



City of Broken Arrow

Minutes Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Lee Whelpley
Vice Chairperson Ricky Jones
Commission Member Fred Dorrell
Commission Member Jaylee Klempa
Commission Member Julea' Merriott

Thursday, January 14, 2021

Time 5:00 p.m.

Council Chambers

1. Call to Order

Chairperson Lee Whelpley called the meeting to order at approximately 5:00 p.m.

2. Roll Call

Present: 5 - Julea' Merriott, Jaylee Klempa, Fred Dorrell, Ricky Jones, Lee Whelpley

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

- A. 21-92 **Approval of Planning Commission meeting minutes of November 5, 2020**
- B. 21-93 **Approval of Planning Commission meeting minutes of November 19, 2020**
- C. 21-94 **Approval of Planning Commission meeting minutes of December 17, 2020**
- D. 21-115 **Approval of PT20-116, Preliminary Plat, Senior Citizens Activity Center, 3.35 acres, CG (Commercial General), CH (Commercial Heavy), and R-1 (Single-family Residential) to CN (Commercial Neighborhood)/PUD-321, located east of South Main Street, one-eighth mile north of Washington Street (91st Street)**
- E. 21-117 **Approval of BAL-2108, Stahl Project, 2 Lots, 2.47 acres, R-1 (Single-Family Residential), one-half mile north of Kenosha Street (71st Street), one-quarter mile east of Olive Avenue (129th East Avenue)**
- F. 21-121 **Approval of BAL-2109 (Lot Split), Free Lot Split, 1 Lot to 3 Lots, 43.79 acres, northwest corner of Dearborn Street (41st Street) and 37th Street (209th E. Avenue)**
- G. 21-120 **Approval of BAL-2110, Tiger Hill Plaza, 3 Lots, 5.22 acres, CG (Commercial General)/PUD-205B (Planned Unit Development), southwest corner of Kenosha Street (71st Street) and 9th Street (Lynn Lane)**

Ms. Yamaguchi reported the applicants were in agreement with Staff recommendations.

Chairperson Whelpley asked if there were any items to be removed from the Consent Agenda; there were none. He explained the Consent Agenda consisted of routine items, minor in nature, and was approved in its entirety with a single motion and a single vote, unless an item was removed for discussion.

MOTION: A motion was made by Julea' Merriott, seconded by Jaylee Klempa.

Move to approve the Consent Agenda

The motion carried by the following vote:

Aye: 5 - Jaylee Klempa, Julea' Merriott, Fred Dorrell, Ricky Jones, Lee Whelpley

5. Consideration of Items Removed from Consent Agenda

There were no Items removed from the Consent Agenda; no action was taken or required.

6. Public Hearings

- A. 21-91 **Public hearing, consideration, and possible action regarding BAZ-2073 (Rezoning), Reed Custom Build, 7.89 acres, A-1 (Agricultural) and A-R-3 (Annexed-Single-Family Residential) to RS-3 (Single-Family Residential), north of Florence Street (111th Street), one-quarter mile west of 9th Street (177th East Avenue/Lynn Lane Road)**
Planner II Jane Wyrick reported BAZ-2073 was a request to change the zoning designation on three lots totaling 7.89-acres from A-1 (Agricultural) and A-R-3 (Annexed-Single-Family Residential) to RS-3 (Single-Family Residential). She stated the unplatted and undeveloped property was located north of Florence Street (111th Street), one-quarter mile west of 9th Street (177th East Avenue/Lynn Lane Road). She stated a lot consolidation application (BAL-2107CB) to consolidate the property into one lot was submitted and was scheduled for the February 11, 2021 Planning Commission meeting. She reported the property owners planned to build a single-family residence on the property and had submitted documents to dedicate right-of-way and a utility easement along the Florence Street frontage scheduled to

be presented to the City Council on February 2, 2021. She reported the property was in Level 2 (Urban Residential) of the Comprehensive Plan; RS-3 was considered to be in accordance with the Comprehensive Plan in Level 2. She indicated according to the FEMA maps, none of the property was located in a 100-year floodplain area. She stated based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommended BAZ-2073 be approved subject to the lots being consolidated into one lot. She noted Staff recommended platting be waived provided right-of-way and utility easements were dedicated in accordance with the subdivision regulations. She noted the applicant was in agreement with Staff recommendations.

The applicant, Mr. Joe Breaux, stated he was in agreement with Staff recommendations.

Chairperson Whelpley indicated no citizens signed up to speak regarding this Item.

MOTION: A motion was made by Fred Dorrell, seconded by Jaylee Klempa.

Move to approve Item 6A per Staff recommendations

The motion carried by the following vote:

Aye: 5 - Jaylee Klempa, Julea' Merriott, Fred Dorrell, Ricky Jones, Lee Whelpley

Chairperson Whelpley noted this Item would go before City Council on February 2, 2021 at 6:30 p.m.

B. 21-116 Public hearing, consideration, and possible action regarding PUD-321 (Planned Unit Development) and BAZ-2072 (Rezoning), Senior Activity Center, 3.35 acres, CG (Commercial General), CH (Commercial Heavy), and R-1 (Single-family Residential) to CN (Commercial Neighborhood)/PUD-321, located east of South Main Street, one-eighth mile north of Washington Street (91st Street)

Ms. Yamaguchi reported Planned Unit Development (PUD)-321 and BAZ-2072 (Rezoning) involved a 3.35-acre lot located on the east side of South Main Street, one-eighth mile north of Washington Street (91st Street). She reported the undeveloped and unplatted property was currently zoned CG (Commercial General), CH (Commercial Heavy) and R-1 (Single-family Residential). She explained with BAZ-2072 (Rezoning), applicant requested approval to rezone the property from CG (Commercial General), CH (Commercial Heavy) and R-1 (Single-family Residential) to CN (Commercial Neighborhood) for development of a Senior Citizen's Activity Center, as well as approval of a Planned Unit Development (PUD-321) to reduce front setback building requirement and increase the maximum off-street parking to 201 spaces including handicapped spaces. She stated the applicant also requested approval of two 26-foot-wide driveways within the 229-feet of frontage. She noted screening would be provided per the zoning ordinance except that the fence height was reduced to six feet (6'). She stated the approximately 12,500-square-foot building would include brick and stone veneer block masonry on the front elevation and EIFS on other elevations. She noted the site was being designed to provide additional parking and access to the softball fields to the east. She noted the applicant submitted a preliminary/conditional final plat with one lot in one block for this property which was also on this Agenda. She stated the property associated with PUD-321 was designated as Level 6, CN (commercial neighborhood) zoning was considered to be in conformance with the Comprehensive Plan in Level 6. She indicated in Staff's opinion, PUD-321 satisfied items 1, 2, 3 and 5 of Section 6.4.A of the Zoning Ordinance: (1) The redevelopment of this site for a Senior Citizen's Activity Center was compatible with the adjoining properties. (2) Reducing the footprint of the developed area would allow for the preservation of the existing vegetation on the eastern area of the site. (3) The preservation of open space and connection to Arrowhead Park Trail would create a park-like setting that melded well with the adjacent softball fields. (5) The activity center was being designed to be safe and accessible and was highly compatible with the adjacent nursing home and Community Playhouse. She stated based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommended PUD-321 and BAZ-2072 be approved subject to the property being platted.

The applicant, Jill Ferenc, Planning and Development Manager for the City of Broken Arrow, was in agreement with Staff recommendations. She stated the last page of the PUD provided a rendering which helped show one of the main reasons for the PUD which did not meet typical code standards (front setback reduction) to allow the building to be toward the front of the property with parking to the side and rear. She noted there were two driveways on the property and these were intended to remain. Discussion ensued regarding the location of the building and the size of the building.

Community Development Director Larry Curtis indicated the parking would be also utilized by the ballpark and the Senior Center.

MOTION: A motion was made by Julea' Merriott, seconded by Ricky Jones.

Move to approve Item 6B per Staff recommendations

The motion carried by the following vote:

Aye: 5 - Jaylee Klempa, Julea' Merriott, Fred Dorrell, Ricky Jones, Lee Whelpley

Chairperson Whelpley noted this Item would go before City Council on February 2, 2021 at 6:30 p.m.

C. 21-119 Public hearing, consideration, and possible action regarding PUD-273B (Planned Unit Development), a minor amendment to PUD-273A, Redbud Ranch, 18.49 acres, A-RM to PUD-273B/RM, located north of Albany Street (61st Street), east of 23rd Street (County Line Road/193rd E. Avenue)

Senior Planner Brent Murphy reported Planned Unit Development (PUD) 273B involved an 18.49-acre parcel located north of Albany Street (61st Street), east of 23rd Street (County Line Road/193rd E. Avenue). He stated the applicant was requesting a minor amendment to PUD-273A to change the height limitations on four two-story buildings from 25 feet to 35 feet. He explained when PUD-273A was approved by the City Council in February 2019, the design statement indicated, “Multifamily Garage/Dwelling 2 story Bldgs. - 25 FT to the highest roof ridge line.” He explained as the project has progressed, there were four buildings (Buildings 200, 500, 1300, and 2000) in which the building height was 34 feet - 2 inches. He stated this was just for four buildings, which were two stories in height, and the applicant was requesting the building height be changed to 35 feet instead of 25 feet. He stated this was the only change being requested.

The applicant, Scott Case, address 12311 S. 129th East Avenue, stated he was in agreement with Staff recommendations.

Vice Chairperson Ricky Jones indicated he found this request to be consistent with the original PUD and minor in nature.

MOTION: A motion was made by Ricky Jones, seconded by Fred Dorrell.

Move to approve Item 6C per Staff recommendations

The motion carried by the following vote:

Aye: 5 - Jaylee Klempa, Julea’ Merriott, Fred Dorrell, Ricky Jones, Lee Whelpley

7. Appeals

There were no Appeals.

8. General Commission Business

There was no General Commission Business.

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

Mr. Larry Curtis reported a consultant had been selected to move forward with the Overlay District for New Orleans Square which would go before City Council next week for contract approval. He reported once approved the process would move forward and he expected to have a final draft for review by Planning Commission in approximately six to eight months. He stated the selected consultant also developed the Overlay District for the Rose District.

Ms. Jill Ferenc reported an RFQ for a zoning update was advertised in December. She stated there were eight responses and a committee was reviewing these responses. She stated the Committee included Julea’ Merriott, Vice Mayor Scott Eudey, Larry Curtis and herself, as well as Ethan Edwards, Farhad Daroga, and Justin DeBruin. She stated she hoped the Committee will have made a selection to bring to City Council next month.

Vice Chairperson Ricky Jones asked when, approximately, the new zoning code would be completed and in place. Ms. Ferenc responded it would take approximately two years.

Mr. Curtis stated a consultant had been hired to work on the transportation and infrastructure of New Orleans Square. He stated ADG would be working in tandem with this consultant to ensure both the overall plan for the infrastructure and the overlay district would be consistent. He reported the New Orleans Square Advisory Committee held its first meeting yesterday; the meeting went very well.

Mr. Curtis reported there were 847 new home construction permits in 2020. He reported in 2019 there were a little over 500 new home construction permits. He noted the new home construction permit number had not been this high since the year 2000. He noted there were also 50 commercial building permits issued in 2020.

Vice Chairperson Ricky Jones asked about the census data. Mr. Farhad Daroga responded the preliminary census reports would be ready within approximately five months, with final results at the end of the year.

Chairperson Whelpley indicated the Planning Commission would have a special meeting next Thursday.

10. Adjournment

The meeting adjourned at approximately 5:16 p.m.

MOTION: A motion was made by Ricky Jones, seconded by Jaylee Klempa.

Move to adjourn

The motion carried by the following vote:

Aye: 5 - Jaylee Klempa, Julea’ Merriott, Fred Dorrell, Ricky Jones, Lee Whelpley