



**City of Broken Arrow**  
**Minutes**  
**Planning Commission**

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

*Chairperson Fred Dorrell*  
*Vice Chair Lee Whelpley*  
*Member Ricky Jones*  
*Member Carolyn Isbell-Carr*  
*Member Mark Jones*

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**Thursday, June 9, 2016**

**5:00 PM**

**Council Chambers**

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**1. Call To Order**

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

**2. Roll Call**

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

**3. Old Business**

None

**4. Consideration of Consent Agenda**

Brent Murphy presented the Consent Agenda items.

**A. Minutes, Planning Commission meeting May 26, 2016.**

Motion by Ricky Jones to approve the Consent Agenda items, per Staff recommendations. Carolyn Isbell-Carr seconded the motion.

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

Motion: Approved

Fred Dorrell said Consent Items will be heard by the City Council on July 5, 2016, at 6:30 p.m.

**B. Consideration and possible action regarding PT16-104, Conditional Final Plat, JDC Houston Street Addition, 1 lot, 38.62 acres, A-1 to IL/PUD 245, north of Houston Street, one-quarter to one-half mile east of 9th Street**

Motion by Ricky Jones to approve the Consent Agenda items, per Staff recommendations. The motion was seconded by Carolyn Isbell-Carr.

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

Motion: Approved

Fred Dorrell said Consent Items will be heard by the City Council on July 5, 2016, at 6:30 p.m.

#### **5. Consideration of Items Removed from Consent Agenda**

None

#### **6. Public Hearings**

None

#### **7. Appeals**

None

#### **8. General Commission Business**

**A. Discussion regarding a proposal to create a new Single-Family Residential Zoning District, to be known as, RS-4, Single-Family Residential-4**

Farhad Daroga said discussions have been presented to Staff to consider revising the current Zoning Ordinance to allow a new zoning district, R-4, which would allow subdivisions with smaller lots and smaller setbacks. He said the idea for this new zoning district is being presented to the Planning Commission members in an effort to start a conversation and gather any input the Commission has to offer. In addition, Staff requests discussion on this topic to continue until a draft summary has been compiled. If approved by the Commission, the proposal would then be presented as a public hearing item and advertising would be required.

Mr. Daroga said the city currently has RE, larger lot size, down to R-3 Districts with R-3 Districts having the smallest lots. He said R-4 would have 20-foot front yard setbacks and approximately 5,500 foot lots. Currently, developers must do PUD's to allow smaller lots, which require more guidelines thus raising the question whether a PUD is necessary.

Mark Jones asked why R-4 zoning would not be wanted. Mr. Daroga said this zoning classification would allow the development community to avoid the PUD process and allow straight zoning. A PUD requires certain ratio of open space for things such as a parks, and detention areas, whereas some land is completely developable. R-4 would allow straight zoning. It would promote

higher density.

Farhad Daroga said this new zoning is proposed, from the development community, in order to develop higher density housing thus allowing affordable housing because street frontage controls the cost of development. The downside is a 20-foot front yard which generally limits parking to just one car in a driveway and a second car would stick out over the overhang area of the sidewalk (in length).

Mr. Daroga said the side yard, is also open for discussion. He said sometimes there is discussion regarding drainage between houses and air conditioner units as an issue in a suburban setting. New air conditioners are generally large in size. A 5-foot side yard would not provide much room if a unit is placed in the side yard. He said side yards are important for utilities and stormwater. Backyard and front yards would not be much of an issue as they would require the minimum utility easement.

Ricky Jones said this zoning district sounds like a good option for developers and should be considered. Mark Jones said R-4 zoning is a good idea and it would afford developers more land to make developable without going through a PUD, which would promote growth. He said R-4 should be considered.

Farhad Daroga said this dialogue is needed, as discussion only at this time. Mark Jones said R-4 sounds similar to R-3 with the exception of a 20-foot front building line and 6,600 square feet of lot area. Mr. Daroga said those numbers are minimum requirements only so the developer can have bigger lots if desired.

Mr. Daroga said if this zoning district is created, the Comprehensive Plan will need a category for this district. Level 2 is typically for R-2 and R-3 and it is assumed that R-4 would be allowed in this same Level. He said 75 to 85% of the city's residential area, currently, is level 2.

Lee Whelpley asked what size house could be built in this zoning category. Mark Jones said it would depend on the depth of the lot. Mark Jones said depending on the project a developer is doing, houses could be high end executive type housing or starter type of homes, depending.

Farhad Daroga said if this proposed zoning has merit then it should be discussed further at the June 23rd Planning Commission meeting. The Commission members agreed. Mr. Daroga said this will need to go forward as a public hearing item, if the Commission wishes to do so. He asked the Commission to think of questions and ideas to talk about in the next meeting.

Attorney, Trevor Dennis said he recommends tabling this discussion to the

June 23rd meeting as General Commission Business. Fred Dorrell asked if a motion is necessary even if this topic is discussion only. Mr. Dennis said yes. Motion by Ricky Jones to table this item to the next regularly scheduled meeting for further discussion. Mark Jones seconded the motion.

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

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

None

**10. Adjournment**

MOTION by Carlyne Isbell-Carr to adjourn. The motion was seconded by Lee Whelpley.

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