



City of Broken Arrow

Minutes Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Lee Whelpley
Vice Chairperson Ricky Jones
Commission Member Fred Dorrell
Commission Member Mark Jones
Commission Member Pablo Aguirre

Thursday, March 22, 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: 3 - Fred Dorrell, Ricky Jones, Lee Whelpley
Absent: 2 - Mark Jones, Pablo Aguirre

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

A. 18-253 Approval of Planning Commission meeting minutes of February 08, 2018

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

Move to approve the Consent Agenda

The motion carried by the following vote:

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

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. 18-341 Public hearing, consideration, and possible action regarding BACP 161, Timber Ridge Cottages, 8.05 acres, Level 4 to Level 3, one quarter mile south of Kenosha Street, east of 209th E Avenue

Ms. Yamaguchi reported Item 6A, BACP 161, was a request to change the Comprehensive Plan designation on 8 acres of land from Level 4 to Level 3. She stated the applicant was interested in rezoning the property to RM with a PUD for a multifamily development. She stated RM was considered in conformance with the Comprehensive Plan in Level 3. She reported the property was platted as lot 1, block 1, of Tee Town Golf Ranch, and was the north-most lot created with BAL 2026, which was approved by the Planning Commission on October 12, 2017. She stated the draft PUD submitted with BACP 161 proposed 74 units of senior multifamily housing with a mix of duplex (six units), four-plex (forty units) and apartment style dwellings (approximately 28 units). She stated access was proposed through two entrances on 209th East Avenue; a substreet was provided to this property to the south for shared access in the future; future access was proposed to the east where a frontage road was proposed along the Creek Turnpike with 80 feet of right of way dedicated for the frontage road. She explained water detention was planned on site with a detention pond in the northwest corner of the property and a 35 foot landscape buffer proposed around the entire site. She stated a community building was proposed at the southern entrance of the development. She stated the property was not in the 100 year flood plain. She stated Staff recommended BACP 161 be approved subject to the property being replatted and a PUD, similar in context to the draft PUD submitted with BACP 161, being submitted with the future zoning request. She stated Staff recommended SP 134 be abrogated when the rezoning PUD request was brought before the Planning Commission.

Ms. Debbie Hart with DHTC Development stated her address was 2955 South Ridge Drive, Springfield, MS. She stated DHTC Development had many discussions with Staff regarding this request. She stated DHTC Development liked the location and felt it was a wonderful location for a universally designed senior development with convenient access to shopping for seniors. She stated she and DHTC were in agreement with the Staff recommendation.

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

Vice Chairperson Jones stated he thought this was a good use of the property, allowed future commercial development in the area, and he approved of the proposal.

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

Move to approve Item 6A per Staff recommendation

The motion carried by the following vote:

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

Chairperson Whelpley stated Item 6A would go before City Council on April 17th, 2018 at 6:30 p.m.

B. 18-376 Public hearing, consideration, and possible action regarding the proposed changes to Section 5.3 of the Broken Arrow Zoning Ordinance

Plan Development Manager Larry Curtis reported this was a change to the Zoning Ordinance, specifically 54B5. He explained the change removed language from the Zoning Ordinance, which was included in the Subdivision Regulations, for clarity purposes. Discussion ensued regarding the ability to apply for a PUD to change Zoning and the ability to apply for a variance to change Subdivision Regulations. Vice Chairperson Jones asked for a new copy of the Subdivision Regulations to be sent to him.

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

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

Move to approve Item 6B

The motion carried by the following vote:

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

Chairperson Whelpley stated Item 6B would go before City Council on April 3rd, 2018 at 6:30 p.m.

C. 18-383 Public hearing, consideration, and possible action regarding the proposed modifications to Sections 4.1, 4.2, 6.2 and 6.3 of the Broken Arrow Subdivision Regulations

Plan Development Manager Larry Curtis stated Item 6C included suggested changes to the Subdivision Regulations. He briefly explained the various proposed modifications: Section 4.1 clarified the distance requirement for substreets, Section 4.2 addressed the pipeline setback requirements and pipeline size requirements, Section 6.2 added finished floor elevation requirements, and Section 6.3 amended the requirements for private and public streets. He asked if there were any questions.

Vice Chairperson Jones asked about the diagonal rule. Mr. Curtis responded the diagonal rule was not regulated by Subdivision Regulations; it was regulated by Fire Code. Vice Chairperson Jones stated the distance requirements for substreets and the diagonal rule concerned him. He stated he did not feel the two rules were in good alignment. Director of Development Services Michael Skates gave an example of what could be done during the planning stage of development to ensure the two rules aligned. He stated the Fire Marshall was willing to work with Development Services, as well as consultants and/or clients to resolve any concerns regarding the diagonal rule. Discussion ensued regarding the diagonal rule and Fire Code.

Vice Chairperson Jones stated he liked the adjustment being made in Section 4.2, as it would simplify things for developers and would help eliminate unnecessary awkward strips of empty non developable land. Mr. Curtis concurred.

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

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

Move to approve Item 6C

The motion carried by the following vote:

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

Chairperson Whelpley stated Item 6C would go before City Council on April 3rd, 2018 at 6:30 p.m.

7. Appeals

There were no Appeals.

8. General Commission Business

A. 18-380 Presentation of the Main Street Bikeway Project

Engineering and Construction Planning Division’s Bill Cyganovich reported the Main Street Bikeway was an Oklahoma Department of Transportation project in which Broken Arrow received grant funds to re-stripe Main Street from Washington (91st Street) to Midway. He explained Main Street would be striped as a three lane street with bike paths outside the street lanes; the bike lanes would be green. He reported the route would begin at Washington Street and 1st Street going north to Midway and would include a route to Arrowhead Park, as well as an alternate bike route around the Rose District, rather than through the Rose District. He displayed a map which illustrated the bike path in detail and briefly described the bike path, route, lane changes, sharrows, and signage.

Vice Chairperson Jones commented he felt it was excellent there would be dedicated bike lanes through the downtown area. Chairperson Whelpley asked how wide the bike path was. Mr. Cyganovich replied he was unsure; the bike path would be approximately 5 or 6 feet wide. Vice Chairperson Jones congratulated the City of Broken Arrow for its efforts and for winning the grant for this project. Chairperson Whelpley asked if there were any plans to make Broken Arrow bike friendly citywide. Mr. Cyganovich responded in the affirmative; there was the Creek Plan, and the Go Plan which was a regional plan.

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

Vice Chairperson Jones reported he attended a presentation made by Broken Arrow Staff members in the City of Jenks, and the Jenks City Planning Director, Jim Beach had expressed appreciation for the presentation.

Jane Wyrick, Planner II, reported the Steering Committee Meeting was scheduled for Monday from 6:00 p.m. until 8:00 p.m. in the West Meeting Room of the Community Center. She stated the Planning Commission was welcome to attend the Kick-Off Open House Meeting for the Comprehensive Plan Tuesday from 6:00 p.m. until 8:00 p.m. at Central on Main, with a keynote speaker at 6:30 p.m.; Jason Claunch of Catalyst Commercial would speak about the state of the economy, city demographics, changes in the retail environment and how to stay competitive with the changing retail environment.

Mr. Curtis encouraged attendance of the Tuesday night Kick-Off Meeting. He stated Jason Claunch was an excellent speaker and an expert in his field.

10. Adjournment

The meeting adjourned at approximately 5:32 p.m.

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

Move to adjourn

The motion carried by the following vote:

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

Mayor

City Clerk