

**MINUTES OF THE
PLANNING COMMISSION MEETING
May 10, 2022**

The Planning Commission of the City of Moore, Oklahoma held a meeting on May 10, 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	Chad Burks	Don Snow	Kenneth Jarema
Chris Rickman	Brandon Laib	Jack Joiner	Ralph Sherrard

Absent: Gary Lunow

Staff: Elizabeth Weitman, Community Development Director, 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 April 12, 2022 Planning Commission Meeting.**

Chairman Sherrard requested a motion.

Kent Graham motioned to recommend approval of the **Minutes of the April 12, 2022 Planning Commission Meeting**, as written. Chad Burks seconded the motion. Roll was called.

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

Nays:

Abstained: Rickman, Laib

Absent: Lunow

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

Agenda Item No. 4b, being: REPORTS - PLANNING COMMISSION STAFF

Ms. Weitman reported the following items were discussed and considered by City Council on the below listed dates:

March 21, 2022

Approved:

- Rezoning Application RZ1018 by Flash Group Services for 2101 S. Broadway to from I-2 Medium Industrial to I-1 Light Industrial

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

Agenda Item No. 5a, 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.**

The subject site is located south of SW 4th St and east of S Santa Fe Ave at 820 SW 4th St. The site consists of 1 parcel of land totaling slightly less than 1 acre. The applicant is seeking to rezone the property from A-2 Suburban Agricultural District to C-2 Neighborhood Commercial District and combine this parcel with the existing C-2 street frontage to facilitate a new commercial development.

The Envision Moore 2040 Plan calls for this location to be Neighborhood Commercial. Land uses allowed in Neighborhood Commercial include office, retail and service uses. This application was reviewed as to its conformance with the intent of the Plan.

The proposed development includes on-site detention and a 10 foot landscape buffer along the front of the property of Lot 1. Overall this application offers 60% open space including the KOMA towers. All future development will be reviewed against the comprehensive plan goals and recommendations for compliance.

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 ¼ mile of a school. However, the location of the property is along an identified multi-use trail corridor on SW 4th Street. As such, an additional pedestrian easement will be required to accommodate a future trail upon development.

A network of internal streets and drives reduces local traffic using arterial roadways and promote shorter internal connections. Although the subject site does not have street frontage on SW 4th Street, the larger development is proposed to have a total of 2 driveways to 4th Street and utilize 2 shared drives on City of Moore property. All drives are adequately distanced from each other and a negative impact on traffic at this location is not anticipated.

The Plan calls for preserving natural resources as amenities while also accommodating development. This site does not contain a FEMA-regulated floodplain or other natural waterways. On-site stormwater detention is

proposed behind the commercial development on Lot 6 which is the site of the remaining KOMA towers.

Due to the proposed land use and site development, staff believes that this application is in compliance with the intent of the Envision Moore 2040 Plan. The specific development requirements will be reviewed at the building permit stage to determine compliance with the policies and goals outlined in the plan.

Chairman Sherrard asked if there were any questions from the Planning Commission. Kent Graham asked for clarification on the location of the multi-use trail. Ms. Weitman answered, it will be a 10' wide sidewalk along 4th Street instead of a normal 6' sidewalk.

Chairman Sherrard asked if the applicant was present. Kent Mace, with MacBax Land Surveying, 5744, Ste. 100, Stone gate Drive, Norman, OK 73072, introduced himself as representing the applicant and offered to answer any questions.

Chairman Sherrard asked Mr. Mace about how they plan to handle Lot 6. Mr. Mace explained there are 3 towers currently located on this lot. The most westerly tower will be relocated more to the east. The existing towers have been updated. These towers are shorter and occupy less area. Mr. Mace went on to say, detention will take up most of lot 6, which should significantly reduce the current amount of runoff from what it is today.

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, **Rezoning Application No. RZ1020**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

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

Agenda Item No. 5b, 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.

The applicant is proposing to develop the property with an office/retail commercial development consisting of 6 lots on approx. 13 acres.

Public water and sewer utilities are available and will be extended to serve the site.

Access is provided by SW 4th St. The shopping center will utilize 2 shared access points on either side of the subject site on property that is owned by the City of Moore. The west access point will be required to be

developed as a collector road to serve both the commercial tract and the city-owned property south of this site. Additionally 2 additional drives are proposed along the frontage of SW 4th Street.

The site does not contain a FEMA-regulated floodplain. On-site stormwater detention is required and is proposed to be located on Lot 6 of the development.

Since the April 12, 2022 Planning Commission meeting, the applicant has met with city staff to discuss the width of the needed pedestrian easement and the potential placement of the multi-use trail along SW 4th Street. Because the current location of the utility poles allows the construction of a multi-use trail with a smaller easement, staff has agreed to reduce the required pedestrian easement along SW 4th Street from 15' to 10'.

Due to this application's conformity with the Moore City Code and the goals and policies of the comprehensive plan, staff recommends approval of this application.

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 **Preliminary Plat of Tyler Commercial Park**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

Ayes: Graham, Burks, Snow, Jarema, Rickman, Laib, Joiner, Sherrard

Nays:

Abstained:

Absent: Lunow

Agenda Item No. 5c, 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 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 Tyler Commercial Park, Section 1**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

Ayes: Graham, Burks, Snow, Jarema, Rickman, Laib, Joiner, Sherrard

Nays:

Abstained:

Absent: Lunow

Agenda Item No. 5d, being: NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1021**, located in the SE/4 of Section 11, T10N, R3W, being north of NE 12th Street and west of Eastern Avenue, from C-1 Office District to C-3 General Commercial District. Application by Trevini, LLC/Samir Marfatia. **Ward 2.**

The subject site is located north of NE 12th St and west of N Eastern Ave at 513 NE 12th St. The site consists of 1 lot totaling 0.5 acres and was the site of an IBC Bank with a drive-thru. The applicant is seeking to rezone the property from C-1 Office District to C-3 General Commercial for future general commercial leasing opportunities.

Public water and sewer utilities are available to serve the site. Access is provided by NE 12th St. and Flicker Ridge Drive.

The site does not contain a FEMA-regulated floodplain. Because there is no redevelopment occurring with this application, on-site stormwater detention will not be required.

This site is a vacant banking facility that is currently zoned C-1. It is located in a commercialized portion of NE 12th Street in close proximity to the NE 12th and Eastern intersection along with a variety of other commercial uses and zoning. The Envision Moore 2040 Plan calls for this location to be Community Commercial.

This rezoning application seeks to rezone a property from C-1 to C-3, but does not anticipate redevelopment of the site at this time. Because C-3 uses and developments are considered compliant with the community commercial land use designation, an amendment to the plan is not necessary.

Due to the prevalence of commercial properties on this segment of NE 12th Street, staff believes that this is in keeping with the character of the area as well as the goals and recommendations of the comprehensive plan. Staff recommends approval of this application.

Kent Graham asked Ms. Weitman for clarification on what types of increased activity should the residential neighborhood should expect to see. Ms. Weitman answered, C3 is our broadest commercial category. However, it is anticipated that the use will be somewhat restricted by the small footprint of the existing building. Some examples of uses that may work on this site would be a variety of office uses, small retail, in addition to, business that normally include drive-thru service, as part of their operations.

The building is pretty removed from the existing neighborhood. Significant impact to the residents is not anticipated due to the small nature of the site.

Chairman Sherrard asked if the applicant was present. Sahel Patel, 1226 South Ridge Road, Purcell, OK, introduced himself as representing the applicant and offered to answer any questions. Commissioner Graham asked if the applicant has any prospective clients for the site. Mr. Patel answered, no.

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 **Rezoning Application No. RZ1021**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

Ayes: Graham, Burks, Snow, Jarema, Rickman, Laib, Joiner, Sherrard

Nays:

Abstained:

Absent: Lunow

Agenda Item No. 5e, being: NEW BUSINESS

Discuss and consider the **Final Plat of Cypress Creek, Section 1**, located in the SE/4 of Section 19, T10N, R2W, being north of SE 19th Street and west of Sunnyslane Road. Application by Farzanah Development, LLP/Hossein Farzanah. **Ward 1.**

The subject site is located north of SE 19th Street and west of S Sunnyslane Rd. The Final Plat consists of one tract of land being approximately 32 acres in size. The Preliminary Plat proposes 90 residential lots and 3 common areas totaling just over 10 acres, resulting in a density of approximately 2.8 lots per acre.

Stormwater detention for this development is required. The first phase of the Cypress Creek development includes one detention pond in the southwest of the site. Two existing ponds are preserved on the east of the site. A FEMA floodplain and floodway is located at the southeast corner of the site and along the south of the site; no modifications of the floodplains or floodway are proposed.

Access is proposed by a divided-median entryway from SE 19th St. via 'Cypress Creek Blvd.' additionally, to increase future connectivity between this site and the planned Urbansky Farms neighborhood to the east, 'Cypress Creek Blvd.' connects to Urbansky Farm property. Because this portion of 'Cypress Creek Blvd.' will carry more traffic, it is designed as a collector street.

This property has been used in the past as a dump site for wood remnants/chips. In this phase of development, approximately 10 lots are affected by the wood chips. These wood chips must be removed and fill dirt brought in to establish adequate build-sites. To ensure suitability for home construction on the affected lots, the applicant will be required to provide a report on the removal of the wood chips and detailing adequate mitigation measures for development prior to dirt work commencing on the site.

This final plat application does not include the existing oil well site, which will be removed and platted in a future phase of this addition.

The Preliminary Plat contains two long relatively straight north-south streets that span the full ½ mile length of the development- 'Cypress Creek Blvd.' and 'Pin Cherry Lane'. Past experience with similar layouts has shown that speeding becomes a problem for the safety and peace of the neighborhood. Traffic calming techniques are required for both streets. Although traffic calming will not be required for this phase of the development, such traffic calming devices shall be required at roughly the SE 16th Street intersection.

Public water is provided by a 12" main along SE 19th St and public sewer is provided by an 8" gravity line to the south of the site. A minimum 8" public waterline will be required along 'Cypress Creek Drive' to provide adequate fire flows throughout the neighborhood.

The Envision Moore 2040 Plan calls for this location to be Open Space Residential.

This application was reviewed as to its conformance with the intent of the Plan.

The final plat includes 3 common areas with just over 10 acres of land. The preliminary plat was approved with approximately 15 acres of open space with 2 acres of 'upland' open space, which is approx. 20% open space, of which 10% being useable open space.

This proposed development is not located within a ¼ mile from a school or park. The floodplains in this development are shown on the Bikeway and Greenway Network Map (pg. 105) as multi-use trail corridors. A pedestrian easement is provided for future trail construction as shown in the Comprehensive Plan.

This application provides one divided-median entryway from SE 19th Street and a residential collector street connection with the Urbansky Farms neighborhood to the east.

This site contains a significant amount of FEMA floodplains and a floodway. The proposed development preserves these areas in their natural state. This phase of development includes 10-acres of open space, or approximately 30% open space, although none being upland open space. The 'usable' open space will be included in future phases of the development. An amendment to the Comprehensive Plan is not necessary for this application.

The Final Plat is in general compliance with the approved Preliminary Plat and the goals and recommendations of the Comprehensive Plan. Staff recommends approval.

Kent Graham asked what sort of traffic calming measures the City could expect to see for SE 18th Street and SE 18th Terrace. Some measures we have seen in other development would be a round-about or landscaped medians. Both have good success in slowing traffic.

Commissioner Burks asked Ms. Weitman, in the case of landscaped medians that serve as traffic calming, is there a requirement for some sort of reflectors. Ms. Weitman answered no. Usually the street lamps are sufficient, however, if a situation like that were to come about, they are considered common area, so the HOA would need to take that up.

Chairman Sherrard asked if the applicant was present. Joel Harrison with Crafton Tull, 300 Pointe Parkway Boulevard, Yukon, OK, introduced himself as representing the applicant. Mr. Harrison stated the Final Plat up for consideration tonight, does conform with the approved Preliminary Plat. Mr. Harrison offered to answer any questions.

Mr. Graham asked Mr. Harrison to address the wood-chip issue. Mr. Harrison answered that would be a question for the developer. Ms. Weitman stated, the City will not approve a land disturbance permit until we have an approved plan for those wood chips.

Mr. Graham asked who will remove the oil wells. Mr. Harrison answered, the developer will be working with the oil company to come up with an agreement and to have those oil wells removed.

Chairman Sherrard asked, how that area will be used once the oil wells have been removed. Mr. Harrison answered, they will be platted lots and common area with a future phase of Cypress Creek.

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 **Rezoning Application No. RZ1021**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

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

Agenda Item No. 6 being: CITIZENS - None

Agenda Item No. 7 being: ADJOURNMENT

Chairman Sherrard requested a motion to adjourn at 7:42 p.m.

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

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

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