



**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 Carolyne Isbell-Carr*  
*Member Mark Jones*

---

**Thursday, September 22, 2016**

**5:00 PM**

**Council Chambers**

---

**1. Call To Order**

The meeting was called to order by Vice-Chairman, Lee Whelpley, at 5:00 p.m.

**2. Roll Call**

**Present**    3 - Mark Jones, Carolyne Isbell-Carr, and Lee Whelpley  
**Absent**    2 - Fred Dorrell, and Ricky Jones

**3. Old Business**

None

**4. Consideration of Consent Agenda**

Staff Planner, Amanda Yamaguchi, presented the Consent Agenda items.

**A.    [16-1168](#)    Consideration and possible action regarding Planning Commission meeting minutes of September 8, 2016.**

MOTION: by Mark Jones to approve the Consent Agenda items, as recommended by Staff (excluding Item 4A, BAL-2000). The motion was seconded by Carolyne Isbell-Carr.

**Aye:**        3 - Mark Jones, Carolyne Isbell-Carr, and Lee Whelpley

**Absent:**    2 - Fred Dorrell, and Ricky Jones

**B.    [16-1166](#)    Consideration and possible action regarding BAL-2000, Waterloo Way Parcel 2 Lot Split, 10.42 acres, CG and PUD-126, north and west of the northwest corner of Tucson Street and Elm Place**

MOTION: by Mark Jones to remove Item 4B, BAL-2000, from the Consent Agenda. The motion was seconded by Carolyne Isbell-Carr.

**Aye:**        3 - Mark Jones, Carolyne Isbell-Carr, and Lee Whelpley

**Absent:**    2 - Fred Dorrell, and Ricky Jones

- C. [16-1091](#) **Consideration, and possible action regarding PT16-106, Preliminary Plat, The Oaks Off Main, a re-subdivision of Lots 13 thru 24, Block 40, Broken Arrow Original Town, 0.96 acres, R-3 to DM, north of Commercial Street between Cedar Avenue and Birch Avenue**

MOTION: by Mark Jones to approve the Consent Agenda items, as recommended by Staff (excluding Item 4A, BAL-2000). The motion was seconded by Carolyn Isbell-Carr.

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

**Absent: 2 - Fred Dorrell, and Ricky Jones**

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

- 4B. [16-1166](#) **Consideration and possible action regarding BAL-2000, Waterloo Way Parcel 2 Lot Split, 10.42 acres, CG and PUD-126, north and west of the northwest corner of Tucson Street and Elm Place**

Brent Murphy presented the background for this item. He said the applicant requested this item to be continued to the October 13, 2016 Planning Commission meeting to allow time to correct a few errors with the legal descriptions that were submitted.

MOTION: by Mark Jones to continue BAL-2000 to the October 13, 2016 Planning Commission meeting, per the applicant's request. The motion was seconded by Carolyn Isbell-Carr.

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

**Absent: 2 - Fred Dorrell, and Ricky Jones**

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

- A. [16-1165](#) **Public hearing, consideration, and possible action regarding BACP 155, Indian Springs Elementary Site, 10.66 acres, Public/Semi-Public to Level 3, one-half mile south of Jasper Street, one-quarter mile east of Aspen Avenue**

Brent Murphy presented the background for BACP-155 saying BACP-155 is a request to change the Comprehensive Plan designation on 10.66 acres from Public/Semi-Public to Level 3. The property is located one-half mile south of Jasper Street, one-quarter mile east of Aspen Avenue, is currently zoned R-2 (Single-Family Residential) and has never been platted.

Mr. Murphy said this property has been used by the Broken Arrow Public School District as Indian Springs Elementary School, since 1972 and three years ago the school site was vacated. The School is requesting to change the Comprehensive Plan

Designation from Public/Semi-Public, to Level 3 (Commercial Neighborhood) to increase the marketability of this property. Following the approval of this Comprehensive Plan change request, they plan to rezone the property, as part of a PUD, for potential office uses.

Brent Murphy said based on the status of the property, the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BACP-155 be approved, subject to the property being platted and all future rezoning applications to be considered for office uses only, through the PUD process.

Lee Whelpley asked if the applicant is present and to step to the podium.

Jim Beach, Wallace Engineering, 200 East Brady, Tulsa, said they are in agreement with Staff recommendations.

Lee Whelpley opened the public hearing and asked if anyone wished to speak on this item. No one responded.

Mark Jones made a motion to approve BACP-155, per Staff recommendations. Carolynne Isbell-Carr seconded the motion. A gentleman from the audience spoke and asked to address the Commission. Lee Whelpley said since a vote was not made, and the public hearing was not closed, they would allow the gentleman to speak.

Brent Carlile, 8620 Willow Springs Court, said he lives in the addition by this property. He stated concerns about traffic safety, road conditions, noise and light pollution and property value being affected by the approval of this application. He cited section 1.3 of the Zoning Ordinance pertaining to preserving the character of developments and surrounding areas.

Jim Beach said if this were to remain a school, traffic would be concentrated during drop off and pickup times and probably would contribute to current traffic issues. He said if the property were to be used for office use, traffic would be during business hours, from 8 a.m. to 5 p.m., in which people arrive and leave evening and remain gone.

Mr. Beach said the School District's intent of this application is to then rezone the property for an ON use. The buyer would be responsible to conform with any conditions set forth through future rezoning or PUD regarding lights, parking, etc.

Lee Whelpley asked if anyone else wished to speak on this item. No one responded.

Farhad Daroga, said the City received a number of phone calls from residents to the north of this property. He said the school does not intend to expand the building and the building that currently exists there will most likely remain. There will not be a multi-story structure built on this property. He said there are open areas on three sides of the school that is floodplain and this area will most likely not develop. The school has a vendor

who may use the existing building, partially for a handful of workers.

Lee Whelpley closed the public hearing.

MOTION: by Mark Jones to approve BACP-155, per Staff recommendations. The motion was seconded by Carolyn Isbell-Carr.

After the vote, Lee Whelpley said this item will be heard by City Council on October 18, 2016, at 6:30 p.m.

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

**B. [16-1085](#) Public hearing, consideration, and possible action regarding PUD 161G, Bricktown West Extended, request for a major amendment to PUD 161, 0.87 acres, PUD 161/CG, one-quarter mile east of Olive Avenue, north of Kenosha Street**

Brent Murphy presented the background for PUD-161G saying, Planned Unit Development (PUD) 161G is a request for a major amendment to PUD-161. The property contains 0.87 acres that is undeveloped and is located one-quarter mile east of Olive Avenue, north of Kenosha Street, has been platted as Lot 3, Block 2, Bricktown West Extended.

Mr. Murphy said when PUD-161 was approved by the City Council on June 6, 2005 the design statement submitted by the applicant stated that the building line setback along the east would be 50 feet. He said Lot 3, Block 2 is less than 200 feet in width with a 30-foot building line setback along the front and 50-feet along the east. The property owner has had difficulty marketing this property. With PUD-161G, applicant is requesting changes that are very similar to the PUD that was done to the south. He said PUD-161G will have the following conditions: the building line setback along the east boundary will be reduced from 50 feet to 23 feet. The east boundary shall be limited to landscaped open space. In this landscaped open space, large deciduous trees shall be planted one every 40 feet; the building height is limited to one-story; restaurants are prohibited; a screening fence of 8 feet in height shall be provided along the east boundary; and irrigation will be provided in accordance with the Zoning Ordinance.

Brent Murphy said except as mentioned, the development regulations of PUD-161 shall remain in effect. Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-161G be approved as presented. Since the property is already platted, Staff recommends that platting be waived or the 50-foot building line shown on Lot 3 shall be amended, as necessary. The property owner has advised they will re-plat this property and that they are in agreement with the Staff recommendations.

Lee Whelpley asked if the applicant is present.

Sal Titone, HRA OK, 1913 West Kenosha said they are in agreement with Staff recommendations.

Lee Whelpley opened the public hearing and asked if anyone wished to speak to this item. No one responded. Lee Whelpley closed the public hearing.

MOTION: by Mark Jones to approve PUD-161G, per Staff recommendations. The motion was seconded by Carolyne Isbell-Carr.

After the vote, Lee Whelpley said this item will be heard by the City Council on October 18, 2016, at 6:30 p.m.

**Aye: 3 - Mark Jones, Carolyne Isbell-Carr, and Lee Whelpley**

**C. [16-1158](#) Public hearing, consideration, and possible action regarding the adoption of the “Go Plan” as a part of the City of Broken Arrow Comprehensive Plan**

Brent Murphy said that James Wagner, with INCOG, will be making a presentation for the Go Plan and Staff recommends adoption for our Comprehensive Plan. He said Scott Esmond, Director of the Parks department is in attendance.

James Wagner, INCOG Transportation Planner, 2 West 2nd Street, Tulsa said he briefed the Commission about the Go Plan approximately one year ago. He said INCOG was tasked with the regional transportation planning for the Tulsa metro area, with a role to tie all pieces together such as roadways, bicycle and pedestrian transportation and or public transit. He said the plan used was the bicycle and trail master plan that follows a plan that was completed in the late 1990's to complete the trail system that is used today. He said in 2014 they added to the trails plan and added the pedestrian element.

Mr. Wagner said he had a power point presentation to show the Commission but before doing so wanted to say that Broken Arrow Planning Staff have been very helpful with the preparation of this Go Plan in addition to Scott Esmond and Mayor Thurmond, in terms of providing feedback on this project.

James Wagner began the power point presentation by saying in the last ten or so years, the rate of obesity in the United States has increased. The southern United States, in terms of population to state, are 1/3 of the population. He said a big reason they had to update the Go Plan was due to this health crisis. He said 70% of health outcomes are related to lifestyle and environment.

Mr. Wagner said the vision of this plan is to make a place where walking and biking are

viable and appealing choices for transportation and recreation. Safety, comfort and convenience for user's area addressed along roads at crossings, on multi-use trails and at key destinations. This plan focuses on transportation as opposed to the previous plan which focused on recreation. There is an economic potential with this as businesses and residents are wanting a more active lifestyle and this can create a network which allows them to do that.

James Wagner provided an overview of the plan saying, 11 cities participated in this plan, with Broken Arrow being one of them. INCOG leveraged those city's resources through federal funding to complete a regional plan. The elements of this were a community walkshop which was done on Main Street in Broken Arrow, as well as, pedestrian and bicycle elements. There were 15 Focus Areas to allow further design concepts to the plan.

Mr. Wagner said the bicycle part of the plan has 136 miles of bicycle facilities that are recommended, as part of this plan. This plan is broken up between signed routes, shared lane markings, bike lanes, side paths and trails. Sidepaths are essentially trails; however, are they are intended to be adjacent to a roadway. We recommend quite a few of these to Broken Arrow because there are quite a bit of streets with adequate right of ways to do this which increases the connectivity. Broken Arrow was recently funded to install a bike lane on Main Street, headed south, from the Rose District Area and Broken Arrow is one of the first cities to implement this plan. He said shared land markings are used primarily in neighborhoods and signed routes which are indications to motorists and cyclists that the lane is for cyclists.

Some bicycle network recommendations are Main Street, connecting north to south, connecting Central Park to Arrowhead Park. Broken Arrow has many opportunities to connect destinations. The Convention Center and Hillside Area is not far from the Rose District and there may be an opportunity to connect these areas in the future. This would allow someone who is visiting the Convention Center to rent a bike and ride to the Rose District.

James Wagner said the plan is to address existing pedestrian environments to close gaps in terms of sidewalks not being there and furthering policies to prioritize pedestrian safety. He said an inventory was done on all of the existing sidewalks and identify the gaps in the sidewalk network. Mr. Wagner said the City of Broken Arrow has been very diligent in requiring sidewalks, for many years, and most of the other cities have not done that. He said this is something they are proud of for Broken Arrow.

He said the focus area near downtown recognized some small things that can be done to increase the pedestrian feel. Crossings are important and use of a hawk signal that does not stay on all day, but rather turns on when pedestrians arrive at the crossing.

Mr. Wagner showed a drawing of a neighborhood that had a bike trail behind it, with a barrier trail. He said these kinds of examples are to, from a planning perspective, start

thinking of these type of developments and connections that can be made. Currently there are developments that connect to Liberty Trail on purpose and we applaud this. Policy wise, this can be looked at and changed to help with connectivity.

James Wagner said there are 11 tear out sections of the Go Plan for each of the 11 cities. The Broken Arrow tear out is a portion of the plan that is recommended as part of the Comprehensive Plan update, so cities can adopt just their portion of the regional plan. He said he would happy to answer any questions.

Mark Jones said he thinks the plan is great and will do so much for the community and business growth.

Lee Whelpley asked how far into Tulsa the trail, by NSU, goes. James Wagner said it will go all the way to Skiatook. Mr. Whelpley asked if it will go north of where it is now. Mr. Wagner said it because of interchanges it makes the transitions difficult; however, the plan is to continue the trail north. James Wagner said development is occurring in the area and as plats and development happens, look at reserving access for the trails when they do get added.

James Wagner said INCOG helps with funding and has a program called the Transportation Alternatives Program and Broken Arrow is very aggressive in getting these funds and has already had two projects funded this year. He said it is good to know that Broken Arrow is already implementing parts of this plan already.

Farhad Daroga said Staff recommends that the Planning Commission approve this proposal and make it a part of the Comprehensive Plan and forward to the City Council. Farhad thanked James, and all of the Staff of INCOG; Scott Esmond, from the Parks Department; and all of the many people who met to discuss and review maps, etc. in order to develop this plan.

Lee Whelpley opened the public hearing and asked if anyone wished to speak on this item, the Go Plan. No one responded. Lee Whelpley closed the public hearing.

MOTION: by Mark Jones to approve the Go Plan, per Staff recommendations. The motion was seconded by Carolyne Isbell-Carr.

After the vote, Lee Whelpley said this item will be heard by the City Council on October 18, 2016, at 6:30 p.m.

**Aye: 3 - Mark Jones, Carolyne Isbell-Carr, and Lee Whelpley**

**D. [16-1167](#) Public hearing, consideration, and possible action regarding a proposal**

to create a new Single-Family Residential Zoning District, RS-4, Single-Family Residential-4, with modifications to Section 2.1, Table 3.1-1, Section 3.2.A.2, Section 3.2.B.1, Section 3.2.B.2, Section 3.2.B.5, Section 3.3.C.2.b, Table 4.1-2, Section 4.1.E, and Section 5.9.J.4 of the Zoning Ordinance; along with modifications to Table 4.1, Section 4.1.2, and Section 4.1.3 of the Comprehensive Plan

Farhad Daroga said Item 6D is a proposal and a public hearing to consider modifications to the Zoning Ordinance pertaining to the RS-4 District. He said this item was discussed a few times this summer. The item is before the Commission to consider.

Mark Jones said that this item is an extremely important zoning request that should have the Planning Commission members present to discuss.

MOTION: by Mark Jones to continue Item 6D to the October 13, 2016 Planning Commission meeting. The motion was seconded by Carolyn Isbell-Carr

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

- E. [16-1169](#) **Public hearing, consideration, and possible action regarding a proposal to modify Section 3.3.D.3 of the City of Broken Arrow Zoning Ordinance regarding Storage Buildings**

MOTION: by Mark Jones to continue Item 6E to the October 13, 2016 Planning Commission meeting. The motion was seconded by Carolyn Isbell-Carr

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

## **7. Appeals**

None

## **8. General Commission Business**

None

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

None

## **10. Adjournment**

MOTION: by Mark Jones to adjourn (at 5:39 p.m.). The motion was seconded by Carolyn Isbell-Carr.

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