

Agenda Item No. 4, being: PLEDGE OF ALLEGIANCE

Agenda Item No. 5 being: MINUTES

a) Approval of the **Minutes of the June 8, 2021 Planning Commission Meeting.**

Chairman Sherrard requested a motion.

Kent Graham motioned to approve the **June 8, 2021 Planning Commission Meeting**, as written. Kenneth Jarema seconded the motion. Roll was called.

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

Nays:

Abstained: Burks, Rickman, Laib

Absent:

Agenda Item No. 5 being: MINUTES

b) Approval of the **Minutes of the July 13, 2021 Planning Commission Meeting.**

Chairman Sherrard requested a motion.

Kent Graham motioned to approve the **July 13, 2021 Planning Commission Meeting**, as written. Gary Lunow seconded the motion. Roll was called.

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

Nays:

Abstained: Burks, Snow, Sherrard

Absent:

Agenda Item No. 6a being: REPORTS – PLANNING COMMISSION MEMBERS – None

Agenda Item No. 6b, being: REPORTS - PLANNING COMMISSION STAFF - None

Agenda Item No. 7a, being: NEW BUSINESS

Discuss and consider the **Preliminary Plat of Moore to Come**, located in the NW/4 of Section 10, T10N, R3W, being north of NW 27th Street and west of Janeway Avenue. Application by Something Funny, LLC/Bob Labar. **Ward 2.**

The subject site is located north of NW 24th Street on the west side of Janeway Avenue. There is an existing

commercial building on the southeast corner of the property. The applicant is proposing to develop the property for 8 commercial buildings (including the existing building) with shared access drives and parking. The Preliminary Plat consists of 8 lots on 2.6 acres, resulting in a density of approximately 3.5 lots per acre.

Public Water is available along Janeway Avenue and NW 24th Street to the west of the site. Sewer is available along NW 24th Street to the west of the site. Both water and sewer must be extended from NW 24th Street to provide service to the site. There is no FEMA designated Floodplain located on this property.

The property will be accessed from Janeway Avenue, a 4-lane collector road, and NW 24th Street, a 2-lane roadway. Individual buildings will be accessed through a private access drive, except the existing building at the SE corner of the property, which will keep the existing parking and access configuration.

The Envision Moore 2040 Plan calls for this location to be Employment Mixed Use. Developments within the Employment Mixed-Use land use category should be designed to mimic a campus or office park setting compatible with surrounding uses. Principal uses are office and flex uses. Some supporting service and retail uses may also be located in this area to serve those employed and/or living in the area. 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, including landscape mix, accessible open space, and access management. At the building permit stage the application will be reviewed against current codes and the goals and recommendations set forth in the comprehensive plan.

This proposed development is located within ½ mile of the Kelley Elementary School. Janeway Avenue is not an identified Priority Greenway Corridor. Sidewalks are required along Janeway Ave and NW 24th Street to increase connectivity.

Staff does not anticipate any adverse impacts to traffic flow along N. Janeway Ave. or NW 24th St. as a result of this application.

This site does not contain a floodplain on the site. The applicant has proposed on-site detention along the south boundary to control stormwater runoff as a result from the proposed development.

With the proposed use of the property being a business park, Staff believes that the application is in conformance with the Comprehensive Plan and an amendment is not required.

The subject site is located in a densely urbanized part of Moore surrounded by commercial and higher-density residential land uses. Being a small-scale business park that is similar in size and scale of the land uses to the south, staff recommends approval of the application for office/warehouse type uses and no outside storage allowed.

Chairman Sherrard asked if the applicant was present. Greg Massey with Red-Plains Professionals, Edmond, OK, introduced himself as representing the applicant. Mr. Massey stated, they have reviewed and are in agreement with staff recommendations. Mr. Massey offered to answer any questions.

Kent Graham asked if the applicant has any specific tenants in mind. Mr. Massey, stated not that he is aware

of. Mr. Graham asked if there was a reason for choosing a layout with eight lots. Mr. Massey stated, the 8 lots were based on the minimum lot size allowed, while still allowing for landscaping and parking requirements. The layout meets the maximum density while still meeting the minimum lot size and allows for some flexibility for combining multiple lots if needed. The end product may end up with fewer lots but there will never more than 8.

Chairman Sherrard stated, the applicant understands that all activities of the operation are required to be conducted indoors. Aside from employee vehicles, there will be no outside storage of business fleet or equipment. Mr. Massey stated, yes that is correct.

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

Gary Lunow motioned to approve the **Preliminary Plat of Moore to Come**, subject to staff recommendations. Chris Rickman seconded the motion. Roll was called.

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

Agenda Item No. 7b, being: NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1014**, located in the NE/4 of Section 12, T10N, R3W, being north of NE 12th Street and west of Bryant Avenue, from A-1 Rural Agricultural District to A-2/PU Suburban Agricultural District with a Permissive Use for Indoor Dog Kennels. Application by Hairy Paw Inn/David Box. **Ward 2.**

Chairman Sherrard announced the applicant has submitted a written request for their item to be deferred indefinitely. The applicant plans to resubmit the application at a later date.

Chairman Sherrard moved on to the next item on the agenda.

Sarah Copeland, Assistant Planner gave the presentation.

Agenda Item No. 7c, being: NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1015**, located in the SE/4 of Section 3, T10N, R3W, being north of NW 27th Street and east of N Shields Blvd., from C-5/PU Automotive and Commercial Recreation District/with a Permissive Use for Automotive Sales to C-5/PU Automotive and Commercial Recreation District/with a Permissive Use for Automotive and Equipment Storage as a Wrecker Service. Application by Steadfast Wrecker/Justin McBride. **Ward 2.**

The subject site is located north of NW 27th St and east of N Shields Blvd at 2864 N Shields Blvd. The property is currently zoned C-5 with Permissive Use for Automotive Sales and Rental: Light. There is an existing building with a parking lot. The applicant is proposing to occupy this space with a wrecking service and impound yard. To accommodate this change, a rezoning is required to C-5/PU Automotive and Commercial Recreation District with Permissive Use for Automotive and Equipment: Storage.

Public utilities are available to serve the site. Access is provided by N Shields Blvd. through existing drives. There is no floodplain on the site.

The subject site is located in the Shields corridor and is surrounded by C-5 zoning on all sides. This subject site is not directly adjacent to any residential property. The Shields corridor is currently and has historically been a heavy automotive area that features a variety of auto uses ranging from auto repairs and sales facilities to wrecking yards along both the east and west sides of Shields Blvd. There are currently 2 existing wrecking services located on Shields Blvd.

The Envision Moore 2040 Plan calls for this location to be Transitional Commerce. Land uses allowed in Transitional Commerce allow for light industrial and heavy commercial uses. This application was reviewed as to its conformance with the intent of the Plan.

Because this application is not considered new development, but rather new uses in an existing building, it is not anticipated to greatly impact the appearance or amenities in the area.

Because this application does not seek to construct habitable buildings or neighborhoods and has no street frontage, pedestrian-oriented design techniques are not applicable.

This site does not contain FEMA-designated floodplains. Stormwater Detention is not required.

This application is seeking to allow permissive use for outdoor automotive storage to allow for a wrecking service/impound yard to occupy the existing space. With heavy commercial and light industrial being allowed in transitional commerce, staff believe that this application is in compliance with the Envision Moore 2040 Plan.

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

For Automotive Tow Yards, past experience has shown that proper site design, sight-proof fencing, and distance buffers from residential neighbors are best for a successful operation. In this application, the proposed tow yard would be enclosed with a required sight-proof fence, it is surrounded by automotive uses, and it has no residential properties abutting the site.

Due to the historical and current uses along the Shields corridor, this business would conform with the character of the area; however, wrecking services/impound yards are allowed only under Permissive Use due to their heavy commercial nature. Ultimately Planning Commission and Council must determine if the proposed location for a tow yard would cause detriment to the Shields corridor and support the goals of the

Envision Moore 2040 Plan.

Commissioner Graham asked, what is the current business at that location? Ms. Copeland, answered the building is owned by the same owner as the used car lot to the south, however, the building is currently vacant.

Gary Lunow asked if the only way to keep these businesses compliant is through Code Enforcement. Ms. Weitman answered, right now, yes. The City is, however, currently reviewing possible updates the City's standards and regulations for wrecker service. Those updates could lead to tighter requirements over these type of operations, in the coming months.

Commissioner Lunow stated, he would want to see the property properly screened with a site-proof fence before he would approve of this business beginning operations at this location. Ms. Weitman answered, the applicant will not be able to obtain a Certificate of Occupancy for the business until the fence is compliant.

Chairman Sherrard asked if the applicant was present. Ms. Weitman answered, the applicant is not present. Chairman Sherrard asked if there were any members of the audience who wished to address this item. After no response, Chairman Sherrard requested a motion.

Kent Graham motioned to approve **Rezoning Application No. RZ1015**. Brandon Laib seconded the motion. Roll was called.

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

Agenda Item No. 7d, being: NEW BUSINESS

Nominate and elect officers for a one-year term.

Chairman Sherrard opened to floor for nominations.

Kent Graham motioned to keep the same slate of officers for another term. Jack Joiner seconded the motion. Roll was called.

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

Agenda Item No. 8 being: CITIZENS - None

Agenda Item No. 9 being: ADJOURNMENT

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

Motion: Gary Lunow motioned for adjournment. Chris Rickman seconded the motion. Roll was called.

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

Nays:

Abstained:

Absent:

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