

**MINUTES OF THE  
PLANNING COMMISSION MEETING  
May 11, 2021**

The Planning Commission of the City of Moore, Oklahoma held a meeting on May 11, 2021 in the Council Chambers, Moore City Hall, 301 North Broadway, Moore, Oklahoma.

**Agenda Item No. 1, being:** **ROLL CALL**

Commissioner Sherrard announced the time and called the Planning Commission Meeting to order. The following members reported present in person and by videoconference.

Kent Graham	Chad Burks	Don Snow	Kenneth Jarema
Chris Rickman	Jack Joiner	Brandon Laib	Ralph Sherrard

**Absent:** Gary Lunow

**Staff:** Elizabeth Weitman, Community Development Director, Sarah Copeland, Assistant Planner  
Nora Kerbo, Administrative Assistant

Chairman Sherrard made the following announcement regarding the meeting by videoconference.

**Planning Commissioners Appearing in Person:**

Ralph Sherrard  
Kenneth Jarema  
Chad Burks  
Jack Joiner  
Don Snow  
Chris Rickman

**Planning Commissioners Appearing by Videoconference:**

Kent Graham  
Brandon Laib

The meeting shall be conducted pursuant to all Orders of the President of the United States, Joe Biden, the Governor of the State of Oklahoma, J. Kevin Stitt, and the Mayor of the City of Moore, Glenn Lewis.

If connections are lost the City will attempt to restore communications for a maximum of thirty minutes. If communications cannot be restored, the meeting will reconvene at a certain date, time and place.

**Agenda Item No. 2 being: PLEDGE OF ALLEGIANCE**

**Agenda Item No. 3 being: MINUTES**

**a) Approval of the Minutes of the April 13, 2021 Planning Commission Meeting.**

Chairman Sherrard requested a motion.

Kenneth Jarema motioned to approve the **April 13, 2021 Planning Commission Meeting**, as written. Chris Rickman seconded the motion. Roll was called.

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

**Nays:**

**Abstained:**

**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:

**April 5, 2021**

**Approved:**

- **Rezoning Application No. RZ1006**, from C-5 Automotive and Commercial Recreation District to I-1 Light Industrial District. Application by HES Properties, Inc. /Eric Schmidt.
- **Final Plat of The Waters, Phase V.** Application by Premium Land LLC/Taber LeBlanc.
- **Preliminary Plat of Cypress Creek.** Application by Farzaneh Development LLLP/Hossein Farzaneh.
- **Rezoning Application No. RZ1005**, from A-1 Rural Agricultural District to R-1 Single Family Dwelling District and the companion **Preliminary Plat of Madison Gardens**, Application by Mike Galier.

**May 3, 2021**

**Approved:**

**Preliminary Plat of the Hills at Timber Creek.** Application by Mongold Properties, LLC/Kirby Mongold.

Ms. Weitman reported the Updated Drainage Criteria was tabled to the June 7<sup>th</sup> City Council Meeting to allow for a study session scheduled for this Friday, May 14<sup>th</sup>.

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

Discuss and consider the **Preliminary Plat of Oakridge Crossing North**, located in the SW/4 of Section 27, T10N, R3W, being north of SW 34<sup>th</sup> Street and east of Santa Fe Avenue. Application by TWD Oklahoma Properties, LLC/Tom Turner. **Ward 3.**

The subject site is located north of SW 34<sup>th</sup> Street on the east side of S. Santa Fe Avenue and is currently vacant. The applicant is proposing to develop the property with 3 commercial lots.

Public Water is available along S. Santa Fe Avenue and SW 34<sup>th</sup> Street. Sewer is available within the Bluestem Ridge Addition along the eastern and northern boundaries of the site. There is no FEMA designated floodplain located on this property.

The property will be accessed from S. Santa Fe Avenue and SW 34<sup>th</sup> Street, both being 4-lane arterial roads. Access to S. Santa Fe and SW 34<sup>th</sup> St. will be limited to shared access drives; curb cuts to arterials will be minimized and reviewed with the final plat.

The developer is proposing a common detention pond for the site at the northeast corner to discharge into existing stormsewer for Bluestem Ridge Addition. There have been past flooding problems located in the Oak Ridge Addition, which connects to the Bluestem Ridge storm sewer. To help ensure no adverse impacts to the Oak Ridge Addition, the drainage plan must compensate for the known stormsewer restrictions. City staff is working with the developer's engineer on a preferred solution.

The Envision Moore 2040 Plan calls for this location to be Neighborhood Commercial. This application was reviewed as to its conformance with the intent of the Plan.

All future development shall conform to the Plan's recommendations for aesthetics. Future plats and building permit applications will be reviewed against current codes and the goals and recommendations set forth in the comprehensive plan.

This proposed development is located within ¼ mile of the Oak Ridge Elementary School and the Southmoore High School. Existing sidewalks are present along S. Santa Fe and SW 34<sup>th</sup> Street. Offering pedestrians safe passage to the interior of the development is desired for pedestrian access; sidewalks should be provided on the shared access drives.

The proposed access for the site is currently shown from one shared drive along S. Santa Fe Ave. Access to individual lots should be provided from shared access drives and driveways to the arterial roadways should be minimized to prevent traffic congestion. Future platting applications must detail all drive and cross-access proposals to ensure minimal impact to the arterial roadway congestion.

Due to the proposed commercial nature of this application, staff believes that it is in compliance with the intent of the Envision Moore 2040 Plan and meets the goals and policies as outlined in the plan.

The subject property is located in a growing area of Moore. With the completion of the SW 34<sup>th</sup> Street widening, the area has become more attractive to developers and businesses. Staff recommends approval of the Preliminary Plat. Ms. Weitman offered to answer any questions.

Chairman Sherrard, commented due to the close proximity of the school it would make the most sense to divert as much traffic as possible over to 34<sup>th</sup> Street. Ms. Weitman stated, currently the plan shows one shared drive to Santa Fe and all future driveway requests will be reviewed for approval. Chairman Sherrard asked if there were any questions for Ms. Weitman.

Commissioner Burks asked where the shared drive is located. Ms. Weitman answered, the shared drive is located between lots 1 and 2 on the plat.

Chairman Sherrard asked if the applicant was present. Derek Harris with Cedar Creek Engineering, 11912 N. Pennsylvania Avenue, Oklahoma City, introduced himself as the engineer for the project representing the applicant.

Chairman Sherrard asked if the applicant has any prospective tenants. Mr. Harris answered he is not aware of any at this time.

Commissioner Graham commented, typically when the tenants are unknown the plat shows one lot. This shows 3 lots. Does the applicant have a type of user in mind for these lots? Mr. Harris answered, no particular client in mind. The splits were done with on-site detention in mind. Commissioner Graham, asked if the lot configuration could change in the future to accommodate a future user. Mr. Harris answered yes, it could be divided into smaller lots or combined into a larger lot, either is a possibility.

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 approve the, **Preliminary Plat of Oakridge Crossing North** subject to staff recommendations. Chris Rickman 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 **Rezoning Application No. RZ1007**, located in the SW/4 of Section 12, T10N, R3W, being north of NE 12<sup>th</sup> Street and east of Eastern Avenue, from R-3/PUD General Residential District/Planned Unit Development to amend the existing R-3 Planned Unit Development with revised layout to include a Clubhouse. Application by Aedifcare Domos Multis, LLC/Jason Thompson. **Ward 2.**

Assistant Planner, Sarah Copeland gave the presentation.

The subject site is located north of NE 12<sup>th</sup> St and east of N Eastern Ave. This PUD was approved in 2009 to allow the expansion of the existing Hayden's Landing apartment complex. The revised PUD would add 38 one-bedroom apartments and 9 two-bedroom apartments in an area totaling approximately 1.89 acres with a density of approximately 25 dwelling units per acre whereas the existing apartments have 36 one-bedroom and 45 two-bedroom units on 4.5 acres with a density of approximately 28 dwelling units per acre. To achieve the desired development, amendments to the original PUD must be approved.

Public water and sewer are available along NE 12<sup>th</sup> St. Stormwater detention for this development is required. The amended PUD proposal includes a detention pond located in the center of the property. Access is provided by both N Eastern Ave and NE 12<sup>th</sup> St through a private road.

The amended PUD differs from the PUD originally approved in 2009 in the following ways:

New amenities will be added including:

- A 1492 square foot leasing office and community building with indoor mail facilities and an outdoor patio
- A fitness facility to be located in the existing building that sits in the existing courtyard
- A 3500 square foot gated dog park featuring a dog waste station with bags and a refuse container, a yard hydrant, and shaded seating area.
- A monument sign in the existing median at the entrance of Hayden's Landing Drive in Tract 2.
- 16 one-car garages will be built along the north and south sides of the addition and apartment units will be added above the garages.

A 1060 square foot swimming pool was approved with the original PUD and will still be featured as an amenity with this amendment. The pool has yet to be constructed.

The Envision Moore 2040 Plan calls for this location to be Community Commercial. Land uses allowed in Neighborhood Commercial include a mix of commercial and residential uses including multi-family housing. This application was reviewed as to its conformance with the intent of the Plan.

There are three different building styles in the proposed addition that include both bricking and siding. The open space in the proposed development includes 1 detention pond, a fenced dog park, and a swimming pool area. The PUD also includes increased landscaping of 59 trees compared to the 4 trees in the existing apartment complex.

This proposed development is located within ½ mile of a school and there is an existing sidewalk located along NE 12<sup>th</sup> St that connects to this property to the school. Sidewalks will be installed within the addition to allow residents access to the amenities and a sidewalk connecting to N Eastern Ave. will be installed along Hayden's Landing Drive.

Due to the provision of useable open space and the increased aesthetics and amenities within the PUD application, this application is in compliance with the comprehensive plan.

Developers of multi-family projects utilize the Planned Unit Development zoning as a way to increase their densities, and in return, the City negotiates amenities that will potentially benefit both the residents of the

project and the City as a whole. For the original PUD, the developer was allowed to increase densities to approximately 28 units per acre, and in return the City negotiated amenities such as a large common area and a swimming pool.

The current PUD amendment request has been modified from its original submittal to feature a density of approximately 25 dwelling units per acre and many amenities offered to offset the high density. The addition of these amenities meets the intent of the PUD ordinance and works to improve the area where these apartments are located. Because of this, staff recommends approval of this application as amended. Ms. Copeland offered to answer any questions.

Chairman Sherrard asked if there were any questions for Ms. Copeland.

Chairman Sherrard asked about a small piece of property located at the NW corner of the property that appears to be landlocked, and how that will be affected by the proposed development.

Ms. Weitman stated, it appears to be part of a cul-de-sac lot that was never closed in. It is not part of the proposed development.

Commissioner Graham asked at what point are the proposed amenities verified. Ms. Weitman answered, any approved amenities are reviewed at the Building Permit Stage.

Chairman Sherrard asked if the applicant was present. David Knowles with Crafton Tull, 300 Pointe Parkway Boulevard, introduced himself as the engineer for the project, representing the applicant.

Chairman Sherrard asked, if the proposed detention pond will be a wet pond. Mr. Knowles introduced an image of the wet-bottom pond. The existing fence that divides the two properties will be removed to promote free access of the entire property through the parking lots. The obstructions caused by the dumpsters currently located over some of the parking spaces will be eliminated to allow clear access for traffic. The dumpsters will be replaced by one large trash compactor. This also will create improved access for emergency vehicles.

Commissioner Graham expressed concern that the location of a single compactor on the NE corner of the property may not be easily accessible to the residents from the existing building at the SE corner. Will the occupants be forced to drive their trash up to the compactor? Mr. Knowles, stated he does not have any information regarding the management of that service.

Chairman Sherrard stated for clarification, the request includes a reduction in the building line setback. Mr. Knowles answered that is correct and a reduction to the number of required parking spaces.

Chad Burks stated he sees a potential problem with the driveway north of the pond facing to the south. Mr. Burks stated, some sort of barrier will need to be installed to prevent a driver for mistaking it for an exit and driving into the pond.

Mr. Knowles stated, that is a required turn around for fire trucks, however that is a good point. Removable

bollards could be added as approved by the Fire Marshall.

Commissioner Jarema, expressed concerns regarding the trash compactor and the potential for a noise nuisance. Mr. Jarema asked if there will be certain hours of operation as to not disturb residents that are in close proximity to its location. Mr. Knowles stated, he does not have information regarding the management of this service.

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 approve **Rezoning Application No. RZ1007**. Brandon Laib seconded the motion. Roll was called.

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

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

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

Commissioner Sherrard requested a motion to adjourn at 7:45 p.m.

**Motion:** Chris Rickman motioned for adjournment. Kenneth Jarema seconded the motion. Roll was called.

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

RECORDED FROM NOTES & TRANSCRIBED BY   
Nora Kerbo, Administrative Assistant