

Agenda Item No. 5a, being: NEW BUSINESS

Discuss and consider the **Final Plat of Cardinal Landing, Section 1**, located in the NW/4 of Section 30, T10N, R2W, being south of SE 19th Street and east of Bryant Avenue. Application by IH Development, LLC. **Ward 1.**

The subject site is located south of SE 19th St and east of S Bryant Ave. The property was zoned R-1/PUD in 2021 with a Preliminary Plat of 492 homes on 155.44 acres, resulting in an overall density of 3.16 living units per acre. The PUD approved large communal open spaces and recreational amenities, but with narrower lots and smaller building setbacks to maximize lot coverage requirements.

Public Water is available along S. Bryant and SE 19th Street. Sewer is available to the south and east of the site.

Stormwater detention for this development is required and is provided in Common Area "B". FEMA floodplains/floodways are located along the southern boundary of the site; lots 12-14 of Block 1 have portions of the 100-year floodplain located on the lot and Lot 13 has floodway located on the lot. All FEMA requirements for development in a floodplain must be met. To meet the 2021 Drainage Criteria, all lots must be set back a minimum of 25' from the top of bank of the southern creek.

Access to the final plat is provided by one entryway along S. Bryant Ave.

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 with the overall open space of 35%. The open space consists of very large drainage areas, greenbelts with walking trails, common areas for a clubhouse, pool, and playground. The PUD includes increased landscaping with 2 -3 trees per lot and a minimum of 55% bricking requirements for R-1.

The Plan places a large emphasis on connecting residential and commercial developments with sidewalks and/or trail connections. This proposed development is located within ¼ mile of a school and contains integral links for the city-wide multi-use trail plan. A 10'-wide multi-use trail along S. Bryant is required. Additionally, the floodplains in this development are shown on the Bikeway and Greenway Network Map (pg. 105) as multi-use trail corridors. As such, a pedestrian easement will be required for future trail construction as shown in the Comprehensive Plan.

This phase of the development will access S. Bryant Drive with street stubouts to the north and east.

As part of the approved PUD, the stormwater detention is being developed with Low-Impact Development techniques with soaking bays and bio-filtration systems for stormwater quality benefits.

This first phase of the development conforms with the PUD and Preliminary Plat and is in compliance with the comprehensive plan. Staff recommends approval.

Commissioner Graham asked for clarification of the location for the pedestrian easement. Ms. Weitman answered, the pedestrian easement, for this first phase, will be located next to the creek on the south end of this plat.

Chairman Sherrard asked if the applicant was present. Chris Anderson with SMC Consulting Engineers, 815 W. Main, Oklahoma City, OK, introduced himself along with the developer Ryan Raegan, who was also present. Mr. Anderson stated they had reviewed and were in agreement with staff recommendations and offered to answer any questions.

Chairman Sherrard asked if this phase will connect to future phases. Mr. Anderson answered yes, Section one will connect to other phases on the north. It will not however, connect to the phase that will be located on the south side of the 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 the **Final Plat of Cardinal Landing, Section 1**, subject to staff recommendations. Chad Burks seconded the motion. Roll was called.

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

Nays:

Abstained:

Absent: Lunow, Snow

Agenda Item No. 5b, being: NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1031**, located in the SW/4 of Section 27, T10N, R3W, being north of SW 34th Street and east of Santa Fe Avenue, from C-3 General Commercial District to C3/PU General Commercial District with a Permissive Use for Personal Storage. Application by TWD Properties, LLC/David Box. **Ward 3.**

This property is located north of SW 34th Street and East of S. Santa Fe Ave. The site was zoned to C-3 General Commercial District in 2002, and is currently vacant. The applicant is proposing to develop the site with retail uses along the frontage roads of Santa Fe Avenue and SW 34th Street and a mini-storage facility in the interior of the lot property abutting the Bluestem Ridge Addition. Although the zoning is in place for the retail development, a rezoning is necessary for the mini-storage use which requires a rezoning from C-3 General Commercial District to C-3/PU General Commercial District with a Permissive Use for Personal Storage.

Public water is located along S. Santa Fe Avenue and will be required to be extended to serve the site. Sewer

is located just to the west and east of the site; public sewer service is required for the office of the mini-storage business. Stormwater detention is provided for the Oak Ridge Crossing North Addition, including this site, by an existing detention pond located to the north of the subject property.

The applicant is proposing to access the site through a shared drive that will access other retail buildings on the site. An access and maintenance agreement will be required for the shared access drive.

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 that are intended to serve the immediate area, being 1-3 mile radius. This application was reviewed as to its conformance with the intent of the Plan.

The proposed development will be required to have 75% masonry façade, 10% open space and comply with the City's aesthetics and landscaping regulations.

Although the proposed mini-storage is located within ¼ mile of two schools, the proposed use is not one that will encourage pedestrian traffic. The remaining retail development will include sidewalks as required by City Code.

Although the subject site does not have street frontage on S. Santa Fe Avenue or SW 34th Street, the larger development plan shall include shared drives as an effort to minimize curb cuts on the arterial roads. This application is not anticipated to have a negative impact on traffic.

On-site stormwater detention is provided.

Typically mini-storage uses are considered best located in heavier land use designations, as they have a large footprint and do not significantly contribute to the sales tax or employment base. However, in this case the mini-storage could be considered secondary or auxiliary to the planned retail development along S. Santa Fe Avenue and SW 34th Street because of its poor location for retail use. Due to these factors in addition to the application's compliance with the intent of the Envision Moore 2040 Plan, staff believes that an amendment to the plan is not necessary.

Permissive Uses by definition are uses that may not be appropriate in all areas within the underlying zoning due to potentially undesirable characteristics affecting sensitive uses. Each Permissive Use application should be viewed as unique and evaluated on their individual merits.

For personal storage, or mini-storage facilities, the use may not negatively impact residential uses with increase in traffic or noise, however these uses typically require a lot of land area but have limited economic benefit to the City; therefore care should be taken in allowing these uses in commercial areas to the exclusion of traditional retail and service industries.

If Planning Commission and City Council agree with the applicant that the subject site is not conducive to traditional retail development and the land area dedicated to the mini-storage use is sufficiently limited to preserve the integrity of the remaining commercial sites in the Oak Ridge Crossing North Addition, staff recommends approval of this application.

Commissioner Graham asked Ms. Weitman to expand on the comment in the staff report that describes the subject property as not conducive to traditional retail development. Ms. Weitman answered, the applicant contends the lack of street frontage along with reduced visibility negatively impacts the potential for potential retail users.

Chairman Sherrard asked if the applicant was present. Kaitlyn Turner, Williams, Box, Forshee & Bullard 522 Colcord Drive, Oklahoma City, OK, introduced herself, along with Jay Johnston as the applicant, who was also present. Ms. Turner responded, as stated by staff, the visibility for an end user is poor with or without the retail development that has already been approved. Ms. Turner offered to answer any questions.

Chairman Sherrard asked what types of elements will be used to create a buffer for the residents of the existing neighborhood. Ms. Turner, answered, the storage use will be totally enclosed by a fence. In addition, the detention pond located on the north end of the development, does provide a significant buffer to the residents of Blue Stem Ridge. On the east boundary in addition to the privacy fence there will be a set-back that will be landscaped. Also, because of an existing easement, the building line set-back is increased. Ms. Turner stated, the mini-storage will have hours of operation and will not be a 24 hour facility.

Commissioner Graham asked for clarification regarding access and traffic flow. Ms. Turner answered, the proposed use does not typically generate heavy traffic, however, there are two access point along Santa Fe that create a straight shot to the mini-storage that is situated in the back.

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

William Mitchell, 1900 SE 31st Street asked if there will be pitched roofs and for clarification on the access points.

Jay Johnston, 9204 N. Kelly, Oklahoma City, introduced himself as the applicant. Mr. Johnston was able to explain using a site plan, there is not a direct line of sight for the roof line as this storage use will be tucked in behind the retail buildings.

Chairman Sherrard asked if anyone else would like to address this item. After no response, a motion was requested.

Kent Graham motioned to recommend approval of **Rezoning Application No. RZ1031**, subject to staff recommendations. Chad Burks seconded the motion. Roll was called.

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

Nays:

Abstained:

Absent: Lunow, Snow

Agenda Items No. 5c and 5d are companion items to be discussed together and voted on separately.

Agenda Item No. 5c, being: NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1030**, located in the SE/4 of Section 11, T10N, R3W, being north of NE 12th Street and west of Flicker Ridge Road, from C-1 Office District to R-1/PUD Single Family Dwelling District/Planned Unit Development. Application by Mongold Properties, LLC. **Ward 2.**

The subject site is located north of NE 12th St and west of Flicker Ridge Rd. The property is currently zoned C-1 Office District and is undeveloped. The applicant is proposing to develop the property with a single-family neighborhood consisting of 13 lots on 2.6 acres, resulting in an overall density of approximately 5 dwelling units per acre. The applicant is proposing a reduced minimum lot size of 5,000 sf vs. 6,000 sf and a 20' vs. 25' building line in a proposed cul-de-sac only. In order to accommodate these site standard variances, a Planned Unit Development (PUD) zoning is required.

Water is provided by a 6" waterline along Flicker Ridge Rd. Sanitary sewer is provided by an 8" sewer line on the north, south and west boundaries of the site.

Stormwater detention for this development is required. There are no FEMA floodplains/floodways located on the site.

Access is provided by Flicker Ridge Rd, a collector road feeding into NE 12th Street. Of the total 13 lots, 2 lots will have direct access to Flicker Ridge Rd., with the remaining lots accessing a proposed cul-de-sac street.

The applicant is utilizing a PUD to help offset an increase in density of the proposed development by requesting a minimum lot size of 5,000 sf and establishing a 20' building line for the proposed cul-de-sac. To offset these densities, the applicant is proposing to provide the following amenities as described in the PUD:

- Approximately 6,300 sf of common area, excluding the detention pond.
- Increased landscaping of 15 trees in the common areas with trees of 3" caliper.
- Automatic irrigation system for all required landscaping.
- Residential exterior aesthetics with minimum of 60% brick, rock or stone.

This site was the subject of an unsuccessful rezoning application in 2016 for 9 duplexes, resulting in a density of approximately 7 units per acre (RZ937). That application was denied based on incompatible densities with the existing neighborhood. Since that time the property has been for sale for commercial use but has had no interest. The current applicant purchased the property for single-family residential development that would be similar in nature with the surrounding neighborhood.

The Envision Moore 2040 Plan calls for this location to be Community Commercial. Land uses allowed in Community Commercial can include a mix of uses with up to 50% residential development. This application was reviewed as to its conformance with the intent of the Plan.

The PUD specifies that homes must have 60% brick, landscaping at 15 trees of 3" caliper with automatic irrigation, and common open space at 6,300 sf, or 5% of the property, not including the detention pond.

This proposed development is not located within ¼ mile of a school, but is located near commercial developments that are conducive to walking vs. driving for short trips. Sidewalks are required with the

development and along Flicker Ridge Rd. to establish these connections.

This application does not directly access an arterial roadway, but a collector street, Flicker Ridge Dr. Only two lots will have direct driveway access to Flicker Ridge Dr. The additional traffic generated by the proposed development is not anticipated to add to any congestion problems in the area.

On-site stormwater detention is required.

With the land being designated as Community Commercial, this PUD application seeks to place single-family homes at slightly increased densities than the surrounding neighborhood, while providing quality open space and aesthetic controls to off-set those densities. The proposed amenities and the densities of 5 lots per acre, this application meets the goals and policies of the Comprehensive Plan.

The subject property is located in an urbanized area of Moore, with a mixture of land use densities and intensities in the general area. The Foxfire Addition is the anchoring single-family neighborhood, however the original developer included commercial lots along NW 12th Street and Flicker Ridge. The commercial property fronting NE 12th Street has already developed into a variety of uses, however the subject C-1 lot has remained vacant for many years, likely due to the lack of arterial road frontage.

This site was the subject of an unsuccessful rezoning application in 2016 for duplexes, where the proposed densities and development proposal were deemed to be incompatible with the surrounding neighborhood. For this application, the request is for detached single-family housing with an average density of 5 units per acre, which is very similar to the average density of 4 units per acre and the detached single-family housing type in the Foxfire Addition. Additionally, this application includes 60% masonry exterior and double-car garages which is in keeping with the housing style found in the Foxfire Addition. Staff recommends approval of the application.

Chairman Sherrard asked if the applicant was present. Kirby Mongold, 6600 SE 162nd, Oklahoma City, OK, introduced himself as the applicant. Mr. Mongold explained, because this property also lacks visibility and street frontage it lends itself better to residential uses. Mr. Mongold, explained, he views the proposed single family home development to be in keeping with the existing residential neighborhood and offered to answer any questions.

Commissioner Graham asked if all 13 homes will be alike. Mr. Mongold, answered no. Some examples of varying elevations were provided with the application. Mr. Mongold stated, he would expect to have 3 or more varying elevations for this development.

Chairman Sherrard asked if there were any members of the audience who wished to address this item.

Charlene Tharp, 656 Firelight Drive, introduced herself and asked what price range the homes would fall under. Mr. Mongold answered right now he expects to be in the 250 to 300 thousand dollar range.

Chairman Sherrard asked if there was anyone else who would like to address this item. After no response, a motion was requested.

Kent Graham motioned to recommend approval of **Rezoning Application No. RZ1030**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

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

Agenda Item No. 5d, being: NEW BUSINESS

Discuss and consider the **Preliminary Plat of Flicker Ridge**, located in the SE/4 of Section 11, T10N, R3W, being north of NE 12th Street and west of Flicker Ridge Road. Application by Mongold Properties, LLC. **Ward 2.**

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 Flicker Ridge**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

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

Agenda Items No. 5e and 5f are companion items to be discussed together and voted on separately.

Agenda Item No. 5e, being: NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1032**, located in the SW/4 of Section 22, T10N, R3W, being north of SW 19th Street and east of Eagle Drive, from A2/R2 Suburban Agricultural District/Two Family Dwelling District to R2/PUD Two Family Dwelling District/Planned Unit Development. Application by Omni Construction, LLC. **Ward 3.**

The subject site is located north of SW 19th St and east of Eagle Drive. The property is currently zoned A-2 Suburban Agricultural and R-2 Two-Family Dwelling District and is undeveloped. The applicant is proposing a duplex development consisting of 10 lots and 20 living units on 3 acres, resulting in an overall density of approximately 7 dwelling units per acre. The applicant is proposing a reduced lot width of 60' vs. 75' and a maximum lot coverage of 50% vs. 40%. In order to accommodate these site standard variances, a Planned Unit Development (PUD) zoning is required.

Water is provided by a 6" waterline along Eagle Drive. An 8" waterline lies to the east of the site at the I-35 West Apartments. Sanitary sewer is provided by an 8" sewer line on the north boundary of the site.

Stormwater detention for this development is required. There are no FEMA floodplains/floodways located on the site.

Access is provided by Eagle Drive, a collector street connecting to SW 19th Street at a signal light. It should be noted that with the decrease in lot width, there will be less room for parking on the street without blocking driveways. The applicant has retained the 25' front yard setback and included two-car garages to help make up for the reduced on-street parking opportunities.

The applicant is utilizing a PUD to help offset an increase in density of the proposed development while requesting a 60' lot width and 50% lot coverage variances from city code. The applicant is proposing to provide the following amenities as described in the PUD:

- 9,767 sf of common area, excluding the detention pond.
- A total of 35 trees shall be provided for the common areas.
- A 196 sf pavilion with an 8-foot ADA picnic table and 6-foot bench.
- Automatic irrigation system for all required landscaping.
- Residential exterior aesthetics with minimum of 70% brick, rock or stone.

This subject site is located in a residential area, with high-density residential to the east and low-density residential to the west. Because duplexes are considered low density and have many characteristics similar to single-family dwellings, this application is acting as a 'transitional buffer' between the low-density residential from the high-density residential.

The Envision Moore 2040 Plan calls for this location to be Urban Residential. Land uses in Urban Residential designation include attached and detached residential units with densities up to 7 units per acre. 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 and a pavilion. The PUD specifies that homes must have 70% brick, landscaping at 35 trees with automatic irrigation, a 196 sf pavilion, and common open space at 9,767 sf, or 7% of the property, not including the detention pond.

This proposed development is located within ¼ mile of a school- Plaza Towers Elementary, and sidewalks are required within the development.

This application does not directly access an arterial roadway, but a collector street, Eagle Drive. Eagle Drive has a signal light at SW 19th Street. Although SW 19th Street and Eagle Drive can be congested at times, the low number of new units proposed with this application is not anticipated to significantly add to the congestion in the area.

There are no natural drainage features located on the subject site. On-site stormwater detention is required.

With the land being designated as Urban Residential, the PUD application seeks to slightly increase the densities from the adjacent single-family developments while providing quality open space to off-set those

densities. The proposed development includes aesthetic and common area open space amenities and a density of 7 lots per acre, which meets the goals and policies of the Comprehensive Plan.

This application was submitted as a PUD to request 60' lot widths with an allowed maximum lot coverage of 50% for duplex lots. The amenities provided intend to off-set the reduction in lot size, and include providing an outdoor gathering area for the residents landscaped with 35 trees.

Due to the application's proposed amenities and similar densities to those found in the surrounding neighborhoods, staff recommends approval of this application.

Commissioner Graham asked if Eagle Drive will be the only access point for the proposed development. Ms. Weitman answered to, there are many access points throughout the neighborhood to the north. It is well connected.

Chairman Sherrard asked if the applicant was present. Kendall Dillon, with Crafton Tull, 300 Point Parkway Blvd., Yukon, OK, introduced himself along with Joe Sherga the applicant, who was also in attendance. Mr. Dillon stated, together they have reviewed and are in agreement with staff recommendations.

Mr. Dillon stated he would like to highlight a couple of points about the proposed development. The subject property is an infill lot and the proposed development will provide good transition between the multi-family apartments to east and the existing single family homes to the west. The PUD insures the architectural standard and the landscaping. Mr. Dillon offered to answer any questions.

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. RZ1032**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

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

Nays:

Abstained:

Absent: Lunow, Snow

Agenda Item No. 5f, being: NEW BUSINESS

Discuss and consider the **Preliminary Plat of Eagle Lane Duplexes**, located in the SW/4 of Section 22, T10N, R3W, being north of SW 19th Street and east of Eagle Drive. Application by Omni Construction, LLC. **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 **Preliminary Plat of Eagle Lane Duplexes**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

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

Nays:

Abstained:

Absent: Lunow, Snow

Agenda Item No. 6 being: CITIZENS - None

Agenda Item No. 7 being: ADJOURNMENT

Chairman Sherrard requested a motion to adjourn at 8:05 p.m.

Motion: Kent Graham motioned for adjournment. Brandon Laib seconded the motion. Roll was called.

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

Nays:

Abstained:

Absent: Lunow, Snow

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