



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 Carolyne Isbell-Carr
Member Mark Jones

Thursday, August 24, 2017

5:00 PM

Council Chambers

1. Call To Order

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

2. Roll Call

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

3. Old Business

None

4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the background for the Consent Agenda Items.

Ricky Jones said his firm prepared the Conditional Final Plat for Item 4B.; therefore, he would have to recuse himself from discussion on that item and would like to remove it from the agenda.

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

A. [17-2565](#) **Approval of Planning Commission meeting minutes of August 10, 2017**

MOTION by Ricky Jones to approve the meeting minutes of August 10, 2017, Item 4A, as presented. The motion was seconded by Mark Jones.

The motion carried by the following vote:

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

B. [17-2555](#) **Consideration and possible action regarding PT16-111, Conditional Final Plat, Bentley Square, 33 lots, 8.14 acres, CG to RS-4, one-quarter mile west of Aspen Avenue, south of Jasper Street**

This Consent Item was Removed from Consent Agenda.

5. Consideration of Items Removed from Consent Agenda

Ricky Jones left the Council Chambers.

4B. [17-2555](#) **Consideration and possible action regarding PT16-111, Conditional Final Plat, Bentley Square, 33 lots, 8.14 acres, CG to RS-4, one-quarter mile west of**

Aspen Avenue, south of Jasper Street

MOTION by Fred Dorrell to approve Item 4B (PT16-111, Conditional Final Plat, Bentley Square), per Staff recommendations. The motion was seconded by Mark Jones.

The motion carried the following vote:

Aye: 4 - Mark Jones, Carolyne Isbell-Carr, Fred Dorrell, and Lee Whelpley

Recused: 1 - Ricky Jones

6. Public Hearings

Ricky Jones returned to the Council Chambers.

A. [17-2490](#) Public hearing, consideration, and possible action regarding PUD-135I (Planned Unit Development), a request for a minor amendment to PUD-135, Washington Lane VII, 14.72 acres, R-2/PUD-135 to R-2/PUD-135I, one-quarter mile south of Washington Street, west of 9th Street

Staff Planner, Amanda Yamaguchi explained the background for Item 6A. saying, Planned Unit Development (PUD) 135I involves 14.72 acres of undeveloped and unplatted property located one-quarter mile south of Washington Street, west of 9th Street. BAZ-1580, a request to change the zoning on this property from A-1 to R-2, along with PUD-135, were reviewed and approved by the City Council on December 2, 2002, as part of the Washington Lane residential PUD. BAZ-1580 and PUD-135 were approved subject to the property being platted.

Ms. Yamaguchi said with Washington Lane VII, the applicant is requesting a minor amendment to PUD-135 to reduce building setback lines and to modify requirements for reserve areas. The conditional final plat for Washington Lane VII was reviewed and approved by the City Council on June 15, 2015. The final plat was approved by staff following City Council approval however, the final plat was never recorded in Tulsa County.

Amanda Yamaguchi continued saying, PUD-135 stated that Tract B would be developed in accordance with use and development regulations the R-2 district. The zoning code in place when PUD-135 was approved, Adopted July 10, 1989, required a minimum lot frontage of 60-feet with a minimum front yard of 25-feet in the R-2 district for single-family detached homes. The 1989 Zoning Ordinance was amended in 1994 to allow wedge-shaped lots to have less than the minimum requirements for frontage as long as the front building line on the lot is the minimum as required in each zoning category. PUD-135I is a request to reduce the building setback line to 25-feet on wedge-shaped lots with no minimum requirement on the width of the lots. On the most recently revised version of the Washington Lane VII plat, the smallest lot width at a 25-foot building line setback is 45-feet. Also requested with PUD-135I, is a proposal to remove the sidewalk easement from Reserve A on the plat of Washington Lane VII. The applicant and developer believe that removing the sidewalk easement will allow the HOA more flexibility in determining what recreational uses they would like to develop for the property. The previously approved Overland Drainage Easement and Utility Easement will remain over the entirety of Reserve A.

Amanda Yamaguchi said based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-135I, a request for a minor amendment

to PUD-135, be approved as presented, subject to the property being platted.

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

Kevin Vanover, Olsson & Associates, 1717 S. Boulder, Tulsa, OK said they are in agreement with Staff recommendations and had nothing further to add.

Lee Whelpley opened the public hearing and asked if anyone wished to speak on Item 6A. No one responded. Mr. Whelpley closed the public hearing. He asked if the Commission members had any questions or comments on the item or a motion.

Mark Jones said this appears to be a continuation of a good project.

MOTION by Mark Jones to approve Item 6A, per Staff recommendations. The motion was seconded by Fred Dorrell.

The motion carried by the following vote:

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

B. [17-2512](#) Public hearing, consideration, and possible action regarding PUD-180C (Planned Unit Development), a request for a minor amendment to PUD 180B, Tuscan Plaza II, 1.78 acres, CG/PUD-180B, east of the southeast corner of Albany Street and 9th Street

Ricky Jones said his firm prepared the application for Item 6B and he would be recusing himself from discussion on the item. Mr. Jones left the Council Chambers.

Senior Planner, Brent Murphy presented the background for Item 6B saying, Planned Unit Development (PUD)-180C is a request for a minor amendment and involves 1.78 acres located east of the southeast corner of Albany Street and 9th Street. The property is presently zoned CG (Commercial General) and is a part of PUD-180B.

Mr. Murphy said when PUD-180B was approved, there was a requirement placed into the design statement that said they had to have at least 78 parking spaces. This property has been purchased by the Oklahoma Central Credit Union and they are proposing to construct a new 4,799 square foot building on the property. According to the Zoning Ordinance, only 16 parking spaces are required. The site plan submitted for Staff review shows 24 spaces. With PUD 180C, applicant is requesting the parking spaces be based on 1 space per 300 square feet of building floor area, but with a maximum of 35 spaces.

Brent Murphy said based upon the Comprehensive Plan, the location of the property, and surrounding land uses, Staff recommends that PUD-180C, a request for a minor amendment to PUD-180B, be approved as presented. Since the property has already been platted, Staff recommends that platting be waived.

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

Erik Enyart, Tanner Consulting, 5323 S. Lewis Ave., Tulsa said their client is OCCU Tanner represents them for their application. He said they are in agreement with Staff recommendations.

Fred Dorrell asked if OCCU would be willing to install just one eight-foot-tall fence instead of backing up to another fence and creating a gap between the two fences which can create a space for weeds or animals.

Erik Enyart said he would check with their client and said they could probably work out some kind of arrangement.

Lee Whelpley opened the public hearing for Item 6B and asked if anyone wished to speak on the item. No one responded. Mr. Whelpley closed the public hearing.

Ricky Jones returned to the Council Chambers following the vote.

MOTION by Fred Dorrell to approve Item 6B, as recommended by Staff. The motion was seconded by Mark Jones. The motion carried by the following vote:

Aye: 4 - Mark Jones, Carlyne Isbell-Carr, Fred Dorrell, and Lee Whelpley

Recused: 1 - Ricky Jones

C. [17-2554](#) **Public hearing, consideration, and possible action regarding SP-281 (Specific Use Permit), South B.A. Baptist Church, 7.50 acres, R-2, RM/SP-216, one-quarter mile north of Jasper Street, east of Elm Place**

Jane Wyrick, Planner II, presented the background for Item 6C. saying SP-281 is a request for a Specific Use Permit to modify the existing sign at South B.A. Baptist Church. More specifically, the applicant proposes to remove the upper portion of the existing monument sign and to install an illuminated LED board to the monument base. The property contains seven and one-half acres, is located along Elm Place one-quarter mile north of Jasper Street.

Ms. Wyrick said SP-281 was tabled at the July 13, 2017 Planning Commission meeting to allow time to provide notice to all property owners within 300 feet of the entire project site. Since then all the required noticing has been provided. She said South B.A. Baptist Church is located in residentially zoned districts and is zoned R-2. The Specific Use Permit for the church itself, SP-216, was approved by City Council on January 16, 2007 and is in accordance with the zoning ordinance.

Freestanding signs for institutional uses such as places of assembly are permitted, in residential districts with limitations of 32-square-feet of display area and 8-feet in height; however, that may be increased through a PUD or Specific Use Permit thus the applicant is asking for an increase in the overall area. As proposed, the LED portion, would be about 4.2-feet in height and approximately 9.5-feet in width, with an estimated display area of 39.9-square-feet. The existing base of the sign includes approximately 22-square-feet of signage for a total sign area of 61.9-square-feet.

Jane Wyrick said SP-281 is in accordance with the Comprehensive Plan and the zoning ordinance and based on this and the location of the property, past history of the property, and the surrounding land uses, Staff recommends that SP-281 be approved.

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

Donna Emmons, Tehillah Concepts, 505 Northwest 10th Street, Wagoner, OK said she is in agreement with the Staff report.

Lee Whelpley opened the public hearing and asked if anyone wished to speak on Item 6C. No one responded. He closed the public hearing.

Ricky Jones said he could not find a reference in the zoning ordinance regarding the brightness for LED signs.

Jane Wyrick said the maximum is 70 foot candles at two feet from the illumination source.

Ricky Jones said some LED lights can be obtrusive when driving down an arterial street.

Larry Curtis said the sign code is dated and will be updated within the next year and brought to the Commission to look at especially as more and more of these type of signs is submitted we want to make sure our codes are updated to keep up with the sign types.

Conversation continued.

After the vote Lee Whelpley said SP-281 will be heard by City Council on September 19, 2017 at 6:30 p.m.

MOTION by Ricky Jones to approve SP-281, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried by the following vote:

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

7. Appeals

None

8. General Commission Business

None

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

None

10. Adjournment

MOTION by Carolyne Isbell-Carr to adjourn at 5:18 p.m. The motion was seconded by Fred Dorrell. The motion carried by the following vote:

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