

**MINUTES OF THE
PLANNING COMMISSION MEETING
October 10, 2023**

The Planning Commission of the City of Moore, Oklahoma held a meeting on October 10, 2023 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	Brandon Laib	Jack Joiner	Ralph Sherrard

Absent: Gary Lunow

Staff: Elizabeth Weitman, Community Development Director, Lauren Purcell, 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 September 12, 2023 Planning Commission Meeting.**

Chairman Sherrard requested a motion.

Kent Graham motioned to recommend approval of the **Minutes of the September 12, 2023 Planning Commission Meeting**, as written. Chad Burks seconded the motion. Roll was called.

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

Nays:

Abstained: 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:

October 2, 2023

Approved:

- Rezoning Application No. RZ1035 by Manuel J. Herrera/Logan Frampton from R3-3 to C-3.

Ms. Weitman reported; on September 18th City Council approved the Standards and Specifications for streets, including an increased ROW requirement for all plats, from 100 feet to 130 feet on arterial roadways. Any final plats approved by City Council prior to September 19, 2023, will be exempt from this new requirement.

Agenda Item No. 5a, being: NEW BUSINESS

Discuss and Consider the **Preliminary Plat of DM Estates**, located in the SE/4 of Section 18, T10N, R2W, being North of SE 4th Street and West of Sunnyslane Road. Application by Sanjay Mirchia. **Ward 2.**

The subject site is located north of SE 4th Street and east of Bryant Ave. The property is currently zoned R-1 Single-Family Dwelling District and is vacant. The applicant is proposing to develop a single-family residential development approximately 3.62 acres in size with 1 formalized common area for detention and 11 residential lots, resulting in an overall density of 3.3 living units per acre. To develop as proposed, the property must be platted.

Public water is available along SE 4th St. Sanitary sewer is available to south by an 8" gravity line in the Rock Creek Addition.

Stormwater detention for this development is required. The development includes a proposed detention pond located on the west side of the property. An un-studied FEMA floodplain is located along the west side of the property. The applicant will be required to establish the Base Flood Elevation and comply with the 2021 Drainage Criteria.

Access for the proposed addition is provided by SE 4th Street. No lot shall be allowed direct access to SE 4th Street in an effort to prevent traffic congestion.

Along the north and west boundary of the property there is an existing creek. The 2021 Drainage Criteria requires a maintenance easement of 30 feet from the top of bank.

The Envision Moore 2040 Plan calls for this location to be Urban Residential. Land uses in Urban Residential include a mix of single family detached units with up to 7 dwelling units per acre. This application was reviewed as to its conformance with the intent of the Plan.

Quality Appearance and Amenities. This application includes approximately .17 acres of common area, or approximately 5% open space dedicated to storm water detention and floodplain.

Pedestrian-Oriented Design. This proposed development is not located within a ¼ mile from a school or park. Sidewalks will be required to meet City Code, including 6' sidewalks along SE 4th Street.

Congestion Management. This application provides one residential street from SE 4th Street. The proposal ends in a cul-de-sac, providing no further connections to the property to the east. No individual lot access will be allowed to SE 4th Street.

Stormwater Management. This site contains a significant amount of un-studied FEMA floodplain, estimated at being 10% of the site. The Plan recommends preserving the floodplain. The proposed development will not modify the floodplain boundaries. Although some fill in the floodplain may take place.

Because this application meets the density and open space requirements of the Envision Moore 2040 Plan, an amendment to the plan is not required.

The subject site is located in a developed suburban residential area with the Olde Stonebridge Addition to the west and the Rock Creek Addition to the south. Due to the existing residential development in the area and the compliance with many of the goals and policies of the Comprehensive Plan, staff recommends approval of this application. Ms. Weitman offered to answer any questions.

Commissioner Burks asked if the entrance to the proposed development will line up with the entrance for the Rock Creek neighborhood to the south. Ms. Weitman answered, yes. Commissioner Burks asked about a traffic signal for that location. Ms. Weitman answered, there currently is no plan for a signal.

Chairman Sherrard asked if the applicant was present. Ross Morris with Morris Engineering introduced himself as the engineer for the project and stated the applicant is also present. Mr. Morris offered to answer any questions.

Chairman Sherrard asked if the applicant is in agreement to having no access to SE 4th Street from any of the twelve proposed lots. Mr. Ross answered, yes.

Commissioner Burks asked what type of fencing is planned for the frontage along SE 4th Street. Mr. Sanjay Mirchia introduced himself. Mr. Mirchia answered, they plan to provide a 4 foot black fence along 4th street.

Chairman Sherrard asked, what will be the square footage of the proposed homes. Mr. Mirchia answered, approximately 1500 to 1700 square feet.

Chairman Sherrard requested a motion.

Kent Graham motioned to recommend approval of the **Preliminary Plat of DM Estates**. Brandon Laib seconded the motion. Roll was called.

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

Agenda Item No. 5b, being: NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1036**, located in the SW/4 of Section 2, T10N, R3W, being north of NE 27th Street and east of I-35, from A-2 Suburban Agricultural District to C3/PUD General Commercial District/Planned Unit Development and I-1/PUD Light Industrial District/Planned Unit Development. Application by CHI-OK Real Estate Partners IV/Forshee & Bullard P.C. **Ward 2.**

The subject site is located north of NE 27th St and east of I-35. The property is currently zoned A-2 and is undeveloped. The applicant is proposing to develop the frontage along I-35 as retail and commercial uses, while the remainder of the property being developed as light industrial, wholesaling, storage and distribution center with the potential for outdoor storage. To achieve the desired development, the applicant is requesting a rezoning to C-3 and I-1 as a Planned Unit Development.

Public Water and Sanitary Sewer are available to the south of the subject site along Pole Rd and NE 27th Street. Both utilities must be extended to serve the site.

Stormwater detention for this development is required. There is a small portion of a FEMA floodplain located on the southern boundary of the site along the I-35 Service Rd. All City and FEMA requirements for development within a floodplain are required, including a 30' drainage easement from top of bank within the floodplain. Additionally, this application is subject to a required 25' riparian/erosion buffer from the top bank of the stream per the adopted 2021 Drainage Criteria.

Access is provided by both the I-35 Service Rd. and Pole Rd. Due to the proposed use of warehousing and distribution center, a traffic study was completed to assess the potential impacts on the nearby transportation network. Although the traffic study looked at all major streets in the area, Pole Road is considered the most problematic due to the sight-distance problems caused by the railroad underpass. With the existing traffic, the anticipated future developments of QuikTrip, E-Express and the BNSF Logistics Center, and this proposed development, the traffic at the Pole Rd. intersection significantly increases from a 2028 projected (not including subject site) of 17 trips in the am peak hour left-hand turning movement along NE 27th to Pole Rd to a 2028 buildout of 116 in the am peak hour. The NW 27th Street and Pole Rd intersection is the only intersection on the network that is anticipated to have a Level of Service of E and below at full build out.

The traffic study gives recommendations on improvements that will be needed to accommodate the increased traffic from this proposed development. These recommendations include a signal light at NE 27th St and Pole Rd. intersection, as well as east- and west-bound dedicated left-turn lanes along NE 27th St at Pole Rd. These improvements are anticipated to raise the LOS at the intersection to LOS B or better.

Although the Traffic Study is looking ahead to 2028 as the build-out year, it is anticipated that with the first phase of industrial development, Pole Rd will be utilized as an outlet. Based on the existing sight-distance problems at the intersection, this may create a considerable traffic hazard. As such, staff recommends that the applicant provide a mitigation plan with the submittal of a final plat.

The applicant is utilizing a Planned Unit Development (PUD) to expand upon the allowable uses in the I-1 Light Industrial zoning district while providing protections to preserve the commercial integrity of the I-35 Corridor. By utilizing a PUD, the city may relax certain requirements in exchange for amenities that would not otherwise be required. This PUD proposal includes the following amenities:

- Industrial Tract shall have a minimum of 70% masonry or architectural metal façade. No more than 30% EFIS shall be permitted.

- Required landscaping amounts shall exceed City Code by 15%, a total of 549 trees and 902 shrubs required for the entire site. Credit for preserved landscaping is allowed per code.
- All outdoor storage, including semi-trailers, shall be screened from I-35 by a 6-8' berm or masonry wall or wood fence with brick columns 20' apart. **Outdoor storage is limited to 20' in height.**
- All dumpsters shall be located in an area screened from public streets with a fence or masonry wall enclosure.
- Any outdoor storage shall be setback a minimum of 25' from all PUD boundary lines and limited to 20' in height.
- This site lies on the edge of the city with an industrial development to the north in OKC, the First Baptist Church to the south, and is situated between the commercialized I-35 Corridor to the west and the industrial BNSF property to the east. This application reserves the I-35 frontage for commercial activity but seeks to develop an industrial tract with more intensity, or heavier, than what typical I-1 Light Industrial zoning allows. The proposed PUD allows the use unit classification of "Wholesaling, Storage and Distribution: General" which is intended for open-air storage, distribution and handling of materials and equipment that may generate noise and dust. To offset the outdoor storage, the PUD offers a 6-8' sight-proof fence or berm to help sight-proof the outdoor storage. **Outdoor storage is limited to 20' in height.**

The Envision Moore 2040 Plan calls for this location to be Community Commercial along the frontage of I-35 and Light Industrial along Pole Rd. The Light Industrial land uses are characterized by heavy commercial, office, warehouse, flex, and light industrial uses that should incorporate buffering techniques to reduce potential land use conflicts. Community Commercial land uses are characterized by office, retail and services uses. Because the potential I-1 and C-3 uses identified by the applicant are heavier in nature than what is typical of true Light Industrial, a PUD is required to mitigate the potential effects of those heavier characteristics. This application was reviewed as to its conformance with the intent of the Plan.

Being developed as a PUD, this application focuses on increased landscaping at 549 trees and 902 shrubs and, for the Industrial tract, better quality façade materials. **All outdoor storage, including semi-trailers, shall be screened from I-35 by a 6-8' berm or masonry wall or wood fence with brick columns 20' apart. Outdoor storage is limited to 20' in height.**

This proposed development is not located within ¼ mile of a park or school. A sidewalk will be required along the I-35 frontage only.

The Plan supports Light Industrial development in identified areas as a way to increase the City's employment base and potentially decrease traffic congestion related to long work commutes by Moore residents. Although this application proposes job creation that may work to lessen inter-city commutes, the Traffic Study analysis shows a significant increase in truck traffic over time that, without any improvements, will negatively impact the functionality and safety of the NE 27th St and Pole Rd intersection.

The site has a small area of floodplain on the southern end of the commercial tract. The current conceptual master development plan does not show any encroachments into the floodplain and retains an existing pond.

This application reserves the I-35 frontage for commercial and retail opportunities while providing ample room

for industrial job creation, both of which work to meet the intent of the comprehensive plan.

This application seeks to rezone a large undeveloped tract of I-35 frontage to a mixed-use development that supports both retail activities along the I-35 frontage and industrial activities along Pole Rd. The PUD as written provides a **20' limit** to the height of material storage—a characteristic of heavier industrial sites such as asphalt plants, pipe yards, etc.

If Planning Commission and City Council believe that this PUD gives appropriate protections and amenities to preserve the integrity of the I-35 Corridor and protect neighboring properties from unsightly outdoor storage, Staff recommends approval of this application.

Commissioner Graham asked what methods of mitigation, would the City expect to see included in the traffic mitigation plan. Ms. Weitman answered, the installation of both the signalization and the roadway widenings along 27th Street.

Chairman Sherrard stated, those required improvements were the result of the traffic study performed, and now part of the PUD.

Commissioner Graham asked Ms. Weitman to expand on the term “level of service” as it relates to the traffic study.

Ms. Weitman responded, “level of service” refers to the amount of delays encountered by vehicle traffic for a particular intersection or roadway section. Level of service A means you would have no delays. Level of service F means basically gridlock. An acceptable level would be C and D, which means you are running at a relatively good efficiency. Below D would require improvements where possible.

Commissioner Burks asked if level of service factors in safety or is that limited to efficiency only. Ms. Weitman answered, efficiency only. The traffic study shows a build-out year of 2028 for the improvements which is the year they anticipate all of the developments to come online. However, the City’s concern is although it may not be build-out; development of the first phase potentially could generate enough truck traffic to cause the intersection to become intolerably unsafe. The intersection today is already very dangerous. The City will need to stay ahead of the game on that issue and not fall behind. The applicant is responsible for those improvements. There could be incentive packages offered by the City and those things are done at the City Council level.

Chairman Sherrard asked if there are any details about fencing along the south property line between this property and the Baptist Church.

Chairman Sherrard asked if the applicant was present. David Box with Williams, Box, Forshee, Bullard, 522 Colcord Drive, Oklahoma City, OK, introduced himself as representing the applicant.

Mr. Box stated the applicant views this application as an opportunity for the City to continue all of the commercial momentum along I-35 while also allowing for some potential massive employment opportunities with industrial uses to the rear. The applicant seeks to protect that I-35 corridor from an appearance standpoint by placing that commercial right up front and by ensuring the industrial uses are at the back where you would expect to see it. This property abuts industrial uses on the north and also to the east. The property to the north does fall within OKC limits. The applicant believes the proposed development is compatible with surrounding

uses.

The applicant has committed to some fairly heightened standards for industrial development, with the 70 percent masonry and architectural metal.

Regarding the traffic point, the applicant agrees that something will need to be done, however more time is requested. The applicant has agreed to provide a Traffic Mitigation Plan at the Final Plat stage.

Chairman Sherrard asked if a similar project exists here, in the Oklahoma City metro area. Mr. Box answered, Tanenbaum has a development on I-35 in North Oklahoma City, near Frontier City. However, Moore has taken the step to protect the I-35 corridor by limiting interstate frontage to commercial. Oklahoma City does not have that requirement.

Chairman Sherrard asked about outdoor storage.

R.J. Ajay introduced himself as the applicant. Mr. Ajay stated outside storage will be treated as an accessory use for any tenant who will require outdoor storage. Outdoor storage would not be considered a primary use of this plan and would occur if a tenant required outside storage, between the buildings and those truck courts.

Mr. Ajay stated more points of entry and more traffic circulation is always preferred to limit the intensity at one particular point. Given the split in use on this project it creates the potential to separate car traffic from traffic with is preferred.

Chairman Sherrard asked for the plan for buffering along the southern boundary where it meets the church property. Mr. Ajay answered, their intention is to do very heavy landscape buffering in those areas to the South and West. We have agreed to a 15 % percent increase to the landscaping requirement. That additional landscaping with be focused in between the commercial and the industrial uses and then on the south property line to provide that buffer.

Chairman Sherrard asked if anyone in the audience would like to address this issue. Hearing none, a motion was requested.

Kent Graham stated he has concerns over the potential impacts to traffic in the area, wear and tear to the roadway and negative impacts to quality of life in that area.

Chad Burks motioned to recommend denial of **Rezoning Application No. RZ1036**. Brandon Laib seconded the motion. Roll was called.

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

Agenda items 5C and 5d are companion items to be discussed together and voted on separately.

Agenda Item No. 5c, being: NEW BUSINESS

Discuss and consider **Envision Moore Plan 2040 Comprehensive Plan Amendment No. 5**, located in the NW/4 of Section 10, T10N, R3W, being north of NW 24th Street and west of Janeway Avenue, from Employment Mixed Use to Transitional Commerce. Application by Brent Irish. **Ward 2.**

The subject site is located north of NW 24th St and west of N Janeway Ave. The property is zoned C-4 and is currently developed with two existing buildings. The applicant is proposing to develop a commercial recreation area 2.6 acres in total size, with indoor batting cages and an outdoor baseball diamond. To achieve the desired development, the property must be rezoned to C-5 Automotive and Commercial Recreation District. The subject site is shown in the Envision Moore 2040 Plan as Employment Mixed Use. In order for the applicant to develop the outdoor baseball diamond, an amendment must be made to the comprehensive plan for the property to be designated as Transitional Commerce to accommodate the outdoor ball diamond.

The Moore City Council adopted the Envision Moore 2040 Plan in May of 2017 following an extensive community engagement process. At the time of adoption, the Plan carefully designated the future land uses within the City based on the identified community goals and policies. When considering amendments to the Plan, it is important to relate applicable goals and policies to the amendment request in order to fully understand the consequences of such a request. After a review of the comprehensive plan, the following goals and policies have been identified as being related to the amendment application:

1. Balanced Growth and Economic Development. Creating a balance within the City of Moore between existing centers of activity and new development will help distribute traffic and improve quality of life for residents. Reinvesting in existing activity centers will help protect current neighborhoods while promoting high quality development.

Policy # 3: **Encourage Reinvestment** in Existing Centers and Neighborhoods

Policy # 5: **Encourage a Mixture of Uses** in Key Areas of the City To Create Entertainment, Shopping and Dining Destinations.

This application is seeking to develop an infill lot into a higher intensity of use. The proposed development will utilize current City infrastructure (roads, waterline, and sewer lines), thereby removing the burden placed on the city by running new infrastructure to the proposed development. Shifting the purpose of this site from a primarily employment-based land use to a commercial-based land use may encourage a more diverse business base and clientele in this area. By inviting the general public to this area with commerce-based businesses, redevelopment interest may be generated for the surrounding properties to elevate the goods and services offered along NW 24th Street and Janeway.

2. Strengthen Neighborhoods. The Plan's strategies for strengthening neighborhoods includes limiting commercial activities to commercial areas, targeting investment in blighted areas, and reducing crime.

Policy # 4: Encourage Development Design Using Crime Prevention Through Environmental Design (CPTED) Principles.

4.3 **Encourage proper maintenance** and management of private property.

4.4 Encourage a mix of land uses at designated centers to ensure **activity**

during all hours of the day.

This application involves a historically under-utilized infill parcel in a blighted area. Utilizing the property for a commercial purpose is anticipated to encourage the on-going maintenance of the site to attract paying patrons to the proposed businesses.

Additionally, a key component of crime prevention includes getting more 'eyes on the street' during more hours of the day. A hallmark of commercial activity is a relatively high number of trips generated by employees and customers throughout the day, providing more public awareness of the general area throughout various hours of the day and evening.

The subject site is currently identified in the Land Use Plan as Employment Mixed-Use, with relevant descriptors as follows:

Principal uses are **office and flex use** if impacts to adjacent properties are limited (limited noise and light impacts).

New developments should be designed to mimic a **campus or office park setting**.

The applicant is requesting to amend the Land Use Designation of the subject property from Employment Mixed-Use to Transitional Commerce designation due to the addition of an outdoor baseball diamond to the rear of the property. Relevant descriptors of the Urban Residential land use category are as follows:

- Heavy commercial, light industrial, and some supporting office uses are appropriate, **oriented toward roadways and away from adjacent neighborhoods which helps mitigate the potential impacts of traffic** generated by such uses on neighborhoods.
- Limited **outdoor storage**
- Separation between major roads and neighborhoods which serves to buffer neighborhoods from highway traffic impacts.

The subject site was identified within the Comprehensive Plan as Employment Mixed-Use in part due to a desire to shift the nature of this general area away from heavy commercial uses characterized by unsightly outdoor storage because of its proximity to the neighborhood to the west. In addition, the placement of this property between the Light Industrial uses along the east side of Janeway and the residential uses to the west of the subject site made a 'cleaner' office and industrial campus more appealing to buffer the residential uses from the industrial uses along Janeway, while still recognizing the industrial characteristics of the area.

By reclassifying the land use of this site from Employment Mixed-Use to Transitional Commerce, although it would still serve as a buffer to the neighborhood from the industrial uses along Janeway, it would increase the potential for outdoor storage and activity adjacent to the neighborhood.

The Envision Moore 2040 Plan is a living document that can and should be amended periodically as conditions change, as long as the changes are consistent with community goals and values. As this proposed development relates to the Goals and Policies of the Envision Moore 2040 Plan, particular attention should be

given to the following:

- Transitional Commerce allows for outdoor storage and uses that may be detrimental to adjacent residential properties to the west. Light, noise and traffic impacts to adjacent residential uses should be considered before approving any change in land use.
- The subject site and surrounding areas have been characterized by certain elements of blight, such as neglected properties, unsightly outdoor storage and crime that contribute to the overall depreciation of value of the neighborhood. Although certain commercial activity can help to uplift the area, Transitional Commerce does allow for the heavier commercial uses centered around warehousing and automotive uses with outdoor storage. In comparison, Employment Mixed-Use does not allow for outdoor storage or activities and prioritizes attractive development with minimal noise and light impacts.

This application seeks to amend the plan from the Employment Mixed-Use land use category that focuses on indoor office and flex uses with no outdoor storage to the Transitional Commerce land use that allows for heavier commercial that allows outdoor storage and activities. For this particular application, the Transitional Commerce land use is needed due to the proposed outdoor ball diamond that may add evening activities to the area with noise and lighting impacts. But regardless of the specific use, the Planning Commission and City Council must determine if this location is appropriate for heavier commercial uses that could impact the residential properties to the west.

If Planning Commission and City Council believe that the development and investment potential in this blighted area outweighs the potential negative effects of outdoor storage and activities being adjacent to the high-density residential housing to the west, staff recommends approval of this application contingent upon the following:

- Approval of companion RZ#1037 from C-4 to C-5 zoning.
- Lighting shall be reviewed at the building permit stage to eliminate glare to any abutting residential property. A photometric design shall be required to be submitted with the building permit application.
- All activities shall comply with Article 10-4B of the Moore City Code, 'Noise Ordinance'.

Ms. Weitman offered to answer questions.

Chairman Sherrard asked if the applicant was present. Brent Irish, 1605 Mark Circle, Moore, OK, introduced himself as the applicant and offered to answer any questions.

Chairman Sherrard asked Mr. Irish, if he is familiar with the light trespass and noise ordinance requirements. Mr. Irish answered, yes.

Chairman Sherrard asked if there are any plans for future additions to the property. Mr. Irish answered, no at this time the only plans are for the indoor batting cages and the outdoor baseball diamond for infield practice.

Commissioner Graham asked, is the activity limited to practice only and does not include games with

spectators, loud speakers and concession. Mr. Irish answered, that is correct. This is for practice activity only.

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 **Envision Moore Plan 2040 Comprehensive Plan Amendment No. 5.**, Don Snow seconded the motion. Roll was called.

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

Nays:

Abstained:

Absent: Lunow

Agenda Item No. 5d, being: NEW BUSINESS

Discuss and Consider **Rezoning Application No. 1037**, located in the NW/4 of Section 10, T10N, R3W, being north of NW 24th Street and west of Janeway Avenue, from C-4 Planned Shopping Center District to C-5 Automotive and Commercial Recreation District. Application by Brent Irish. **Ward 2.**

The subject site is located north of NW 24th St and west of N Janeway Ave. The property is zoned C-4 and is currently developed with two existing buildings. The applicant is proposing to develop a commercial recreation business 2.6 acres in total size, with batting cages indoors and an outdoor baseball diamond. To achieve the desired development, the property must be rezoned to C-5 Automotive and Commercial Recreation District and Comprehensive Plan Amendment to Transitional Commerce land use.

Public water and sewer are available to serve the site.

Stormwater detention for this development is not required as this is an existing development. Any new impervious surface additions shall be off-set with the appropriate stormwater detention. Access is provided by NW 24th St.

The subject site is located in a heavy commercial area with commercial zoning to the north, south and east. High density apartments are located to the west of the site. The general area has historically supported commercial uses that rely on outdoor storage, primarily of vehicles, for their business operations. Although this request is for the "Participant and Recreation: Outdoor" use unit classification, if approved any of the uses under C-5 would be allowed by right at this location.

The Envision Moore 2040 Plan calls for this location to be Employment Mixed Use that is intended to redevelop into an office-park setting. The applicant is requesting a change to the Envision Moore 2040 Future Land Use Plan to Transitional Commerce. While Transitional Commerce is intended to create a buffer between arterial roads and neighborhoods, it allows for outdoor storage and activities. This application was reviewed as to its conformance with the intent of the Plan.

The applicant is proposing to re-purpose the existing buildings on site for indoor batting cages and construct an outdoor ball diamond. As a pay-to-play commercial recreation center, it is anticipated that this reinvestment into a blighted area will improve the overall aesthetics of the area; however it should be noted

that C-5 zoning does allow outdoor storage and activities that can be a nuisance to neighboring residential properties.

This proposed development is not located within ½ mile of a school or park. No sidewalks or trails are proposed with this development.

The subject site has multiple driveways accessing a local street, NW 24th Street. The proposed use is not anticipated to generate additional traffic along arterial roadways.

This site does not contain a FEMA-designated floodplain.

If Planning Commission and City Council believe that the development and investment potential in this blighted area outweighs the potential negative effects of outdoor storage and activities being adjacent to the high-density residential housing to the west, staff recommends approval of the companion comprehensive plan amendment application from Employment Mixed-Use to Transitional Commerce.

Although staff has limited concerns with the proposed use, the C-5 zoning does allow outdoor storage and activities that can cause conflicts with neighboring land uses. However, in this particular location with C-5 zoning to the south of the site and high-density apartments west of the site, it is unlikely that users typical of the C-4 zoning district would be interested in this site.

If Planning Commission and City Council deem this location appropriate for outdoor storage and activities, staff recommends approval of this application.

Chairman Sherrard requested a motion.

Kent Graham motioned to recommend approval of **Rezoning Application No. 1037**. Brandon Laib seconded the motion. Roll was called.

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

Nays:

Abstained:

Absent: Lunow

Agenda Item No. 5e, being: NEW BUSINESS

Discuss and Consider **Rezoning Application No. RZ1038**, located in the SE/4 of Section 19, T10N, R2W, being North of SE 19th Street and West of Sunnyslane Road, from A-1 Rural Agricultural District to C-2 Neighborhood Commercial District. Application by Farzaneh Development, LLP/Hossein Farzaneh. **Ward 1**

The subject site is located North of SE 19th St and West of S Sunnyslane Rd. The property is currently zoned A-1 Rural Agricultural and is undeveloped. The applicant is proposing to develop the property with unspecified neighborhood commercial uses on 3.77 acres.

Stormwater detention for this development is required. FEMA floodplains/floodways are located along the North and Western boundary of the site. All FEMA requirements for development within a floodplain are

required. Additionally, this application is subject to a required 50' riparian buffer between the floodplain the commercial development per the adopted 2021 Drainage Criteria.

Access is provided by S Sunnyslane Rd and SE 19th Street. All curb cut requests will be reviewed at the platting stage.

The Envision Moore 2040 Plan calls for this location to be Neighborhood Commercial and should be designed with office, retail and service uses to be convenient to residential and employment areas. Neighborhood Commercial areas are located near arterial roads and adjacent to residential development. This application was reviewed as to its conformance with the intent of the Plan.

This application will meet all aesthetic, landscaping and parking requirements set forth in the Moore Land Development Code.

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. As such, a pedestrian easement will be required for future trail construction. Sidewalks shall be required along the arterial roadways.

Although it is unknown at this time if the property will be split into separate lots or developed as one lot, all driveways to the arterial road system will be minimized to help prevent traffic congestion in this area.

This site does contain a FEMA-designated floodplain. All FEMA requirements for development within a floodplain are required. Additionally, this application is subject to a required 50' riparian buffer between the floodplain the commercial development per the adopted 2021 Drainage Criteria.

This rezoning application is a speculative application with no particular commercial users identified. If developed according to City Codes, it will work to further the goals and policies of the Comprehensive Plan and an amendment is not required.

This area will experience significant residential growth in the upcoming years with the approved neighborhoods to the south and west (Cardinal Landing, Cypress Creek and Urbansky Farm), therefore this area is anticipated to support neighborhood commercial uses.

Due to the subject site's location at the intersection of two arterial roadways and compliance with the Envision Moore 2040 Comprehensive Plan, Staff recommends approval of this application.

Ms. Weitman offered to answer questions. Chairman Sherrard asked if there were any questions from the Planning Commission. After no response, Chairman Sherrard asked if the applicant was present.

Mark Williams with Crafton Tull, 300 Point Parkway Blvd., Yukon, OK, introduced himself as representing the applicant. Mr. Williams stated they have reviewed and are in agreement with staff recommendations and offered to answer any questions.

Chairman Sherrard asked if Planning Commission had any questions for the applicant. Hearing none, Chairman Sherrard asked if there were any members of the audience who wished to address this item. After no response a motion was requested.

Kent Graham motioned to recommend approval of **Rezoning Application No. 1038**. Brandon Laib seconded the motion. Roll was called.

Ayes: Graham, Burks, Snow, Jarema, 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 8:04 p.m.

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

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

Nays:

Abstained:

Absent: Lunow

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