



City of Broken Arrow
Minutes
Planning Commission

City of Broken Arrow
Council Chambers
220 S 1st Street
Broken Arrow OK
74012

Chairperson Ricky Jones
Vice Chair Fred Dorrell
Member Lee Whelpley
Member Carlyne Isbell-Carr
Member Mark Jones

Thursday, April 14, 2016

5:00 PM

Council Chambers

1. Call To Order

The meeting was called to order by Chairman, Ricky Jones at 5:00 p.m.

2. Roll Call

Present 5 - Mark Jones, Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

Michael Skates said a plaque has been made to thank former Commission member, Glenn Shaw, for his year's of service and would like to present this before cases are discussed. Mr. Skates read the plaque and presented it to Mr. Glenn Shaw who was in the audience. Commission members expressed their appreciation for Mr. Shaw's year's on the Planning Commission.

3. Old Business

None

4. Consideration of Consent Agenda

A. [16-391](#) Minutes, Planning Commission meeting held March 10, 2016

MOTION: by Carlyne Isbell-Carr to approve the meeting minutes of March 10, 2016, as presented. The motion was seconded by Lee Whelpley.

Aye: 3 - **Carlyne Isbell-Carr, Lee Whelpley, and Ricky Jones**

Abstain: 2 - **Mark Jones, and Fred Dorrell**

B. [16-392](#) Minutes, Planning Commission meeting held March 24, 2016

MOTION: by Carlyne Isbell-Carr to approve the meeting minutes of March 24, 2016, as presented. The motion was seconded by Lee Whelpley.

Aye: 5 - Mark Jones, Carolyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

5. Consideration of Items Removed from Consent Agenda

None

6. Public Hearings

A. [16-359](#) Public hearing, consideration, and possible action regarding BACP 151, Cottages at Aspen Park, 18.94 acres, Levels 2 and 6 to Level 3, east of Aspen Avenue and one-quarter mile north of Kenosha Street

Brent Murphy presented the background saying BACP-151, is a request to change the Comprehensive Plan designation on a 19-acre tract of land from Level 2 and 6 to Level 3. The property is located east of Aspen Avenue, and one-quarter mile north of Kenosha Street. It is part of PUD 118. A draft PUD has been submitted which proposes up to 340 multi-family units. The buildings to the east and immediately adjacent to the Rockwood West Addition will be limited to two-story stories, no higher than 30 feet to the roof peak, and no window penetrations on the east side of the buildings. This development will use existing access points onto Aspen Avenue. The draft PUD notes a 60 foot landscape buffer along the east boundary next to the Rockwood West Addition. The Level 3 will serve as a buffer between the commercial uses along Aspen Avenue and the residential addition to the east.

Based on the Comprehensive Plan, the location of the property and surrounding land uses, Staff recommended BACP 151 be approved subject to the property being replatted and a PUD be submitted that is similar to the previously submitted draft PUD.

Ricky Jones asked if the applicant is present.

Scott Case, Case & Associates, 4200 E. Skelly, Ste. 800, Tulsa, OK said this apartment complex will not be Section 8 but will be more high end with rent of approximately \$1,000 per month.

Ricky Jones asked if the project immediately to the north is a Case property. Scott Case said yes.

Mr. Jones asked if this application is Phase II of the existing apartments to the north. Mr. Case said due to the number of pipelines they decided to do this project as a separate phase. Scott Case said the floorplans will be similar to the Villas at Aspen Park; however, the building facade will be different.

Ricky Jones opened the public hearing and asked if anyone wished to speak regarding this application.

Marge H. Washington, 1028 N. Narcissus, Broken Arrow, OK voiced concerns

regarding increased traffic on Redbud Avenue and potential flooding with the acceptance of this project.

James Lundy, 1033 N. Narcissus, Broken Arrow, OK voiced concerns regarding the access onto Redbud Avenue and asked that access be on Kenosha Street. He also expressed concerns about increased flooding issues in abutting neighborhood if this apartment complex is constructed.

Dorothy Williams, 1504 W. Lansing, Broken Arrow, OK voiced concerns about increased traffic and safety hazards with the plan for access onto Redbud Avenue. Ms. Williams also asked if a street light could be added at this location. She stated some of the drainage issues the abutting neighborhood currently experiences.

Pam Martin, 1408 W Oakland, Broken Arrow, OK said the proposed apartments will drastically increase traffic on her street.

Audrey Derue, 912 W. Norman Street, Broken Arrow, OK said the existing neighborhood and Arrowhead Schools would be affected by the increased traffic and population in this area.

Ricky Jones noted the application before the Commission is for a comprehensive plan request and drainage and traffic issues will be addressed at a more appropriate level as this project progresses. He said at this time the Planning Commission could only consider the land use.

Michael Skates said the plans for this development show stormwater is to drain west. He said he would be happy to meet with Ms. Williams and have Staff look at the issues she mentioned in the area and asked that she call him or the Action Center. Mr. Skates explained that Redbud Avenue has a lot of east/west traffic and if a signal is desired, Ms. Williams could send an email or contact City Staff via the City website.

Ricky Jones closed the public hearing.

Scott Case said he heard the concerns of the neighbors and indicated he would agree to limit access onto Redbud Avenue for emergency access only.

MOTION: by Lee Whelpley to recommend approval of BACP 151 with modifications to the draft PUD limiting access onto Redbud to emergency vehicles only. The motion was seconded by Fred Dorrell.

Ricky Jones announced this item will be heard by the City Council at the 5/3/16 meeting at 6:30 p.m.

Aye: 5 - Mark Jones,Carolynne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

B. [16-367](#) Public hearing, consideration, and possible action regarding BACP 152, BA Ice House/Light & Power Refurbishment, 0.14 acres, Level 2 to

Level 5, southeast corner of Cedar Avenue and Dallas Street

Brent Murphy gave the background for BACP-152. He said they wished to change the Comprehensive Plan on a 0.14 triangle shaped piece of property from Level 2 to Level 5. This property is located at the southeast corner of Cedar Avenue and Dallas Street and is presently zoned R-3. The applicant wishes to remodel the building for use as a micro brewery. He intends to rezone the property to DM (Downtown Mixed Use). Based on the Comprehensive Plan, location of the property and surrounding uses, staff recommended approval of BACP-152 as requested.

The applicant, Austin Ferguson, 2605 W. Fredricksburg St, Broken Arrow, OK addressed the Commission stating he was in agreement with staff recommendations.

Ricky Jones opened the public hearing.

Parks Fletcher, 306 W. Dallas Street, expressed concern about the water drainage at Cedar and Dallas. He said when it rains, there is a backup of water and it gets very deep. Michael Skates said the new parking lot was designed to be a detention facility so water will stand there during heavy rains and gradually drain away.

Don Farrell, 703 W. Roanoak Place, Broken Arrow, OK said the new parking area does collect the water, but the water does drain to the ice house building and actually floods that building. He said there is a pit behind the building that does hold water.

Bonnie Fletcher, 306 W. Dallas Street, Broken Arrow, OK expressed concern about speeding vehicles on Dallas Street.

The public hearing was closed.

Mr. Ferguson explained his business would just be the manufacturing of beer and there would be no sales on-site. State law prohibits sales at the manufacturing site so there will be no retail sales in the foreseeable future.

MOTION: by Fred Dorrell to recommend approval of BACP-152 as recommended by staff. The motion was seconded by Carolyne Isbell-Carr.

Ricky Jones announced this case will be heard by the City Council at their meeting of 5/3/16 at 6:30 p.m.

Aye: 5 - Mark Jones, Carolyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

C. [16-377](#) Public hearing, consideration, and possible action regarding PUD 229A, a request for a minor amendment to PUD 229, The Icon at Broken Arrow Apartments, 11.31 acres, PUD 229/RM, southeast corner of Florence Street and Elm Place

Brent Murphy gave the background for PUD 229A, a request for a minor modification to the design statement for ICON Apartments, 11.3 acres, located on the southeast

corner of Florence Street and Elm Place. The applicants wish to increase the size of the frontage sign from thirty square feet to forty-five square feet in size and the height of the wall would increase to twelve feet high for about twenty-five feet, then it would step down to eight feet in height and the remainder of the fence would be six feet in height. Based upon the Comprehensive Plan, location of the property and surrounding uses, staff recommended approval of PUD 229A.

Scott Case, Case & Associates, 4200 E Skelly Drive, Suite 800, Tulsa, OK stated they were in agreement with staff recommendations.

Ricky Jones opened the public hearing. No one requested to speak. Mr. Jones closed the public hearing.

MOTION: by Carolyne Isbell-Carr to approve PUD 229A as recommended by staff. The motion was seconded by Lee Whelpley.

Aye: 5 - Mark Jones, Carolyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

D. [16-379](#) Public hearing, consideration, and possible action regarding modifications to Section 3.1 (Table 3.1-1), Section 3.2.C, and Section 10.3.D.4 of the City of Broken Arrow Zoning Ordinance to accommodate Micro Food and Beverage Production

Ricky Jones announced this public hearing was for an amendment to Section 3.1 (Table 3.1-1), Section 3.2.C, and Section 10.3.D.4 of the Zoning Ordinance to allow micro-breweries and micro food operations. There was no additional discussion.

Ricky Jones opened the public hearing. No one wished to speak on this matter. Ricky Jones closed the public hearing.

MOTION: by Lee Whelpley to recommend approval of the proposed modifications to Section 3.1 (Table 3.1-1), Section 3.2.C, and Section 10.3.D.4, of the Zoning Ordinance. The motion was seconded by Fred Dorrell.

Ricky Jones announced this case will be heard by the City Council at their meeting of 5/3/16 at 6:30 p.m.

Aye: 5 - Mark Jones, Carolyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

7. Appeals

8. General Commission Business

9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)

10. Adjournment

MOTION: by Carolyne Isbell-Carr to adjourn. The motion was seconded by

Mark Jones.

The meeting adjourned at 6:04 p.m.

Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Lee Whelpley, Fred Dorrell, and Ricky Jones

NOTICE:

1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.

2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.

3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.

4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.

POSTED on _____, _____ at _____ am/pm.

City Clerk