

City of Broken Arrow
Meeting Agenda
Planning Commission

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

Thursday, May 24, 2018

5:00 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [18-597](#) Approval of Planning Commission Meeting Minutes of February 22, 2018

Attachments: [PLANNING COMMISSION MINUTES FEB 22, 2018](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [18-537](#) Public hearing, consideration, and possible action regarding PUD-30C (Planned Unit Development) and BAZ-2001 (Rezoning), Johanna Woods II, 5.02 acres, A-1 to RMH/PUD-30C, one-half mile east of 23rd Street, one-quarter mile south of Omaha Street

Attachments: [2-CASE MAP](#)
[3-AERIAL MAP](#)
[4-PUD-30C Design Standards](#)
[5-Johanna Woods Amended](#)
[6-Ordinance 302, Section 11, February 1982](#)

- B. [18-581](#) Public hearing, consideration, and possible action regarding BAZ-2000, Angus Acres Perimeter Rezoning, approximately 15 acres, A-R-1 to ON, south and east of the south east corner of Kenosha Street and 23rd Street

Attachments: [2-CASE MAP](#)
[3-AERIAL](#)
[4-COMPREHENSIVE PLAN](#)
[5-ANGUS ACRES PLAT](#)
[6-ORD 833 ANNEXING ANGUS ACRES 1980](#)

7. Appeals

8. General Commission Business

- A. [18-469](#) Election of Planning Commission Officers for 2018-2019
 - B. [18-601](#) Presentation of Training Material for Planning Commission
9. **Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)**
10. **Adjournment**

NOTICE:

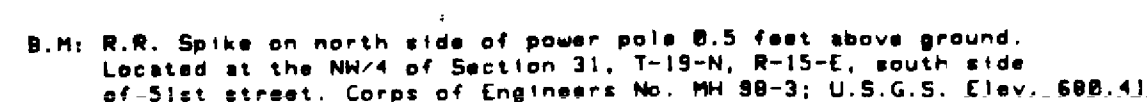
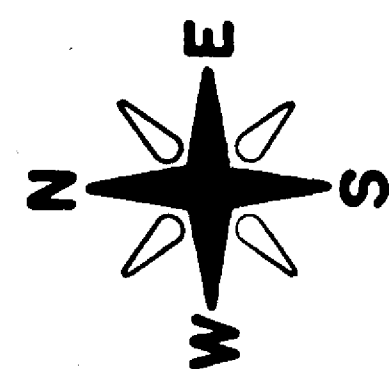
- 1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.**
 - 2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.**
 - 3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**
 - 4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.**
- POSTED on _____, _____ at _____ am/pm.**

City Clerk

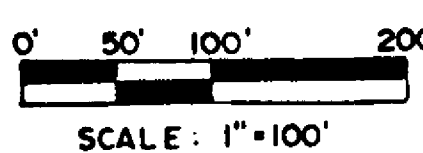
AN ADDITION TO THE CITY OF
BROKEN ARROW, LOCATED IN THE E/2
OF THE NW/4 OF SECTION 31, T-19-N,
R-15-E, WAGONER COUNTY, OKLAHOMA,
CONTAINING 75.14 ACRES MORE OR LESS.
PART OF PUD 30.

AN ADDITION TO THE CITY OF
BROKEN ARROW, LOCATED IN THE E/2
OF THE NW/4 OF SECTION 31, T-19-N,
R-15-E, WAGONER COUNTY, OKLAHOMA,
CONTAINING 75.14 ACRES MORE OR LESS.
PART OF PUD 30.

2-387 by the City
of the City of Emerson, Iowa.
Thomas Dick Hard / s / p
Car. Spaullock / s / p
City Clerk



Job No: 82053
Date: February 1984
C.V.G.
No of Lots - 242



SURVEYOR: SPRADLING AND ASSOCIATES, INC.,
1110 W. 23rd Street
Tulsa, Oklahoma 74107
(918)583-5737

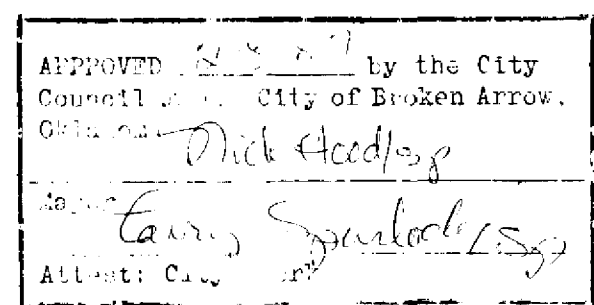
OWNER: JOHANNA WOODS, LTD.,
3314 E. 51st Street., Suite K
Tulsa, Oklahoma
(918)242-2412

Curve No.	Radius	Delta	Length	Tangent	M	R	A	T	
1	100.00	035 38 19	62.20	32.14	43	100.00	032 00 57	57.62	29.64
2	100.00	006 31 03	11.38	5.69	44	50.00	064 22 19	56.36	51.60
3	100.00	046 26 05	81.04	42.96	45	50.00	055 50 30	56.04	44.04
4	150.00	014 26 05	42.03	21.15	46	50.00	005 20 25	53.53	29.65
5	150.00	014 26 38	50.96	25.70	47	50.00	026 24 12	50.97	27.95
6	150.00	042 09 30	73.58	38.35	48	50.00	060 34 43	53.99	44.04
7	200.00	024 31 46	85.42	43.48	49	150.00	018 04 54	47.34	23.87
8	200.00	008 44 52	17.67	8.84	50	150.00	014 58 12	47.18	23.87
9	150.00	002 44 09	7.16	3.58	51	150.00	007 08 41	18.70	9.34
10	150.00	019 03 28	49.89	25.18	54	145.00	008 14 27	23.74	11.87
11	150.00	021 26 05	51.26	26.74	55	145.00	008 58 40	23.74	11.87
12	200.00	021 54 19	76.46	38.70	56	145.00	014 11 02	40.82	20.57
13	225.00	046 26 05	182.35	96.32	57	145.00	002 44 46	10.79	5.40
14	122.00	042 09 30	60.87	30.98	58	195.00	010 36 10	36.08	18.04
15	175.00	046 26 05	101.36	51.67	59	50.00	074 50 56	48.67	8.34
16	132.50	042 09 30	97.49	53.02	60	50.00	074 32 04	45.04	38.04
17	225.00	015 30 10	80.87	40.43	61	50.00	027 22 42	32.42	16.21
18	180.00	024 31 46	90.37	41.22	62	50.00	041 41 53	37.29	17.29
19	250.00	002 51 58	12.51	6.25	63	50.00	010 57 58	6.57	4.80
20	250.00	011 36 42	80.66	25.42	64	50.00	021 42 28	45.12	24.23
21	250.00	011 00 51	24.10	12.05	65	50.00	085 14 13	74.16	47.16
22	250.00	011 43 05	77.31	38.97	66	50.00	083 51 41	73.08	44.91
23	250.00	003 12 30	14.07	7.04	67	50.00	047 45 30	41.68	22.14
24	255.00	004 48 35	21.41	10.71	68	50.00	048 11 24	42.05	22.05
25	50.00	067 38 13	99.62	54.71	69	50.00	078 22 22	54.71	22.05
26	50.00	035 17 19	30.80	15.70	70	50.00	080 25 00	70.18	42.27
27	50.00	047 04 28	41.08	21.96	71	150.00	015 46 32	41.30	20.78
28	50.00	049 23 14	45.34	23.08	72	150.00	015 46 32	41.30	20.78
29	50.00	032 44 45	28.58	14.54	73	150.00	020 01 17	52.42	26.48
30	50.00	067 41 59	89.08	33.69	74	150.00	017 07 11	44.82	22.58
31	100.00	035 29 29	62.20	32.14	75	150.00	091 16 15	82.61	51.60
32	100.00	028 17 14	49.37	25.20	76	150.00	025 07 07	22.90	11.44
33	100.00	001 36 26	2.81	1.40	77	50.00	049 13 28	42.54	22.90
34	100.00	089 17 07	150.83	98.98	78	50.00	045 19 42	34.56	20.88
35	215.00	002 13 11	8.38	4.19	79	50.00	079 19 46	17.99	8.99
36	210.00	012 23 14	40.50	22.79	80	50.00	041 16 26	26.02	18.83
37	210.00	011 32 46	42.32	21.27	81	50.00	027 39 09	32.06	17.05
38	150.00	008 57 11	44.45	22.22	82	150.00	063 04 53	53.06	44.04
39	150.00	054 49 15	143.52	77.79	83	125.00	067 14 47	144.78	85.18
40	150.00	007 08 15	18.69	9.35	84	125.00	067 14 47	144.78	85.18
41	150.00	019 04 28	49.96	25.22	85	125.00	067 14 47	144.78	85.18
42	100.00	034 15 59	59.80	30.83	86	125.00	067 14 47	144.78	85.18

AMENDED

JOHANNA WOODS

DEED OF DEDICATION AND RESTRICTIVE COVENANTS



DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That, JOHANNA WOODS, LTD., being the Owner of the real property hereinafter described has caused said property, to-wit:

An Addition to the City of Broken Arrow, Oklahoma, located in the E/2 of the NW/4 of Section 31, T-19-N, R-15-E, Wagoner County, Oklahoma, being more particularly described as follows:

Beginning at the Northeast corner of said NW/4; thence S 00' 16' 47" E a distance of 2,641.46 feet; thence N 89' 48' 00.5" W a distance of 708.87 feet; thence N 41' 10' 36.3" W a distance of 932.82 feet; thence N 00' 20' 24.5" W a distance of 1,940.72 feet to a point on the North line of said Section; thence S 89' 49' 58.6" E a distance of 1,321.65 feet to the POINT OF BEGINNING, containing 75.14 acres, more or less.

to be surveyed, staked and platted into lots and blocks in conformity to the plat attached hereto and have caused the same to be named and designated the same as AMENDED JOHANNA WOODS, an Addition to the City of Broken Arrow, Wagoner County, Oklahoma.

AND, the undersigned Owner hereby dedicates for the public use the streets and easements as shown and designated on accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities including storm and sanitary sewers, communication lines, electric power lines and transformers, gas lines and water lines, together with all fittings and equipment for each such facility, including poles, wires, conduits, pipes, valves, meters and any other appurtenances hereto with the right of ingress into and upon said easements for the uses and purposes aforesaid: Provided, however, that the undersigned owners hereby reserve the right to construct, maintain, operate, lay and relay water and sewer lines together with the right of ingress and egress for such construction, maintenance, operating, laying and relaying over, across and along all strips of land included with the easement shown thereon, both for the purpose of furnishing water and/or sewer service to the area included in said plat, and to other areas.

WHEREAS, the property was submitted as a Planned Unit Development (Number 30) pursuant to Article 8 Ordinance 302, Broken Arrow Ordinances (Broken Arrow Zoning Code) requires the establishment of covenants of record, insuring the enforceability by the City of Broken Arrow, Oklahoma, sufficient to assure the implementation of, and continued conformance with the approved Planned Unit Development.

The development of the "AMENDED JOHANNA WOODS" Addition shall be subject to the Planned Unit Development provisions of the Broken Arrow Zoning Code, Broken Arrow Ordinances Article 8, Ordinance 302, as codified February, 1982.

AND, the undersigned Owner, for the purpose of providing an orderly development of the entire tract, and for the further purpose of insuring adequate restrictions and covenants, and for the mutual benefit of the undersigned owner, their successors and assigns and the adjacent owners abutting the tract, their successors and assigns do hereby impose the following restrictions, limitations and reservations, which shall be binding upon all subsequent purchasers:

- All lots in the Addition shall be known and described as residential and shall be used for residential purposes only. Only mobile or modular homes will be permitted.
- No building shall be located nearer to the front lot line or easement line than the building line shown on the attached plat.

- No business, trade or activity shall be carried on upon residential lots, No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

- No fences shall be installed on the front portion of any lot in the Addition between the lot line and building set back line. All carports constructed shall conform to the residence in material, type and color. Any Storage building constructed shall conform to the residence in material, type and color, and shall be located adjacent to and in back of the parking area.

- Easements shown on the attached plat and designated as "drainage easement" (D/E) shall remain clear at all times. No structure or fence may be placed on or across these easements.

- No vehicle or machinery that is not in an operational condition shall be left on any lot.

- No animals, including fowls, shall be raised, bred or kept on any lot at any time, except that not more than one each of any common household pet (which are not used, bred or maintained for any commercial purpose) may be kept. All household pets must be kept within the fenced backyard at all times.

- Easements for installation and maintenance of utilities and drainage facilities are dedicated as shown on the recorded plat. No structure shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easement, or which may obstruct or retard the flow of water through channels in the easements.

- The owner does hereby relinquish the rights of ingress and egress to the above described property within the bound designated on the accompanying plat as "Limits of No Access" (LNA) except as may be released, altered or amended by the City of Broken Arrow or its successors, or as otherwise provided by the Statutes and Laws of the State of Oklahoma, pertaining thereto.

- For admission, a mobile home will have had to obtain a permit for moving over a public road, be not older than 5 years at time of occupancy and be in good operating condition.

- Within thirty (30) days of the setting of a mobile home, skirting material comparable to the mobile home shall be installed and the unit shall be tied down. This will be done in accordance with current requirements of the City of Broken.

- Each mobile home space will be kept neat at all times and any storage beneath the home will not be permitted until the skirting has been installed.

- Overhead pole lines for the supply of electric services may be located along all boundaries of the property. Street light poles or standards may be served by underground cable and elsewhere throughout said addition all supply lines shall be located underground, in the easementways reserved for general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easementways.

- Underground service cables to all mobile home spaces and/or buildings located in said Addition may be run from the nearest service pedestal or transformer to the point of usage determined by the location of a meter pedestal or building. Upon the installation of such a service cable to a particular mobile home space or building, the supplier of electric service shall thereafter be deemed to have a definitive, permanent, effective and exclusive right-of-way easement on the land of said Addition; covering a five-foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the meter pedestal on the said mobile home space or service entrance on said building.

- The supplier of electric, gas and communication service, through its proper agents and employees shall at all times have right of access to all such easement-ways shown on said plat, or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of said underground facilities or installed by it.

- The owner of each lot shall be responsible for the protection of the underground facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said facilities. The Company will be responsible for ordinary maintenance of underground facilities, but the owner will pay for damage or relocation of such facilities caused by or necessitated by acts of the owner or his agents or contractors.

- The foregoing covenants concerning underground facilities shall be enforceable by the supplier of such service, and the owner of each lot agrees to be bound hereby.

- These restrictions shall run with the land and shall be binding upon all persons claiming under them until January 1, 2002, at which time, they shall automatically be extended for successive periods of ten years unless revoked by a majority of the property owners. If one of the parties herein, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the provisions herein, it shall be lawful for any other person or persons owning any real estate in said development of the Addition, to prosecute any proceedings at law or in equity against person or persons violating or attempting to violate any such restrictions, and either prevent him from so doing or to recover damages or other dues from such violation.

- These provisions may be amended, modified, changed or cancelled only by a written instrument executed by the Broken Arrow Planning Commission and City Council, and the provisions of such instrument shall be binding from and after the date it is properly executed.

- Reserve area "A", as shown on the plat is a drainage area hereby reserved and set aside for recreational purposes. This area shall be owned and maintained by the Owner of Johanna Woods.

- Reserve areas "B", "C", "E", "F", "G" and "H", as shown on the plat, are hereby reserved and set aside for recreational purposes. The areas shall be owned and maintained by the Owner of Johanna Woods.

- Reserve area "D", as shown on the plat is hereby reserved for sanitary sewer lift station and as sanitary sewer easement. This area shall be owned and maintained by the Owner of Johanna Woods.

Invalidation of any of these covenants by judgement or Court Order shall, in no wise affect any of the other provisions, which shall remain in force and effect.

IN WITNESS WHEREOF, we have hereunto set our hand atTulsa....., Oklahoma this14th..... day ofFebruary....., 1986.

.....
JOHANNA WOODS, LTD.

STATE OF OKLAHOMA)
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State on this14th..... day ofFebruary....., 1986, personally appeared*John L. Spradling*..... to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its agents and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes set forth.

My Commission Expires:

.....November 10, 1990.....

.....*Charles H. Spradling*.....
Notary Public

CERTIFICATE OF SURVEY

I, JACK L. SPRADLING, the undersigned, a Registered Professional Engineer and Surveyor, hereby certify that I have carefully and accurately SURVEYED, STAKED WITH IRON PINS AND PLATTED THE ABOVE described tract of land designated as AMENDED JOHANNA WOODS, an Addition to the City of Broken Arrow, Oklahoma, and that the above plat is a true and correct representation of said survey.

.....*Jack L. Spradling*.....
Jack L. Spradling, Professional Engineer,
Surveyor

STATE OF OKLAHOMA)
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public within and for the State of Oklahoma, on this14th..... day ofFebruary....., 1986, personally appeared Jack L. Spradling, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Maker and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires:

.....November 10, 1990.....

.....*Charles H. Spradling*.....
Notary Public



City of Broken Arrow

Fact Sheet

File #: 18-597, Version: 1

**Broken Arrow Planning Commission
Meeting of: 05-24-2018**

Title:

Approval of Planning Commission Meeting Minutes of February 22, 2018

Background:

Minutes recorded for the Broken Arrow Planning Commission meeting held February 22, 2018.

Cost: \$0

Funding Source: None

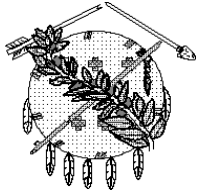
Requested By: Michael W. Skates, Director of Development Services

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission minutes - February 22, 2018

Recommendation:

Approve minutes of Planning Commission meeting held February 22, 2018.



City of Broken Arrow
Minutes - Draft
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 Mark Jones
Member Pablo Aguirre

Thursday, February 22, 2018

5:00 PM

Council Chambers

1. Call To Order

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

2. Roll Call

Present 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley

3. Old Business

Staff Planner, Amanda Yamaguchi presented the background for Old Business Item 3A. She said the applicant is not present for Item 3A; however, they have advised Staff they agree with the Staff report.

Ricky Jones said his firm prepared the plat for Item 3A and would have to recuse himself from discussion. Mr. Jones left the Council Chambers.

Lee Whelpley said the Items on Old Business were previously on the Consent Agenda so all items should be presented at one time. These items were continued from the previous Planning Commission meeting held, February 8, 2018, due to a lack of quorum.

Amanda Yamaguchi presented the background for Old Business Items 3B and 3C.

Lee Whelpley said these items were on Consent at the last meeting and would be treated as such. He explained the Consent Agenda process and asked if anyone wished to remove any other items for discussion.

A. Approval of PT15-103B, Revised Preliminary Plat, Riverstone Estates II, 24.09 acres, 82 Lots, A-1 to RS-3, one-quarter mile east of Olive Avenue, one-quarter mile south of Tucson Street

MOTION made by Mark Jones to approve Item 3A, PT15-103B, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 3 - Mark Jones, Fred Dorrell, and Lee Whelpley

Absent: 1 - Pablo Aguirre

Recused: 1 - Ricky Jones

Mark Jones said Items 3B and 3C are his company's projects and would have to recuse himself from discussion on the items.

Ricky Jones returned to the Council Chambers.

Mark Jones left the Council Chambers.

B. Approval of PT18-100, Preliminary Plat, Tucson Village II, 93 lots, 35.68 acres, A-1 to RS-3 and FD/PUD-234, south of Tucson Street, one-third mile west of 23rd Street

MOTION made by Fred Dorrell to approve Item 3B, and 3C, per Staff recommendations. The motion was seconded by Ricky Jones. The motion carried the following vote:

Aye: 3 - Fred Dorrell, Ricky Jones, and Lee Whelpley

Absent: 1 - Pablo Aguirre

Recused: 1 - Mark Jones

C. Approval of PT18-102, Preliminary Plat, Silverleaf II, 121 lots, 31.07 acres, A-1 to PUD 225/RS-3, one-quarter mile north of Omaha Street, west of 37th Street

MOTION made by Fred Dorrell to approve Item 3B, and 3C, per Staff recommendations. The motion was seconded by Ricky Jones. The motion carried the following vote:

Aye: 3 - Fred Dorrell, Ricky Jones, and Lee Whelpley

Absent: 1 - Pablo Aguirre

Recused: 1 - Mark Jones

4. Consideration of Consent Agenda

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

Ricky Jones said his firm prepared the revised plat for Item 4D and would need to remove the Item from the Consent Agenda.

Lee Whelpley explained the Consent Agenda and asked if anyone wished to remove any

other items for discussion. No one responded.

A. Approval of Planning Commission meeting minutes of January 25, 2018

MOTION made by Ricky Jones to approve Consent Agenda Item 4A, 4B, 4C, 4E, 4F, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley

Absent: 1 - Pablo Aguirre

B. Approval of BAL-2028, Peter and Cassandra Clark Lot Split, 1 Lot, 0.34 acres, one-half mile west of 9th Street, one-quarter mile south of Kenosha Street at 603 N. First Street

MOTION made by Ricky Jones to approve Consent Agenda Item 4A, 4B, 4C, 4E, 4F, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley

Absent: 1 - Pablo Aguirre

C. Approval of PT13-104A, Preliminary Plat, CSD Enterprises Amended, a replat of Block 1 and Reserve A of CSD Enterprises, and a replat of part of Lot 1 of Block 1 of Battle Creek Mini-Storage, 3 lots, 4.09 acres, PUD-226/CH and A-CH to PUD 226A/CH & IL, located one-quarter mile south of Omaha Street, west of Aspen Avenue

MOTION made by Ricky Jones to approve Consent Agenda Item 4A, 4B, 4C, 4E, 4F, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley

Absent: 1 - Pablo Aguirre

Approval of PT15-103C, Revised Preliminary Plat, Riverstone Estates III, 24.07 acres, 70 Lots, A-1 to RS-3, one-quarter mile east of Olive Avenue, one-quarter mile south of Tucson Street

This item was removed from the Consent Agenda.

E. Approval of PT17-116, Conditional Final Plat, Twin Cities Ready Mix, 1 lot, 19.30 acres, IH, one-quarter mile west of 23rd Street, one-quarter mile south of Houston Street

MOTION made by Ricky Jones to approve Consent Agenda Item 4A, 4B, 4C, 4E, 4F, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley

Absent: 1 - Pablo Aguirre

F. Approval of ST18-101, Twin Cities Ready Mix building elevations, 19.30 acres, IH, west of 23rd Street, south of Houston Street

MOTION made by Ricky Jones to approve Consent Agenda Item 4A, 4B, 4C, 4E, 4F, per Staff recommendations. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley

Absent: 1 - Pablo Aguirre

After the vote, Lee Whelpley said Item 4E will be heard by the City Council on March 20, 2018, at 6:30 p.m. He said if anyone wishes to speak at Council they must fill out a request to speak form prior to the meeting.

Ricky Jones left the Council Chambers

5. Consideration of Items Removed from Consent Agenda

D. Approval of PT15-103C, Revised Preliminary Plat, Riverstone Estates III, 24.07 acres, 70 Lots, A-1 to RS-3, one-quarter mile east of Olive Avenue, one-quarter mile south of Tucson Street

MOTION made by Fred Dorrell to approve Item 4D, per Staff recommendations. The motion was seconded by Mark Jones. The motion carried the following vote:

Aye: 3 - Mark Jones, Fred Dorrell, and Lee Whelpley

Absent: 1 - Pablo Aguirre

Recused: 1 - Ricky Jones

6. Public Hearings

Ricky Jones returned to the Council Chambers.

A. Public hearing, consideration, and possible action regarding PUD-226A (Planned Unit Development) and BAZ-1997 (Rezoning), CSD Enterprises Amended, 4.09 acres, PUD-226/CH and A-CH to PUD-226A/CH and IL, located one-quarter mile south of Omaha Street, west of Aspen Avenue

Senior Planner, Brent Murphy presented the background for Item 6A saying, Planned Unit Development (PUD)-226A and rezoning request BAZ-1997 involve a 4.09-acre parcel located one- quarter mile south of Omaha Street, west of Aspen Avenue.

Applicant is requesting that the zoning on the property be changed from PUD-226/CH and A-CH to PUD-226A/CH and IL. The property is designated as Level 6 in the Comprehensive Plan.

PUD-226 was approved by the City Council on June 16, 2014, subject to the property being platted. The plat, CSD Enterprises, was recorded in Tulsa County in 2015. At the time PUD-226 was approved, the property had two different property owners. Since that time the property owners, to the north, CSD Enterprises purchased the abutting property, to the south. In addition, a 14-foot-wide strip that was part of the Battle Creek Mini-Storage was obtained by CSD Enterprises also.

Mr. Murphy said the design concept has been modified with PUD-226, to consist of three lots. The existing CSD Office has already been constructed and is Lot 1. The middle part of the area, will be office-warehouse and the possibility for RV storage. With these type of uses, requires IL zoning. Lot 3, to the south of the existing office is planned for office use. He said a summary of proposed changes can be located in the Staff report.

He reiterated that the project will consist of three lots. Lot 2 will be for the industrial use. Lot 1 and 3, adjacent to Aspen will be used for an office building with the underlying zoning for commercial type uses.

The property associated with PUD-226A and BAZ-1997 is shown in the Comprehensive Plan as Level 6. The IL zoning requested with BAZ-1997 and the development proposed with PUD-226A are in accordance with the Comprehensive Plan in Level 6.

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-226A and BAZ-1997 be approved as submitted, subject to the property being replatted in accordance with the City of Broken Arrow Subdivision Regulations. Mr. Murphy said the Preliminary Plat for this project was approved on the Consent Agenda for this meeting.

Lee Whelpley asked if the applicant would step to the podium and give their name and address, for the record.

Brian Casement, Casement Engineering, engineer and representative for Daniels Construction said he agrees with the Staff report.

Lee Whelpley opened the public hearing for PUD-226A and BAZ-1997, Item 6A and asked if anyone wished to speak on the item. No one responded. Mr. Whelpley closed the Public Hearing.

MOTION made by Mark Jones to approve Item 6A, per Staff recommendation. The motion was seconded by Ricky Jones. The motion carried the following vote:

After the vote, Lee Whelpley said Item 6A will be heard by the City Council on March 20th, at 6:30 p.m.

Aye: 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley

Absent: 1 - Pablo Aguirre

B. Public hearing, consideration, and possible action regarding PUD (Planned Unit Development Minor Amendment) 10H, Charlies Chicken Pylon Sign, 1.06 acres, PUD-10H/CG, north of New Orleans Street, one-quarter mile west of Elm Place

Staff Planner, Amanda Yamaguchi presented the background for Item 6B saying, Planned Unit Development (PUD) 10H is a request for a minor amendment to PUD-10 on 1.06 acres associated with the Vandever East Greens located north of New Orleans Street, one-quarter mile west of Elm Place.

On September 4, 1979, the City Council approved a Planned Unit Development (PUD-10), subject to platting. The parcel related to PUD-10H was created in 1981, as part of that plat as Lot 1, Block 1, Vandever Green.

Mazzio's pizza was previously located on this property. The site plan that was reviewed and approved by the Planning Commission on September 11, 1997, showed a sign that met the requirements of the Zoning Ordinance in effect at the time of site plan review. The site plan was later revised to accommodate an access point to the east. The sign was installed on the south side of the drive, approximately 71-feet from the centerline of New Orleans Street, which was not in accordance with the Zoning Ordinance and was not shown on the revised site plan.

Ms. Yamaguchi said on November 21, 2013, the Planning Commission approved PUD-10G, a request for a minor amendment to PUD-10. PUD-10G was approved with the condition to either leave the sign at 71 feet from the centerline of New Orleans with a limit of ten feet in height and 127 square feet in area or, the height of the sign could be increased to 14 feet, provided it would be moved north of the drive that connects to the abutting property to the east.

The sign constructed after the approval of PUD-10G was in accordance with the first option listed in the conditions and was located approximately 71-feet from the centerline of New Orleans Street and was 10-feet in height.

PUD-10H, is a second request for a minor amendment to modify the sign height of the existing freestanding sign. The sign is proposed to be increased in height from 10-feet to 16-feet, with an area of 92 square feet. The applicant proposes to place the proposed sign a total of 71-feet from the centerline of New Orleans Street. The 92-square foot proposed sign area is less than the 127-square foot area that was approved with PUD-10G.

Amanda Yamaguchi said the sign for Taco Bell to the west of this property is also a part of PUD-10, is approximately 10-feet in height and 110-feet from the centerline of New Orleans Street. The sign for El Chico to the east is approximately 12-feet in height and 100-feet from the centerline of New Orleans Street.

The signs on adjacent properties were installed in accordance with PUD-10 guidelines and the sign regulations that were in effect prior to the current sign requirements. A minor amendment to PUD-10, PUD-10G, has been previously approved to increase the height of this sign, provided that it is moved north of the drive, approximately 110-feet from the centerline of New Orleans Street.

Ms. Yamaguchi said, based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-10H be approved, subject to the following conditions of approval:

1. Staff recommends that platting be waived, since the property has already been platted.
2. The applicant shall obtain a sign permit from the Development Services Division before constructing any signs.
3. At 71 feet from the centerline of New Orleans Street (current sign location), the sign shall be limited to 14 feet in height. No part of the sign shall be located within 71 feet of the centerline of New Orleans Street. The size of the sign shall be limited to 92 square feet as shown in the drawing submitted by the applicant. The supporting pole structure shall be covered and landscaping shall be provided around the base of the sign.
4. The height of the sign can be increased to 16 feet, provided it is located north of the drive that connects with the abutting property to the east, approximately 110-feet from the centerline of New Orleans Street. The size of the sign shall be limited to 92 square feet as shown in the drawing submitted by the applicant. The supporting pole structure shall be covered and landscaping shall be provided around the base of the sign.

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

Brad Bouse, Charlie's Chicken, 740 West New Orleans (store address), said 14 feet is restrictive. He said the front of the building out to El Chico is 30 feet, which matches Taco Bell. He said his building sits back 30 feet. He said an aerial on Google Maps, looking at the intersection, from 101st and Elm looking back shows Taco Bueno, Taco Bell and El Chico. He said this building cannot be seen. Moving the sign back will move it behind El Chico, which decreases visibility. He said he would like two more feet. Standard reader boards are four feet, the sign is 6 feet which equals 10 feet. Leaving 4 feet off the ground is 14 feet, which will leave no gap between the two. He said if the sign is too low it can get hit by vehicles and he has had that happen at another store.

Mr. Bouse said he wants two extra feet to compete with convenient stores, which now offer food. More specifically, they sell chicken. He said they are allowed two signs, one on each street and he does not see an issue with adding two more feet to his sign. He said the two feet is needed due to the visibility of his business. Mr. Bouse referenced convenient store menus and signs that were being displayed on the screen.

Lee Whelpley asked Mr. Bouse if he is against Staff recommendations. Mr. Bouse said he would like two more feet.

Fred Dorrell asked Mr. Bouse if he was requesting 16 feet at 71 feet from the center-line. Mr. Bouse said yes, that the location of this store dips down and the extra two feet is needed.

Ricky Jones asked Mr. Bouse if he wants the sign closer and larger.

Brad Bouse said he does not want to move the sign closer.

Ricky Jones said the sign can be taller if it is set farther back from the street.

Mr. Bouse said that is correct. He referenced a drawing, on the screen, and explained his need for two additional feet.

Ricky Jones asked if it would be appropriate for El Chico to move their sign closer to the street. Mr. Bouse said El Chico's sign is visible where it is currently located.

Ricky Jones said he understands visibility; however, granting the increase on this sign would create a chain reaction from other businesses (in the area) wanting the same. The argument to allow that would be that Charlie's Chicken sign was allowed to be larger. He said he drove the area and traveling west to east, the El Chico sign cannot be seen until almost getting to the building.

Lee Whelpley said the sign cannot be seen from one perspective; however, he said the goal is to try and capture people's attention, not from the frontage road, but from the main thoroughfare.

Discussion continued. Inaudible due to speakers being too far away from their microphone.

Mark Jones asked if the old Mazzio sign complies.

Larry Curtis said the former Mazzio's sign was not in compliance to the zoning code or the PUD. He said a request, to increase this sign, was submitted about five years ago. He said ten feet was allowed, at this location by amending the PUD. The Planning Commission approved the ten foot sign, leaving it at its current location and if the sign needed to be bigger, the sign would have to be moved farther back.

Ricky Jones said he remembered the previous case, requesting a larger sign. He said the sign existed and Planners locked it in at what it was. He said Mr. Bouse has options - the sign can be 16 feet tall, if the sign is pushed 110 feet back or at 71 feet, the sign is limited to 92 square feet and 14 feet in height.

Mr. Bouse said moving the sign back to 110 feet limits the visibility even more as the edge of the sign would be the only thing visible from the street.

Discussion continued.

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 asked to see the exhibit, from the staff report, showing the north side of the street with the two signs on either side. He said the signs for Taco Bell and Taco Bueno are 110 feet back.

Larry Curtis said there is a scribners error on the exhibit and one of the signs is 14 feet, not 16 feet.

Ricky Jones said the sign being closer, but limited in height seems ok and the sizes listed in Staff's recommendation. Signage is critical and the Commission hears a lot of cases, in which Staff can usually work out the issues with the applicant; however, on this case, it would set a precedent to be that close and taller.

Mark Jones said he agrees not to set a precedent which could cause issues across the City.

Ricky Jones said Staff provided two options to choose from and although the applicant would like something different, he cannot support the request for two more feet. He said this area is also one that is trying to be re-developed and has a lot of empty spaces. He said the area is being looked at to bring in businesses. He said this use, for Charlie's Chicken is a good use; however, he cannot approve a larger sign, up close.

Lee Whelpley asked Mr. Bouse how the request for two feet versus one came about.

Brad Bouse said because all reader boards are four feet standard and their signs are six feet which equals ten feet. Which only leaves four feet. He said if they are installed too low it cause signs to be changed by non-employees of the business. He said he understands the concern about setting a precedent.

Ricky Jones said Staff did a good job of providing some alternatives that hopefully the applicant can live with.

MOTION made by Ricky Jones to approve Item 6B, per Staff recommendation. The motion was seconded by Fred Dorrell. The motion carried the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Ricky Jones, and Lee Whelpley

Absent: 1 - Pablo Aguirre

7. Appeals

None.

8. General Commission Business

None.

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

Larry Curtis said he wanted to bring attention that a public meeting, regarding the current bond package, would be held at 6 p.m. to the Citizens of Broken Arrow at the South Broken Arrow Baptist Church. The Citizens can vote on the bond package in August. He encouraged Planning Commission member to attend.

Mr. Curtis said a meeting would be held Monday, at the Battle Creek Clubhouse for Citizens to attend. Another meeting is scheduled for at Forest Ridge Country Club, on Tuesday at 6 p.m. He said if one meeting is missed there are two other opportunities to attend.

Larry Curtis said he wanted to introduce a new Administrative Clerk, Sarah McDaniel who will be helping with Planning items predominately and assisting with engineering files.

Michael Skates said he wanted to introduce his new Administrative Assistant, Kelly Hawver, who replaced long-time employee, Debbie Limon. He said she started Monday and is doing a great job.

Ricky Jones welcomed Sarah and Kelly and said the City has a great Staff and have some big shoes to fill.

Lee Whelpley said the Planning Commission welcomes a new Commissioner, Pablo Aguirre who stepped down from the Board of Adjustment to take the new seat. He said although Pablo was unable to make his first meeting, they welcome him.

10. Adjournment

MOTION: by Mark Jones to adjourn at 5:38 p.m. The motion was seconded by Fred Dorrell. The motion carried the following vote:



City of Broken Arrow

Fact Sheet

File #: 18-537, Version: 1

Broken Arrow Planning Commission

05-24-2018

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding PUD-30C (Planned Unit Development) and BAZ-2001 (Rezoning), Johanna Woods II, 5.02 acres, A-1 to RMH/PUD-30C, one-half mile east of 23rd Street, one-quarter mile south of Omaha Street

Background:

Applicant: Tim Terral, TEP
Owner: Johanna Woods, L.L.C.
Developer: Johanna Woods, L.L.C.
Engineer: Tulsa Engineering & Planning Associates, Inc
Location: One-half mile east of 23rd Street, one-quarter mile south of Omaha Street
Size of Tract 5.02 acres
Present Zoning: A-1 (Agricultural)
Proposed Zoning: RMH (Residential Mobile Home Park) and PUD-30C
Comp Plan: Level 3 (BACP 40)

Planned Unit Development (PUD)-30C and BAZ-2001 involves a 5.02-acre parcel located one-half mile east of 23rd Street, one-quarter mile south of Omaha Street. Applicant is requesting that the zoning on the property be changed from A-1 to RMH/PUD-30C for a proposed addition to Johanna Woods II and to reduce the minimum lot width from 50 feet to 40 feet. The property is not yet platted but the applicant intends to plat the property in conjunction with PUD-30C.

BACP-40, a request to change the comprehensive plan designation on this property from Level 2 to Level 3, was approved by the City Council on October 21, 2002. Approval of BACP-40 was subject to platting the property to PUD-30 standards, dedicating Reserve "D" to the City of Broken Arrow as a right-of-way, and installing an eight-foot-high opaque screening fence along the north boundary. On November 18, 2002, the City Council approved BAZ-1575 to rezone the property from A-1 to RMH, subject to installing a sidewalk on N. 30th Street, creating a landscape reserve area on the north 60 feet of the property (that may also include a storm shelter), and to the aforementioned conditions. The legal description for the property included in BAZ-1575 included a 4.47-acre portion of the current project site rather than the entire lot. Additionally, the property was never platted; therefore, the rezoning was not vested.

PUD-30 was approved by the City Council on October 4, 1982 for Johanna Woods, a 75.14-acre residential

mobile home development with 242 lots. On July 5, 1983, the City Council approved PUD-30A to allow mobile homes to be owner or renter occupied. On July 11, 1985, the City Council approved an amendment to PUD-30, now known as PUD-30A-1, for proposed changes to stagger the front building lines. On November 2, 1992, the City Council approved PUD-30B, a PUD Amendment to allow sales of mobiles on the site, subject to the condition that sales be limited to one home per lot, that no more than six lots be for sale simultaneously, and for sales to cease once existing lots are occupied. The Johanna Woods plat was recorded in Wagoner County on March 27, 1984 and amended on February 4, 1987.

The applicant, through PUD-30C, proposes to add 5.0183 acres to the existing Johanna Woods mobile home park. Access to the proposed development is through the existing N. 30th Street on the east side of Johanna Woods off of Omaha Street. Reserve “A” located at the north of the site along E. Omaha Street, is designated as a landscape area and may include a community storm shelter. Reserve “D” located at the west side of the site will be dedicated to the city for additional roadway on N. 30th Street.

The applicant proposes to dedicate 50 feet of right-of-way (ROW) along E. Omaha Street and five (5') feet along N. 30th Street when the site is platted. Construction of a sidewalk along E. Omaha Street will also be required with the plat.

There is an existing 30-foot-wide pipeline easement across the south portion of the property. The setback requirement from active pipelines is 50 feet. The applicant requests that the setback be reduced to 35 feet in accordance with United States Department of Transportation guidelines for inactive pipelines. The attached letter from Phillips 66 Company confirms that the pipeline is inactive and there are no plans to return them to service.

The applicant is proposing a minimal clearing of trees and intends to only remove trees for mobile home pads and for utility connections. Utilities are available in the area. No on-site detention is required for this property.

SUMMARY OF DEVIATION FROM ZONING ORDINANCE

PUD-30C is proposed to be developed in accordance with the Zoning Ordinance and the use and development regulations of the RMH district, except as requested by the applicant and summarized below:

Item	Zoning Ordinance Requirement	PUD-30C Request
Minimum Tract Requirements	Total area: 5 acres Minimum gross land area per mobile home: 4,000 SF	Proposal will add 5.0183 acres to the existing 75.14 acres. Lots 1 - 22 = 7,080.00 SF Lot 23 = 17,029.27 SF Lot 24 = 16,887.57 SF Lot 25 = 9,416.40 SF Exceeds minimum requirements
Tract Width	Principal entrance: 50 feet Elsewhere: 100 feet	Per Zoning Ordinance
Building Setbacks and Buffers	35 feet from public thoroughfare 25 feet from side and rear boundary lines	Per Zoning Ordinance

Minimum Lot Requirements	Area: 2,000 square feet Lot frontage: 50 feet Setback from internal street or drive: 20 feet	Area per Zoning Ordinance 40 feet lot frontage Setback per Zoning Ordinance
Minimum Separation	Between mobile homes: 15 feet From boundary of mobile home lot: 10 feet	Per Zoning Ordinance
Screening	Section 5.2.E.2.a states that all residential uses that abut an arterial street shall install and maintain fences at least six feet (6') in height. 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.	Per Zoning Ordinance
Street Trees and Landscape	One (1) tree per fifty (50') lineal feet of frontage along an arterial street (per Section 5.2.B.2.a) Landscape to be outside of arterial street right-of-way	Per Zoning Ordinance
Livability Open Space	Minimum 1,600 square feet per dwelling unit (open space not utilized for parking or drives) (per Section 4.1.E.d - Table 4.1-6)	Per Zoning Ordinance
Common Recreation Space	300 square feet of common recreation space per mobile home lot; minimum area of common recreation space is 8,000 square feet with a minimum width of 60 feet and located within 300 feet of each mobile home it is intended to serve.	Per Zoning Ordinance

Parking Requirements	Section 5.8.A - Common area parking - to be within 200 feet of each lot so served, measured along a route of pedestrian access. If parking space is provided with each lot, the minimum lot area shall be increased by three hundred seventy-five square feet (375 sq.ft.).	Parking to be provided on each lot per Zoning Ordinance
Access	The centerline of driveways on an arterial street or collector street shall be located as far as the lot width permits from street intersections, and at least two hundred fifty feet (250') away from the centerline of the intersecting street.	The addition to Johanna Woods will use the existing roadway (N. 30 th Street) off of E. Omaha Street. N. 30 th Street is a minor residential street. No new streets are proposed.

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
North	Level 2	A-RS-3	Omaha Street and single-family residential development beyond
East	Level 2	A-1 to RS-3	Undeveloped/Proposed single-family residential development
South	Level 2	A-1	Undeveloped
West	Level 3	RMH	Johanna Woods I

None of the property is located in a 100-year FEMA floodplain area.

The development proposed with PUD-30C & BAZ-2001 is considered to be in compliance with the Comprehensive Plan in Level 3.

Attachments: Case map
Aerial photo
PUD-30C Design Statement
Johanna Woods Amended
Ordinance 302, Section 11, February 1982

Recommendation:

Based on the location of the property, and the surrounding land uses, Staff recommends that PUD-30C and BAZ-2001 be approved subject to the property being platted.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

JMW



Johanna Woods II
PUD-30C & BAZ-2001



Major Amendment to
PUD 30

Johanna Woods II

Broken Arrow, Oklahoma



Tulsa Engineering & Planning Associates

9820 East 41st Street, Suite 102

Tulsa, Oklahoma 74146

918.252.9621 Fax 918.250.4566

City of Broken Arrow 4/16/2018

APR 13 2018

TABLE OF CONTENTS

	<u>Page</u>
I. Narrative	1
II. Exhibit 'A' - Conceptual Site Plan	
III. Exhibit 'B' - Phillips 66 Letter: Vacated Lines & Setbacks	

I. NARRATIVE

"Johanna Woods" (PUD 30) was approved by the Broken Arrow City Council on October 4, 1982. "Johanna Woods" is a ± 75.14 acre residential mobile home development, generally located on the south side of East Omaha Street (East 51st Street South), between South 23rd Street (South 193rd East Avenue) and South 37th Street (South 209th East Avenue). This Major Amendment to PUD 30 affects the proposed Johanna Woods II subdivision, a 5.0183 acre tract located contiguous to the east boundary line of the Johanna Woods Amended subdivision and is not a part of the original PUD 30. The Johanna Woods II tract was conditionally approved by the Broken Arrow City Council for RMH zoning on November 8, 2002. Condition # 1 was that this property be platted with at least the same standards as PUD 30, which requires a minimum lot width of 50 ft. This Amendment to PUD 30 is requesting the minimum lot width be reduced to 40 ft. Reducing the lot width to 40 ft. increases the yield from 21 lots to 25 lots, a net increase of 4 lots.

There are two Phillips pipelines that cross the property in the southern portion of the tract. These pipelines are to be abandoned and as is stated in the Section 4.2.a of the Broken Arrow Subdivision Regulations "In cases where an existing pipeline has been abandoned and/or removed, and the property owner and the pipeline company have provided necessary documentation, the building line setback from the pipeline can be reduced as necessary to facilitate the project." Per discussions with the City of Broken Arrow and Phillips, the building setback from the abandoned pipelines is to be reduced from 50 ft. to 35 ft.

To summarize, this Major Amendment to PUD 30 is submitted to request two revisions to PUD 30. The requested modifications are as follows:

- 1). Incorporate the proposed 5.0183 acres into the original Johanna Woods PUD (PUD 30).**
- 2). Establish the minimum lot width for the lots in the proposed 5.0183 acres to be 40 ft.**

All other development standards of PUD 30 are to remain unaltered.



Exhibit 'B'

Matthew R. Dowdell
Attorney/ROW Advisor, Real Estate Services

Phillips 66 Company
1384-04 Phillips Building
420 South Keeler Avenue
Bartlesville, Oklahoma 74003-6670
phone 918.977.5143
fax 918.977.2202

February 28, 2018

Via Electronic Mail

Shara Heimbach
Sandbox Management, LLC
2909 E. Montpelier St
Broken Arrow, OK 74014

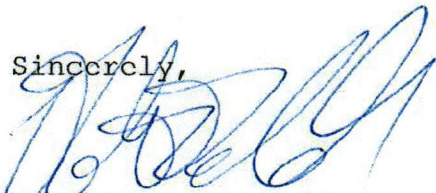
Re: Johanna Woods Mobile Community platting process
RW#23928 & 23929

Ms. Heimbach:

This letter follows our various correspondence detailing Johanna Woods Mobile Community's (JWO) efforts to plat undeveloped portions of JWO's property. As you and the City know, Phillips 66's (PSX) Out of Service Woodrider/Cherokee Pipelines cross the JWO property, with an associated thirty (30) foot easement. As a clarification for the platting efforts PSX acknowledges the two pipelines at issue are out of service, with no plans to return them to service. Additionally, PSX does not have plans to remove the pipelines, without reimbursement. These lines are governed by United State Department of Transportation guidelines which require a thirty-five (35) foot setback of any "dwelled-in structure" from the outside of each pipeline.

Thank you for patience in this matter. Please call or e-mail me with any comment or questions.

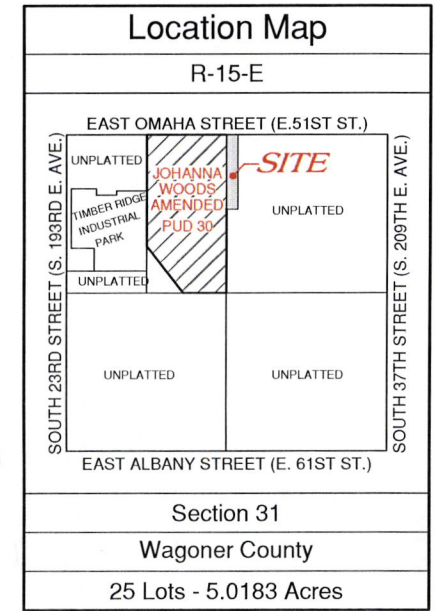
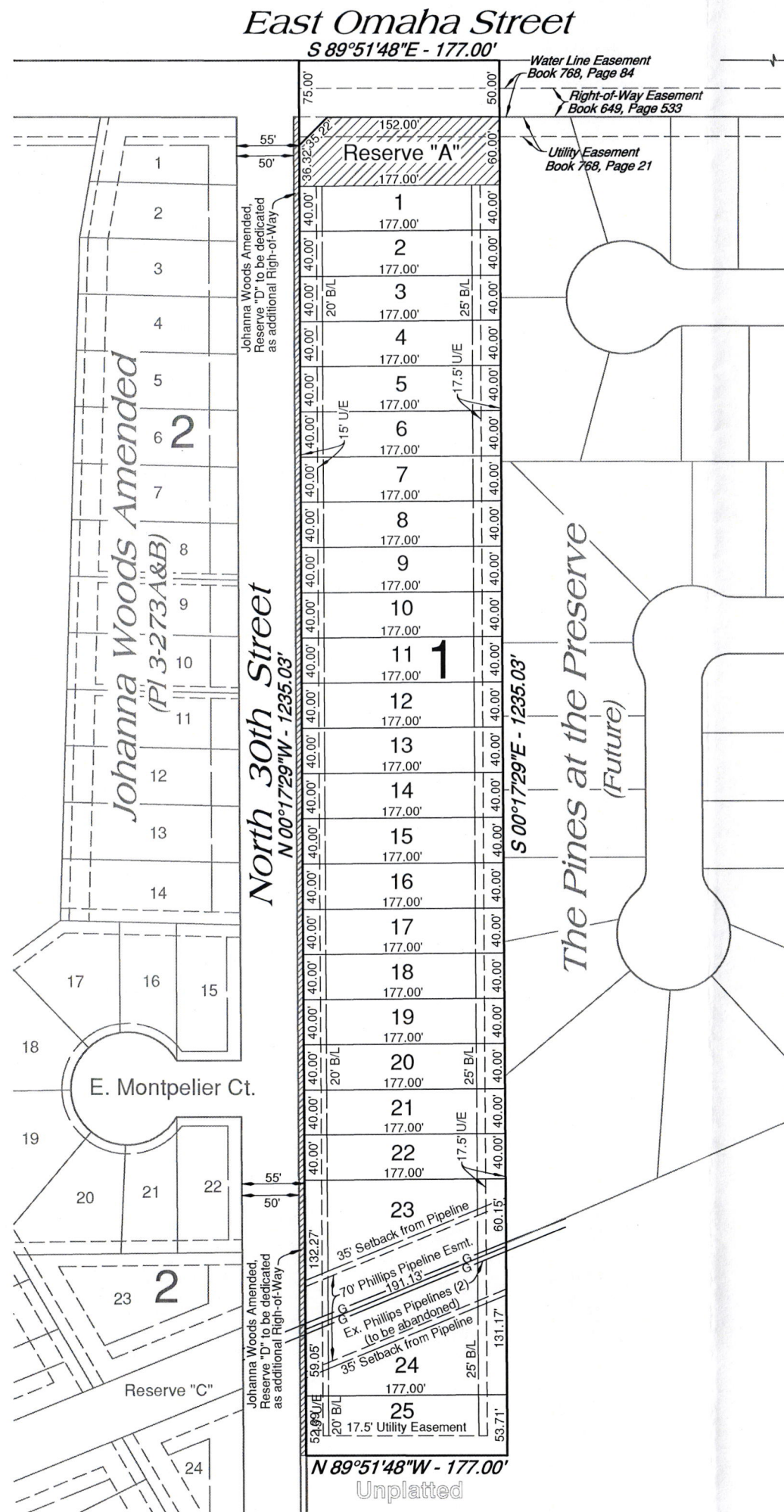
Sincerely,



Matthew R. Dowdell

City of Broken Arrow

APR 13 2018



Data Summary:	
Total Project Area	5.0183 Acres
Maximum # of Lots	25
Total # of Lots Shown	25
Project Density (Max.)	4.98 DUs/Acre
Average Lot Size	40' x 177'



Not To Scale

EXHIBIT 'A'

Johanna Woods II

Conceptual Site Plan

APR 13 2018

ORD 302
FEB 82

This Ord that
Existed at the
Time of ~~Dec~~
PUD 30 Approv

SECTION 11

MOBILE HOME PARK DISTRICT

11.1--GENERAL DESCRIPTION

Amended
12-21-81
Ord. #955

The "RMH" Mobile Home Park District is designed to encourage the development of properly planned mobile home parks in residential environments and to establish standards for the size, design, and quality of mobile home parks. The location, building, or storage of mobile homes, individual trailers, travel trailers, or tourist trailers is prohibited in the City of Broken Arrow except within a mobile home park as defined by this Ordinance. The Mobile Home Park District can be used as a device for balancing land uses properly to each other and provides a practical and desirable buffer between commercial and residential district. Within a mobile home park district, no more than ten percent (10%) of the mobile home stands shall be devoted to transient purposes.

11.2--PERMITTED USES

The following uses are permitted in an "RMH" Mobile Home Park District and are subject to all the general provisions and regulations of this Ordinance.

- A. Mobile Homes
- B. Cultural, institutional and recreational facilities - public and private
- C. Accessory buildings and uses customarily incidental to the above uses when located on the same lot.

Mobile home parks shall be subject to the following conditions. Mobile home parks which are proposed to be platted shall also be subject to the provisions of the subdivision regulations.

11.3--BULK AND AREA REGULATIONS

11.31 Minimum Tract Requirements

Area, Total	5 acres
Area per Mobile Home	3,500 sq. ft.
Width, at principal entrance areas	50 feet
Width, elsewhere	100 feet
Building setback from Public thoroughfare	25 feet
Building setback from side and rear boundary lines	10 feet

11.32 Minimum Lot Requirements:

Area	2,000 sq. ft.
Setback from centerline of internal street or drive	20 feet
Separation between mobile homes	15 feet

Separation from boundary of	
mobile home lot	5 feet
Parking space per mobile home	
lot	2 spaces

11.33 Common Recreation Space

There shall be at least 300 square feet of common recreation space per mobile home lot; the minimum area of any common recreation area shall be 8,000 square feet, and the minimum width of any such area shall be 60 feet. Each required common recreation area shall be within 300 feet of each of the mobile homes it is intended to serve, measured along a route of pedestrian access. Such recreation area shall be no nearer than 25 feet to any property line. Each required common recreation area shall be graded and drained so as to dispose of all surface waters accumulated within the recreation area and shall be surfaced with turf or other dustless surface.

11.4--OTHER REQUIREMENTS

11.41 Off Street Parking Areas

Off-street parking space may be provided on common areas improved in accordance with provision for common recreation areas and shall be located within 200 feet of each lot so served, measured along a route of pedestrian access. If parking space is provided with each lot, the minimum lot area shall be increased by 375 square feet.

Amended 11.42 Screening Wall
Ord. #516
10-15-73

This district shall be permanently screened from adjoining and contiguous Agricultural and Residential Districts by an opaque wall or fence which shall be

- (a) constructed, designed, and arranged to provide a visual separation of uses, irrespective of vegetation; and
- (b) a minimum height of seven (7) feet placed inside the district line; and
- (c) constructed with all braces and supports on the interior.

This visual screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain after notice by the Building Inspector shall constitute an offense hereunder.

The Planning Commission may waive the requirement of visual screen if equivalent screening is provided by existing parks, major streets, recreation area, or by natural terrain.

11.43 Interior Driveways

Interior driveways shall be improved and maintained in accordance with the provisions set forth in the Subdivision Regulations for Broken Arrow.

11.44 Accessory Commercial Uses

In a mobile home park containing at least 100 improved mobile home spaces there may be provided accessory commercial uses for the convenience of the residents of the development, provided that:

- (a) All such uses are operated within an enclosed structure.
- (b) The gross floor area of such accessory uses shall not exceed 25 square feet for each mobile home space in the park.
- (c) No such structure shall be closer than 25 feet to any property in an "A" Agricultural or "R" Residential District outside the development.

BROKEN ARROW
ZONING DISTRICT REQUIREMENTS

FOR

OFFICE, COMMERCIAL AND INDUSTRIAL DISTRICTS*

Central Office 0-1	Planned Office Park 0-2	Neighborhood Office 0-3	Central Business District C-1	Planned Shopping Center C-2	Neighborhood Convenience Shopping C-3	Automotive Sales and Service C-4	Hwy. Comm. & Comm. Recreation C-5	Light Ind. I-1	Heavy Ind. I-2
---	2½ acres	12,000 sq.ft. to 2.49 acres	---	2½ acres	12,000 sq.ft. to 2.49 acres	---	---	10,000	2½ acres
70/80%	33%	50%	70/80%	33%	50%	33%	50%	50%	40%
---	50'	50'	---	50'	50'	50'	50'	50'	50'
---	15/30'	30'	---	15/30'	30'	30'	30'	30'	30'
---	50/75'	30'	---	50/75'	30'	30'	30'	50'	50'
---	200'	100'	---	200'	100'	100'	100'	100'	100'
---	---	---	---	---	---	---	---	15'	30'
---	---	35'	---	---	35'	35'	---	50'	50'
(5:1)	33% (1:2)	50% (1:1)	(5:1)	33% (1:2)	50% (1:1)	33% (1:2)	50% (1:1)	---	---
---	---	---	---	One off-street loading space for every twenty-five thousand (25,000) sq.ft.					
---	1/300	1/300	---	1/200	1/200	1/200	1/200	---	---

*Refer to specific district regulations for specific or special requirements.
This table is intended as a general guide

MINIMUM LOT SIZE

MAXIMUM COVERAGE

YARD REQUIRED

R-O-W
Office, Commercial
or Industrial

A or R

Frontage

Side

HEIGHT LIMIT

BULK LIMITATIONS
(FLOOR AREA RATIO)

LOADING SPACE/
FLOOR AREA

PARKING REQUIREMENTS
No. of cars/sq.ft. of use



City of Broken Arrow

Fact Sheet

File #: 18-581, Version: 1

Broken Arrow Planning Commission

05-24-2018

To: Chairman and Commission Members

From: Development Services Department

Title: Public hearing, consideration, and possible action regarding BAZ-2000, Angus Acres Perimeter Rezoning, approximately 15 acres, A-R-1 to ON, south and east of the south east corner of Kenosha Street and 23rd Street

Background:

Applicant: Donald N. Stacey

Owners: Perry M. and Leslie K. Neufeld, B.D. Homes, LLC, Mohammad M. Cherifi and Jamie L. Moore, Mary Jane Lanning, Larry J. and Cindy L. Rodriguez, Robert D. Talley, Mark S. Drop, Sr., Donald N. Stacey, Shirley D. Ketcher, Randy Gene Sehon and Nancy K. Mader, Jerry L. and Kathy Jo Pride

Developer: None

Engineer: None

Location: South and east of the southeast corner of Kenosha Street and 23rd Street

Size of Tract Approximately 15 acres

Number of Lots: 11

Present Zoning: A-R-1 (Annexed Single-Family Residential)

Proposed Zoning: ON (Office Neighborhood)

Comp Plan: Level 2 (Urban Residential)

BAZ-2000 is a request to change the zoning designation on 11 lots (approximately 15 acres) from A-R-1 (Annexed Single-Family Residential) to ON (Office Neighborhood). This property was platted in Wagoner County as part of Angus Acres on December 31, 1957. The property is located south and east of the southeast corner of Kenosha Street and 23rd Street.

Angus Acres subdivision was annexed into the City of Broken Arrow on June 2, 1980 by Ordinance No. 833 and was given the zoning designation of A-R-1 (Annexed Single-Family Residential). Ten of the 11 lots included in this request have existing single-family homes. One lot adjacent to 23rd Street is currently vacant.

BACP-79, a request to change the Comprehensive Plan designation on a portion of this property from Level 2 to Level 4, was denied by the Planning Commission on April 26, 2007. This decision was never appealed to the City Council.

According to the FEMA maps, none of the property is located within a 100-year floodplain area.

Surrounding land uses and zoning classifications include the following:

North:	CG and CN	Commercial
East:	A-R-1	Single-Family Residential
South:	A-R-1	Single-Family Residential
West:	CH (via BAZ-1437), CG, and CN	Undeveloped and Commercial

The property is designated as Level 2 in the Comprehensive Plan. ON zoning is identified as being “possible” with the Comprehensive Plan in Level 2. ON is considered to be in accordance with the Comprehensive Plan when the proposed ON zoning is located adjacent to an arterial street or is part of an expansion of an existing ON area, which is located adjacent to an arterial street. The ON zoning requested with BAZ-2000 is located adjacent to Kenosha Street and 23rd Street. Furthermore, the ON zoning being requested will serve as a buffer between the commercial uses to the north and west and the remaining single-family uses in the Angus Acres neighborhood. When the property redevelops with ON uses, access to the property will be from Kenosha Street and 23rd Street. As a result, BAZ-2000 is considered to be in compliance with the Comprehensive Plan. The replatting process and the infrastructure requirements associated with replatting have been explained to the applicant.

Attachments:

- Case map
- Aerial photo
- Comprehensive Plan
- Angus Acres Plat
- Ordinance No. 833 Annexing Angus Acres

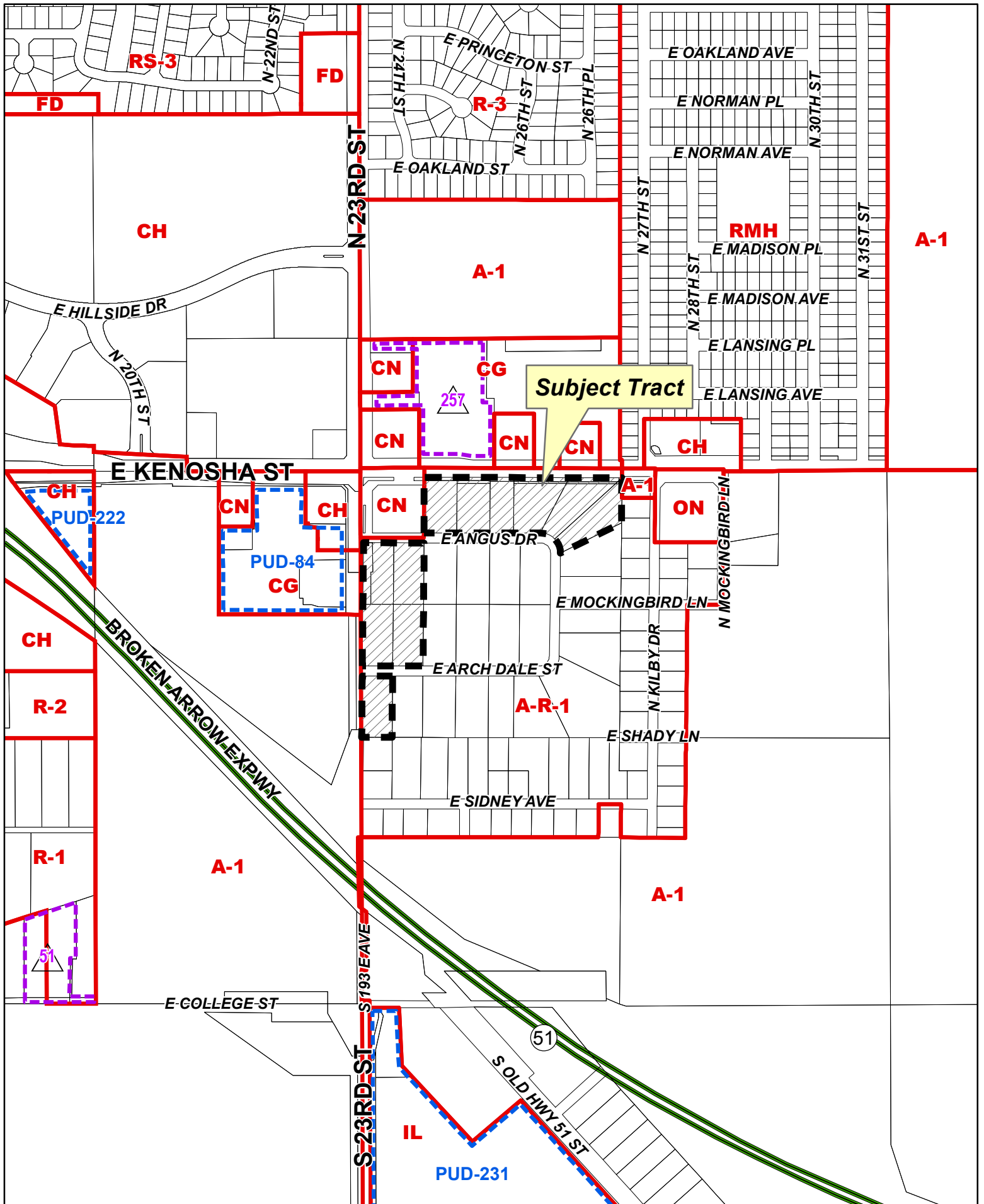
Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-2000 be approved, subject to the property being replatted in accordance with the Subdivision Regulations and all future access to the property be from Kenosha Street or 23rd Street.

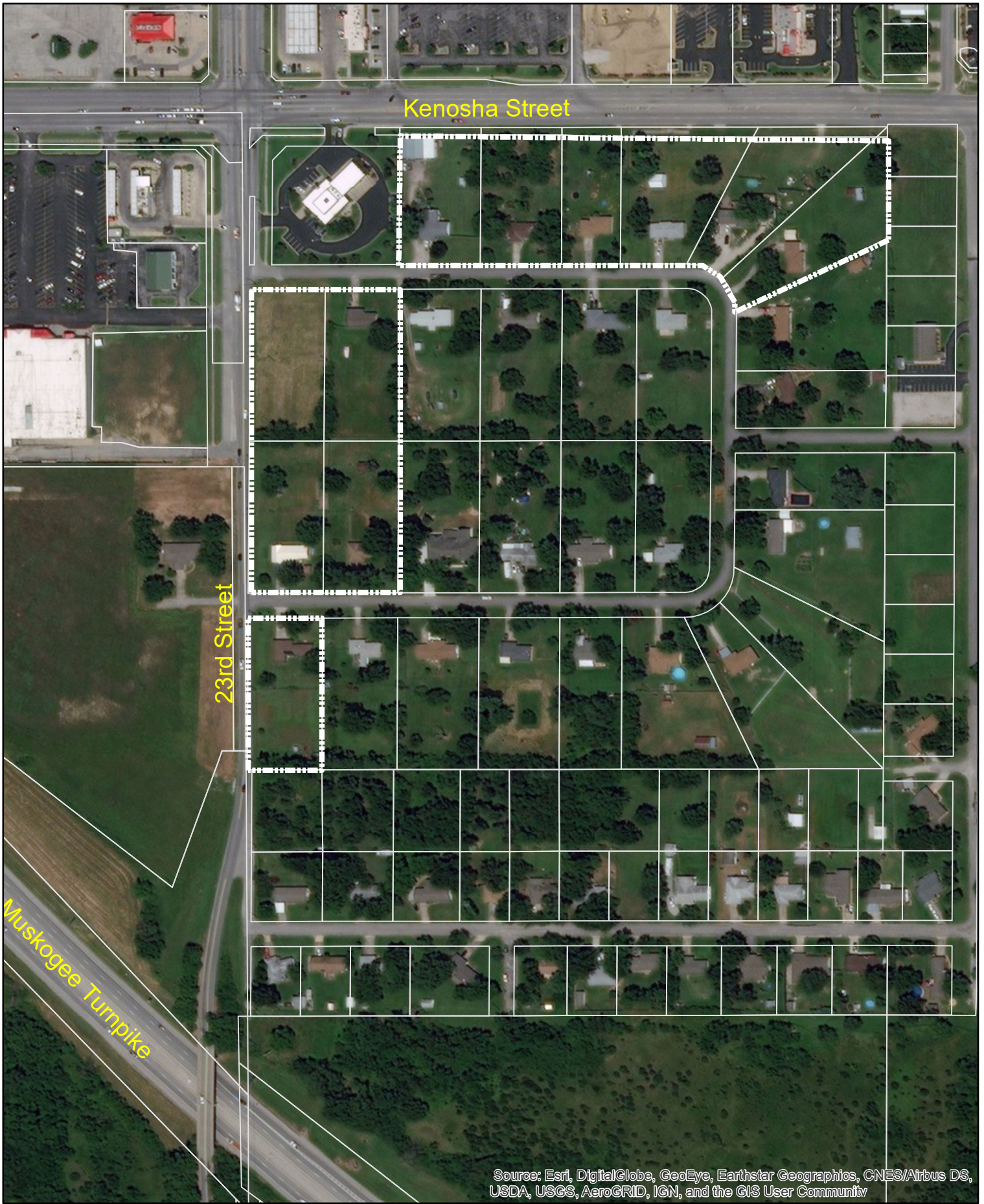
Reviewed by: Larry Curtis

Approved by: Michael Skates

ALY/BDM

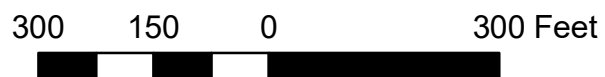


Subject Tract



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Angus Acres Perimeter Rezoning BAZ-2000



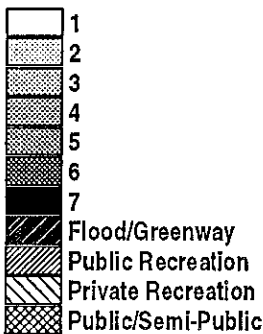
29

Kenosha/209th/Houston/County Line (Section 7-18-15)

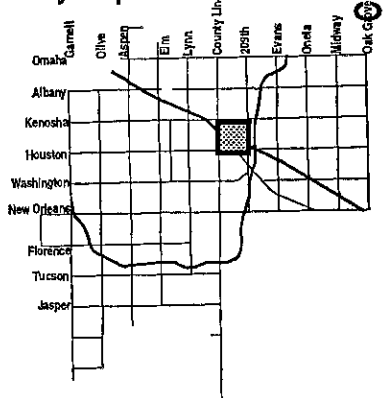
Level 7 designations are given to all tracts in the northeast quarter section and the southern half of the southeast quarter section based on the LUIS model and the desire to promote opportunities for a major employment center in vicinity of the BA Expressway, Muskogee Turnpike and the proposed South Loop. Level 6 designations are given to tracts between Highway 51 and the Muskogee Turnpike in the southwest quarter section. A Level 6 designation is also given to the tract of land in the southwest corner of the section that is so zoned. Level 4 designations are given to tracts in the southeast corner and northwest corner of the southwest quarter section along Highway 51 consistent with LUIS Model and existing zoning patterns. Level 4 designations are also given to existing small commercial tracts in the northwest and southwest corners of the section. Level 3 designations are given to tracts in the northwest quarter section as a buffer between existing Level 2 development in the northwest corner and the Level 7 development area to the east. The aforementioned Level 2 development could become a Level 4 designation pending homeowner approval and subsequent amendment of the Future Development Guide. Level 2 designations are given to the remainder of tracts currently developed as medium intensity residential areas and the tract of ground between the Oak Creek Park subdivision and the Level 4 area. The portion of the southeast quarter section north of the Turnpike is designated a Level 1 consistent with existing covenants.

Kenosha

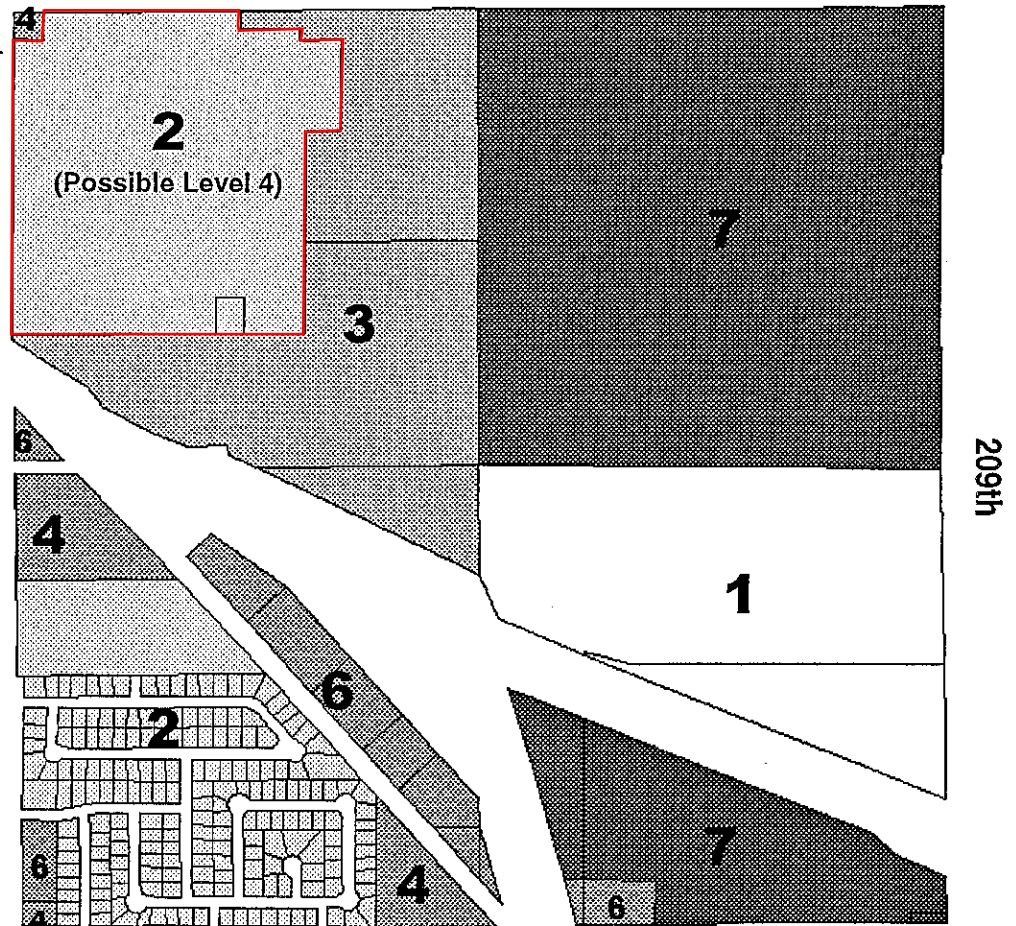
LUIS Classification



Key Map



County Line



209th

Houston

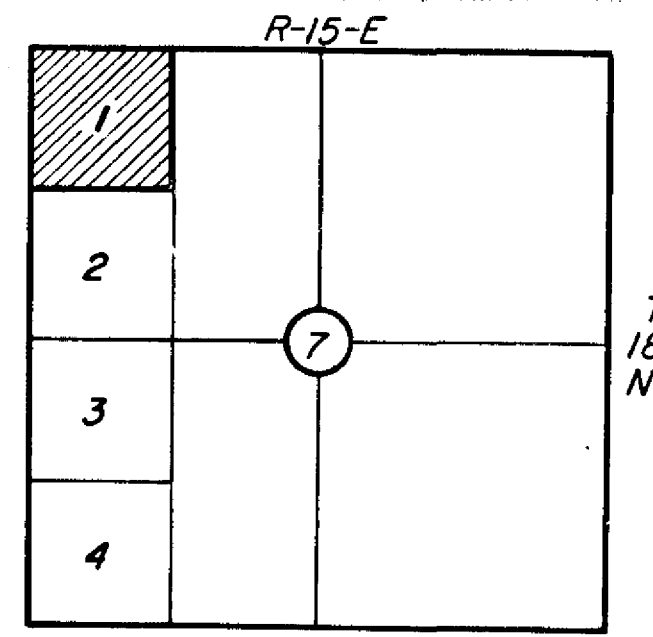
ANGUS ACRES

A SUBDIVISION OF

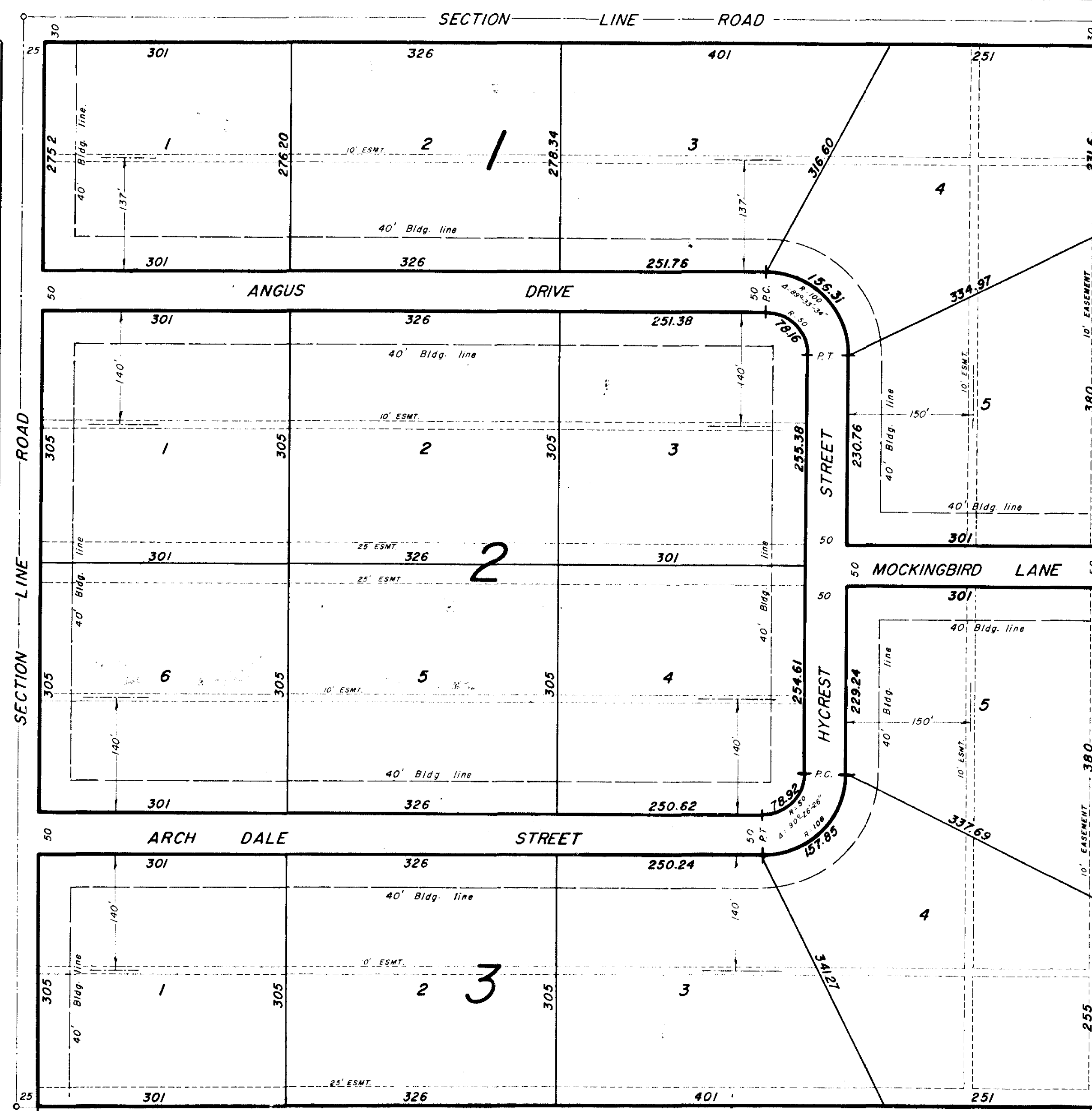
LOT-1, SECTION-7, T-18-N R-15-E

WAGONER COUNTY, OKLA.

STATE OF OKLAHOMA
COUNTY OF WAGONER
FILED FOR RECORDING THIS 11th DAY OF
COUNTY CLERK AND REC'D
Plat Book 2, Page 4+5
DEC 31 1957
AT 2:45 PM
JACK C. JONES, County Clerk
Tulsa Bureau



LOCALITY MAP



SISEMORE SURVEYING SERVICE
4757 E. 31ST. TULSA, OKLA. RI. 7-0011
SURVEY BY: H. MILLER BOOK PAGES
DRAWN BY: B.A. CKD. HBS DATE MAY 1957
ORDER 5192 E 5427 SHEET 1 OF 1
SCALE 1" = 100' FILE DWR. W.

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, JOE E. STEED and BERNADINE B. STEED, husband and wife, are the owners of the following described real estate, situated in Wagoner County, State of Oklahoma, to-wit:

Lot One (1) in Section Seven (7), Township Eighteen (18) North, Range Fifteen (15) East, Wagoner County, Oklahoma, and

WHEREAS, the above named owners have caused the above described tract to be surveyed, staked, platted and sub-divided into lots and blocks, and streets, and have designated the same as "ANGUS ACRES, a Sub-Division of Lot-1, Section-7, T-18-N, R-15-E, Wagoner County, Oklahoma".

NOW THEREFORE, the undersigned owners do hereby dedicate for public use all of the streets as shown on said plat and do hereby guarantee the title to all of the land covered by said streets. Now for the purpose of providing an orderly development of the above described tract and in order to provide adequate restrictive covenants, for the mutual benefit of themselves and their successors in title, to the subdivision of said land, hereinafter referred to as lots and blocks, the undersigned do hereby impose the following restrictions and reservations and create easements which shall be binding upon them, their successors and assigns, to-wit:

RESTRICTIONS

1. No lot shall be used except for residential purposes and no building shall be erected, altered, placed or permitted to remain on any lot other than two (2) single-story detached single family dwellings with private garage, for not more than two (2) cars for each such dwelling, prior to September 1, 1965, after which time, two (2) more dwellings may be placed on each lot.
2. No dwelling of less than 1100 square feet in area, exclusive of garages, porches, and breezeways, shall be permitted on any lot.
3. No building shall be located on any lot nearer to the front line, nor nearer to the side street line than the minimum building setback line shown by the plat, in any event, no building shall be located on any lot nearer than five (5) feet to any side line or property line, and for the purpose of this covenant, open porches shall be considered a portion of a building. Residences constructed upon said lots shall be of rock or brick on front and two (2) sides to at least window height.
4. There shall be no goats, sheep or hogs kept upon said lots, or any of them.
5. No obnoxious or offensive trade or enterprise shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood.
6. No wall, hedge or other barrier with a height of more than 6' shall be erected on or placed on any lot, nor shall any wall, hedge or other barrier with a height of more than 3' be erected or placed nearer to the street than the minimum setback lines shown on the recorded plat.
7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
8. No structure of a temporary character, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
9. No building of any description shall be moved from any other location to any lot in this addition.
10. The undersigned owners further dedicate to the public forever, easements and right-of-way as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities, including storm and sanitary sewers, telephone lines, electric power lines and transformers, gas lines, water lines, streets and roads, together with all fittings and equipment for each of such facilities, including the poles, wire, conduits, pipes, valves, meters and any other appurtenances thereunto belonging with the right of ingress and egress upon said easement and right-of-way for the uses and purposes aforesaid, together with a similar right in each and all of the streets shown on said plat; provided however, that the undersigned owners hereby reserve the right to construct, maintain, operate, lay and re-lay, water lines, sewer lines and streets and roads, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying, over, across and along all strips of land included within the easement shown thereon, both for the purpose of furnishing water and sewer service and/or street access to the area included in said plat and to any other area.
11. That these covenants are to run with the land and shall be binding on all the parties and all the persons claiming under them until the 1st. day of September, 1964 at which time said covenants shall be automatically extended for successive periods of 5 years, unless by vote of the majority of the owners of the lots in said subdivision, it is agreed to change the covenants in whole or in part.
12. That if the parties hereto or any of them or their heirs or assigns, or any persons hereafter owning any of said lots, shall violate any of the covenants, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law, or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, either to prevent him or them from so doing, or to recover damages or other dues from such violation.
13. Invalidity of any of these covenants by judgment or court order, shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, We have hereunto set our hands and seals at Broken Arrow, Oklahoma, this 27th day of December, 1957.

Joe E. Steed
JOE E. STEED
Bernadine B. Steed
BERNADINE B. STEED

STATE OF OKLAHOMA)
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, within and for the State of Oklahoma, on this 27th day of December, 1957, personally appeared Joe E. Steed and Bernadine B. Steed, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary acts and deeds for the uses and purposes therein set forth.

WITNESS my hand and official seal of office the day and year last above written.

My commission expires Sept. 29, 1960

Margie Lemare
Margie Lemare
Notary Public

CERTIFICATE OF SURVEY

We, The Sismore Surveying Service, hereby certify that we have carefully and accurately surveyed, subdivided, staked and platted the tract of land described above into lots, blocks and streets and that the attached plat designated as ANGUS ACRES, a sub-division of Wagoner County, Oklahoma, is a true representation of said survey.

DATED at Tulsa, Tulsa County, Oklahoma, this 30 day of December, 1957

SISEMORE SURVEYING SERVICE
By *H. B. Sismore*
H. B. Sismore, OWNER

STATE OF OKLAHOMA)
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30 day of December, 1957, personally appeared H. B. Sismore, to me known to be the identical person who subscribed the name of SISEMORE SURVEYING SERVICE to the foregoing certificate as a member of said firm, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such firm, for the uses and purposes therein set forth.

My commission expires December 4, 1961

Frances M. Fairley
Frances M. Fairley
Notary Public

City of Broken Arrow

In ^{red}

BOOK 555 PAGE 153

Pl. Box 610

Broken Arrow, Ok. 74012

ORDINANCE NO. 833

AN ORDINANCE INCORPORATING WITHIN THE CITY LIMITS OF THE CITY OF
BROKEN ARROW, OKLAHOMA CERTAIN TRACTS OF LAND LYING CONTIGUOUS AND
ADJACENT THERETO, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Broken Arrow, Oklahoma, a municipal cor-
poration organized and existing under the laws of the State of
Oklahoma, is desirous of annexing and incorporating within the City
Limits of such municipality certain tracts of land lying contiguous
and adjacent thereto which are more fully described as hereinafter
set forth;

AND WHEREAS, not less than three sides of the property and terri-
tory more fully described as hereinafter set forth are adjacent or
contiguous to the property already within the municipal limits of the
City of Broken Arrow;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
BROKEN ARROW, OKLAHOMA:

SECTION 1: That the following described tracts of land lying
adjacent or contiguous to the present corporate limits of the City of
Broken Arrow, Oklahoma be and the same are hereby annexed to the City
of Broken Arrow, Oklahoma and the corporate limits of said City be
and the same are hereby extended to include the following tracts of
land situated in Wagoner County, Oklahoma:

The N/2 of the SW/4 of Section 2, Township 18 North, Range 15
East, LESS AND EXCEPT the West 24.75 feet thereof; 79.25 A
The S/2 of the N/2 of Section 2, Township 18 North, Range 15
East, LESS AND EXCEPT the East 24.75 feet and the West 24.75 feet
thereof; 158.5 A
The W/2 of the SE/4 of Section 2, Township 18 North, Range 15
East, LESS AND EXCEPT the South 24.75 feet thereof; 79.25 A

AND

The SW/4 of Section 3, Township 18 North, Range 15 East, LESS AND
EXCEPT the West 24.75 feet and the South 24.75 feet thereof; 157. A
The S/2 of the NW/4 of Section 3, Township 18 North, Range 15
East, LESS AND EXCEPT the West 24.75 feet thereof; 79.25 A
The SE/4 of Section 3, Township 18 North, Range 15 East, LESS AND
EXCEPT the East 24.75 feet thereof and LESS AND EXCEPT the lands
situated within the platted subdivisions known as "ADAMS CREEK
ESTATES", "ADAMS CREEK ESTATES 2ND", "ADAMS CREEK ESTATES 3RD",
"ADAMS CREEK ESTATES 4TH", "ADAMS CREEK ESTATES 5TH", and "ADAMS
CREEK VI"; 31.25 A
The SE/4 of the NE/4 of Section 3, Township 18 North, Range 15
East, LESS AND EXCEPT the East 24.75 feet thereof; 39.25 A

AND

The SW/4 of Section 4, Township 18 North, Range 15 East, LESS AND
EXCEPT the West 24.75 feet and the South 24.75 feet thereof and
LESS AND EXCEPT the lands situated within the platted subdivision
known as "ARROWWOOD COUNTRY ESTATES"; 110.20 A
The S/2 of the NW/4 of Section 4, Township 18 North, Range 15
East, LESS AND EXCEPT the West 24.75 feet thereof; 79.25 A
The E/2 of the SE/4 of Section 4, Township 18 North, Range 15
East, LESS AND EXCEPT the East 24.75 feet and the South 24.75
feet thereof; 72.75 A

AND

The SW/4 of Section 5, Township 18 North, Range 15 East, LESS AND
EXCEPT the West 24.75 feet thereof; 158.5 A
The S/2 of the NW/4 of Section 5, Township 18 North, Range 15
East, LESS AND EXCEPT the West 24.75 feet thereof and LESS AND
EXCEPT the lands within the platted subdivisions known as "HILL
VIEW ACRES" and "HILL VIEW ACRES II"; 57.97 A

3866

80 800

June 5

By Marie Boyd, Secretary

AND

The SE/4 of Section 6, Township 18 North, Range 15 East, LESS AND EXCEPT the East 24.75 feet thereof; 158.5 A

The SE/4 of the NE/4 of Section 6, Township 18 North, Range 15 East, LESS AND EXCEPT the East 24.75 feet thereof; 29.25 A

AND

All that part of the N/2 of Section 7, Township 18 North, Range 15 East lying East of the Right-of-Way of the Muskogee Turnpike, LESS AND EXCEPT the East 24.75 feet thereof and LESS AND EXCEPT the lands within the platted subdivisions known as "ANGUS ACRES", "ANGUS ACRES 2ND" and "AMENDED PLAT OF PART OF ANGUS ACRES 2ND ADDITION"; 235.44 A

All that part of the N/2 of the S/2 of Section 7, Township 18 North, Range 15 East lying East and West of the Rights-of-Way for State Highway 51 and the Muskogee Turnpike, LESS AND EXCEPT the East 24.75 feet and the West 24.75 feet thereof and LESS AND EXCEPT the lands situated within the platted subdivision known as "COUCH ADDITION"; 11.28 A

AND

The NW/4 of Section 8, Township 18 North, Range 15 East, LESS AND EXCEPT the West 24.75 feet thereof; 158.5 A

The N/2 of the S/2 of Section 8, Township 18 North, Range 15 East, LESS AND EXCEPT the East 24.75 feet and the West 24.75 feet thereof; 158.5 A

The NE/4 of Section 8, Township 18 North, Range 15 East, LESS AND EXCEPT the East 24.75 feet thereof; 158.5 A

AND

The NW/4 of Section 9, Township 18 North, Range 15 East, LESS AND EXCEPT the West 24.75 feet and the North 24.75 feet thereof and LESS AND EXCEPT the lands situated within the platted subdivisions known as "EXPRESSWAY COUNTRY ESTATES", EXPRESSWAY COUNTRY ESTATES SECOND ADDITION", "EXPRESSWAY COUNTRY ESTATES NO. 3", AND "EXPRESSWAY COUNTRY ESTATES NO. 4"; 64.25 A

AND

The N/2 of the S/2 of Section 10, Township 18 North, Range 15 East, LESS AND EXCEPT the West 24.75 feet and the East 24.75 feet thereof; 158.5 A

The N/2 of Section 10, Township 18 North, Range 15 East, LESS AND EXCEPT the West 24.75 feet, the North 24.75 feet and the East 24.75 feet thereof and LESS AND EXCEPT the lands situated within the platted subdivision known as "COVINGTON ESTATES"; 210.80 A

AND

The N/2 of the S/2 of Section 11, Township 18 North, Range 15 East, LESS AND EXCEPT the East 24.75 feet and the West 24.75 feet thereof and LESS AND EXCEPT the lands situated within the platted subdivision known as "OAK RIDGE ESTATES"; 38.5 A

The N/2 of Section 11, Township 18 North, Range 15 East, LESS AND EXCEPT the West 24.75 feet, the North 24.75 feet and the East 24.75 feet thereof. 215.5 A

SECTION 2: That from and after the time this ordinance becomes effective, the real estate described in Section 1 hereof shall be a part of the City of Broken Arrow, Oklahoma and all persons residing therein, and all property, both real and personal, attached thereto and therein, shall be and is hereby declared to be subject in all respects and particulars to the jurisdiction, control, laws, ordinances and regulations of the City of Broken Arrow, Oklahoma.

SECTION 3: That an emergency exists for the preservation of the public health, peace and safety and by reason whereof, this ordinance

shall take effect from and after its passage, approval, and publication.

PASSED and the emergency clause ruled on separately and approved this 2nd day of June, 1980.

DATED this 2nd day of June, 1980.

Nick R. Hood Jr.
Mayor

ATTEST:

Misty Simmons
(Seal) City Clerk

APPROVED:

W. C. Smith
City Attorney



City of Broken Arrow

Fact Sheet

File #: 18-469, Version: 1

Broken Arrow Planning Commission Meeting of: 05-24-2018

Title:

Election of Planning Commission Officers for 2018-2019

Background:

Pursuant to the Planning Commission bylaws, the Commission selects a Chairman and a Vice-Chairman annually. The Chairman will ask for nominations and the members of the Commission will respond. If only one person is nominated, a motion will be made to appoint the person nominated to serve as Chairperson.

The same procedure will be used to choose a Vice Chairman.

If more than one nomination is made for either position, each nomination will be voted on and a motion will then be made to appoint the person nominated.

Section 4-1 and 4-2 below of the bylaws provide the authority and responsibility of the Commission regarding officer election.

ARTICLE IV - SELECTION OF OFFICERS

4-1. Officers of the Commission shall consist of a Chair, Vice-chair, and Secretary. The Chair and Vice Chair shall be elected by the membership. The Secretary shall serve at the request of the Commission. (Broken Arrow Code Section 2-118)

4-2. Nomination of officers shall be made from the floor at the first regular meeting each May. Election of officers shall follow immediately. A candidate receiving a majority vote of the entire membership shall be declared elected. See Broken Arrow Code 2-118.

Attachments: None

Recommendation:

Elect officers in accordance with the Planning Commission bylaws.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates



City of Broken Arrow

Fact Sheet

File #: 18-601, Version: 1

**Broken Arrow Planning Commission
Meeting of: 05-24-2018**

Title:

Presentation of Training Material for Planning Commission

Background:

Brent Murphy, Senior Planner, will make a brief presentation over the roles of the Planning Commission.

Attachments:

None

Recommendation:

For discussion only.

Reviewed and Approved By:

Larry R. Curtis

ALY