

City of Broken Arrow
Meeting Agenda
Youth City Council

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

Tuesday, May 1, 2018

4:30 PM

Council Chambers

MOCK YOUTH CITY COUNCIL

1. Call to Order

2. Invocation

3. Roll Call

4. Pledge of Allegiance

5. Consideration of Consent Agenda

- A. [18-516](#) Approval of Youth City Council Meeting Minutes of April 10, 2018

Attachments: [YCC 18.4.10 Minutes](#)

- B. [18-518](#) Notification of City Manager's signing of Professional Consultant
Agreements with a value less than \$25,000

- C. [18-517](#) Approval of bids received and award the lowest and most advantageous bid
to J&J Emergency Vehicles for the purchase of a pumper truck for the Fire
Department

Attachments: [Fire Truck Bid Tab 5-1-18](#)

- D. [18-519](#) Approval of the Broken Arrow Youth City Council Claims List for May 01,
2018

Attachments: [claims list mock council meeting 5-1-18](#)

6. Consideration of Items Removed from Consent Agenda

7. Public Hearings, Appeals, Presentations, Recognitions, Awards

- A. [18-520](#) Presentation by the Museum Broken Arrow on the upcoming 2018 Pioneer
Dinner

- B. [18-523](#) Public hearing, consideration, and possible action regarding PUD-2018 and BAZ-3018, Green Acre Tract, 157 acres, 1 Lot, A-1 to RM/PUD-2018, southwest corner of Orlando Drive and Evergreen Terrace

Attachments: [1-PUBLISHED PLANNING COMMISSION FACT SHEET](#)
[2-AERIAL.PUD 2018](#)
[3- COMP PLAN MAP](#)
[4-PUD 2018](#)

8. Citizens' Opportunity to Address the Council on General Topics

9. General Council Business

- A. [18-521](#) Consideration, discussion and possible approval of a funding request by the Coalition of Broken Arrow Swimmers (CBAS) for a new indoor aquatic facility at Nienhuis Park

Attachments: [Swimming Pool rendering](#)

- B. [18-524](#) Consideration, discussion and possible declaration that 219 Clear Water Drive, Lot 10 & 11, Block 54, Flowing Waters Subdivision, as a Trash/Junk/Debris Public Nuisance and authorization to abate property; code case 18-0502

Attachments: [1-NOTICE TO ABATE A NUISANCE](#)
[2-CASE HISTORY REPORT](#)
[3-COURTESY LETTER](#)
[4-Photos of Clear Water Drive](#)

10. Preview Ordinances - - NONE

11. Ordinances - - NONE

12. Remarks and Inquiries by Governing Body Members

13. Remarks by City Manager

14. Executive Session - - NONE

15. Adjournment

NOTICE:

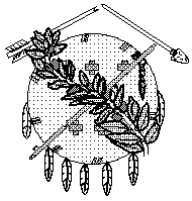
If you wish to speak at this evening's meeting, please fill out a "Request to Speak" form. The forms are available from the City Clerk's table or at the entrance door. Please turn in your form prior to the start of the meeting. Topics are limited to items on the currently posted agenda, or relevant business.

All cell phones and pagers must be turned OFF or operated SILENTLY during meetings.

Exhibits, petitions, pictures, etc., shall be received and deposited in case files to be kept at the Broken Arrow City Hall. If you are a person with a disability and need some accommodation in order to participate in this meeting, please contact the City Clerk at 918-259-2400 Ext. 5418 to make arrangements.

POSTED this ____ day of _____, _____, at _____ a.m./p.m.

City Clerk



City of Broken Arrow

Fact Sheet

File #: 18-516, **Version:** 1

BROKEN ARROW YOUTH CITY COUNCIL **MINUTES**
April 10, 2018 | 5:00 PM
220 SOUTH FIRST STREET | BROKEN ARROW, OKLAHOMA 74012
CITY HALL

1. Call to Order (**Abigail Carter**)
2. Roll Call (**Abigail Carter**). **EJ Hardwick & Zoe Brooks** tardy, **Shwetanshu Das** absent.
3. Pledge of Allegiance to the Flag
4. General Council Business
 - A. City Director Presentation – Alex Mills, Engineering & Construction
 - B. Vote on 5th Elected Youth Senior Councilor to fill vacancy (**Allison Cloud** elected)
 - C. Approve Minutes from 3/6/18 (**Motion by Madison Sipes, Second by My Vu Le**)
 - D. City Events
 - a. NLC - Washington DC (**The seniors chose presenters for May 1: Zoe Brooks and EJ Hardwick. The five seniors shared with the group about the trip.**)
 - b. General Obligation Bond public meeting – 4/23 at Stoney Creek, 6pm (**Ms. Hooks invited the Youth Council to attend; Zoe & Madison available.**)
 - c. Comprehensive Plan Project – Survey available at <https://www.surveymonkey.com/r/banext> (**Ms. Hooks and Mr. Schwab shared about the Comprehensive Plan project.**)
 - d. Dog Park Ribbon Cutting – May 4 (**Ms. Hooks invited the Youth Council to attend the special event at 10am, if not in school. Location is New Orleans/Garnett**)
 - E. Mock City Council Meeting/Final Meeting – May 1
 - a. **Group discussed schedule, logistics, attire**
 - b. **Group signed up for staff roles**
 - c. **Invitations passed out**
 - F. Projects
 1. Big Idea 2017-2018: Childhood Obesity Prevention
 - a. Group chose presenters (**Zoe Brooks and Piper Tully**)
 - b. Research assignments (**Group decided to hold a special work session meeting on April 15 to prepare for Big Idea presentation. Motion by Madison Sipes, Second by My Vu Le.**)
 - c. Public presentation is during May 1 City Council meeting at 6:30pm
 2. Volunteering
 - a. Ray Harral Spring Clean Day – April 14 from 10-12 (**five youth councilors signed up**)
 - b. KBAB Trash Bash – April 21, Central Park from 8-12

- c. Senior Resource Fair – April 27, Central Park (Allison and are Abigail interested)
 - d. Rooster Days – May 10-13, Central Park (Ms. Hooks will email the group the website and details)
 - e. Others
- 3. Recruitment
 - a. Flyers & applications available. May 1-August 31. (flyers passed out)
- G. New Business – Mr. Rooks from the Parks Department suggested that the Youth Council designate a social media/communications manager role to be filled each year. The Mayor called for a motion and vote. Ethan Haldeman was selected as the first social media/communications manager. Motion by EJ Hardwick, second by Ethan Haldeman.
- 5. Remarks and Inquiries by Governing Body Members
- 6. Adjournment (Motion by EJ Hardwick, Second by Allison Cloud)



City of Broken Arrow

Fact Sheet

File #: 18-518, Version: 1

**Broken Arrow Youth City Council
Meeting of: 05-01-2018**

To: Mayor and City Council
From: Engineering and Construction Department
Title: Notification of City Manager's signing of Professional Consultant Agreements with a value less than \$25,000

Background:

The City Manager or his designee is authorized by ordinance to approve contract actions up to \$25,000.00, including Architect/Engineering agreements, professional consultant contracts and amendments, and construction contracts. City ordinance requires that the governing body be apprised of such approvals by the City Manager or his designee at the next following meeting.

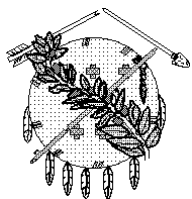
The City Manager has approved the following Professional Consultant Agreements:

- Professional Consultant Contract with Slow-m-down Consultants, Inc., for Traffic Data Collection and Traffic Signal Volume Warrants Analysis at the Intersection of 61st Street and Mayberry Street, Project No. 1234, \$1,700.00, 04/24/18.
- Professional Services Contract with The Butterfly Associates, Inc., for Computer Aided Gardening Programs and Related Technical Support Services, Project No. 5678, Not to Exceed \$20,000.00, 04/20/18.

Cost: \$21,700.00 (all contracts)
Prepared By: Engineering and Construction Director
**Reviewed By: Finance Department
Legal Department**
Approved By: My Vu Le, Youth City Manager

Attachments: None

Recommendation: No action required.



City of Broken Arrow

Fact Sheet

File #: 18-517, Version: 1

**Broken Arrow Youth City Council
Meeting of: 05-01-2018**

To: Mayor and City Council
From: Fire Department
Title:

**Approval of bids received and award the lowest and most advantageous bid to J&J
Emergency Vehicles for the purchase of a pumper truck for the Fire Department**

Background:

The Fire Department requested and sought bids for a fire pumper. Funds were appropriated and are available in the Sales Tax Capital Outlay Fund in the amount of \$500,000.00. Two (2) dealers submitted bids. Bids ranged from a low of \$429,652.00 to a high of \$521,739.00.

The Department's need for this new pumper is critical and time is of the essence. As such, the bids for this apparatus were intended to procure an in-stock fire truck from a vendor's inventory. Consequently, it was anticipated that all bids received would vary slightly from actual specifications depending on the fire trucks available for purchase from a given vendor's inventory. Each bid was evaluated based on the various features, capability, performance, overall value, and potential impact on the City's ISO rating. This truck will serve as an ISO equipped Fire Pumper with all the capabilities of a front line pumper.

The lowest bid was submitted by J&J. It meets the Fire Department's needs, provides the best overall value and positively impacts the City's ISO rating. The vendor is able to deliver it in 60 days. It is a true attack pumper that provides increased safety for firefighters with the cab design and seating arrangement. The bid tabulations show the base price and various options of the two (2) bids submitted. Considering the submitted bids, the J&J ERV is the most advantageous and is recommended for purchase.

Cost: \$429,652.00

Prepared By: Deputy Fire Chief

**Reviewed By: Finance Department
Legal Department**

Approved By: My Vu Le, Youth City Manager

Attachments: Bid tabulation on bid 18.123 (lowest bid)

Recommendation:

Award the lowest and most advantageous bid to J&J ERV and authorize the purchase of a Fire Department Pumper Truck.

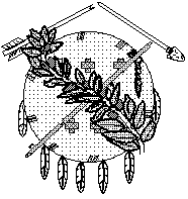
Fire Department Pumper Truck
Bid 18.123
Bid Opening 3/2/2018

	J&J Emergency Vehicles	Trucks 'R Us Tulsa
Specification	2018 International Durastar	2018 Seagrave
Cab and Chassis-Base unit	\$429,652.00	\$521,739.00
Options: Equipment		
Larger engine	\$0.00	\$0.00
Auxiliary switches	\$70.00	\$25.00
Keys, additional each	\$6.00	\$16.00
Power windows	\$0.00	\$142.00
Front tow hooks	\$0.00	\$154.00
Trailer connection kit	\$132.00	\$639.00
5th wheel	\$1,360.00	\$995.00
Hydraulic wet kit	\$6,391.00	\$4,432.00
Headache rack	\$1,404.00	\$1,624.00
Back up camera	\$421.00	\$605.00
Light bar	\$3,216.00	\$2,155.00
Total	\$429,652.00	\$521,739.00
Meets specs	Yes	Yes
Notes	Larger engine offered at no charge	
Delivery Time	90 Days	100 Days
Warranty Chassis	1 Yr/ unlimited	1 Yr/ 100K
Warranty Engine	2 Yr/ unlimited	5 Yr/ 200K

This bid tabulation is true and accurate to the best of my knowledge.
Wednesday, April 12, 2018

Sam Jackson

Sam Jackson
Purchasing Manager
City of Broken Arrow



City of Broken Arrow

Fact Sheet

File #: 18-519, **Version:** 1

PROGRAM 1234

CITY OF BROKEN ARROW

DUE DATE	VENDOR NAME	INVOICE NUMBER	ACCOUNT NUMBER	AMOUNT
2/02/2018	BACKWOODS	001061	010-100-101	21.46
2/8/2018	ABC OUTFITS	001065	020-200-101	41.66
2/10/2018	JOHN'S HARDWARE	001066	020-200-102	1288.50
2/14/2018	MIMI'S CUPCAKES	001068	020-200-301	85.44
2/20/2018	SMITH STEELWORKS	001155	010-100-101	282.22
3/1/2018	BEACHY SAND COMPANY	001165	010-300-400	1206.11
3/15/2018	BA SALES COMPANY	001174	010-500-201	1477.02



City of Broken Arrow

Fact Sheet

File #: 18-520, Version: 1

**Broken Arrow Youth City Council
Meeting of: 05-01-2018**

To: Mayor and Youth City Council
From: Office of the City Manager
Title:

Presentation by the Museum Broken Arrow on the upcoming 2018 Pioneer Dinner

Background:

The Museum Broken Arrow will host the 2018 Pioneer Dinner on Saturday, May 12 at Broken Arrow High School. The Pioneer Dinner is an event held each year during the Rooster Days Festival, to allow Broken Arrow citizens to gather, share a meal and tell stories related to Broken Arrow's history. Many of the Broken Arrow High School classes plan their reunions around Rooster Days and include the Pioneer Dinner as part of their itinerary. Tickets are \$12 in advance for Museum members or \$15 for non-members, and \$20 at the door.

Cost: None

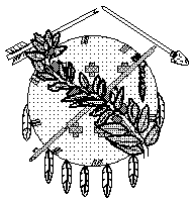
Prepared By: Community Relations Liaison

Reviewed By: None

Approved By: My Vu Le, Youth City Manager

Attachments: None

Recommendation:
None.



City of Broken Arrow

Fact Sheet

File #: 18-523, Version: 1

Broken Arrow City Council

Meeting of: 05-01-2018

Title:

Public hearing, consideration, and possible action regarding PUD-2018 and BAZ-3018, Green Acre Tract, 157 acres, 1 Lot, A-1 to RM/PUD-2018, southwest corner of Orlando Drive and Evergreen Terrace

Background:

Planned Unit Development (PUD)-2018 (Planned Unit Development) and BAZ-3018 (Rezoning) involve 157 acres of undeveloped and unplatted land located on the southwest corner of Orlando Drive and Evergreen Terrace. Applicant is proposing to change the zoning of this property from A-1 (Agricultural) to RM (Residential Multi-Family) and PUD-2018.

BACP-357, a request to change the Comprehensive Plan designation on the 157 acres (associated with this PUD and rezoning request) from Level 4 to Level 3, was approved by the City Council February 7th, 2018, subject to platting and a PUD submitted that is similar in context to the draft PUD submitted with BACP-357. The RM zoning proposed in conjunction with PUD-2018, is in accordance with the Comprehensive Plan in Level 3.

The applicant, through PUD-2018, proposes to construct a 300 unit multi-family housing development. Access to the proposed development is through one entrance off Orlando Drive and one off Evergreen Terrace. Detention is provided on-site with a detention pond on the northeast corner of the property and a 35-foot landscape buffer is proposed around the entirety of the site.

In their meeting of April 12, 2018, Planning Commission recommended approval (5-0 vote) of PUD-2018 and BAZ-3018 as recommended by Staff. Staff recommended approval subject to the property being platted. One person spoke against this item.

Cost: \$0

Funding Source: None

Requested By: Nathan Hubbard, City Planner

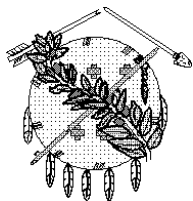
Approved By: My Vu Le, City Manager

Attachments: Planning Commission Factsheet

Aerial
Comprehensive Plan
PUD-2018 Document

Recommendation:

Approve PUD-2018 and BAZ-3018, per Planning Commission and Staff recommendation.



City of Broken Arrow

Fact Sheet

File #: 1 Version: 1

Broken Arrow Planning Commission

04-12-2018

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD-2018 and BAZ-3018, Green Acre Tract, 157 acres, 1 Lots, A-1 to IL/PUD-2018, southwest corner of Orlando Drive and Evergreen Terrace.

Background:

Applicant: ABC Consulting, Inc.
Owner: Sarah Green
Developer: Nicole Esplanade
Engineer: ABC Consulting, Inc.
Location: Southwest corner of Orlando Drive and Evergreen Terrace
Size of Tract 157
Number of Lots: 1 proposed
Present Zoning: A-1 (Agricultural) to RM (Residential Multi-Family)
Comp Plan: Level 3 (Transition Area) via BACP-357

Planned Unit Development (PUD)-2018 and BAZ-3018 involve undeveloped and unplatted land located on the southwest corner of Orlando Drive and Evergreen Terrace. Applicant is proposing to change the zoning on this property from A-1 (Agricultural) to RM (Residential Multi-Family) and include the entire area in PUD-2018.

BACP-357, a request to change the Comprehensive Plan designation on the property associated with this PUD and rezoning request, from Level 3 to Level 6, was approved by the City Council February 7th, 2018, subject to platting and a PUD submitted that is similar in context to the draft PUD submitted with BACP-357.

The applicant, through PUD-2018, proposes to construct a 300 unit multi-family housing development. Access to the proposed development is through one entrance off Orlando Drive and one off Evergreen Terrace. Detention is provided on-site with a detention pond on the northeast corner of the property and a 35-foot landscape buffer is proposed around the entirety of the site.

SUMMARY OF DEVIATION FROM ZONING ORDINANCE

PUD-2018 is proposed to be developed in accordance with the Zoning Ordinance and the use and development regulations of the RM district, except as requested by the applicant and summarized below:

Item	Zoning Ordinance Requirement	PUD-276 Request
Building Height	No height restriction unless abutting single-family detached residential. When abutting single-family detached residential, building shall be set back two feet for every foot in height above 35 feet.	Multifamily Dwelling 3 story Bldgs (45 FT to the highest roof ridgeline) Multifamily Garage/Dwelling 2 story Bldgs (25 FT to the highest roof ridgeline)
Parking Requirements	Schedule A in Section 5.4.D of the Zoning Ordinance requires 2 parking spaces per unit for multi-family dwellings and 2 parking spaces per unit for duplex dwellings	1.75 off-street parking spaces per dwelling unit
Building Setbacks and Buffers	35 foot perimeter landscape exclusive of street right-of-way and sidewalk	-40 foot building setback/landscape buffer from the North property line -35 foot building setback/landscape buffer from East and West property Line -35 foot landscaping buffer on the West property line -35 foot building setback/landscape buffer from South property line
Minimum Distance Between Buildings	Table 4.1-2 of the Zoning Ordinance states that the side setback on the unattached side of a duplex building is 10-feet. Multi-family buildings side setbacks are 70-feet if both sides are unpaved	Minimum distance between buildings is 30-feet
Screening	Section 5.2.E.2.b states all development in the RD, RM, and RMH districts shall install and maintain fences that comply with this Section where such development abuts any agricultural, RE, or RS district. These fences shall be at least six feet (6') and no more than ten feet (10') in height.	As required and regulated by Chapter 5, Sections 5.2.D and 5.2E. An architectural open vinyl fence with limited masonry columns and/or walls shall be provided along the arterial street boundaries. Along all other property boundaries, an opaque fence of at least 6 feet in height shall be provided. All bracing and metal posts shall be installed on the inside part of the fence along all

		boundaries.
Building Facades	At least sixty percent (60%) of the exterior of the building, excluding doors and windows, shall be constructed of but not limited to masonry, concrete panels, Exterior Insulated Finished Systems, and/or stucco. In addition, twenty percent (20%) of the street facing facade shall be constructed of natural brick or masonry rock.	As required and regulated by Chapter 5, Section 5.5 Multi-family Residential Building Design Standards except: <ol style="list-style-type: none"> 1. The maximum length of any multi-family building shall be 220 feet. 2. Exterior building material shall be 50 percent brick or stone.
Access	For nonresidential and multi-family developments, the number of driveways per lot along arterial frontage shall be not more than one (1) per three hundred feet (300') of lot width. All curb cuts shall be spaced at least two hundred fifty feet (250') apart, centerline-to-centerline. In addition, the centerline of the access point shall either align with or be offset at least two hundred feet (200') from any access points on the opposite side of the arterial street when a raised center median within the arterial is not present. The number of driveways along collector frontage shall be limited to one (1) per one hundred fifty feet (150') of lot width.	Access to the proposed development is through one entrance off Orlando Drive and one off Evergreen Terrace.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use

File #: 18-0000, Version: 1

North	Level 6	IH (Heavy Industrial) and A-1	Construction Company and Undeveloped
East	Levels 2 and 3	A-1	Undeveloped
South	Levels 2 and 3	A-1	Undeveloped
West	Level 4	A-1	Shooting Range

Attachments: Aerial photo
Comprehensive Plan
PUD-2018

Recommendation:

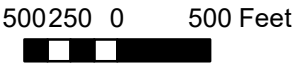
The RM zoning being contemplated by the applicant is in accordance with the Comprehensive Plan in Level 3, provided it is done as part of a PUD. Based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommends that PUD-2018 and BAZ-3018 be approved to change the zoning on the property to RM and PUD-2018, subject to the property being platted.

Reviewed By: Nathan Hubbard, City Planner

Approved By: My Vu Le, City Manager

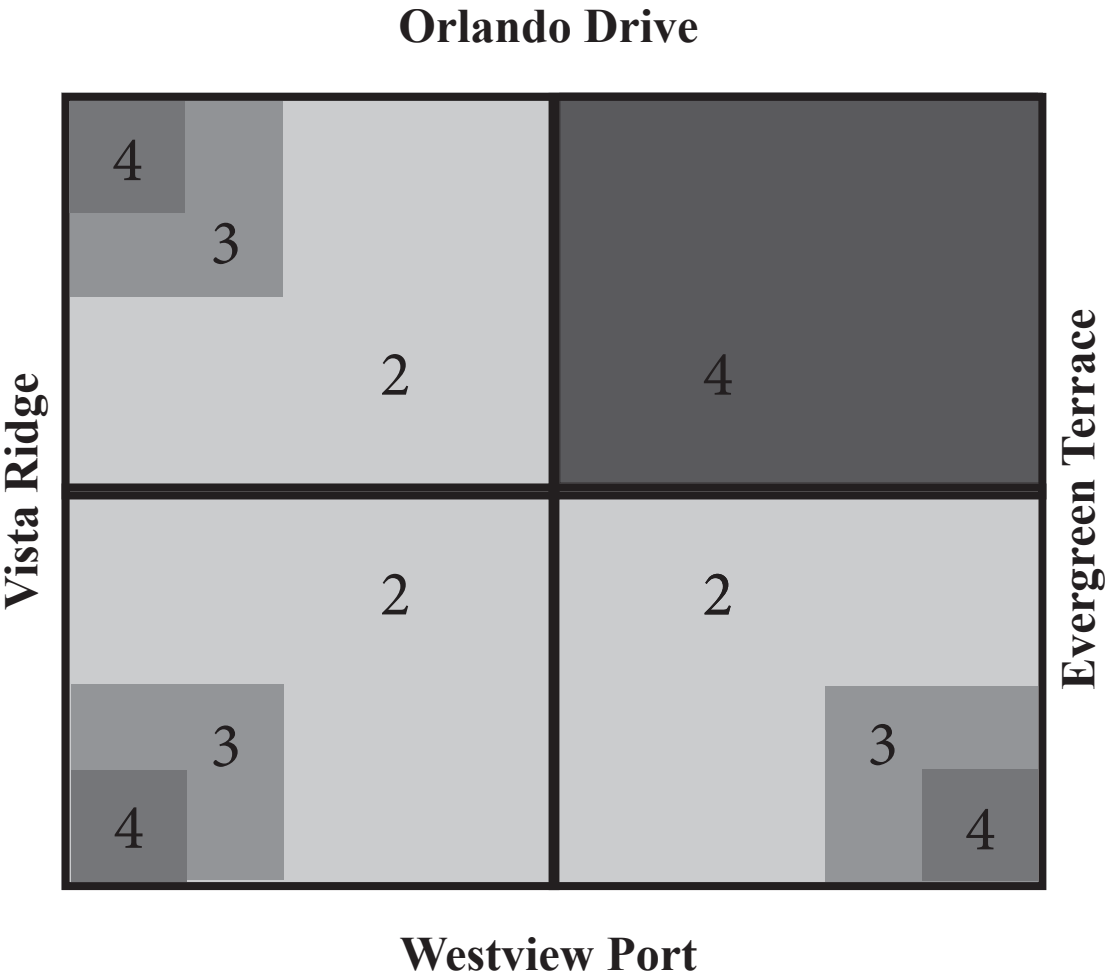


PUD-2018
Green Acres Tract



Orlando Drive/Evergreen Terrace/Westview Port/Vista Ridge (Section 44-13-11)

Level 4 designations are given to tracts in the northeast quarter section based on existing zoning and land use. Level 4 designations are given to tracts in the southeast, southwest, and northwest corners consistent with the LUIS model. Level 3 designations are proposed for the southeast, southwest, and northwest corners as a buffer between Level 4 areas and Level 2 areas consistent with the LUIS model. Level 2 designations are given to existing subdivisions and remaining development areas.



GREEN ACRES

Planned Unit Development No. 2018

By: ABC Consulting, Inc.

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I. DEVELOPMENT CONCEPT

The Green Acres PUD site comprises 157 acres located approximately the southwest corner of Orland Drive and Evergreen Terrace with approximately 2,850 LF of frontage on Orland Drive and 2,750 LF of frontage on Evergreen Terrace. On February 7, 2018, the City Council approved Comprehensive Plan Amendment BACP-357 for the site from Level 4 to Level 3, subject to a PUD similar in context to the draft PUD submitted with BACP-357 being submitted with the future rezoning and that the property be platted.

Green Acres is a proposed multi-family residential project to be developed by ABC Consulting, Inc. ABC Consulting, Inc. and its principals have over 15 years of multi-family development experience. ABC Consulting, Inc., in cooperation with the current property owner is submitting this PUD application. This PUD for 300 units of multi-family housing is located on the southwest corner of Orlando Drive and Evergreen Terrace and has excellent access with the close proximity to Gray Water Turnpike to the west.

This development within the PUD will be separated by a 35ft landscape perimeter around the property that will serve as a buffer from surrounding undeveloped properties.

Green Acres will provide quality universally designed multi-family housing for in the Broken Arrow community. This high density development will offer residents options for maintenance free living while preserving green space. ABC Consulting, Inc. has a proven track record of quality development that will exceed the minimum requirements of the Zoning Ordinances.

II. Development Standards

Land Area: 157 acres

Permitted Uses:

The uses permitted as a matter of right in the RM Residential Multifamily district, and uses customarily accessory to permitted uses.

Maximum Number of Dwelling Units: 300

Maximum Building Height:

Multifamily Dwelling 3 story Bldgs	45 FT to the highest roof ridgeline
Multifamily Garage/Dwelling 2 story Bldgs	25 FT to the highest roof ridgeline

Off-Street Parking:

1.75 off-street parking spaces for each Dwelling Unit.

Minimum Building Setbacks and Buffers:

40 foot building setback/landscape buffer from the North property line
35 foot building setback/landscape buffer from East and West property Line
35 foot landscaping buffer on the West property line
3 foot building setback/landscape buffer from South property line

Minimum Distance Between Buildings: 30 feet

III. Landscaping and Screening

Landscaping:

As required and regulated by Chapter 5, Section 5.2.B except Section 5.2.B.1.a.4. is modified to reduce the number of trees required per dwelling unit from two trees to one tree provided each tree shall have a caliper of 3 inches (Zoning Ordinance requires 2 inch caliper)

Landscape edge tree requirements per Chapter 5, Section 5.2.B.1.a.2 shall apply along both arterial streets.

Screening:

As required and regulated by Chapter 5, Sections 5.2.D and 5.2E. An architectural open vinyl fence with limited masonry columns and/or walls shall be provided along the arterial street boundaries.

Along all other property boundaries, an opaque fence of at least 6 feet in height shall be provided. All bracing and metal posts shall be installed on the inside part of the fence along all boundaries.

IV. Signs

As permitted and regulated by Chapter 5, Section 5.7 Signs for Uses permitted in this PUD. Monument sign to be maximum of 64 square feet of sign surface area. All signs shall be located outside the public right-of-way and utility easement.

V. Lighting

As permitted and regulated by Chapter 5, Section 5.6 Exterior Lighting for the uses permitted in this PUD.

VI. Building Facades

As required and regulated by Chapter 5, Section 5.5 Multi-family Residential Building Design Standards except:

1. The maximum length of any multi-family building shall be 220 feet.
2. Exterior building material shall be 50 percent brick or stone.

VII. Access

Access to the proposed development is through one entrance off Orlando Drive and one off Evergreen Terrace.

VIII. Platting

No building permit shall be issued until the planned unit development project area has been included within a subdivision plat submitted to and approved by the City Planning Commission and the City Council and duly filed of record. The property shall be platted in accordance with the City subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City, setting forth the development standards of the planned unit development.

IX. Site Plan Review

No building permit shall be issued until a detailed site plan of the proposed improvements has been submitted to and approved by the City as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued until landscaping has been installed in accordance with a landscaping plan submitted to and approved by the City. A letter of approval from the Department of Environmental Quality (DEQ) shall be provided before the approval of any site plan located in environmentally sensitive area.

Exhibit A: Conceptual Site Plan

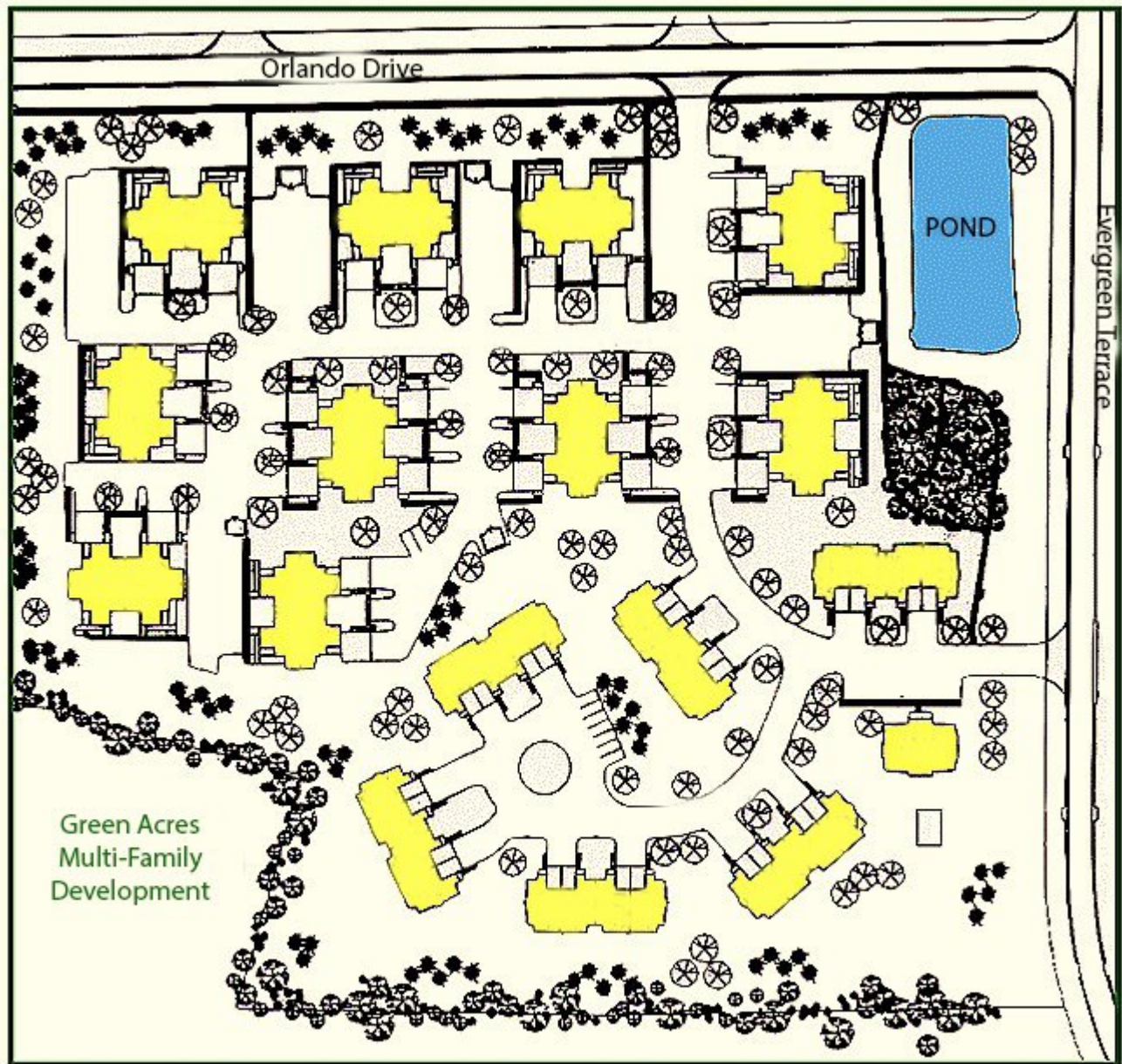
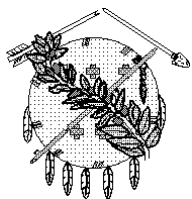


Exhibit B: Conceptual Elevations





City of Broken Arrow

Fact Sheet

File #: 18-521, Version: 1

Broken Arrow Youth City Council

Meeting of: 05-01-2018

To: Mayor and Youth City Council
From: Parks and Recreation Department
Title:

Consideration, discussion and possible approval of a funding request by the Coalition of Broken Arrow Swimmers (CBAS) for a new indoor aquatic facility at Nienhuis Park

Background:

The Coalition of Broken Arrow Swimmers (CBAS) submitted a letter on May 1, 2017, requesting funding from the City for a new indoor swimming complex at the Nienhuis Family Aquatic Center. The purpose of CBAS is to bring together swimmers from around the community for family-friendly, year-round aquatics programs, and to promote active lifestyles and healthy living. Consultants were hired by the Parks and Recreation Department in the fall to find out what the estimated cost of construction would be, along with annual maintenance and staffing needs. At a meeting held on March 20, 2018, the Parks Department shared the report with City leaders and CBAS members. To offset operating costs, the consultant recommended selling sponsorships for naming rights to the facility, scoreboard, and concession stand. Funding for construction is available in the Surplus General Funds from 1971, and funding for the new staffing will be paid for through special event revenue and membership sales.

Cost: \$20,000,000.00 construction plus \$750,000.00 annual maintenance

Prepared By: Ethan Haldeman, Youth Parks & Recreation Director

Reviewed By: Finance Department
Legal Department

Approved By: My Vu Le, Youth City Manager

Attachments: Design rendering

Recommendation:

Approve the funding request for \$20,000,000 for the new indoor Aquatics Facility and proceed with construction proposals.

Design Rendering



(Photo courtesy of Argus Leader newspaper, [link](#))



City of Broken Arrow

Fact Sheet

File #: 18-524, Version: 1

**Broken Arrow City Council
Meeting of: 05-01-2018**

Title:

Consideration, discussion and possible declaration that 219 Clear Water Drive, Lot 10 & 11, Block 54, Flowing Waters Subdivision, as a Trash/Junk/Debris Public Nuisance and authorization to abate property; code case 18-0502

Background:

On March 18, 2018, Code Enforcement opened a case for trash, junk and debris at 219 Clear Water Drive. The property had debris in the yard, a storage building in the back yard with junk spilling out into the backyard, inoperable vehicles in the yard, and the grass has reached knee height.

The property owner was sent a notice to abate a nuisance on March 22, 2018. The property owner failed to clean up the yard or contact code enforcement.

Staff recommends the City Council declare a public nuisance and that it would be beneficial for the public's health, safety and welfare to have this property abated.

Cost: \$1,000 (this is an approximate cost and will be invoiced to the owner)

Funding Source: Code Enforcement Division of Development Services

Requested By: Shwetanshu Das, Code Enforcement Officer

Approved By: My Vu Le, City Manager

Attachments: Notice to Abate a Nuisance

Case History Report

Voluntary Compliance Program Courtesy Letter

Photos of the 219 Clear Water Drive

Recommendation:

Declare this property a public nuisance and execute the abatement.

Neighborhood
Improvement

PHONE
918-259-2411

FAX
918-258-4998



CITY OF
BROKEN ARROW

Development Services
P.O. Box 610
Broken Arrow, Oklahoma
74013-0610

NOTICE TO ABATE A NUISANCE

The City of Broken Arrow to:
Charlie Hammond
219 Clear Water Drive
Broken Arrow, OK 74012

Case No.
18-0502

You are hereby notified to abate an illegal nuisance(s) that is being maintained, operated, or otherwise permitted to exist

By you at: Lot 7 Block 16 Flowing Waters Subdivision

Addition to the City of Broken Arrow. _____

Otherwise Known As: 219 Clear Water Drive

And is in violation of the Broken Arrow Municipal Code of Ordinances as described:

☒ B.A. Code 15-1(C)(2)(28) B.A. Code 15-6

☒ Ok. State Statute Title 11 22-11

You are hereby directed to abate these violations by the following actions:

Clean and mow entire property
Remove or repair inoperable vehicle

THE NUISANCE(S) DESCRIBED HEREIN MUST BE ABATED WITHIN 10 DAYS OF THE POSTING & MAILING OF THIS NOTICE, OR THE CITY OF BROKEN ARROW WILL ABATE THE NUISANCE(S) WITHOUT FURTHER NOTICE. ALL COSTS ASSOCIATED WITH THE ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN MAY BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT. ANY RECURRENCE OF THE VIOLATION LISTED HEREIN WITHIN SIX MONTHS AFTER THE REMOVAL OF TRASH OR CUTTING OF WEEDS/GRASS OR SECURING OF STRUCTURES MAY BE SUMMARILY ABATED BY THE CITY, AND ALL COSTS ASSOCIATED WITH THE ABATEMENT WILL BE ASSESSED AGAINST THE PROPERTY OWNER AND A LIEN MAY BE IMPOSED UPON THE PROPERTY TO SECURE SUCH PAYMENT - ALL WITHOUT FURTHER PRIOR NOTICE TO THE PROPERTY OWNER.

The property owner or his/her agent may appeal this Notice within ten (10) days of the posting/ mailing of this notice, in writing, with the City Clerk a notice of appeal stating the ground thereof.


Neighborhood Improvement Officer

3-22-18
Date

Field Notice: Post the pink copy; mail the canary copy; white copy goes to file.

PREPARED 3/14/18, 10:12:52
PROGRAM CE200L
City of Broken Arrow

CASE HISTORY REPORT
CASE NUMBER 18-0502

PAGE 1

CASE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	STATUS DATE
Legal Description				
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR	
Trash/Junk/Debris	Public	3/14/18	Active-Being Processed	3/14/18
78810-78810-0025-06	-09820-11-18-14			
219 Clear Water Drive	To Be Determined			
BROKEN ARROW	OK 74012			

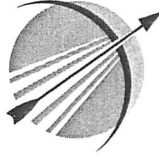
NARRATIVE: Time Stamp: 03/14/2018 09:57 AM BMM _____ 3/14/18
Piles of brush in alley behind house. 3/14/18

NOTICE NAMES: Joy Clere OWNER Public PRINT PIN# IN LETTERS: No

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	DISPOSITION	INSPECTOR	TIME
11629-245	Case Assignment	PENDING		Public		
	Voluntary Compliance Letter	PENDING		Public		
	Followup Phone Call	PENDING		Public		
	Investigation/Posting	PENDING		Public		
	Follow Up Inspection/Recheck	PENDING		Public		
	Work Order/Abatement Document	PENDING		Public		
	Work Order Approved	PENDING		Public		
	Work Order Pick Up	PENDING		Public		
	Work Order Completed	PENDING		Public		
	Notice of Lien	PENDING		Public		
	Certified Statement of Cost	PENDING		Public		
	Recorded Lien Received	PENDING		Public		
	Close Case	PENDING		Public		

TOTAL TIME:

3-22-18
posted property
trash on property. info on property
needs to be moved



VOLUNTARY COMPLIANCE PROGRAM – COURTESY LETTER

City of Broken Arrow to:

Date: March 14, 2018

**Joy Clere
219 Clear Water Drive
Broken Arrow, OK 74012**

Case No. 18-0502

To: Joy Clere

The City of Broken Arrow takes pride in the health, safety, welfare and appearance of our community and we are asking for your assistance in this effort. We understand that you may not be aware of the city codes that pertain to the maintenance of your property.

Neighborhood Improvements has been notified of a possible violation(s) on your property located at **219 Clear Water Drive** and consisting of:

City Code Violation(s): Trash/Junk/Debris

Violation Description

Section 15-1 C(28). Trash including, but not limited to, refuse, litter, ashes, leaves, tree limbs or brush, debris, paper, combustible materials, rubbish, offal, or waste, or matter of any kind or form that is uncared for, discarded, or abandoned, including such trash on porches, patios, trailers or similar vehicles and in carports.

Violation Corrective Action

Remove the pile of brush from the alleyway as it is interfering with lawful traffic and against City code.

We are making this contact with you in advance of an on-site investigation to extend the opportunity for you to voluntarily comply with the ordinances by abating the possible violation(s). Every individual's maintenance of their property will contribute to the overall positive appearance of the community.

Please comply with this courtesy notification by: **March 22, 2018**

Please call the Code Enforcement Office at **259-2411, Option 4** if you have any questions.

YOUR COMPLIANCE IS APPRECIATED



