



City of Broken Arrow
Minutes
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 Carlyne Isbell-Carr
Member Mark Jones

Thursday, June 22, 2017

5:00 PM

Council Chambers

1. Call To Order

The June 22, 2017 Planning Commission 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
Absent 1 - Carlyne Isbell-Carr

3. Old Business

A. Consideration and possible action regarding PT17-103, Preliminary Plat, QuikTrip No. 0033, 2 lots, 1.82 acres, CN and CG/SP 257 to CN/PUD 254, northeast corner of Kenosha Street and 23rd Street

Brent Murphy presented PT17-103. He advised this was the preliminary plat for QuikTrip #33. It contains 1.82 acres and is located on the northeast corner of Kenosha Street and 23rd Street. The preliminary plat was continued by the Planning Commission at the May 25, 2017 meeting. The property associated with this plat was platted as two separate plats. When they were originally recorded, required right-of-way was 70 feet and 17.5 feet for utility easements. With this new plat the right-of-way and utility easement along Kenosha Street will remain the same. Along 23rd Street, the applicant is requesting a portion of the utility easement to be closed. It is their intent to use this area for the fuel storage tanks.

Staff is recommending approval subject to the checklist. The applicant was present and in agreement with the staff report.

The applicant, Alan Betchan, AAB Engineering, 200 N McKinley, Sand Springs, said he was in agreement with staff recommendations.

The public hearing was opened. No one requested to speak. The public hearing was closed.

A motion was made by Ricky Jones and seconded by Fred Dorell to approve PT17-103, subject to staff recommendations. The motion carried by the following vote:

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

Absent: 1 - Carolyn Isbell-Carr

4. Consideration of Consent Agenda

Staff Planner, Amanda Yamaguchi presented the background for Consent Agenda Items A, B, C, D, and E.

Lee Whelpley explained the Consent Agenda review process and asked if anyone wished to have any Consent items be removed for discussion. Mark Jones requested item 4D be removed from the Consent Agenda, as his company represents this firm.

A. Minutes, Planning Commission meeting held on June 8, 2017

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

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

Absent: 1 - Carolyn Isbell-Carr

B. Approval of BAL 2022, Roland Investments Stone Wood Hills Lot Split, 1 Lot, 4.83 acres, one-quarter mile east of Elm Place, south of Albany Street

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

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

Absent: 1 - Carolyn Isbell-Carr

C. Approval of BAL-2023 (Lot Split), Emerson Orthodontics, 1 Lot, 2.37 acres, Lot 1, Block 2, Stone Ridge Towne Center, CH, RM, and PUD-130B, one-quarter mile north of Albany Street, east of Elm Place

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

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

Absent: 1 - Carolyn Isbell-Carr

D. Consideration and possible action regarding PT16-110, Conditional

Final Plat, Tucson Village, 36.66 acres, A-1 to RS-3, CN, & FD/PUD-234, south and west of the southwest corner of 23rd Street and Tucson Street

Mark Jones requested this item be removed from the Consent Agenda due to a conflict of interest.

E. Consideration and possible action regarding PT17-104, Preliminary Plat, Top Dog, 1 lot, 4.14 acres, A-1 to PUD (Planned Unit Development) 264/A-1, northeast corner of Tucson Street and 9th Street

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

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

Absent: 1 - Carolynne Isbell-Carr

5. Consideration of Items Removed from Consent Agenda

D. Consideration and possible action regarding PT16-110, Conditional Final Plat, Tucson Village, 36.66 acres, A-1 to RS-3, CN, & FD/PUD-234, south and west of the southwest corner of 23rd Street and Tucson Street

Mark Jones recused himself from this case.

A motion was made by Ricky Jones to approved item 4D per Staff recommendations. The motion was seconded by Fred Dorrell.

Lee Whelpley said this item will go to City Council on July 18, 2017.

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

Absent: 1 - Carolynne Isbell-Carr

Recused: 1 - Mark Jones

6. Public Hearings

A. Public hearing, consideration, and possible action regarding PUD-234A (Planned Unit Development), a request for a minor amendment to PUD-234, Tucson Village, 80.34 acres, A-1 to RS-3, CN, & FD/PUD-234, south and west of the southwest corner of 23rd Street and Tucson Street

Amanda Yamaguchi presented PUD-234A, is a request for a minor amendment to PUD-234, previously approved by City Council on April 7, 2015. The property contains 80.34 acres, and is located south and west of the southwest corner of 23rd Street and Tucson Street. PUD-234 was approved along with BAZ-1930, subject to the property being platted. The platting process was not completed prior to the expiration date of April 7, 2017 and the applicant was granted a twelve month extension

of the PUD.

Tucson Village was designed with three development areas; development area A is for commercial use, development area B for residential use, and development area C is intended to remain as floodplain, except as allowed by the city's Engineering and Construction Department for infrastructure improvements.

PUD-234A is a request to alter the boundary areas between area B and C due to floodplain and creek crossings. Updated legals for area B and C have been provided and will replace previous legal descriptions.

Based on the Comprehensive Plan and the surrounding land uses, Staff is recommending PUD-234A be approved as presented, subject to the property being platted.

The applicant, Alan Betchan, AAB Engineering, 200 N McKinley, Sand Springs, stated he was in agreement with Staff recommendations.

Mark Jones recused himself from this case due to a conflict of interest.

Lee Whelpley opened the Public Hearing. No one wished to speak to this item. The Public Hearing was closed.

Because this was a minor amendment, the Planning Commission's approval is final and this case will not be heard by City Council.

A motion was made by Fred Dorrell, seconded by Ricky Jones, that PUD-234A be approved per Staff recommendations. The motion carried by the following vote:

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

Absent: 1 - Carolynne Isbell-Carr

Recused: 1 - Mark Jones

B. Public hearing, consideration, and possible action regarding PUD 264 (Planned Unit Development) and abrogation of BAZ 1943 (rezoning), Top Dog Training Boarding Daycare, 4.14 acres, A-1 to PUD 264/A-1, northeast corner of Tucson Street and 9th Street

Brent Murphy presented PUD-264, saying this is a 4.14 acre undeveloped property, located on the northeast corner of Tucson and 9th Street, just south of the Creek Turnpike. The applicant is proposing to construct Top Dog Training Facility, a boarding and daycare facility. The property is presently zoned A1.

In 2015, City Council approved a rezoning request, BAZ 1943, rezoned from A1 to CG, subject to platting. The parcel was not platted so the zoning remains A1. Animal training schools and kennels are allowed in A1, but require a specific use permit. They

must also have a minimum 330 feet of frontage and five acres. The property meets the frontage requirement, but does not have the five acres. As a result, the applicant turned in a pud application and will develop the property in accordance with the A1 zoning requirements. Instead of doing a specific use, they are doing an animal hospital, kennel, and veterinary clinic, which are allowed by right, and are requesting modification to the minimum lot size and reduce to 3.6 acres. The exterior building meets the requirements for commercial buildings with masonry material on the street frontages. The landscaping will be in accordance with the zoning ordinance. There is a slight modification to the building setback because of the change in grade and the bridge that goes over the turnpike. The property is designated as Level 4 in the Comprehensive Plan, and no changes are requested. They have submitted a preliminary plat, that was heard on the Consent Agenda.

Mr. Murphy said the property will only contain 3.6 acres after platting and right-of-way dedications. Based on the zoning, surrounding land uses, and minimal changes requested, staff is recommending approval subject to platting. No buildings will be allowed in the 100-year floodplain, and BAZ 1943 will be abrogated.

The applicant, Mark Capron, Sizemore Weisz, 6111 E 32nd Place, Tulsa, Oklahoma, addressed the Commission. He said the proposed building to the north is an L-shaped structure. Most of the outdoor activities will be to the northeast of that building. Another building located to the south and west of this building is speculative.

Because of the steep slope of the roadway that goes over Creek Turnpike, additional right-of-way was required. He said they received a call from the adjacent homeowner that lives across the street, to the west, expressing concerns about the noise, but they were able to mitigate these concerns.

The public hearing was opened. No one requested to speak. The public hearing was closed.

A motion was made by Ricky Jones, seconded by Mark Jones, to approve PUD 264. The motion carried by the following vote:

This case will be heard by City Council on July 18, 2017.

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

Absent: 1 - Carolyn Isbell-Carr

7. Appeals

None

8. General Commission Business

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

None

10. Adjournment

A motion was made by Ricky Jones, seconded by Mark Jones, to adjourn. The motion carried by the following vote:

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

Absent: 1 - Carolynne Isbell-Carr