



**City of Broken Arrow**  
**Minutes**  
**Planning Commission**

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

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

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**Thursday, May 25, 2017**

**5:00 PM**

**Council Chambers**

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**1. Call To Order**

Meeting was called to order at 5:00 p.m. by Chairman, Fred Dorrell

**2. Roll Call**

**Present** 3 - Lee Whelpley, Fred Dorrell, and Ricky Jones

**Absent** 2 - Mark Jones, and Carlyne Isbell-Carr

**3. Old Business**

- A. [17-2245](#) **Public hearing, consideration, and possible action regarding PUD-261 (Planned Unit Development) & BAZ-1978 (Re-Zoning), Chestnut Creek, +/-11.06 acres, PUD-261/RS-2, one-quarter of a mile west of the northwest corner of Jasper Street and Aspen Avenue**

Plan Development Manager, Larry Curtis presented the background saying, Planned Unit Development (PUD)-261 involves approximately 11.06 acres of undeveloped and unplatted property. BAZ- 1978, a request to rezone this property from A-1 (Agriculture) to RS-2 (Single-Family Residential), has been submitted in conjunction with PUD-261. These applications have been submitted for a proposed 34 single-family attached and detached residential development.

Mr. Curtis said PUD-261 divides the property into two development areas, Development Area 'A' and Development Area 'B'. Development Area A, will be for single-family attached and detached residential units. It will be developed in accordance with RS-2 development regulations with modifications. Development Area B, will be left as Open Space with Sidewalks.

He said according to the FEMA maps, the north part of the property is located in a 100-year floodplain area of Aspen Creek. This area will be left as open space, which is in accordance with the Comprehensive Plan. The property is designated as Levels 2 and Greenway/Floodplain in the Comprehensive Plan.

Larry Curtis said based on the Comprehensive Plan, the location of the property, and

the surrounding land uses, Staff recommends that PUD 261 be approved, subject to the property being platted. The residential portion of the property that is located outside the 100-year floodplain shall be designated as RS-2, and the portion of the property that is located inside the 100-year floodplain shall be designated as FD. He said the applicant is present and in agreement with the Staff report.

Fred Dorrell asked for the applicant to step to the podium and state their name and address and if they are in agreement with Staff recommendations.

Tim Terral, Tulsa Engineering and Planning Associates, 9820 E. 41st Street, Ste. 102, Tulsa, said they are in agreement with Staff recommendations.

Ricky Jones asked Mr. Terral if they held a meeting with surrounding property owners and if they had worked out any issues that had been presented at that meeting.

Mr. Terral said they had a neighborhood meeting on Monday and believes concerns were addressed.

Fred Dorrell opened the public hearing and asked if anyone wished to speak on BAZ-1977. No one responded. Mr. Dorrell closed the public hearing.

Stanley Nelson, 7801 S. Dogwood Avenue, Broken Arrow, said they had an informative neighborhood meeting. He said he lives in Ironhorse Subdivision and wanted to point out the impact of the new development. He said the houses will not be voucher houses, the units will not be than 1,400 to 1,350 square feet, two attached units with a space of five feet between them and will be done in one Phase with no more growth after that. He voiced concern that the green area remains and drainage from the development into Chestnut Creek. He asked if the sewer lines are connected at the manhole covers or if they will individually collect as the lots go down. He voiced concern with increased usages for the sewer line. He asked where electrical service will be provided from. He asked for clarification on the surrounding zoning in the area.

Michael Skates, Director of Development Services Department, said this area was designed for, and can handle additional growth. The City installed a 27-inch line south of this location when Ironhorse Subdivisions was developed that extended to the lift station and over to the plant. This development could expand to the north, in the future; however, with the creeks there it is unknown if they will do that.

Larry Curtis said AEP will be the ones making the determination on how they will be laying down the electrical service. Electrical is not a City service, it is an AEP service so they will make that determination. He said in regards to the rezoning, the property to the north on December 3, 2007 the City approved BAZ-1988 to change the zoning on part of the property associated with this PUD to RS-2, subject to the property being platted. The property was never platted and as a result the property remained A-1 zoning.

Fred Dorrell said they will Mr. Terral answer the other questions but before that, he asked if anyone else wished to speak on this item. No one responded. Mr. Dorrell closed the public hearing.

Tim Terral said the sanitary sewer design is yet to be determined. He said they don't know if they will be doing taps off the back of the lots, which instead of fourteen lots there will be probably be seven taps. Since they are duplexes there will be one tap per common structure; however, that is not a for sure decision yet. He said they are also considering running sanitary sewer in the front of the lots, on the west side, with no taps on the back of the lots. Costs will be part of the decision making. Mr. Terral said he wanted to add that the owner, David Charney, informed the attendees of the meeting that the sanitary sewer plans could be made available to the homeowners once decisions are made as to the design plans.

Mr. Terral said they are sensitive to the buffer area and want to keep it. He said there are many trees which provides a good buffer and an amenity to the developments. Going in with taps would damage that and the goal is to keep that to a minimum.

Fred Dorrell asked the Commissioners if they had any questions or comments.

Ricky Jones said the issues are engineering issues that will be worked out in the engineering and platting phase. The sanitary sewer line is in a public easement. The property is a difficult one to develop but it appears they have made it work with their plans.

MOTION: by Ricky Jones to approve PUD-261 and BAZ-1978, per Staff recommendations. The motion was seconded by Lee Whelpley.

After the vote, Fred Dorrell said this item will be heard by City Council on June 15, 2017, at 6:30 p.m.

**Aye: 3 - Lee Whelpley, Fred Dorrell, and Ricky Jones**

#### **4. Consideration of Consent Agenda**

Staff Planner, Amanda Yamaguchi presented the background for Consent Agenda Items A and B.

Plan Development Manager, Larry Curtis presented the background for Item 4C. saying the applicant has requested this item to be continued indefinitely.

Ricky Jones said his firm prepared a legal description for an easement that is being filed to facilitate PSO for Item 4B. He said he does not feel it is a conflict of interest and since there are only three members present does not wish to continue the item for two weeks. He said he feels ok voting on it. Attorney, Lesli Myers indicated that she agreed.

Fred Dorrell explained the Consent Agenda review process and asked if anyone wished

to have any Consent items be removed for discussion, no one responded.

- A. [17-2237](#) **Approval of BAL-2021CB (Lot Consolidation), Kuykendall Residence, 0.58 acres, Lots 3 and 4, Block 1, Berwick South, R-3, north and east of the northeast corner of Florence Street and Mingo Road**

MOTION: by Ricky Jones to approve Consent Agenda Items A, B, per Staff recommendations. The motion was seconded by Lee Whelpley.

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

- B. [17-2242](#) **Approval of amended covenants for recorded plat, PT15-103, Riverstone Estates, 103 lots, 27.28 acres, RS-3, one-third mile east of Olive Avenue, south of Tucson Street**

MOTION: by Ricky Jones to approve Consent Agenda Items A, B, per Staff recommendations. The motion was seconded by Lee Whelpley.

After the vote, Fred Dorrell said Item B will be heard by City Council on June 15, 2017, at 6:30 p.m.

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

- C. [17-2238](#) **Approval of PT17-103, Preliminary Plat, QuikTrip No. 0033, a Re-Subdivision of all of Lot One (1), Block One (1), Amended Plat of Wagoner County Line Plaza, and Part of Lot Two (2), Block One (1), Tiger Plaza and request for a variance to reduce the width of the utility easements, 2 lots, 1.82 acres, CN and CG/SP-257 to CN/PUD-254, northeast corner of Kenosha Street and 23rd Street**

This item was removed from the Consent Agenda

## 5. Consideration of Items Removed from Consent Agenda

- C. [17-2238](#) **Approval of PT17-103, Preliminary Plat, QuikTrip No. 0033, a Re-Subdivision of all of Lot One (1), Block One (1), Amended Plat of Wagoner County Line Plaza, and Part of Lot Two (2), Block One (1), Tiger Plaza and request for a variance to reduce the width of the utility easements, 2 lots, 1.82 acres, CN and CG/SP-257 to CN/PUD-254, northeast corner of Kenosha Street and 23rd Street**

MOTION: by Ricky Jones to table Item 4C., PT17-103 indefinitely. The motion was seconded by Lee Whelpley.

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

## 6. Public Hearings

None

## 7. Appeals

None

## 8. General Commission Business

Fred Dorrell said he opens the floor for nominations for Chairman.

### A. [17-2220](#) Election of Planning Commission Officers for 2017-2018

MOTION: by Ricky Jones to nominate Lee Whelpley for Chairman for 2017-2018. The motion was seconded by Fred Dorrell.

**Aye: 3 - Lee Whelpley, Fred Dorrell, and Ricky Jones**

MOTION: by Lee Whelpley to nominate Ricky Jones for Vice Chairman for 2017-2018. The motion was seconded by Fred Dorrell.

**Aye: 3 - Lee Whelpley, Fred Dorrell, and Ricky Jones**

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

None

## 10. Adjournment

MOTION: by Ricky Jones to adjourn at 5:18 p.m. The motion was seconded by Lee Whelpley.

**Aye: 3 - Lee Whelpley, Fred Dorrell, and Ricky Jones**

**Absent: 2 - Mark Jones, and Carlyne Isbell-Carr**