

MINUTES OF THE
PLANNING COMMISSION MEETING
January 10, 2023

The Planning Commission of the City of Moore, Oklahoma held a meeting on January 10, 2023 in the Council Chambers, Moore City Hall, 301 North Broadway, Moore, Oklahoma.

Agenda Item No. 1, being: ROLL CALL

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

Kent Graham Gary Lunow Kenneth Jarema
Chris Rickman Brandon Laib Jack Joiner

Absent: Chad Burks, Don Snow, Ralph Sherrard

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 December 13, 2022 Planning Commission Meeting.

Vice-Chairman Graham requested a motion.

Gary Lunow motioned to recommend approval of the **Minutes of the December 13, 2022 Planning Commission Meeting**, as written. Chris Rickman seconded the motion. Roll was called.

Ayes: Graham, Lunow, Jarema, Rickman, Laib, Joiner

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Nays:

Abstained:

Absent: Burks, Snow, Sherrard

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:

November 7, 2022

Approved:

- **Final Plat of Freeman Office Park**, located at SE 4th Street and Eastern Avenue. Application by Richard M. Freeman.
- **Final Plat of Isbell Plaza**, located at NW 12th Street and Broadway Avenue. Application by Kyle Isbell.
- **Rezoning Application No. RZ1027**, from C-5 Automotive and Commercial Recreation District to C-3 General Commercial District. Application by Dalia, LLC/Joe Selby.
- **Rezoning Application No. RZ1028**, from C-2 Neighborhood Commercial District to C-3/PU General Commercial District with a Permissive Use for Paintless Dent Repair. Application by TJay Bayro.

January 3, 2023

Approved:

- **Rezoning Application No. RZ1029**, located at 601 NW 5th Street, from C-4 Planned Shopping Center District to C-4/PU Planned Shopping Center District with a Permissive Use for Gasoline Sales; Light. Application by KGS KS1, LLC/Chandana Perera.

Ms. Weitman reported the Certificate of Occupancy was issued for The Curve, including all 3 buildings and the park. There will be a Grand Opening ceremony in conjunction with the 10 year anniversary of the May 20th tornado.

Agenda Item No. 5a, being: NEW BUSINESS

Discuss and consider the **Final Plat of Urbansky Farm, Section 1**, located in the SE/4 of Section 19, T10N, R2W, being north of SE 19th Street and west of Sunnyleane Road. Application by Farzeneh Development, LLP. **Ward 1**.

The subject site is located north of SE 19th Street and west of S Sunnyleane Rd and is approximately 27 acres in size with 62 residential lots and 3 common areas, resulting in a density of approximately 2.3 lots per acre. The site is zoned R-1 as a PUD granting a 50' minimum lot width in exchange for the following amenities:

- Divided-median entryway from S Sunnyleane landscaped 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.

Stormwater detention for this development is proposed with the existing pond on the west side of the site in Common Area C and a smaller detention pond in Common Area D. FEMA floodplains/floodways are located along the southern boundary of the site; however, the applicant is not proposing to develop lots within the floodplain. A bridge box is proposed to cross the floodplain connecting the Urbansky Farms development with the Cypress Creek development to the west; all FEMA requirements for development within a floodplain shall be met.

Access is proposed by a divided-median entryway from S Sunnyleane and by SE 17th St through the Cypress Creek Addition. Because SE 17th Street will carry more traffic between the Urbansky Farms Addition and Cypress Creek Addition, these roads shall meet requirements as a collector street.

The Planning Commission recommended approval of the preliminary plat contingent upon inclusion of a traffic calming technique along 'Olive Way'. A roundabout has been included that will line up with the proposed recreational amenities on the west side of the property.

This property has been used in the past as a dump site for wood remnants/chips. The west half of this phase of development 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.

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 preliminary plat was determined 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. Because the final plat is in conformance with the approved preliminary plat, no amendment to the Envision Moore 2040 Plan is necessary.

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 if there is a time line regarding removal of the wood chips and what sort of evidence of the removal would be provided to the City. Ms. Weitman answered, a report detailing the wood-chip removal will be provided to the City by the engineer. The paving plans would not be approved for installation of roads until the City is satisfied homes could be constructed there without foundation problems.

Vice/Chairman Graham asked if the applicant was present. Michael Williams with Crafton Tull, introduced himself as representing the applicant. Mr. Williams offered to answer any questions.

Gary Lunow stated, he is happy to see multiple access points for entry and exit of the neighborhood.

Vice-Chairman Graham 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 **Final Plat of Urbansky Farm, Section 1**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

Ayes: Graham, Lunow, Jarema, Rickman, Laib, Joiner

Nays:

Abstained:

Absent: Burks, Snow, Sherrard

Agenda Item No. 6 being: CITIZENS - None

Agenda Item No. 7 being: ADJOURNMENT

Vice-Chairman Graham requested a motion to adjourn at 7:15 p.m.

Motion: Chris Rickman motioned for adjournment. Brandon Laib seconded the motion. Roll was called.

Ayes: Graham, Lunow, Jarema, Rickman, Laib, Joiner

Nays:

Abstained:

Absent: Burks, Snow, Sherrard

RECORDED FROM NOTES & TRANSCRIBED BY

Nora Kerbo, Administrative Assistant