



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 Carolyne Isbell-Carr

Thursday, December 17, 2015

5:00 PM

Council Chambers

1. Call To Order

The meeting was called to order by Chairman, Ricky Jones.

2. Roll Call

Present 3 - Lee Whelpley, Ricky Jones, and Carolyne Isbell-Carr
Absent 1 - Fred Dorrell

3. Old Business

None

4. Consideration of Consent Agenda

Marcae Hilton presented the background for the Consent Agenda.

Ricky Jones said he would like to discuss Item 4B, PT15-117, Preliminary Plat, Crossings at Lynn Lane and would like this item removed from the Consent Agenda.

Mr. Jones explained the Consent Agenda process and asked if anyone wished to remove any items from the Consent Agenda for discussion. No one responded.

MOTION: by Lee Whelpley to approve Consent Agenda Items 4A,C,D and E. The motion was seconded by Carolyne Isbell-Carr.

Aye: 3 - Lee Whelpley, Ricky Jones, and Carolyne Isbell-Carr
Absent: 1 - Fred Dorrell

A. Minutes, Planning Commission meeting held December 3, 2015

C. Consideration and possible action regarding BAL 1085, Hillside Crossings Lot Split, 2.26 acres, CH/PUD 207B, north of Hillside Drive, west of 9th Street, north of the BA Expressway

- D. **Consideration and possible action regarding BAL 1086, Hillside Crossings Lot Split, 6.22 acres, CH/PUD 207B, north of the Broken Arrow Expressway, west of 9th Street**
- E. **Consideration and possible action regarding CA 15-102, Zeeco Head Quarters, 5.59 acres, IL, north and west of the northwest corner of Washington Street and Evans Road**

5. Consideration of Items Removed from Consent Agenda

- B. **Consideration and possible action regarding PT15-117, Preliminary Plat, Crossings at Lynn Lane, 194 lots, 58.43 acres, A-1 to RS-3, north and east of the northeast corner of Washington Street and 9th Street**

Ricky Jones asked if this project will be phased. He said the project appears to have one ingress and one egress and asked if the applicant was present.

Kyle Sewell, Crafton Tull, 220 E. Brady, Tulsa, OK said the plan is to begin at 9th Street/Lynn Lane and build 40-50 lots in approximately four phases. He said there are two options according to Staff, one is to install a temporary access through the cul-de-sac or build an access road to Washington Street. Staff recommended building a road to Lynn Lane; however, issues are still being discussed about the phases and possible layout options.

Ricky Jones said he asked because he wondered if a road would be required around the development or a secondary road.

Michael Skates said the goal is not to have a temporary access. Code requires two points of access and initially the developer and Staff looked at the tract of land south of this property that may impact the overall stormwater detention. There are issues within the development area primarily on the east side of the property regarding closed and active oil wells. He said they are moving forward with the Preliminary Plat to move this project forward and create a layout for this site. Staff and the Developer can work on the layout to accommodate the offset distances and state requirements regarding the wells which can change the layout and street sections when this project is ready for the Conditional Final Plat. The second temporary access is unknown until it is determined which option this project will go with the issues stated.

Ricky Jones asked if the oil wells remain.

Kyle Sewell said the land purchase has not been completed yet and the discussion was to close all but one and the necessary boundaries would be provided for it.

Ricky Jones asked if Mr. Sewell is in agreement with the Staff report. Kyle Sewell said yes.

Ricky Jones asked if anyone wished to speak on this item. No one responded.

MOTION: by Lee Whelpley to approve Item 4B, Preliminary Plat of The Crossings at Lynn Lane. The motion was seconded by Carolyn Isbell-Carr.

Aye: 3 - Lee Whelpley, Ricky Jones, and Carolyn Isbell-Carr

Absent: 1 - Fred Dorrell

6. Public Hearings

A. Public hearing, consideration, and possible action regarding BACP-148, Callaway Office Building, 0.32 acres, R-3 to ON, southeast corner of First Street and Elgin Street

Brent Murphy presented the background for Item 6B, BACP-148.

Ricky Jones asked if the applicant is present.

Cody Callaway, 115 West Broadway, Broken Arrow handed out paper copies of the submittal made to Staff. He said the goal is to build a single-story, residential looking office building with a Craftsman look. He said he is in agreement with the Staff report.

Ricky Jones opened the public hearing and asked if anyone wished to speak on this item. No one responded. Ricky Jones closed the public hearing.

MOTION: by Lee Whelpley to approve BACP-148 per Staff recommendations. The motion was seconded by Carolyn Isbell-Carr.

Aye: 3 - Lee Whelpley, Ricky Jones, and Carolyn Isbell-Carr

Absent: 1 - Fred Dorrell

Ricky Jones said BACP 148 will be heard by City Council on January 19, 2015, at 6:30 p.m.

B. Public hearing, consideration, and possible action regarding BACP 149, Battle Creek Patio Homes, 20.37 acres, Level 6 and Public Recreation to Level 2, north of Albany Street, one-half mile east of Aspen Avenue

Brent Murphy presented the background for Item 6B, BACP-149.

Ricky Jones asked if the applicant is present.

David Charney, 12150 E. 96th Street North, Owasso, OK said Staff explained the project well and this application is for a less intense land use for this unusually shaped tract. He said the surrounding neighbors were notified and a private meeting was held to provide a clear understanding of the intent for these single-story, owner occupied, gated community which will require a homeowners' association. He said there were some concerns regarding drainage and traffic issues and said they will be addressed and will

comply with Broken Arrow regulations.

Ricky Jones said the Commission knows that those type of issues are not addressed at the Comp Plan meeting, but rather at the platting phase and engineering must be looked at closely.

David Charney said he is in agreement with the Staff report.

Ricky Jones opened the public hearing and asked if anyone wished to speak on this item, BACP 149, Battle Creek Patio Homes. No one responded. There were about 20 people in the audience.

MOTION: by Lee Whelpley to approve BACP 149, per Staff recommendations. The motion was seconded by Carolyn Isbell-Carr.

Ricky Jones said BACP 149 will be heard by City Council on January 19, 2016, at 6:30 p.m.

C. Public hearing, consideration, and possible action regarding PUD 245 and BAZ 1950, Distribution Center, 39.89 acres, A-1 to PUD 245/IL, located north of Houston Street, one-quarter to one-half mile east of 9th Street

Brent Murphy presented the background for Item 6C, PUD 245 and BAZ 1950.

Ricky Jones asked if the applicant is present.

Kyle Sewell, Crafton Tull, 220 East Brady, Tulsa, said they are in agreement with Staff recommendations and asked if the Commission has any questions.

Ricky Jones asked if the proposed use is for shipping or manufacturing for curiosity only purposes.

Kyle Sewell said the proposed use is for receiving and packaging with vans, eighteen-wheelers and smaller type vehicles for local delivery and has not been given the permission to share the proposed company at this time.

Lee Whelpley said his only concern is if any dangerous items will be distributed, such as ammunition, and said such items would cause the neighbors to be concerned.

Kyle Sewell said nothing dangerous would be done outside of standard shipping.

Ricky Jones said the Zoning Code does not differentiate between hazardous materials and non hazardous materials.

Michael Skates said the company is a well known company that distributes packages and appropriate measures will be in place to handle anything that may be shipped illegally, should that happen. He said Staff has been working with the company and

Crafton Tull for quite some time to see that items are addressed and done in a timely manner and look forward to the day they open and work out of Broken Arrow.

Ricky Jones opened the public hearing and asked if anyone wished to speak on PUD 245 and BAZ 1950.

James Lalicker, 279905 E. 61st Street, Broken Arrow, representing St. Anne's Catholic Church Parish Council, said they are concerned about the amount of large vehicles and trailers that will be used at this site. He said they are concerned about the possibility of noise pollution this development may cause due to the church owning a meditation, prayer area west of this site. He asked if this business will operate 24 hours a day. He said the church is not opposed to the development; however, the church would like the Developer to consider the church as their neighbor and consider the safety and noise when designing this proposed shipping facility.

Jen Dentmen, P.O. Box 140124, Broken Arrow, said she is concerned about noise pollution as a prayer garden that is open to the public is next to this site. She said she is concerned about the safety of this facility and asked that the surrounding neighbors be notified if hazardous materials will be at this site. In addition, she asked that the Developers meet with the church members to discuss their plans for the site since the church not only functions as a church, but also as a school with children.

Discussion occurred between Staff and the Commission.

Farhad Daroga said the property is presently zoned IH for heavy industrial use and this request is to down zone the property to a light industrial use. He said the majority of the equipment and loading is proposed inside the building with employee parking on the west and east side and some on the north side. He said a screening fence will be on the west and north side of the property.

Discussion continued.

Ricky Jones closed the public hearing.

Kyle Sewell said the vast majority for commuter parking will be on the south side of the property with two points of access and the proposed setbacks exceed the requirements.

Carolyn Isbell-Carr asked what the vehicle count will be for the employees and trucks. Kyle Sewell said they do not and those will be items to address later.

MOTION: by Lee Whelpley to approve PUD 245 and BAZ 1950, per Staff

recommendations. The motion was seconded by Carolyn Isbell-Carr.

Aye: 3 - Lee Whelpley, Ricky Jones, and Carolyn Isbell-Carr

Absent: 1 - Fred Dorrell

Ricky Jones said PUD 245 and BAZ 1950 will be considered by City Council on January 19, 2016, at 6:30 p.m.

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 Carolyn Isbell-Carr to adjourn at 6:03 p.m. The motion was seconded by Lee Whelpley.

Aye: 3 - Lee Whelpley, Ricky Jones, and Carolyn Isbell-Carr

Absent: 1 - Fred Dorrell