



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 28, 2016

5:00 PM

Council Chambers

1. Call To Order

Ricky Jones called the meeting to order at 5:00 p.m.

2. Roll Call

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

3. Old Business

None

4. Consideration of Consent Agenda

Brent Murphy presented the Consent Agenda items. He said the applicant for Item 4B was present and in agreement with staff recommendations.

A. [16-416](#) Minutes, Planning Commission meeting held April 14, 2016

A motion was made by Fred Dorrell and seconded by Lee Whelpley to approve Items 4A, and 4B, per Staff recommendations. The motion carried by the following vote:

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

B. [16-414](#) Consideration and possible action regarding PT16-101, Conditional Final Plat, BAPS ES #15 & MS #6, 1 lot, 41.70 acres, A-1 to A-1/SP 275, one-quarter mile north of Kenosha Street, west of 209th E. Avenue

A motion was made by Fred Dorrell and seconded by Lee Whelpley to approve Items 4A, and 4B, per Staff recommendations. The motion carried by the following vote:

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

5. Consideration of Items Removed from Consent Agenda

None

6. Public Hearings

- A. [16-393](#) **Public hearing, consideration, and possible action regarding PUD 28K, Shady Brooke, a request for a minor amendment to PUD 28J, 12.21 acres, RM/PUD 28J to RM/PUD 28K, south of Houston Street, one-quarter mile west of Elm Place**

Brent Murphy said the property was located south of Houston Street, one-quarter mile west of Elm Place, and contained 12.21 acres. The applicant was requesting a minor amendment to PUD 28J to increase the maximum building height from 35 feet to 40 feet.

The applicant, Jeff Tuttle, Tuttle and Associates, 9714 E 44th Place, Tulsa, Oklahoma, was present and in agreement with Staff recommendations.

Ricky Jones opened the public hearing. Gayla Lazzaro, 801 S. Juniper Place, asked what direction the roof peak of the building would face. She was advised it would face east-west. No one else requested to speak. Ricky Jones closed the public hearing.

A motion was made by Lee Whelpley, seconded by Carolyne Isbell-Carr, that PUD 28K be approved. The motion carried by the following vote:

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

- B. [16-403](#) **Public hearing, consideration, and possible action regarding PUD 66E, Cottages at Forest Ridge, a request for a minor amendment to PUD 66, 0.19 acres, R-1/PUD 66 to R-1/PUD 66E, west of the northwest corner of Midway Road and Houston Street**

Brent Murphy gave the history of this case stating this was a request for a minor amendment to PUD 66 to reduce the rear building setback line next to Houston Street from 35 feet to 25 feet. The property is located west of the northwest corner of Midway Road and Houston Street. He said the applicant wanted to add a covered patio to the rear of the existing structure. Forest Ridge homeowners association and the Cottage at Forest Creek homeowners association were aware of the proposed request and were in agreement.

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommended PUD 66E be approved as presented, with platting waived.

The applicant, Jeff Calico, 8007 E. Galveston Place, spoke in favor of the case.

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

A motion was made by Fred Dorrell and seconded by Lee Whelpley that PUD 66E be approved. The motion carried by the following vote:

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

7. Appeals

8. General Commission Business

A. [16-444](#) Consideration and possible action regarding BAL 1092, Paliotta Property, 2.50 acres, A-1 to RS-1, one-half mile south of Florence Street, about one-quarter to one-half mile west of Aspen Avenue

Brent Murphy presented this case saying the 2.5 acre property was located one-half mile south of Florence Street, about one-quarter to one-half mile west of Aspen Avenue. The applicant wished to split the property into two parcels. During the review process, it was discovered the six-inch water line that serves this property came from the north on the west side of South 140th East Avenue. The Utility Department advised with the proposed lot split, the south parcel will have to cross the north parcel with a service line, and they recommended a five-foot wide easement be provided for the service line and the service line be located outside the right-of-way and general utility easement. All the utility companies indicated they did not have a problem with the proposed lot split.

Staff recommended approval of BAL 1092 subject to the following conditions:

1) Warranty deeds for all parcels shall be brought simultaneously to the Planning Division to be stamped prior to being recorded in Tulsa County; 2) Right-of-way and utility easements shall be dedicated along South 140th East Avenue, per BAZ-1955; 3) the water service line to serve the south parcel shall be placed in a five-foot easement located outside any right-of-way or general utility easements; and 4) within the legal description of the property, make correction to point of commencement.

A motion was made by Lee Whelpley and seconded by Carolyne Isbell-Carr that BAL 1092 be approved, as recommended by staff. The motion carried by the following vote:

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

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

Farhad Daroga informed the Commissioners that no submittals had been received for the May 12th Planning Commission meeting, therefore, there would be no meeting on that date.

10. Adjournment

The Planning Commission meeting adjourned at 5:20 p.m.

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