



City of Broken Arrow

Minutes Planning Commission

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

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

Thursday, January 11, 2018

5:00 PM

Council Chambers

1. Call To Order

Meeting was called to order by Chairperson, Lee Whelpley at 5:00 p.m.

2. Roll Call

Present 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley

Absent 1 - Carolyne Isbell-Carr

3. Old Business

None

4. Consideration of Consent Agenda

Senior Planner, Brent Murphy presented the background for the Consent Agenda Items.

Ricky Jones said his firm prepared Item 4C, 4D and 4G and would like the items removed from the Consent agenda. He said he would not be participating in discussion regarding the items.

Lee Whelpley explained the Consent Agenda and asked if anyone wished to remove any items for discussion. No one responded.

A. [18-137](#) Approval of Planning Commission meeting minutes of December 7, 2017

A MOTION was made by Ricky Jones to approve Item 4A, 4B, 4E, 4F, 4H and 4I, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley

B. [18-138](#) Approval of Planning Commission meeting minutes of December 21, 2017

A MOTION was made by Ricky Jones to approve Item 4A, 4B, 4E, 4F, 4H and 4I, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley

C. [18-125](#) Approval of the Amendment of the Plat and Deed of Dedication and Restrictive Covenants of Shadow Trails, one-quarter mile west of Olive Avenue, south of Tucson Street

This item was removed from the Consent Agenda.

- D. [18-122](#) **Approval of PT13-100A, Revised Preliminary Plat, Shadow Trails II, 35.16 acres, 115 Lots, A-1 to RS-3, one-quarter mile west of Olive Avenue, one-quarter mile south of Tucson Street**
This item was removed from the Consent Agenda.
- E. [18-127](#) **Approval of PT16-114A, Conditional Final Plat, Whiskey Ridge, 239 lots, 85.93 acres, A-1 to PUD-256/RS-3, southeast corner of 23rd Street and Rockford Street**
A MOTION was made by Ricky Jones to approve Item 4A, 4B, 4E, 4F, 4H and 4I, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:
Aye: 3 - Mark Jones, Fred Dorrell, and Lee Whelpley
Recused: 1 - Ricky Jones
- F. [18-118](#) **Approval of PT17-104, Conditional Final Plat, Top Dog Training Facility, 1 lot, 4.14 acres, A-1 to PUD (Planned Unit Development) 264/A-1, northeast corner of Tucson Street and 9th Street**
A MOTION was made by Ricky Jones to approve Item 4A, 4B, 4E, 4F, 4H and 4I, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:
Aye: 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley
- G. [18-131](#) **Approval of PT17-115, Preliminary Plat, Creek 51 Business Park Phase I, 11.88 acres, 4 Lots, A-1 to CG and IL/PUD-204, one-half mile south of Houston Street, west of Highway 51 and west of the Creek Turnpike**
This item was removed from the Consent Agenda.
- H. [18-126](#) **Approval of PT17-116, Preliminary Plat, Twin Cities Ready Mix, 1 lot, 19.30 acres, IH, west of 23rd Street, south of Houston Street**
A MOTION was made by Ricky Jones to approve Item 4A, 4B, 4E, 4F, 4H and 4I, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:
Aye: 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley
- I. [18-128](#) **Approval of ST15-127, Mullin Plumbing building elevations, 19.47 acres, PUD 231/IL, east of 23rd Street, south of College Street, one-quarter mile north of Houston Street, and west of Old Highway 51**
A MOTION was made by Ricky Jones to approve Item 4A, 4B, 4E, 4F, 4H and 4I, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:
Aye: 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley
After the vote, Lee Whelpley said Items 4C, E and F will be heard by City Council on February 6, 2018, at 6:30 p.m.

5. Consideration of Items Removed from Consent Agenda

Ricky Jones left the Council Chambers.

C. [18-125](#) **Approval of the Amendment of the Plat and Deed of Dedication and Restrictive Covenants of Shadow Trails, one-quarter mile west of Olive Avenue, south of Tucson Street**

A MOTION was made by Fred Dorrell to approve Items 4C, 4D, and 4G, per Staff recommendations. The motion was seconded by Mark Jones. The motion carried the following vote:

Aye: 3 - Mark Jones, Fred Dorrell, and Lee Whelpley

Recused: 1 - Ricky Jones

D. [18-122](#) **Approval of PT13-100A, Revised Preliminary Plat, Shadow Trails II, 35.16 acres, 115 Lots, A-1 to RS-3, one-quarter mile west of Olive Avenue, one-quarter mile south of Tucson Street**

A MOTION was made by Fred Dorrell to approve Items 4C, 4D, and 4G, per Staff recommendations. The motion was seconded by Mark Jones. The motion carried the following vote:

Aye: 3 - Mark Jones, Fred Dorrell, and Lee Whelpley

Recused: 1 - Ricky Jones

G. [18-131](#) **Approval of PT17-115, Preliminary Plat, Creek 51 Business Park Phase I, 11.88 acres, 4 Lots, A-1 to CG and IL/PUD-204, one-half mile south of Houston Street, west of Highway 51 and west of the Creek Turnpike**

A MOTION was made by Fred Dorrell to approve Items 4C, 4D, and 4G, per Staff recommendations. The motion was seconded by Mark Jones. The motion carried the following vote:

Aye: 3 - Mark Jones, Fred Dorrell, and Lee Whelpley

Recused: 1 - Ricky Jones

6. Public Hearings

Ricky Jones returned to the Council Chambers and left right before discussion on Item 6A.

A. [18-129](#) **Public hearing, consideration, and possible action regarding PUD-204A, a request for a major amendment to PUD-204, Creek 51 Business Park, 11.877 acres, A-1 to CG and IL/PUD-204, one-half mile south of Houston Street, west of Highway 51, and west of the Creek Turnpike**

Jane Wyrick, Planner II, provided the background for Item 6A saying, PUD-204A is a request for a commercial and industrial development, on 11.877 acres located one-half mile south of Houston Street, west of Highway 51, and west of the Creek Turnpike. The Preliminary Plat for this site was heard on the consent agenda.

The original PUD-204 was approved as the Jackson Mills Business Park in 2010 for three different land uses including Commercial along Highway 51, Industrial to the west and a 7.32-acre tract to the north that was rezoned to R-2. The R-2 property was platted as, Oak Creek South Extended and was later donated to the owners of the single-family residential lots in Oak Creek South in an effort to extend their back yards thereby creating a 200' buffer between the residential use and the business park.

Ms. Wyrick said the current Planned Unit Development states that the previous PUD-204 is expired; however, Oak Creek South Extended plat met the earlier platting requirements.

PUD-204A is a Major Amendment, being referred to as the Creek 51 Business Park and is the initial phase of the development along Highway 51. Access to the site off Highway 51 will be via 37th Street (209th Avenue) and will eventually extend to E. Washington Street (91st Street) during later phases

Utilities are available to this site. The Comprehensive Plan designation for this site is Level 6, which is consistent with the IL zoning when done in conjunction with a Planned Unit Development. None of the property is located in a floodplain area. Some of the differences with this PUD include a 50' rear set-back. The proposal meets the parking requirements and they are asking through this PUD that there be no parking maximum. One integrated development identification sign is proposed to be approved outright without having to return for a specific use permit.

Ms. Wyrick said based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-204A be approved subject to the property being platted and modifications that were included in the Staff report.

Lee Whelpley asked the applicant to step to the podium and state their name and address for the record.

Erik Enyart, Tanner Consulting, 5323 S. Lewis, Tulsa said they represent their client, Rex Robertson who is present at the meeting. He said this PUD is for the first phase of a new development with a total of about 170 acres. The development will have four lots and is located at the cross roads of the three largest highways in the City of Broken Arrow - the Creek and Muskogee Turnpike and Highway 51. He referenced a drawing that was submitted to the Planning Commission stating that the entrance street will be a collector street, 37th Street and initially it will have a turnaround that will be extended down and connect to the section line under the Creek Turnpike at the southeast corner of the site. He said the initial two lots on the front are positioned for retail use and the next two lots in the back are positioned for heavy commercial and industrial, next to an industrial park. The land on the north side of Highway 51 is positioned for retail with visibility from the Turnpikes.

Mr. Enyart said they agree with Staff recommendations for approval and understand that initially this project was believed to be an expired PUD; however, since been informed that the PUD is in fact still in effect. He said they will re-write the PUD to reflect that it is a major PUD amendment to PUD-204. In addition, there was a discrepancy on what was being proposed for a setback and what was shown on the plat was 30 feet which will be changed to reflect 50 feet. The architects site plan reflects the southeast corner lot and the building lines of 50 feet can be met. The southeast corner lot has a unique feature in that the section line cuts through it and it had to be designed around that.

Larry Curtis, Plan Development Manager said he wanted to clarify the industrial use. He asked

Erik Enyart if light industrial use was meant rather than heavy industrial use for the underlying zoning.

Mr. Enyart said correct, he meant to say heavy commercial, light industrial.

Lee Whelpley opened the public hearing for Item 6A, PUD-204A and asked if anyone wished to speak on the item. No one responded.

A MOTION was made by Mark Jones to approve Item 6A, PUD-204A, per Staff recommendation. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 3 - Mark Jones, Fred Dorrell, and Lee Whelpley

Recused: 1 - Ricky Jones

Lee Whelpley said Item 6A will be heard by City Council on February 6, 2018, at 6:30 p.m.

Ricky Jones returned to the Council Chambers.

7. Appeals

None

8. General Commission Business

None

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

Farhad Daroga, Special Project Manager said he wanted to confirm that Planning Commission Members received the invitation from the City's Consultants for a Steering Committee meeting, Tuesday, January 23rd from 6:00 p.m. to 8:00 p.m. There will be additional meetings; however, this will be the first. He said the Consultants will also send a second email invitation to discuss parts of the Comprehensive Plan on one of the days between the 23rd and 25th. He said if there are schedules that need made to let him know. The interview sessions will be at City Hall and the Steering Committee will meet at the Community Center at, 1500 South Main.

10. Adjournment

A MOTION was made by Ricky Jones to adjourn at 5:14 p.m. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley

Absent: 1 - Carolyn Isbell-Carr