

**MINUTES OF THE
PLANNING COMMISSION MEETING
July 13, 2021**

The Planning Commission of the City of Moore, Oklahoma held a meeting on July 13, 2021 in the Council Chambers, Moore City Hall, 301 North Broadway, Moore, Oklahoma.

Agenda Item No. 1, being: ROLL CALL

Vice-Chairman Graham announced the time and called the Planning Commission Meeting to order. The following members reported present.

Kent Graham	Gary Lunow	Kenneth Jarema
Chris Rickman	Brandon Laib	Jack Joiner

Absent: Chad Burks, Don Snow, Ralph Sherrard

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. 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:

June 7, 2021

Approved:

- **Rezoning Application No. RZ1007**, amending existing PUD to include a clubhouse for Hayden's Landing Apartments at NE 12th and Eastern. Application by Aedifcare Domos Multis, LLC/Jason Thompson.
- **Preliminary Plat of Oakridge Crossing North**. Application by TWD Oklahoma Properties, LLC/Tom Turner.

July 6, 2021

Approved:

- **Final Plat of Oakridge Crossing North.** Application by TWD Oklahoma Properties, LLC/Tom Turner.
- **Rezoning Application No. RZ1008,** located south of SE 19th Street and east of Bryant Avenue, from A-1 to R-1/PUD and C-2/PUD. Application by Landmark Land Company, LLC.
- **Preliminary Plat of Cardinal Landing,** located south of SE 19th Street and east of S Bryant Avenue. Application by Landmark Land Company, LLC.
- **Rezoning Application No. RZ1009,** located south of SE 19th Street and west of Sunnyslane Road, from C-5 to C-3. Application by 19th Street Plaza, LLC/Lynn Medford.
- **Rezoning Application No. RZ1010,** south of SW 34th Street and west of Telephone Rd, from A-2 to RE. Application by Dean Harrington.
- **Rezoning Application No. RZ1011,** located south of SW 4th Street and east of Santa Fe Avenue, from A-2 to A-2 with a Permissive Use for Communication Towers. Application by Tyler Media, LLC.
- **Rezoning Application No. RZ1012,** located north of SW 19th Street and east of S Santa Fe Avenue, from C-2 to C-2/PUD as a Planned Unit Development. Application by JC Homes, LLC/James Scott.

June 21, 2021

Approved:

The Drainage Criteria with emergency clause.

Assistant Planner, Sarah Copeland gave the following presentation.

Agenda Item No. 5a, being: NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1013,** located in the NW/4 of Section 13, T10N, R3W, being south of NE 12th Street and east of Eastern Avenue, from C-3 General Commercial District to R-1/PUD Single-Family Dwelling District as a Planned Unit Development. Application by Noble REF, LLC/Jake Schoeffler. **Ward 1.**

The subject site is located south of NW 12th St and east of N Eastern Ave. The property is zoned C-3 and is currently vacant. The applicant is proposing to develop single-family homes with reduced lot width on .77

acres. To achieve the desired development, the property must be rezoned to R-1 Single Family District as a Planned Unit Development (PUD).

At the June 8, 2021 Planning Commission meeting, the applicant tabled the application to amend the PUD to address concerns raised by the surrounding neighbors. While the original proposal included a total of 7 lots with 2-story homes, the revised PUD reduced the number of homes to 5 all being single-story homes with 2-car garages. This results in a density of 6.5 dwelling units per acre.

Water and Sewer are available to serve this site.

Stormwater detention for this development is not required. Access is provided by N Silverleaf Dr.

The 2013 FEMA maps do not identify any floodplain or floodway on this property. However, there is offsite drainage that may affect this property coming from the Silverleaf Shopping Center to the west. A drainage report will be required prior to development.

The revised development proposal seeks to deviate from the City Code by reducing the size of the residential lots and establishing a 20' frontyard setback. Whereas City Code requires a 55' wide lot and 6,000 sf per lot for single-family homes, this application is proposing smaller lots at ranging from 52' wide to 76' wide and a minimum square footage of 5,876 sf.

Pursuant to the Envision Moore 2040 Plan, the applicant is utilizing a Planned Unit Development (PUD) to allow lot widths that are different than what is allowed by code. By utilizing a PUD the city may relax certain requirements in exchange for amenities that would not otherwise be required. The revised PUD proposal featured the following amenities:

- 70% masonry requirement;
- 2-car garages required;
- Personalized landscaping plan for each lot to include 1-2 trees per lot and 4-7 shrubs per lot.

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

Being a PUD, this application should conform to many of the Plan's recommendations for aesthetics, including landscape mix, and buffering of higher density land uses. This applicant has provided a landscaping plan that features higher than the required amounts of landscaping for a typical R-1 development. This development will feature 23 shrubs and 7 trees. The homes will be similar in nature to the surrounding homes in the neighborhood.

The Plan places a large emphasis on connecting residential and commercial developments with sidewalks and/or trail connections. This proposed development is not located within ¼ mile of a school or park. Sidewalks along Silver Leaf Drive are required with the parcel development.

This site does not contain a FEMA-designated floodplain. A drainage report has been provided and will be reviewed by the city's engineer to ensure off-site drainage from the Silverleaf Shopping Center is

accommodated.

In considering this application as a land use issue, being located on a residential collector street behind an existing shopping center seems appropriate for residential land use. Furthermore, higher residential density is supported by the Community Commercial land use designation. Therefore this application is in general compliance with the comprehensive plan, with full compliance dependent on the approved amenity package for the PUD.

The current PUD application has been modified from its original submittal to address most of the concerns of the neighborhood:

- Loss of privacy- the homes have been redesigned to be 1-story;
- High Densities- 2 lots were removed and the new layout averages 60' wide lots;
- Single-Car Garages poses street congestion and safety hazard- house plans revised to have 2-car garages;
- Lack of Sidewalks in area- PUD includes a 5' sidewalk for collector road;
- Home Design not in the character of the neighborhood- 70% masonry requirement added.
- Because the updated submittal meets the intent of the PUD ordinance and works to reinforce the existing look and feel of the neighborhood, staff recommends approval of this application as amended contingent upon the following:
 1. A landscaping plan prepared by a landscape professional shall be submitted with each building permit. Each home shall have a unique landscaping plan, as approved by City Staff.
 2. Landscaping maintenance and/or replacement requirements shall be placed in the neighborhood covenants and restrictions.

Vice-Chairman Graham asked if the applicant was present. Falon Brooks, with Jolly Bird Home Designs, 1605 N. Classen, introduced herself as representing the applicant. Ms. Brooks offered to answer any questions.

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

The following Citizens spoke:

Kyle Tomkins, 919 NE 9th Street
Chris Wade, 925 NE 9th Street
Ken Lawson, 1006 NE 11th Street
Lindsay Wade, 925 NE 9th Street
Nick Choate 1001 NE 10th Street
Tim Lawson, 1006 N. Lincoln Avenue

The following concerns were voiced:

Privacy
Traffic
Commercial Traffic behind homes

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

Jack Joiner motioned to approve **Rezoning Application No. RZ1013**, subject to staff recommendations. Gary Lunow seconded the motion. Roll was called.

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

Agenda Item No. 5b, 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.**

Ms. Weitman announced the applicant has requested the item to be tabled to the next Planning Commission Meeting, to be held, August 10, 2021.

Vice-Chairman Graham requested a motion.

Gary Lunow motioned to table **Rezoning Application No. RZ1014**. Chris Rickman seconded the motion. Roll was called.

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

Agenda Item No. 5c, 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.**

Ms. Weitman announced the applicant has not met the Proper Notice requirement and asked for the item to be tabled to the next Planning Commission Meeting, to be held August, 10, 2021, to give the applicant time to properly post the property with a sign.

Vice-Chairman Graham requested a motion.

Gary Lunow motioned to table **Rezoning Application No. RZ1015**. Chris Rickman seconded the motion. Roll was called.

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

Nays:

Abstained:

Absent: Burks, Snow, Sherrard

Agenda Item No. 6 being: CITIZENS - None

Agenda Item No. 7 being: ADJOURNMENT

Vice-Chairman Graham requested a motion to adjourn at 7:37 p.m.

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

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

Nays:

Abstained:

Absent: Burks, Snow, Sherrard

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