

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

February 2, 2026

Approved:

- **Rezoning Application No. RZ1055** from C-3 General Commercial District to C-3/SUP General Commercial District with a Special Use Permit for a Tattoo Studio.

Chairman Jarema announced, the applicant for the first item on the Agenda is not present. The applicant is in route and will arrive late. The Chairman then asked for a motion to hear Agenda Item 5A out of order.

Motion: Tim Houston motioned to hear Agenda item 5B before Agenda item 5A. Zayne Whitchurch seconded the motion. Roll was call.

Ayes: Burks, Jennings, Laib, Whitchurch, Beavers, Houston, Rustin, Jarema

Nays:

Abstained:

Absent: White

Agenda Item No. 5b, being: NEW BUSINESS

Discuss and consider the **Final Plat for I-35 Commerce Center** located in the northwest quarter of Section 2, Township 10 North, Range 3 West, being north of Northeast 27th Street and east of I-35. Application by Scannell Properties.

Ms. Weitman gave the following presentation.

This site is located north of Northeast 27th Street and east of I-35. It is just on the Moore city limits. The property was rezoned as part of a larger tract in November of 2020. 3 to I-1 Light Industrial as a planned unit development for commercial uses along I-35 and light industrial uses along Pole Road.

The applicant is proposing to develop the light industrial tract into 2 lots. The east lot will be developed with a warehousing and distribution center, and the west lot will be developed in the future to meet all the PUD requirements.

To prepare for this site for development, a final plat is required. Water and sewer will be extended to serve this site. Both of the utilities will be extended from the south. The site includes an unstudied floodplain on the west side.

The project will study this floodplain to establish boundaries and base flood elevations. All city and FEMA requirements for development within a floodplain are required. And this does include a 30-foot drainage easement from top of bank within the floodplain.

Additionally, the application is required to have a 25-foot riparian and erosion control buffer from the top of the bank of the stream. Um, that is per the adopted 2021 drainage criteria. Stormwater detention for this development is required and is proposed by two separate ponds.

Access to the subject property is provided by both the I-35 service road and Pole Road. As part of the proposed development, the applicant will construct an industrial collector road along the north side of the property, providing a direct connection from Pole Road through to the I-35 service road.

This internal public street connection will improve circulation and provide an additional east-west transportation link— linkage within this developing area. During the rezoning application A traffic impact analysis confirmed an increase in truck traffic along Poole Road and 27th Street that degraded the level of service at those intersections.

To mitigate these issues, Poole Road will be reconstructed to a collector street for industrial traffic, and a signal light at Poole Road and Northeast 27th Street will be installed along with protected left-hand turn bays.

The approved PUD for this site includes the following amenities that apply to the light industrial tract: a minimum of 70% masonry or architectural facade, required landscaping amounts that exceed city code by 15%, um, all the outdoor storage including semi-trailers screened from I-35 by a 6 to 8 foot berm or masonry wall.

Outdoor storage is limited to 20 feet in height. And will be set back from all of the PUD boundary lines by 20 feet. And all dumpsters shall be located in an area screened from public streets with a fence or masonry wall enclosure.

The Envision Moore 2040 plan calls for this location to be light industrial. Light industrial land uses are characterized by heavy commercial, office, warehouse, flex, and light industrial uses that incorporate buffering techniques to reduce potential land use conflicts.

This application was reviewed as to its conformance with the intent of the plan. As was just previously described, this application meets many of the aesthetic and transportation goals of the Comprehensive Plan due to the approved PUD, and amendment is not necessary because this plat meets all zoning and PUD requirements.

Staff recommends approval of the final plat.

The Chairman asked if any commissioners have questions for Elizabeth?

Hearing none, Chairman Jarema asked if the applicant present?

Ryan Fair Sheets, 4727 Gaillardia Parkway, Oklahoma City, introduced himself as the engineer for the project. Cameron Duff, 7802 Harris, Smithville, Missouri, Tyler Wisong, 5210 Meadowsweet Lane, Shawnee, Kansas, introduced themselves and stated they are also available to answer questions on behalf of the applicant.

Chairman Jarema asked, is there anything that you would like to add?

Mr. Fair sheets responded, nothing more to add. We're here to answer any questions and very excited about being here in Moore, and excited to develop this property.

Chairman Jarema asked, do any commissioners have questions of the applicants? After no response, Chairman Jarema asked, is there anyone in the audience that wishes to address this item.

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

Motion: Zane Whitchurch made a motion to recommend approval of the **Final Plat for I-35 Commerce Center**. Daniel Beavers, seconded the Motion. Roll was called.

Ayes: Burks, Jennings, Laib, Whitchurch, Beavers, Houston, Rustin, Jarema

Nays:

Abstained:

Absent: White

The Chairman asked when the item will go to City Council. Ms. Purcell answered, this will go to City Council on February 17th, which is a Tuesday.

Agenda Item No. 5a being: NEW BUSINESS

Discuss and consider the **Final Plat for Milum Holdings - Redbud Moore**, located in the southwest quarter of Section 28, Township 10 North, Range 2 West, being north of Southeast 34th Street and east of Sooner Road. Application by Red Bud Dermatology.

Ms. Lauren Purcell gave the following presentation.

The subject property is located north of Southeast 34th Street and east of Sooner Road and is currently zoned C-1 as a planned unit development. The applicant is proposing to utilize this property as a specialty veterinary clinic with no boarding or daycare services.

To prepare the site for development, a final plat is required. Public water is available to the site. However, public sewer is not currently available to the location, and there are no plans to provide sewer to this location in the future.

A private septic system is required. There is no floodplain located on the property, but due to the size, on-site detention will be required. Access is provided by Sooner Road, which is an ODOT highway. All curb cuts to Suna Road must be approved by ODOT.

The approved PUD for this site includes the following amenities: development limited to one veterinary clinic, no overnight boarding or daycare services, one building not exceeding 3,400 square feet in size and one story in height, minimum of 75% bricking; no outdoor storage or display, signs be limited to a maximum of 6 feet in height, and additional landscaping.

The Envision Moore 2040 Plan calls for this location to be neighborhood commercial. Neighborhood commercial land uses are characterized by retail, office, and service uses, and is typically located at the intersection of two arterial roads or arterials and collectors.

This application was reviewed as to its conformance with the intent of the plan. Quality appearance and amenities: being developed as a PUD, this application provides an increase in aesthetics and facade materials, and there shall be no outdoor storage allowed.

Pedestrian-oriented design: although the site is not located within a quarter mile of a school or other activity area, a sidewalk will be required to meet city code.

Congestion management: access to the subject lot is through Sooner Road, a state highway, and will be limited to one curb cut with a maximum of 30 feet wide and is not anticipated to contribute heavily to traffic congestion.

Stormwater management— again, this site does not contain a FEMA-designated floodplain, but stormwater detention is required. With the land being designated as neighborhood commercial, the PUD amenities approved with the property zoning meets the goals and policies of the comprehensive plan.

Staff recommends approval of the Final Plat.

Chairman Jarema, asked if any of the commissioners have questions of Lauren?

Pete Rustin stated, it's referenced as a specialty veterinary clinic. What is the specialty?

Ms. Purcell answered, It's a dermatology veterinary instead of general veterinary uses.

Chairman Jarema asked is the applicant here?

Chris Milum introduced himself as the representative for Red Bud Animal Dermatology.

Chairman Jarema asked if there was anything he would like to add.

Chris Milum responded, no, but to respond to the previous question regarding the specialty. The Veterinarian is a board-certified dermatologist, so much like you might have an orthopedic surgeon versus your general practitioner in human medicine.

Charman Jarema asked if any of the other commissioners have questions of Mr. Milum? Hearing none, does anyone in the audience have questions for Mr. Milum? Hearing no other comments, I'd entertain a motion on FP-26-02.

Motion: Daniel Beavers made a motion to recommend approval of the **Final Plat for Milum Holdings - Redbud Moore**. Tim Houston, seconded the Motion. Roll was called.

Ayes: Burks, Jennings, Laib, Whitchurch, Beavers, Houston, Rustin, Jarema

Nays:

Abstained:

Absent: White

Chairman Jarema asked if this will also go to City Council on the February 17th. Ms. Purcell, answered, no, this one will go March 2nd.

Agenda Item No. 6 being: CITIZENS - None

Agenda Item No. 7 being: ADJOURNMENT

Chairman Jarema requested a motion to adjourn at 7:15 p.m.

Motion: Zayne Whitchurch motioned for adjournment. Brandon Laib seconded the motion. Roll was called.

Ayes: Burks, Jennings, Laib, Whitchurch, Beavers, Houston, Rustin, Jarema

Nays:

Abstained:

Absent: White

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