



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, September 28, 2017

5:00 PM

Council Chambers

1. Call To Order

The 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
Absent 1 - Carlyne Isbell-Carr

3. Old Business

None

4. Consideration of Consent Agenda

Staff Planner, Amanda Yamaguchi presented the background for the Consent Agenda stating, the applicant is in agreement with the Staff report for Item 4B and is present for the meeting.

Lee Whelpley explained the Consent Agenda process and asked if anyone wished to remove any items for discussion. No one responded.

A. [17-2724](#) Approval of Planning Commission meeting minutes of September 14, 2017

MOTION by Fred Dorrell to approve the Consent Agenda, per Staff recommendations. The motion was seconded by Mark Jones. The motion carried the following vote:

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

B. [17-2713](#) Approval of PT16-100, Conditional Final Plat, The Villas at Bel Lago, 55 lots, 17.96 acres, A-1 to RS-3, one-quarter mile west of Evans Road, north of Houston Street

MOTION by Fred Dorrell to approve the Consent Agenda, per Staff recommendations. The motion was seconded by Mark Jones. The motion carried the following vote:

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

After the vote Lee Whelpley said Items 4B will be heard by City Council on October 17, 2017, at 6:30 p.m.

5. Consideration of Items Removed from Consent Agenda

None

6. Public Hearings

A. [17-2714](#) Public hearing, consideration, and possible action regarding BACP-160, The Villas at Turnberry, 5.46 acres, Level 4 to Level 3, south and west of the southwest corner of Dearborn Street and 37th Street

Senior Planner, Brent Murphy presented the background for Item 6A, BACP-160 is a request to change the Comprehensive Plan designation on a 5.46 - acre undeveloped tract of land from Level 4 to Level 3. Applicant is interested in rezoning the property to RS-4 and developing single family detached homes on the property. He said they have submitted an application, BAZ-1987 that will be heard at the next Planning Commission meeting on October 12, 2017 to request this property, associated with BACP-160, be rezoned from CG (Commercial General) to RS-4 (Single-Family Residential). RS-4 is considered to be in conformance with the Comprehensive Plan in Level 3. The undeveloped property, which is located south and west of the southwest corner of Dearborn Street and 37th Street, is currently zoned CG (Commercial General) and has been platted as Lot 1, Block 1 of Turnberry Commercial.

Mr. Murphy said a conceptual site layout has been submitted with BACP-160 and shows 22 single-family lots and four commercial lots. During the development of the Comprehensive Plan, a Land Use Intensity System (LUIS) model was created. This model showed Level 4 at the arterial street intersections wrapped by Level 3. The Level 3 being requested with BACP -160 is in conformance with this model. Therefore, based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BACP-160 be approved, subject to the property being replatted.

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

Andrew Shank, Eller & Detrich, 2727 E. 21st Street, Ste. 200, Tulsa, said the Staff report covers the topic adequately. He said they are requesting to rezone this patch of

land, consistent with the residential development around it, and fits the land use model. He said they are in agreement with the Staff report and they respectively request approval.

Lee Whelpley opened the public hearing and asked if anyone wished to speak regarding Item 6A.

Sheena Botworth, 521 E. Fort Worth Drive, said she is not opposed to the rezoning or construction of the proposed project; however, would ask that the project be thoughtful, sustainable and executed in a way that adds value to the community. Ms. Botworth provided photographs of the site that were displayed on the overhead to the Commission members and attendees.

Ms. Botworth said the proposed subdivision will be next to an existing detention pond which is bordered with a narrow greenbelt to the east. According to the site plan, it appears that the narrow greenbelt will be lost and this greenbelt is a key feature to the existing homes, as well as an important storage container for stormwater. If the area is bulldozed, without counter measures, it will reduce the areas ability to retain water. While the storage capacity would be decreased, the new subdivision will be increasing the stormwater runoff.

She said the proposed subdivision slopes toward the detention pond, and all runoff from the streets, driveways, and roofs will converge into the existing pond. The addition of the new subdivision raises questions regarding the specific plans for the development. Will the new properties be adequately setback from the detention pond? Will the existing greenbelt be left alone and incorporated into the plans? If the greenbelt is destroyed, will counter measures be implemented to offset the impact? Will new trees be planted alongside the pond, to maintain its current water storage capacity? Does the new subdivision plan incorporate smart design strategies to minimize the burden on stormwater infrastructure? Are the impervious areas kept to a minimum? Are the streets curved or is the water allowed to percolate through ditches? Will vegetative soils be integrated into the design to help retain water?

Sheena Botworth asked who maintains the detention pond. She said according to long term residents, the aeration fountain (which is necessary for a healthful pond) has been out of commission for some time so the subdivision will add to the burden of the pond, which is already showing signs of not being adequately obtained. She said instead of burdening the existing infrastructure, there is an opportunity to add value the community. This subdivision can be planned, while keeping the green belt aesthetic and recreational asset. The detention pond can be landscaped or maintained well to be a welcome feature into the community while increasing its ability to handle storm events.

Ms. Botworth said there are smart, thoughtful ways to execute the Villas at Turnberry and she said she would urge the Planning Commission to make sure that it happens.

Lee Whelpley asked if anyone else wished to speak on Item 6A. No one responded.

He closed the public hearing and asked if Mr. Shank would like to respond to Ms. Botworth's comments and questions.

Andrew Shank said a lot of the items would be addressed at the platting process, as this is the request for the comprehensive plan amendment and then the rezoning will take place. He said the reserve area is covered under PUD-150 and is not part of this application. The platting will cover the design criteria pursuant to the regulation of the City of Broken Arrow.

Ricky Jones told Mr. Shank that it might be advantageous of him to speak with the interested parties and explain that the engineering will be addressed later and talk about the development scheme; i.e. reviews and plats. Andrew Shank said he would be happy to.

Fred Dorrell said, to Ms. Botworth, that the questions that may not be answered by Mr. Shank may be answered by Staff and to contact City Staff with further questions.

Ricky Jones said he likes the proposed Comprehensive plan changes as it leaves commercial along the arterial frontages and the residential would be a better fit in the proposed area.

MOTION by Ricky Jones to approve Item 6A, BACP-160, per Staff recommendations. The motion was seconded by Mark Jones. The motion carried the following vote:

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

After the vote, Lee Whelpley said Item 6A will be heard by City Council on October 17, 2017, at 6:30 p.m. and anyone wishing to speak must fill out a request to speak form prior to the meeting.

7. Appeals

None

8. General Commission Business

A. [17-2726](#) Review and discussion of proposed draft of the Downtown Residential Overlay District Design Standards and associated changes to Table 3.1-1 and Section 5.8.D of the Broken Arrow Zoning Ordinance

Special Project Manager, Farhad Daroga said this item is for discussion only and no action is needed. He said Staff recently received comments, from Stakeholders, that may result in some changes to the draft document of the Overlay District that was sent to the Commission members. The draft version of the Overlay District document was

prepared by ADG, Consulting Group.

Mr. Daroga said there have been about two public hearings and several Stakeholder meetings and Staff meetings throughout this year to create the proposed Overlay District. The area covers one square mile with seven areas. Area one through five are primarily residential and mixed uses. Area six is the Main Street corridor and seven is the perimeter corridor. There are nine forms of building types that are listed on page 13 of the document which are the main items that are being discussed about. At the end of the document are pictures related to the materials and the form of the type of building that will be allowed and promoted in this Overlay area.

He asked if the Commission has any questions or comments and said the biggest discussion has been over Chapter 3 regarding the building forms on page 12. He asked that the Commission members look over the draft document and added that there may be changes to the draft which will be presented back to the Commission. He said there will be two residential Districts, A and B, with those forms of housing to be allowed and encouraged in the seven different areas of the Overlay District.

Farhad Daroga said once the Overlay District concept is approved, there will be two companion changes that will take place in the Zoning Ordinance. The draft document is the design guideline that will be a supplemental document to the Zoning Ordinance. The Zoning Ordinance in Section 5.8d currently describes the downtown overlay district. The current language will be replaced with new language. That will be coming to the Commission with changes also. Table 3.1 of the Zoning Ordinance will also be modified.

Ricky Jones asked if copies of the draft document that the Commission received include the changes. Mr. Daroga said they do not include the changes - revised versions will be provided to the Commissioners once prepared.

Mr. Daroga said there have been several comments recently regarding architectural form, in which they have had to talk with the Consultants about. For example, the material permitted and encouraged and implemented on Main Street. The overwhelming input from people at the public hearings, and during the review process, was to promote brick and red brick type of materials for the commercial area of District 6 which is primarily Main Street. There are several buildings that have white or beige colored brick while some others have stone or masonry type of building facades so the question is being raised over the types and so the topic is being studied with the Consultant which does not appear to be much of an obstacle. Red brick characteristics are the preference to be promoted; however, some other masonry would be acceptable. Smaller type questions have been addressed such as, minimum and maximum ceiling heights of new houses being built in the infill area. Right now the document promotes nine foot minimum ceilings for one story and up to 15 feet in height. This is being discussed with the Consultants and will be addressed.

Farhad Daroga said recent comments were received on Area one, two and three. Area

one is primarily on the west side of Main Street, south of Kenosha. It is the oldest part of downtown that was platted, in 1902 and has the most infill development potential and has the most vacant land of all the seven districts. Areas two and three are primarily east of Main Street, south and east is area four. Area four is the newest platted area, as late as the 1950's with no alleys. Areas one, two and three have alley ways. Based on the characteristics of the plats, the older plats had 25foot lots the newer have 60 feet. One other thing that has been talked about this is the first detailed overlay that the City has adopted. It would be wise for us to review it in three or four years to see how the new standards are working. This draft document is from all input from the first public hearing to the last stakeholder meeting.

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

None

10. Adjournment

MOTION by Mark Jones to adjourn at 5:24 p.m. 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 - Carolynne Isbell-Carr