



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

**a) Approval of the Minutes of the March 9, 2021 Planning Commission Meeting.**

Chairman Sherrard requested a motion.

Gary Lunow motioned to approve the **March 9, 2021 Planning Commission Meeting**, as written. Chris Rickman seconded the motion. Roll was called.

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

**Agenda Item No. 4a being: REPORTS – PLANNING COMMISSION MEMBERS – None**

**Agenda Item No. 4b, being: REPORTS - PLANNING COMMISSION STAFF - None**

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

Discuss and consider the **Preliminary Plat of The Hills at Timber Creek**, located in the NW/4 of Section 33, T10N, R2W, being south of SE 34th Street and east of Sooner Road. Application by Mongold Properties, LLC/Kirby Mongold. **Ward 1.**

The subject site is located south of SE 34<sup>th</sup> Street and east of S Sooner Rd. The property is currently zoned R-1 Single Family Residential with the northwest corner of the property being zoned C-3 General Commercial. The applicant is proposing to develop a single-family residential development approximately 78.46 acres in total size with 7 formalized common areas and 87 living units, resulting in an overall density of 1.34 living units per acre. There is a commercial lot 2.41 acres in size located in the northwest corner of the property for future commercial development.

Public water is available to the site. The developer will be required to extend a 12" water main along SE 34<sup>th</sup> St. Public sewer is not currently available. Although the City will be providing access to gravity-flow sewer for much of the east-side of Moore, the subject site lies beyond a ridge line. Therefore no public sewer will be available for the site and private septic systems will be utilized for the residential homes. The commercial corner is required to have access to public sewer prior to development. No commercial development at the corner of SE 34<sup>th</sup> St and Sooner Rd will take place until a sewer solution is provided.

Stormwater detention for this development is required. There is no identified FEMA Floodplain located on this property. The development includes a detention pond located on the west side of the property. Additional



ponds and riparian areas are reserved as amenities and included in common areas.

Access for the proposed addition is provided by 3 access points – 2 of which will be located along SE 34<sup>th</sup> Street with a third access point located along S Sooner Rd. The east access road along SE 34<sup>th</sup> Street will also offer access to the future school site to the south of the subject site. Access for the commercial lot will be reviewed at the final plat stage prior to development.

The extended waterlines to serve the development must be of adequate size to provide minimum fire flow based on house size as required in the 2015 IFC Appendix B.

The Envision Moore 2040 Plan calls for this location to be Open Space Residential with the northwest corner to be Neighborhood Commercial. 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. Land uses in Neighborhood Commercial include commercial development that is convenient to residential areas and employment centers. This application was reviewed as to its conformance with the intent of the Plan.

Lot sizes in the proposed development range from 0.50 acres to 0.86 acres in size with an overall density of under 2 lots per acre. This subject site includes approximately 13 acres of open space, which is approx. 16.54% open space. The developer's plans for the Neighborhood Commercial lot within the development have yet to be determined and will be reviewed as to conformity with the comprehensive plan at the final plat stage.

This proposed development is not located within a ¼ mile from a school or park at this present time; however, Moore Public Schools owns the property located directly south of this development and plans to build a school on that property in the future. The preliminary plat includes a roadway access point to the school property to the south, where a sidewalk will be required for pedestrian access to the school.

This application provides three access points – 2 along SE 34<sup>th</sup> St and 1 along S Sooner Rd. The east access road along SE 34<sup>th</sup> Street will offer access to the future school site to the south of the subject site. This will allow residents of the neighborhood access to the school without utilizing an arterial road. The proposed traffic volume and pattern is typical for residential land uses and is not anticipated to cause a significant amount of additional congestion along either S Sooner Rd or SE 34<sup>th</sup> St.

This site contains no FEMA floodplain or floodway areas. On-site detention is provided and the existing riparian areas and steep slopes are preserved in common areas.

Due to the overall densities of 1.34 lots per acre and the walkable attributes of the proposed development, staff believes that this site conforms with the requirements of the 'Open Space Residential' land use designation and the overall goals and recommendations of the Plan.

Due to the proposed preliminary plat's compliance with the Envision Moore 2040 Plan and the Moore Land Development Code, Staff recommends approval of the final plat. Ms. Weitman offered to answer any questions.

Chairman Sherrard commented that is quite a bit of common area for the Home Owners Association to

maintain. Ms. Weitman stated, some of the common area is taken up by detention areas. There is also a steep ravine located on the property. Those areas would be better left in their natural state and would not require a lot of maintenance. Chairman Sherrard asked if the City anticipates any issues with the private septic systems. Ms. Weitman answered, we would anticipate the lots to have aerobic systems versus septic systems. There is a neighborhood just to the south has utilized both without issues and appears to be working well, so the City would anticipate it would be the same with this neighborhood.

Chairman Sherrard asked if the applicant was present. Brad Reid, Crafton Tull, 300 Point Parkway Blvd., introduced himself as representing the applicant. Mr. Reid offered to answer any questions.

Chairman Sherrard asked if there will be a Home Owners Association. Mr. Reid answered yes. Additionally, it the common areas will be noted on the recorded plat as areas to be maintained by the HOA.

Chairman Sherrard asked if there was anyone who would like to address this item. After no response, Chairman Sherrard asked if there were any members of the audience who wished to address this issue. Hearing none, a motion was requested.

Kent Graham motioned to approve the **Preliminary Plat of The Hills at Timber Creek**, subject to staff recommendations. Chad Burks seconded the motion. Roll was called.

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

**Nays:**

**Abstained:**

**Absent:**

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

Discuss and consider adopting the updated Drainage Criteria.

Ms. Weitman introduced Janet Meshek with Meshek and Associates, who was in attendance via a Zoom. Ms. Weitman explained, they were tasked by City Council some time ago, to look into drainage regulations with an eye toward updates that will address ongoing drainage issues persistent throughout the City.

*Ms. Weitman gave the presentation outlining potential drainage updates and goals.*

Ms. Weitman stated that the City is now at the end of the process for implementing those updates with a tentative City Council Meeting date of May 3, for consideration.

Ms. Weitman stated, a meeting was held with the Engineers and Developers where their comments were collected. Ms. Meshek should be able to summarize those comments in her presentation.

*Janet Meshek introduced Kyle Miller and began their presentation outlining the path for implementing updated drainage criteria that will prevent future problems.*



Chris Anderson with SMC Consulting Engineers, 815 W. Main Street, Oklahoma City, introduced himself and his partner Muhammed Kahn. Mr. Anderson explained his history with development within the Moore area over a span of years. He commended the City on the process it has undergone regarding updating the drainage criteria and including engineers in the process. Mr. Anderson commented the City has a long history of driving development through straight forward regulations and a thorough and helpful staff. He stated, in his opinion those are the reasons Moore was able to secure the new Costco development in spite of strong competition from surrounding cities. Mr. Anderson, went on to warn the City about the unintended consequences of slowing development by implementing a more stringent drainage management document.

Muhammed Kahn introduced himself and stated; it is worth noting, in his experience with flooding, 90% of the time flooding issues can be attributed to lack of maintenance and is not the result of inadequate infrastructure or engineering mistakes as is commonly thought. Lack of maintenance falls on the part of developers, property owners, and to a larger degree, the City's part.

For that reason, Mr. Kahn warned against adopting heavier requirements and additional steps with the anticipation of eliminating flooding, since most flooding would not be prevented.

Marvin Haworth, introduced himself as a long-time resident of Moore, since the late sixties and a builder/developer who has sat on various committees over the years, including the one to ultimately approve the up-date to the higher wind standards adopted after the 2013 tornado. Mr. Haworth warned about implementing new codes that could potentially be cost prohibitive to home buyers. Mr. Haworth stated, implementing codes against a 100 year flood event, in his opinion, is overkill.

Mr. Haworth went on to say he has first hand knowledge of tornadoes and flooding and the aftermath caused by both, however he would like to strongly urge this body not to adopt these new standards as they are today. Mr. Haworth stated he would like to see modifications to the proposed updates that would bring them to a more realistic level.

Commissioner Don Snow stated, he strongly objects to the opinion that most flooding issues are caused by lack of maintenance. Mr. Snow stated, he too has lived in the Moore area for a lifetime and has witnessed first -hand, many examples of flooding, which without question cannot be attributed to lack of maintenance. Commissioner Snow stated, the flooding issues we experience today, without a doubt, have come about within the last 15 years of development. This entire discussion was brought about because of the problems we are dealing with, specifically in newer subdivisions. Mr. Snow stated he observes it on the ground and it is not limited to the Moore area. It happens in Oklahoma City as well, and specifically in developments, as new as, 5 years.

Chairman Sherrard asked if there was anyone else in the audience who wished to address this issue. Hearing none, a motion was requested.

Kent Graham motioned to adopt the **Updated Drainage Criteria**. Brandon Laib seconded the motion. Roll was called.

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

**Nays:** Rickman  
**Abstained:**  
**Absent:**

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

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

Commissioner Sherrard requested a motion to adjourn at 9:05 p.m.

**Motion:** Gary Lunow motioned for adjournment. Kenneth Jarema seconded the motion. Roll was called.

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

**Nays:**

**Abstained:**

**Absent:**

RECORDED FROM NOTES & TRANSCRIBED BY

  
Nora Kerbo, Administrative Assistant