

**MINUTES OF THE  
PLANNING COMMISSION MEETING  
February 9, 2021**

The Planning Commission of the City of Moore, Oklahoma held a meeting on February 9, 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.

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

**Absent:** Kent Graham, Brandon Laib

**Staff:** Elizabeth Weitman, Community Development Director, Sarah Copeland, 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 December 8, 2020 Planning Commission Meeting.**

Chairman Sherrard requested a motion.

Chris Rickman motioned to approve the **Minutes of the December 8, 2020 Planning Commission Meeting**, as written. Gary Lunow seconded the motion. Roll was called.

**Ayes:** Lunow, Snow, Jarema, Rickman, Joiner, Sherrard

**Nays:**

**Abstained:** Burks

**Absent:** Graham, Laib

**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:

**January 4, 2021**

**Approved:**

- Final Plat of Edgewater, Phase 3, by R&R Development, LLC/Rocky Clark.

Ms. Weitman reported that Drainage Criteria Update is nearing completion. The committee has met several times over the past year so we are ready to bring the document before this body for consideration with a recommendation to be forwarded to City Council.

Ms. Weitman also reported, a final meeting open to all developers and engineers will be held at the end of February. The date will be made available to all of you as soon as it has been determined.

Ms. Weitman reminded everyone, the Planning Commission will be meeting again this month for a Special Meeting on Thursday, February 18, 2021.

*Agenda Items No. 5a and 5b are companion items to be discussed together and voted on separately.*

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

Discuss and consider **Envision Moore Plan 2040 Amendment #4**, located in the NE/4 of Section 23, T10N, R3W, being South of SE 4<sup>th</sup> Street and West of S. Eastern Avenue, from Neighborhood Commercial to Urban Residential. Application by Bam Development, LLC/Gene Methvin. **Ward 1.**

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

Chad Burks motioned to approve **Envision Moore 2040 Amendment #4**, subject to (site-proof fencing). Ken Jarema seconded the motion. Roll was called.

**Ayes:** Burks, Jarema, Rickman, Sherrard

**Nays:** Lunow, Snow, Joiner

**Abstained:**

**Absent:** Graham, Laib

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

Discuss and consider **Rezoning Application No. RZ1002**, located in the NE/4 of Section 23, T10N, R3W, being South of SE 4<sup>th</sup> Street and West of S. Eastern Avenue, from C-3 General Commercial District to R-2/PUD Two Family Dwelling District/ Planned Unit Development. Application by Bam Development,

LLC/Gene Methvin. **Ward 1.**

The subject site is located south of SE 4<sup>th</sup> St and west of S Eastern Ave. The property is zoned C-3 with a Permissive Use for a mini storage and is currently vacant. The applicant is proposing to develop a duplex community of approximately 2.3 acres in total size with 12 living units, resulting in an overall density of 5.2 living units per acre. To achieve the desired development, the property must be rezoned to R-2 Two-Family District as a Planned Unit Development (PUD).

Public water is available along the south side of SE 9<sup>th</sup> St. Sanitary sewer is available along the north side of SE 9<sup>th</sup> St.

Stormwater detention for this development is required. The development includes a detention pond along the northwest property boundary. Access is provided by SE 9<sup>th</sup> St.

The 2013 FEMA maps show a 100-year floodplain across the north 1/3 of the site. However, in March 2020, the developer submitted a flood study that showed a greatly reduced floodplain on the site, with the floodplain being primarily limited to the existing channel on the west side. A FEMA submittal to revise the floodplain maps to show the accurate floodplain is required.

Pursuant to the Envision Moore 2040 Plan, the applicant is utilizing a Planned Unit Development (PUD) to achieve higher densities than is allowed by code. By utilizing a PUD the city may relax certain density requirements in exchange for amenities that would not otherwise be required. This PUD proposal includes the following amenities:

- A 25' multi-use trail easement along the west side of the property, per the Active Transportation Concept of the Envision Moore Plan 2040
- A 15' wide gazebo and seating area
- A 1,700 sq ft. fenced dog park with waste receptacle, bench and shade trees
- Increased landscaping featuring 24 trees
- 100% bricking requirement for rear elevations of duplex facades.

The Envision Moore 2040 Plan calls for this location to be Neighborhood Commercial. Land uses allowed in Neighborhood Commercial include office, retail and service uses. The applicant is requesting a change to the Envision Moore 2040 Future Land Use Plan to Urban Residential. This application was reviewed as to its conformance with the intent of the Plan.

With this site being setback from an arterial roadway and adjacent to single-family housing to the west, the development of 2.3 acres of commercial property is likely not feasible and may not be desired due to potentially adverse traffic, noise and lighting impacts that accompany commercial developments.

The provided amenities within the PUD work to buffer the existing Hunter's Glen and Madison Place neighborhoods from the small duplex community and provide quality and useable open space for the residents. Staff recommends approval of this application.

Chairman Sherrard, asked for clarification on FEMA amending the floodplain map. Ms. Weitman answered,

the original FEMA maps show a significant portion of this property within the Floodplain. Sometimes those determinations are made without the best available information. The engineer for the applicant submitted a flood study of the area which was reviewed by the City's drainage engineer. The new data shows a reduction in the area of floodplain. The applicant will need to submit the results of the flood study to FEMA, resulting in a revision to the original FEMA maps.

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

Chairman Sherrard noted that the west facing facades will be 100% brick with the front and sides of the units being more of the Craftsman style details consisting of a combination of masonry and siding.

Commissioner asked for clarification of the type of fence to be used. Mr. Reid answered, the plan outlines the backyards of the units will have a 6 foot wood privacy fence on the sides for neighbor privacy and ornamental metal fencing along the back to allow for a view. Evergreen trees shall be placed within the pedestrian access trail easement to enhance screening from the adjacent single family neighborhood.

Chairman Sherrard asked if there were any members of the audience who wished to address this item.

Mark Sherman, 800 Blueridge, spoke in opposition of the application citing the following concerns:

- Negative impact to property values
- Loss of Privacy

Chairman Sherrard asked if there is a fencing material that is preferred. Ms. Weitman answered, the City does not have a preference that is left up to the applicant.

Commissioner Snow commented that he is sympathetic to Mr. Sherman's concern regarding a reduction in privacy. When you consider everything together; the difference in elevation from one side of the creek to the other, the ornamental fence and the proposed walking trail, the potential for unobstructed views into the backyards of the existing neighborhood is significant.

Ms. Weitman explained, the depth of the backyards for the proposed duplexes is about 10 feet. So the idea was to place the ornamental fence there and then you would have a 25 foot easement beyond the fence for a future trail.

Mr. Reid, stated the applicant has no preference on fence material. A wooden site-proof fence is an option if that is preferred. With regard to the proposed walking trail, that is part of the Master Trail Plan for that area, so the easement is a way to leave that area open for future development if and when the City so chooses to move forward with that plan.

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

Chad Burks motioned to approve **Rezoning Application No. RZ1002**, subject to (site-proof fencing). Ken

Jarema seconded the motion. Roll was called.

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

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

Discuss and consider **Rezoning Application No. RZ1003**, located in the NW/4 of Section 23, T10N, R3W, being south of SW 4<sup>th</sup> St and east of S Telephone Road, from C-5 Automotive and Commercial Recreation District to C-3 General Commercial District. Application by First United Bank/John Shakarjian. **Ward 3.**

The subject site is located south of SW 4<sup>th</sup> St and east of S Telephone Rd. The site consists of 1 lot totaling approximately 3.05 acres. The lot was an old bowling alley that was destroyed in the 2013 tornado. The applicant is seeking to rezone this property to C-3 General Commercial District for development into a bank.

Public water and sewer utilities are available to serve the site. Access is provided by SW 6<sup>th</sup> Street and Classen Ave.

The site does not contain a FEMA-regulated floodplain or floodway. Because this is a redevelopment site, on-site stormwater detention will not be required. Rather, the developer will be required to reduce the run-off rates from historic. This can be accomplished through a reduction in the impervious area or other approved methods.

This site is located in a heavily commercial area in the Minute City Shopping Center. There are existing commercial businesses surrounding this property on all sides. Tinker Federal Credit Union, another financial institution, is located directly to the east of this property.

The Envision Moore 2040 Plan calls for this location to be a Regional Center. Regional Center land uses are high intensity commercial uses that thrive on a high level of both visual and vehicular access so businesses can offer goods and services to the larger regional population. Regional Center uses typically include retail, service, and office designed for community activity and sales tax revenue. This application was reviewed as to its conformance with the intent of the Plan.

Due to the site's location in an urbanized area surrounded by existing commercial developments and the compliance with the Envision Moore 2040 Plan, staff recommends approval of this application. Ms. Weitman offered to answer any questions.

Chairman Sherrard asked if there were any questions for Ms. Weitman. Hearing none, Chairman Sherrard asked if the applicant was present.

Austin Hahn with Calichi Design Group, 4322 N. Lincoln Avenue, Chicago, IL 60625, introduced himself as representing the applicant and offered to answer any questions.

Chairman Sherrard asked if the bank will occupy the entire building or will there be additional tenant spaces. Mr. Hahn answered, it is a mix of space. First of all there is a tornado shelter located inside the building that will utilize a fair amount of space. There is also a mix of office and assemble uses, including space that is set aside for community meetings that could take place at the location; both on a leasing basis and on volunteer basis.

The usual approach for First United Bank is to build a large facility in a community and to then renovate or improve their other facilities in said community. This would be their flagship facility in this community. There will be 145 full-time positions at this location.

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 **Rezoning Application No. RZ1003**, subject to staff recommendations. Chad Burks seconded the motion. Roll was called.

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

**Nays:**

**Abstained:**

**Absent:** Graham, Laib

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

Discuss and consider the **Final Plat of Apple Estates, Section 4**, (a replat of Apple Gardens, Section 1, Lot 1, Block 4) located in the NW/4 of Section 36, T10N, R3W, being south of SE 34th Street and east of Eastern Avenue. Application by Farzaneh Development, LLLP/Jalal Farzaneh. **Ward 1**.

The subject site is located within the Apple Valley Addition east of S. Eastern Ave. and south of SW 34th Street. This property was originally zoned C-2 and platted as a commercial lot within the Apple Valley development in 2000, and it was intended to be a general store for the neighborhood. Since that time no development has occurred on the lot, and in April of 2020 the property was rezoned to R-1 Single Family Residential District with the intention of being split into individual single-family home sites.

This application is in general conformance with the approved 2000 preliminary plat, and includes 4 residential lots on approximately 1.57 acres, resulting in an approximate density of 2.55 lots per acre. Public water and sewer are available from the existing Apple Valley development. Access will be from Central Park Dr. and SW 42<sup>nd</sup> St. There is no FEMA designated floodplain located on the property. Detention is provided in the previous sections of the Apple Valley Addition.

The Envision Moore 2040 Plan calls for this location to be Urban Residential. Land uses allowed in Urban Residential allow for single family detached units up to 7 dwelling units per acre. The Preliminary Plat for the Apple Valley Addition was approved in 2000 prior to the adoption of the Envision Moore 2040 Plan. The Final Plat for the Apple Estates, Section 4 Addition application was reviewed as to its general conformance with the intent of the Envision Moore 2040 Plan for informational purposes only.

Due to the limited scope of this application within the larger Apple Valley neighborhood, Staff believes that the application is in general conformance with the Plan and an amendment to the plan is not required.

Because this plat is in general compliance with the approved 2000 Preliminary Plat, staff recommends approval of the final plat. Ms. Weitman offered to answer any questions.

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 **Final Plat of Apple Estates, Section 4**, subject to staff recommendations. Don Snow seconded the motion. Roll was called.

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

**Nays:**

**Abstained:**

**Absent:** Graham, Laib

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

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

Commissioner Sherrard requested a motion to adjourn at 7:50 p.m.

**Motion:** Gary Lunow motioned for adjournment. Don Snow seconded the motion. Roll was called.

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

**Nays:**

**Abstained:**

**Absent:** Graham, Laib

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