



City of Broken Arrow

Minutes Planning Commission

City Hall
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, March 8th, 2018

Time 5:00 p.m.

Council Chambers

1. Call to Order

Chairperson Lee Whelpley called the meeting to order at approximately 5:00 p.m.

2. Roll Call

Present: 4 - Pablo Aguirre, Mark Jones, Ricky Jones, Lee Whelpley
Absent: 1 - Fred Dorrell

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

Amanda Yamaguchi, Staff Planner, presented the consent agenda.

A. 18 308 Approval of PT18 103, Preliminary/Conditional Final Plat, Alfa Laval, 1 lot, 35.45 acres, IL, one half mile south of Houston Street, east of 9th Street
Ms. Yamaguchi reported the applicant was in agreement with the Staff Report.

B. 18 310 Approval of PT17 110, Conditional Final Plat, Rose District Row Homes, a replat of Lots 13 through 19, Block 12, Plat B 2, Original Town of Broken Arrow, 7 lots, 0.56 acres, PUD 241/R 3 to PUD 263/DF, northeast corner of N. Cedar Avenue and W. Elgin Street
Ms. Yamaguchi reported the applicant was in agreement with the Staff Report.

C. 18 313 Approval of BAL 2029, Rabbit Run Reserve F Lot Split, 1 Lot, 0.03 acres, one quarter mile west of Olive Avenue, one eighth mile south of New Orleans Street
Ms. Yamaguchi reported the applicant was in agreement with the Staff Report.

D. 18 336 Approval of ST17 132, Top Dog building elevations, 3.32 acres, A 1/PUD 264, northeast corner of Tucson Street and 9th Street
Ms. Yamaguchi reported the applicant was in agreement with the Staff Report.

Chairman Whelpley asked if there were any questions of Staff. There were none. Chairman Whelpley explained the Consent Agenda was approved in its entirety with a single motion and a single vote unless an item was to be removed for discussion. He asked if there was an item to be removed from the Consent Agenda. There were none.

MOTION: A motion was made by Ricky Jones, seconded by Mark Jones.

Move to approve the Consent Agenda per Staff recommendations

The motion carried by the following vote:

Aye: 4 - Pablo Aguirre, Mark Jones, Ricky Jones, Lee Whelpley

Chairman Whelpley stated Items 4A and 4B would go before City Council on April 3rd, 2018 at 6:30 p.m. He explained if any citizens desired to speak regarding Items 4A and 4B, said citizen would be required to fill out a form in advance.

5. Consideration of Items Removed from Consent Agenda

There were no items removed from the Consent Agenda. No action was required or taken.

6. Public Hearings

A. 18 302 Public hearing, consideration, and possible action regarding PUD 275 (Planned Unit Development), 2601 N. Aspen Retail Center, 1.02 acres, PUD 29D/CH to PUD 275/CH, located north of the northeast corner of Aspen Avenue and Albany Street, south of the Broken Arrow Expressway and the abrogation of PUD 29D

Assistant City Planner Brent Murphy reported the applicant requested that the zoning on this property be changed from PUD 29D, which had an underlying zoning of CH (Commercial Heavy), to PUD 275. He stated the property had been platted as part of lot 1, block 2, Timbercrest Park in 1994. He stated the Planning Commission approved a request to split the property; this was its present configuration. He reported there was an existing vacant building

on the property which would be replaced with a new 13,000 sq foot multiuse center intended for retail, office, restaurant or other limited commercial uses allowed in the CH district. He displayed the proposed site plan and proposed development illustration. He stated there was a summary of the requested changes included in the Staff Report. He stated Staff recommended, based on the Comprehensive Plan, location of the property and land uses, PUD 275 be approved as presented. He explained, as platting had been completed previously, and the proposed PUD was in compliance with the plat, Staff recommended platting be waived. He stated Staff also recommended PUD 29D be abrogated. He stated he and the applicant, who was present, would be happy to answer any questions.

Chairman Whelpley asked if this building used to be a jewelry store. Mr. Murphy responded in the affirmative; it originally was a convenience store, then it was a jewelry store. Chairman Whelpley invited the applicant to come forward.

Ms. Carolyn Back with KKT Architects stated her address was 2200 South Utica Place, Tulsa, OK, 74114. She thanked the Planning Commission for its assistance in developing the PUD. She stated she felt this project would be a wonderful addition to the City of Broken Arrow.

Member Ricky Jones stated he felt this project would be a great redevelopment of a non-performing asset in Broken Arrow. He thanked Ms. Back and her client.

Chairman Whelpley opened up the Public Hearing for Item 6A. He asked if any present wanted to speak to Item 6A. There were none who wished to speak. He closed the Public Hearing for Item 6A.

MOTION: A motion was made by Mark Jones, seconded by Pablo Aguirre.

Move to approve Item 6A PUD 275 per Staff recommendation

The motion carried by the following vote:

Aye: 4 - Pablo Aguirre, Mark Jones, Ricky Jones, Lee Whelpley

7. Appeals

There were no Appeals.

8. General Commission Business

There was no General Commission Business.

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

There were no Remarks, Inquiries and Comments by Planning Commission and Staff.

10. Adjournment

The meeting adjourned at approximately 5:07 p.m.

MOTION: A motion was made by Ricky Jones, seconded by Mark Jones.

Move to adjourn

The motion carried by the following vote:

Aye: 4 - Pablo Aguirre, Mark Jones, Ricky Jones, Lee Whelpley

Mayor

City Clerk