

David Welchel has also resigned from the Planning Commission due to a recent move. He no longer resides within Moore City limits.

The City will be looking for new applicants who want to serve on the Planning Commission.

Ms. Weitman answered yes, the application period closes July 1st and we hope to have some replacements appointed by August.

Ms. Purcell reported the following items were discussed and considered by City Council on the below listed date:

March 3, 2025

Approved:

- Rezoning Application No. RZ1049

April 15, 2025

Approved:

- Rezoning Application No. RZ1050

Ms. Purcell announced that the Land Development Code is due for an update. The City of Moore seeks volunteers who would like to serve in an advisory role on the update committee. If anyone is interested, please keep us in mind.

Agenda Item No. 5 being: ELECTION OF OFFICERS

Chairman Sherrard opened the floor for election of a Vice- Chairman

Gary Lunow motioned to nominate Kenneth Jarema to serve as Vice-Chairman. Chad BurksI seconded the motion. Roll was called.

Ayes: Lunow, Burks, Jarema, Laib, Whitchurch, Sherrard

Nays:

Abstained:

Absent: Jennings

Agenda Item No. 6a, being: NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1051**, located in the SW/4 of Section 1, T10N, R3W, being North of NE 27th Street and East of N. Eastern Avenue, from R-2/C-3 Two-Family Dwelling

District/General Commercial District to R2/PUD Two Family Dwelling District/ Planned Unit Development. Application by Premium Land, LLC/Taber LeBlanc. **Ward 2.**

The property consists of two Tracts both being a part of the existing Waters Addition- Tract 1 is currently zoned R-2 and was intended for duplexes and Tract 2 is currently C-3 and was intended for commercial development. Both tracts are currently vacant. The applicant is proposing to rezone both Tracts to R-2 Two-Family Dwelling District as a Planned Unit Development, to allow for the development of duplexes with a higher density than what City Code allows, being 9 Dwelling units per Acre as requested vs. the 7 Dwelling units per Acre as allowed in City Code.

A 12" public water line is available to the site along N. Eastern Ave., an 8" waterline is available along NE 34th street and an 8" public sewer main is available to the south and east that serves previous sections of The Waters Addition.

This site is not located in a floodplain and therefore a FEMA submittal will not be required. Detention is required and will be provided by utilizing the existing detention ponds in the Waters Addition.

Access is provided by NE 34th St, a collector street connecting to N Eastern Ave.

The applicant is utilizing a Planned Unit Development (PUD) to allow an increased density of duplex units than is allowed in the R-2 zoning code, being 60' wide lots vs. required 75' wide lots, a minimum lot size of 6,000 sf vs. the required 7,500 sf ft, and a maximum lot coverage of 50% vs. the required 40%. To off-set the increased densities, the PUD is providing increased amenities and protections to preserve the integrity of The Waters Addition. By utilizing a PUD the City may relax certain requirements in exchange for amenities that would not otherwise be required.

This application was reviewed as to its conformance with the intent of the Plan.

This application includes a 22,000 sqft common area with a gazebo and picnic area, playground equipment, common area parking and landscaping, as amenities, to increase the quality of life for the residents.

Sidewalks will be required as part of this development.

Access to the subject lot is through a collector street of NE 34th St via N Eastern Ave and is not anticipated to contribute to traffic congestion.

This site does not contain a FEMA-designated floodplain. Stormwater detention is required and will be provided by utilizing existing ponds in the Waters Addition.

With the land being designated as Urban Residential, the PUD application seeks to slightly increase the densities from the adjacent single-family developments while providing quality open space to offset those densities. The proposed development includes aesthetic and common area open space amenities and a density of 9.5 units per acre, which meets the goals and policies of the Comprehensive Plan.

This application was submitted as a PUD to increase the densities of the planned duplex development in The Waters Addition. The application not only seeks to reduce the minimum site design requirements for the R-2

zoned Tract 1, but also to change the planned land use of the C-3 zoned Tract 2 from Commercial to Residential.

In regards to the land use change from Commercial to Residential, it was anticipated that over time commercial uses would develop along N. Eastern Avenue to provide needed services and retail opportunities for those in the area. However, since the rezoning in 2015, very little, if any, commercial activity has taken place in the area. Although it is in the City's best interest to preserve some amount of commercial zoning along the Eastern Avenue corridor, transitioning the limited area involved in Tract 2 from Commercial to Residential is not anticipated to be a detriment to the area.

Staff believe that the amenities provided sufficiently offset the requested increase in density from 7 Dwelling Units per Acre to 9 Dwelling Units per Acre. Staff recommends approval of this application.

Chairman Sherrard asked if there were any questions for staff. After no response. Chairman Sherrard commented, he remembers when the Waters Addition was first approved there were a lot of concerns regarding stormwater detention from the residents who would be downstream and were concerned about increased flooding. With the recent heavy rains does anyone know if there was an increase to flooding of homes in the area.

Ms. Weitman answered, we did receive some complaints about the drainage south of the project, however they were not due to the drainage from the Waters. The issues stem more from either the infrastructure in the area potentially being undersized and or obstructions that prevent the infrastructure from operating at maximum capacity.

Chairman Sherrard asked if the applicant was present. Kendall Dillon, Crafton Tull, introduced himself as the engineer for the project representing the applicant.

Mr. Dillon explained Tract 1 is already zoned R-2 for duplexes. What this application does is also include Tract 2 which is currently zoned for commercial. By including both tracts in the PUD that will give the applicant additional area to be able to increase slightly the densities from 7.3 dwellings per acre to 9.1 dwellings per acre. Even with the slight increase this still comes in under the 15 dwellings per acre allowed as outlined in the Comprehensive Plan, as up to 20% of the development to be attached units. So the proposed PUD does comply with the Comprehensive Plan. Also mentioned, the Comprehensive Plan specifically states, attached units outside of apartments are significantly under represented in the overall stock of housing within the City of Moore. This plan not only conforms but meets the objectives of the Comprehensive Plan.

Mr. Dillon stated, the applicant feels this application also will result in a much better entrance for the neighborhood, than if it were to remain commercial the way that it is today. The PUD with it's included amenities will be good for the neighborhood and good for the City of Moore. Mr. Dillon offered to answer any questions.

Mr. Dillon also stated, as has already been touched on tonight, nothing changes regarding drainage as it is under the current zoning. When this was developed there was a storm sewer that was extended into the far southeast corner. The drainage, including the ponds and detention analysis was designed to accommodate the subdivision as it was fully developed.

Chairman Sherrard stated, the development will meet the current landscaping requirements, however are there

any plans for specific landscaping for each lot. Would it be possible to have a tree per yard. Mr. Dillon stated that is not in the plan but the applicant would not be opposed to providing a tree for each yard.

Chairman Sherrard asked if the duplexes will be for individual sale. Mr. Dillon answered, the intent is to have one structure per lot. Chairman Sherrard asked if the duplexes will remain under one common ownership. Mr. Dillon answered, they will initially be under one ownership, however some of the units could be sold individually at some point.

Kenneth Jarema asked if there is a percentage of one story vs two story units. Mr. Dillon answered, no not a percentage. It is looking like around the eyebrows will be two storied units. So there will be a mix.

Chairman Sherrard asked if anyone in the audience would like to address this item. Hearing none, a motion was requested. Hearing none, a motion was requested.

Motion: Kenneth Jarema motioned to recommend approval of **Rezoning Application No. RZ1051**, subject to staff recommendations. Zayne Whitchurch seconded the motion. Roll was called.

Ayes: Lunow, Burks, Jarema, Laib, Whitchurch, Sherrard

Nays:

Abstained:

Absent: Jennings

Agenda Item No. 6b, being: NEW BUSINESS

Discuss and consider the **Final Plat for Oakridge Crossing North**, located in the SW/4 of Section 27, T10N, R3W, being North of SW 34th Street and East of Santa Fe Avenue. Application by The TWA Okla. Properties, LLC/Wiggins Properties, LLC. **Ward 3.**

The subject site is currently zoned C-3 General Commercial District with the easternmost lot being a PUD. Originally platted in 2021, this commercial space was divided into 3 lots with one common area dedicated to drainage. The north side of the property is developed with a mini-storage and retail space and a private school/day care center along S Santa Fe Ave. This replat incorporates 4 commercial lots at the south end of the property along SW 34th St on approximately 5.24 acres. These lots are proposed to be developed as commercial fast-food restaurants and an automotive repair shop, with one lot to the north of SW 34th St with no identified user. The replat is required due to a new lot configuration and new easements being provided to serve these lots.

Public water and sewer are available to the site. There is an existing 70' City of OKC waterline easement located on the north side of SW 34th street. All driveways and improvements within the easement must be coordinated with the City of OKC.

There is no FEMA regulated floodplain located on the subject site. Stormwater detention is provided by an existing detention pond at the Northeast boundary of the property.

Access is proposed by SW 34th St and S Santa Fe Ave with a 30' common access easement between lots to limit the amount of curb cuts along SW 34th St.

This application was reviewed as to its conformance with the intent of the Plan.

This final plat includes some open space, being drainage infrastructure and detention as well as a buffer between development and the residential properties within the Bluestem Ridge Addition to the East.

With this development being located within ¼ mile of the Oakridge Elementary, pedestrian-oriented design is important. Sidewalks shall be included on all adjoining street ROWs to help ensure pedestrian integration into the neighborhoods and surrounding schools.

This replat proposes internal network of streets for access to help prevent stacking on S 34th St and Santa Fe and provides internal access to adjacent lots, thereby reducing the need to use the arterial roadways to access neighboring businesses.

This development is utilizing an existing stormwater detention pond, acting as an amenity for the development.

Based on the proposed densities, stormwater amenities and open spaces, staff believes that this application meets the intent of the Neighborhood Commercial land use and the overall goals of the Plan. An amendment to the Plan is not required. Staff recommends approval of the re-plat.

Chairman Sherrard asked if the corner currently under construction is a McDonald's restaurant. Ms. Purcell answered yes. Chairman Sherrard stated the lot to the east the abuts Blue Stem is the auto repair business. Ms. Purcell answered, yes. Chairman Sherrard asked, so that leaves two additional remaining lots. Ms. Purcell answered, yes.

Chairman Sherrard asked if there were any questions for staff.

Hearing none, Chairman Sherrard asked if the applicant was present. Derek Harris, with Cedar Creek, 11912 N. Pennsylvania Avenue, Oklahoma City, introduced himself as the engineer for the project representing the applicant. Mr. Harris offered to answer any questions.

Chairman Sherrard asked if any of the Planning Commissioners had questions for the applicant, after no response. Chairman Sherrard asked if anyone in the audience would like to address this item. Hearing none, a motion was requested.

Motion: Chad Burks motioned to recommend approval of the **Final Plat for Oakridge Crossing North**, subject to staff recommendations. Gary Lunow seconded the motion. Roll was called.

Ayes: Lunow, Burks, Jarema, Laib, Whitchurch, Sherrard

Nays:

Abstained:

Absent: Jennings

Agenda Item No. 7 being: CITIZENS - None

Agenda Item No. 8 being: ADJOURNMENT

Chairman Sherrard requested a motion to adjourn at 7:42 p.m.

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

Ayes: Lunow, Burks, Jarema, Laib, Whitchurch, Sherrard

Nays:

Abstained:

Absent: Jennings

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