



December 1, 2025

**Approved:**

- **Final Plat of Ace Hardware Addition** application by WBR Properties, LLC/Ben Robbins.
- **Final Plat of Cardinal Landing , Phase 1**, application by Calara Land, OK, LLC/Derek Kennedy

**Denied:**

- **Rezoning Application RZ1053** by Sona Property Management, LLC/Bhupinder Singh for a tire shop

*Ms. Lauren Purcell gave the following presentation of Agenda Items*

**Agenda Item No. 5a, being: NEW BUSINESS**

Discuss and consider the **Final Plat of Mahogany Hills, Section 2**, located in the NE/4 of Section 36, T10N, R3W, being South of SW 34th Street and West of Broadway Avenue. Application by Gray Sea LLC/Mike Pierce . **Ward 1**.

The subject site is located south of SE 34<sup>th</sup> street on the west side of S Broadway Ave.

The final plat consists of approximately 19 acres in size with 23 proposed residential lots ranging from ½ acre to ¾ acres in size, with 2 separate common areas for drainage and detention. The overall density of the final plat is approximately .82 lots per acre.

Stormwater detention is required. The final plat maintains the naturalized drainage areas in Common Area A, with Common Area B proposed as a detention pond.

Public water is available through an 8" line in Mahogany Hills Section 1. Sanitary sewer is not available, and the applicant is proposing private septic systems as approved by City Council with the original preliminary plat on July 1, 2019.

Access is provided by S Broadway Ave. On August 18, 2025, City Council approved a variance request to maintain a 50' ROW along S. Broadway, where a 65' ROW is currently required by City Code. A 6' Sidewalk will be required along the frontage of S. Broadway Avenue from Mahogany Hills Drive to the northern edge of the development.

Due to the increase in densities in this phase of Mahogany Hills, a pro-rated Parkland Development Fee is required based on the added lots only.

The Envision Moore 2040 Plan calls for this location to be Open Space Residential. The Plan describes Open Space Residential as existing "rural" residential home sites and neighborhoods where homes are developed on large lots of ¾ acres and above or where overall density is capped due to significant open space. This application was reviewed as to its conformance with the intent of the Plan.

This final plat includes approx. 35 % open space with one access point to S. Broadway Avenue.

The subject property is located on the edge of the urbanized area. Although this site is not located within ¼ mile of a school or park, there is a sidewalk to serve the Twin Creeks development north of this site. This sidewalk was constructed at the request of the residents to connect the neighborhood to the Broadmoore Elementary school. Due to the existing sidewalk on S. Broadway Avenue and the need to connect to the elementary school, a 6' sidewalk is required from Mahogany Hills Dr. to the northern edge of the development.

Access to the site is from S. Broadway Avenue with a divided median entrance on Mahogany Hills Dr. The proposed traffic volume and pattern is typical for rural residential land uses and is not anticipated to cause additional congestion along Broadway Avenue.

Although the site does not contain FEMA-designated floodplain, a naturalized drainage area for the Mussel Shoals Lake will be preserved.

Based on the proposed densities, stormwater amenities and 35% open space, staff believe that this application meets the intent of the Open Space Residential land use and the overall goals of the Plan. An amendment to the Plan is not required. Staff recommend approval of this application.

Chairman Jarema asked if any of the Planning Commissioners had questions for staff. Ms. White asked if the average square footage of the proposed homes is known at this time. Ms. Purcell answered, no. Ms. White asked about maintenance of the septic system on lots of this size. Ms. Purcell offered to have the applicant speak to that.

Chairman Jarema asked if the applicant was present. Chris Anderson with SMC Consulting Engineers introduced himself as the engineer for the project representing the applicant. Mr. Anderson stated the developer, Mike Pierce, is also present, and offered to answer any questions.

Mr. Anderson addressed the questions from Ms. White. Mr. Anderson explained, no septic system is proposed, the homes will have aerobic systems on half acre lots.

Mr. Anderson stated he does have a question for staff. The staff report indicates the applicant will be required to extend the sidewalk taking it North, however there is not an existing sidewalk to connect. Would construction of the sidewalk at this time still be required instead of the fee in-lieu-of as has been done in the past.

Ms. Weitman answered yes. Residents in the area have expressed a desire for sidewalks in the area for children walking to school. The City will require construction of the sidewalk by the developer per City Code. The resulting gap will be filled in by the City at a future date.

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

**Motion:** Chad Burks motioned to recommend approval of the **Final Plat of Mahogany Hills, Section 2**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

**Ayes:** Burks, Jennings, Laib, Houston, White, Beavers, Jarema

Nays:

Abstained:

Absent: Whitchurch, Rustin

**Agenda Item No. 5b, being: NEW BUSINESS**

Discuss and consider the **Final Plat of Legacy East**, located in the SW/4 of Section 24, T10N, R3W, being North of SE 19th Street and East of Eastern Avenue. Application by Guerrero Property Holdings LLC/Ben Noah Guerrero. **Ward 1.**

The subject site is located north of SE 19<sup>th</sup> street on the east side of S Eastern Ave and is zoned C-3 General Commercial District. The lot is currently vacant and is 4.79 acres in size. The applicant wishes to construct an Electrical Contractor business office with warehouse space. To prepare the site for development, a final plat is required.

Public water is provided by a 12" watermain along Eastern Avenue. Public sewer is provided by an 8" sanitary sewer at the Southwestern corner of the property.

Although the plat is situated directly south of Jury Lane, this is a private street, and no access will be allowed. Access shall be from S Eastern Ave and, in an effort to help reduce congestion, the property shall be limited to one driveway being a maximum of 30' wide.

There is no FEMA regulated floodplain located on the subject site. Stormwater detention is required for this property. All requirements of the 2021 Drainage Criteria must be met.

The subject site is located along a major arterial roadway with a mix of commercial and housing land uses. Due to the residential nature of the area, outdoor storage will not be allowed with this development to preserve the integrity of the surrounding residential uses.

The Envision Moore 2040 Plan calls for this location to be Neighborhood Commercial. Land uses allowed in the Neighborhood Commercial land use designation include office, retail and service uses that are convenient to residential areas, offering walkability and pedestrian connections. This application was reviewed as to its conformance with the intent of the Plan.

Being developed as a C-3 commercial site, this application will comply with all city codes relative to landscaping, open space, and aesthetic requirements. Additionally, no outdoor storage will be allowed to reduce impacts on the surrounding area.

This development is not located within ¼ mile of a park or elementary school. Being on an arterial roadway a 10" multi-use trail is adjacent to this property.

This development will be limited to one access point from N Eastern Ave to help mitigate congestion along the arterial road.

There is no floodplain or natural drainage channels located on this parcel. On-site detention is required.

Based on the proposed use and compliance with the City Code, staff believe that this application meets the intent of the Neighborhood Commercial land use and the overall goals of the Plan. An amendment to the Plan is not required. Staff recommend approval of the final plat.

Commissioner Burks asked if the no outside storage restriction would apply to fleet vehicles. Ms. Weitman answered, no. Fleet vehicles used daily by employees would not be considered outside storage.

Chairman Jarema asked if the applicant was present.

Noah Guerrero 4530 Apple Estates Road, Moore, OK, introduced himself as the applicant and offered to answer any questions.

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

**Motion:** Chad Burks motioned to recommend approval of the **Final Plat of Legacy East**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

**Ayes:** Burks, Jennings, Laib, Houston, White, Beavers, Jarema

**Nays:**

**Abstained:**

**Absent:** Whitchurch, Rustin

*Ms. Elizabeth Weitman presented following Agenda Item*

**Agenda Item No. 5c, being:** NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1056**, located in the SW/4 of Section 28, T10N, R2W, being North of SE 34<sup>th</sup> Street and East of Sooner Road, from C1/PUD Office District/Planned Unit Development for Administrative Office Space to C1/PUD Office District Planned Unit Dev

The subject property is located north of SE 34<sup>th</sup> Street and east of Sooner Road and is currently zoned C-1 as a Planned Unit Development for administrative office uses. The property is vacant. The applicant is proposing to utilize this property as a specialty veterinary clinic with no boarding or daycare services. The PUD must be updated with the proposed use.

Public Water is available to the site from a 12" main along Sooner Road. Public Sewer is currently not available in this location, and there are no plans to provide sewer to this location in the future. A private septic system is required. There is no floodplain located on the property, but due to the property size, onsite detention will be required.

Access is provided by Sooner Road, which is an ODOT Highway.

The use of the PUD is a tool meant to address concerns of commercial incompatibility to surrounding residential uses. By utilizing a PUD, the city may relax certain development requirements in exchange for

amenities that would not otherwise be required. This PUD proposal includes the following as amenities:

- The veterinary clinic will not have any overnight boarding or daycare services.
- The site will be limited to 1 building, 3,400 square feet in size. Building design will be residential-like in character, 9:12 pitched, architectural shingle roof, one-story in height with a minimum of 75% bricking or masonry requirement.
- No outdoor storage or display shall be allowed.
- All signs shall be limited to a maximum height of 6' in height, not to exceed 40 square feet in area, designed to match architecture of the building.
- An additional 8 evergreen trees shall be provided in the rear 25' landscape buffer. These trees will be in addition to the required landscaping per code for the site.

The Envision Moore 2040 Plan calls for this location to be Neighborhood Commercial. Neighborhood commercial land uses are characterized by retail, office, and service uses and is typically located at the intersection of two arterial roads or arterials and collectors. This application was reviewed as to its conformance with the intent of the Plan.

Being developed as a PUD, this application provides an increase in aesthetics, as well as better quality façade materials. There shall be no outdoor storage allowed, including fleet parking or heavy equipment.

Although this site is not located within ¼ mile of a school or other activity area, a sidewalk will be required to meet City Code.

Access to the subject lot is through Sooner Rd, a state highway, and will be limited to one curb cut with a maximum of 30' wide. With limited access to Sooner Dr, it is not anticipated to contribute heavily to traffic congestion.

This site does not contain a FEMA-designated floodplain. Stormwater detention is required. With the land being designated as neighborhood commercial, this PUD application's amenities meet the goals and policies of the Comprehensive Plan.

This rezoning request is for a specialty veterinary clinic that is light commercial in nature and provides amenities to ensure the new development compliments the existing rural residential surrounding it. Staff recommend approval of this application subject to the contingencies as outlined in the staff report.

Chairman Jarema asked, since the application is specifically for a Veterinary Clinic, any future change of the use would also have to come before this board, is that correct?

Ms. Weitman answered yes, that is the nature of a PUD. The property must conform with the use as laid out in the Design Statement. If for any reason the property is not developed as laid out in the Design Statement, any significant change to the approved Design Statement must be approved.

Commissioner Burks noted the landscaping plan calls for Eastern Red Cedars. Given recent legislation regarding cedars is that something that could change. Ms. Weitman answered yes, Eastern Red Cedars are no longer part of our approved list of trees. Another type of evergreen will be substituted at the Building Permit stage of their development.

Chairman Jarema asked if there were any more questions for staff. Hearing none, Chairman Sherrard asked if the applicant was present.

Chris Milum, 7125 SW 179<sup>th</sup> Street, Norman, OK, introduced himself as the applicant. Mr. Milum offered to answer any questions.

Chairman Jarema asked about the services provided and if any services will require over-night boarding of animals. Mr. Milum answered, no. This will be a specialty veterinary clinic and over night care is not included. If overnight care is needed, the animal would be referred to an emergency hospital that could handle that level of care.

Commissioner White asked if there is a plan for handling bio-hazard materials. Mr. Milum asked the veterinarian that was present to address the question. The veterinarian explained they are dermatologists and really there is no bio-hazardous material. The only thing they generally would have would be "sharps" and they comply with OSHA requirements for disposal.

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

**Motion:** Brandon Laib motioned to recommend approval of **Rezoning Application No. RZ1056**, subject to staff recommendations. Wendy White seconded the motion. Roll was called.

**Ayes:** Burks, Jennings, Laib, Houston, White, Beavers, Jarema

**Nays:**

**Abstained:**

**Absent:** Whitchurch, Rustin

**Agenda Item No. 6 being:** CITIZENS - None

**Agenda Item No. 7 being:** ADJOURNMENT

Chairman Jarema requested a motion to adjourn at 7:28 p.m.

**Motion:** Wendy White motioned for adjournment. Chad Burks seconded the motion. Roll was called.

**Ayes:** Burks, Whitchurch, Rustin, Houston, White, Beavers, Jarema

**Nays:**

**Abstained:**

**Absent:** Jennings, Laib

RECORDED FROM NOTES & TRANSCRIBED BY \_\_\_\_\_  
Nora Kerbo, Administrative Assistant