surface easement that prohibits the development.

Commissioner Burks asked how many phases will be included in the development and what will be turned over

to the HOA. Mr. Box answered, three. All open space, common areas and amenities, including the pool and clubhouse, will be owned and maintained by the HOA.

Commissioner Burks asked Mr. Box to speak to the traffic concerns and why they chose not to include any sort of traffic calming measures. Kendall Dillon, asked to address Mr. Burks question. Mr. Dillon stated, the reason they chose not to include those measures is because there is some curve to the street at different points and the length does comply with City Code and Subdivision Regulations, however the applicant remains open to working with staff to include a solution.

Mr. Box commented, the developer has contacted him to say, that he can commit to a round-about as a traffic calming measure. Mr. Burks stated he believes that would help to alleviate some concern. Ms. Weitman and the Chairman both agreed that would be nice.

Chairman Sherrard asked if there were any members of the audience who wished to address this item. Hearing none, a motion was requested.

Gary Lunow motioned to recommend approval of the **Preliminary Plat of Urbansky Farm**, subject to the installation of a round-about and Staff recommendations. Don Snow seconded the motion. Roll was called.

Ayes: Lunow, Burks, Snow, Joiner, Sherrard

Nays: Graham, Jarema

Abstained:

Absent: Rickman, Laib

Agenda Item No. 5c, being: NEW BUSINESS

Discuss and consider the **Final Plat of The Hills at Timber Creek Estates, Phase 1**, located in the NW/4 of Section 33, T10N, R2W, being south of SE 34th Street and east of Sooner Road. Application by Mongold Properties, LLC/Kirby Mongold. **Ward 1.**

The subject site is located south of SE 34th Street and east of S Sooner Rd. The property is currently zoned R-1 Single Family Residential. The Preliminary Plat for this development was approved in April 2021. Phase 1 of the development is approximately 33 acres in total size with 2 common areas and 42 living units, resulting in an overall density of 1.27 living units per acre. The applicant is seeking final plat approval for the first phase of development.

Public water is available to the site from a 12" water main along S. Sooner Rd. The developer will be required to extend a 12" water main along SE 34th St. and connect to an existing 6" watermain connection to Timbercreek Estates to the south. Public sewer is not currently available in this area. The subject site lies beyond a ridge line. Therefore private septic systems will be utilized for the residential homes.

Stormwater detention for this development is required. There is no identified FEMA Floodplain located on this property. The development includes a detention pond located in Common Area A that discharges into a naturalized riparian drainage channel contained in Common Area B.

Access for the first phase of development is provided by 2 access points, one being located along SE 34th Street and the other located along S Sooner Rd. 6' sidewalks are required along all arterial roads and 4' sidewalk are required along residential streets in R-1 developments.

The Envision Moore 2040 Plan calls for this location to be Open Space Residential. Land uses in Open Space Residential include existing neighborhoods with large lots, or new neighborhoods with smaller lots featuring significant open space, up to 3 lots per acre and 30% open space. This application was reviewed as to its conformance with the intent of the Plan.

The Plan places a large emphasis on quality design and appearance for new subdivisions. For Open Space Residential land use, the Plan calls for neighborhood amenities of high value, and encourages the preservation of natural resources, the use of buffers, and provision of amenities such as accessible open space, community greens, pocket parks, and/or playgrounds. This subject site includes approximately 13 acres of open space, which is approx. 16.54% open space.

The Plan places a large emphasis on connecting residential and commercial developments with sidewalks and/or trail connections. This proposed development is not located within a ¼ mile from a school or park at this present time; however, Moore Public Schools owns the property located directly south of this development and plans to build a school on that property in the future. Sidewalks shall be required on all residential and arterial streets to provide pedestrian connections.

A network of internal streets and drives reduces local traffic using arterial roadways and promote shorter internal connections. This application provides two access points, one at SE 34th St and the other at S Sooner Rd. The proposed traffic volume and pattern is typical for residential land uses and is not anticipated to cause a significant amount of additional congestion along either S Sooner Rd or SE 34th St. Future phases will include an internal street connection to the Moore Public School property to the south of the site.

The Plan calls for preserving natural resources as amenities; floodplains, streams, and riparian areas are a priority for preservation. This site contains no FEMA floodplain or floodway areas. On-site detention is provided and the existing riparian areas and steep slopes are preserved in common areas.

Due to the overall densities of 1.27 lots per acre and the walkable attributes of the proposed development, staff believes that this site conforms with the requirements of the 'Open Space Residential' land use designation and the overall goals and recommendations of the Plan. Staff recommends approval of the final plat.

Chairman Sherrard asked if the applicant was present. Kendall Dillon with Crafton Tool, introduced himself as the civil engineer for the project, representing the applicant who is also present. Mr. Dillon stated they have read and are in agreement with staff recommendations. Mr. Dillon stated the applicant does have one point to address regarding the required sidewalks for the addition. Mr. Dillon stated the developer would like to request for consideration to a variance to the standard requirement on the arterial sidewalks, due to there not being any arterial sidewalks anywhere close. Basically they would not connect to anything. The developer will, of course, provide internal sidewalks throughout the neighborhood in

addition, he would provide sidewalks from their site to the school and would just request relief from the required arterial sidewalks.

Chairman Sherrard stated he does understand the perspective of the developer, however, he believes the City will realize a benefit from those arterial sidewalks in the future, particularly for the corner that will be developed as commercial in the future.

Kirby Mongold, introduced himself as the applicant. Mr. Mongold stated the only point he would like to make regarding the arterial sidewalks, is Sooner Road is a State Highway and just across the roadway to the West, the Belmar Addition provide them as part of their development.

Commissioner Snow, stated this is an example of where input from the Moore School System would be particularly useful. Knowing what areas students will be drawn from, for the future elementary school would really help to assess the importance of those arterial sidewalks.

Chairman Sherrard asked if there were any members of the audience who wished to address this item. Hearing none, a motion was requested.

Kent Graham motioned to recommend approval of the **Final Plat of The Hills at Timber Creek Estates, Phase 1**, subject to Staff recommendations. Kenneth Jarema seconded the motion. Roll was called.

Ayes: Graham, Lunow, Burks, Snow, Jarema, Joiner, Sherrard

Nays:

Abstained:

Absent: Rickman, Laib

Agenda Items 5d, 5e and 5f are companion items to be discussed together and voted on separately.

Chairman Sherrard reported, City staff has received a request from the applicant, to table the following companion items to the May 10th Planning Commission Meeting.

Agenda Item No. 5d, being: NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1020**, located in the NW/4 of Section 22, T10N, R3W, being south of SW 4th Street and east of Santa Fe Avenue, from A-2 Suburban Agricultural District to C-2 Neighborhood Commercial District. Application by Tony J. Tyler. **Ward 3.**

Chairman Sherrard requested a motion.

Kent Graham made a motion to table, **Rezoning Application No. RZ1020**, Gary Lunow seconded the motion. Roll was called.

Ayes: Graham, Lunow, Burks, Snow, Jarema, Joiner, Sherrard

Nays:

Abstained:

Absent: Rickman, Laib

Agenda Item No. 5e, being: NEW BUSINESS

Discuss and consider the **Preliminary Plat of Tyler Commercial Park**, located in the NW/4 of Section 22, T10N, R3W, being south of SW 4th Street and east of Santa Fe Avenue. Application by Tony J. Tyler.
Ward 3.

Chairman Sherrard requested a motion.

Kent Graham made a motion to table the **Preliminary Plat of Tyler Commercial Park**. Chad Burks seconded the motion. Roll was called.

Ayes: Graham, Lunow, Burks, Snow, Jarema, Joiner, Sherrard

Nays:

Abstained:

Absent: Rickman, Laib

Agenda Item No. 5f, being: NEW BUSINESS

Discuss and consider the **Final Plat of Tyler Commercial Park, Section 1**, located in the NW/4 of Section 22, T10N, R3W, being south of SW 4th Street and east of Santa Fe Avenue. Application by Tony J. Tyler.
Ward 3.

Chairman Sherrard requested a motion.

Kent Graham made a motion to table the **Final Plat of Tyler Commercial Park, Section 1**. Chad Burks seconded the motion. Roll was called.

Ayes: Graham, Lunow, Burks, Snow, Jarema, Joiner, Sherrard

Nays:

Abstained:

Absent: Rickman, Laib

Agenda Item No. 6 being: CITIZENS - None

Agenda Item No. 7 being: ADJOURNMENT

Chairman Sherrard requested a motion to adjourn at 8:02 p.m.

Motion: Kent Graham motioned for adjournment. Chad Burks seconded the motion. Roll was called.

Ayes: Graham, Lunow, Burks, Snow, Jarema, Joiner, Sherrard

Nays:

Abstained:

Absent: Rickman, Laib

RECORDED FROM NOTES & TRANSCRIBED BY _____
Nora Kerbo, Administrative Assistant