



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, April 12, 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: 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Ricky Jones, Lee Whelpley

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

A. 18-414 Approval of BAL-2030, Lovelle Properties, LLC, 15.18 acres, unplatted, A 1, one quarter mile north of New Orleans Street, west of 9th Street

Ms. Yamaguchi reported the applicant was in agreement with the Staff Report.

B. 18-423 Approval of PT18-104, Preliminary/Conditional Final Plat, Doc's Container Storage, a replat of Lot 1, Block 2, Couch Addition, 0.43 acres, 1 Lot, A 1 to PUD 274/IL, one half mile north of Houston Street, one quarter mile east of 23rd Street, on Old Highway 51

Ms. Yamaguchi reported the applicant was in agreement with the Staff Report.

C. 18-429 Approval of PT17-113, Conditional Final Plat, Reserve at Aspen Ridge, 9.11 acres, 19 lots, A 1 to PUD 269 /RS 3, located one quarter mile north of Jasper Street, west of Aspen Avenue

Ms. Yamaguchi reported the applicant was in agreement with the Staff Report.

Chairperson Whelpley explained the Consent Agenda was approved in it's entirety with a single motion and a single vote unless an item was to be removed for discussion. He asked if there were any Items to be removed. Vice Chairperson Ricky Jones asked for Item 4C to be removed from the Consent Agenda as he had a conflict of interest.

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

Move to approve Consent Agenda Items 4A and 4B per Staff recommendation.

The motion carried by the following vote:

Aye: 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Ricky Jones, Lee Whelpley

5. Consideration of Items Removed from Consent Agenda

Item 4C was removed from the Consent Agenda.

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

Move to approve Consent Agenda Item 4C per Staff recommendation.

The motion carried by the following vote:

Aye: 4 - Pablo Aguirre, Mark Jones, Fred Dorrell, Lee Whelpley

Recused: 1 - Ricky Jones

Chairperson Whelpley stated Item 4B and 4C would go before City Council on May 1st, 2018 at 6:30 p.m.

Vice Chairperson Ricky Jones left the room prior to Consideration of Items Removed from the Consent Agenda and returned following the vote.

6. Public Hearings

A. 18-394 Public hearing, consideration, and possible action regarding BAZ-1999, Lovelle Properties, Inc., 2.23 acres, A 1 and R 1 to R 2, one quarter mile west of Ninth Street, north of New Orleans Street

Planner II Jane Wyrick reported BAZ 1999 was a request to change the zoning designation of an unplatted vacant property from A1 and R1 to R2. She stated in conjunction with BAZ

1999, BAL 2030, a request for a lot split on part of the property, was also submitted. She stated on November 16th, 2017 the Planning Commission approved BAL 2027CB, a request for a lot combination of two parcels owned by Nathan and Kimberly Lovelle, located north and east of this site, subject to right of way and utility easements being dedicated in accordance with the Subdivision Regulations. She stated BAL 2030 proposed to split the south 1.3 acres of a 15.18 acre parcel (zoned A1) and attach it to the existing R1 zoned lot, and in order to bring this into compliance the applicant requested the zoning be changed to R2. She reported right of way and utility easement dedication was completed along New Orleans in anticipation of the requirement with BAL 2027CB. She stated the applicant proposed a 60 foot wide deed of dedication along the north side of New Orleans Street and a 17.5 foot utility easement which was approved by City Council on March 20th, 2018 and recorded in Tulsa County. She stated the property was designated Level 3 in the Comprehensive Plan and R2 zoning was identified as possible within Level 3 when it was an extension of an adjacent parcel with R2, RS2, R3, or RS3 zoning; therefore, the R2 requested with BAZ 1999 was considered in compliance with the Comprehensive Plan. She stated Staff recommended BAZ 1999 be approved and platting be waived.

Mr. Brett Batson stated his address was 5855 South Pittsburgh Avenue, Tulsa. He stated Mr. Lovelle was in agreement with Staff recommendation.

Chairperson Whelpley opened up the Public Hearing for Item 6A. He asked if any present wanted to speak regarding Item 6A.

Citizen Wesley Bush stated his address was 504 East New Orleans, which was adjacent to the south of the property in question. He asked for clarification of BAZ 1999. Plan Development Manager Larry Curtis responded he would be happy to clarify. He displayed a map which illustrated the lot splits, right of way, and utility easements, and he explained the rezoning request. Discussion ensued regarding rezoning, lot sizes, ownership of the lots, and the purpose of the rezoning.

Chairperson Whelpley asked if any other present wished to speak regarding Item 6A. Seeing none, he closed the Public Hearing for Item 6A.

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

Move to approve Item 6A per Staff recommendation

The motion carried by the following vote:

Aye: 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Ricky Jones, Lee Whelpley

Chairperson Whelpley stated Item 6A would go before City Council on May 1st, 2018 at 6:30 p.m. He explained if any citizen desired to speak regarding Item 6A, said citizen was required to fill out a Request to Appear Before City Council form in advance.

B. 18-422 Public hearing, consideration, and possible action regarding PUD 276 (Planned Unit Development) and BAZ 1998 (Rezoning), Timber Ridge Cottages, 8.05 acres, A 1/SP 164 to RM/PUD 276, one quarter mile south of Kenosha Street, east of 209th E Avenue and the abrogation of a portion of SP 164

Ms. Amanda Yamaguchi reported Item 6B, PUD 276 and BAZ 1998, was a request to change the zoning of the property from A1/SP 164 to RM/PUD 276 for the purpose of a multifamily senior development. She stated the property was platted as part of Lot 1, Block 1, Tee Town Golf Ranch. She reported on October 12th, 2017, the Planning Commission approved BAZ 2026 which split the property into its present three lot configuration. She stated BACP 161, a request to change the Comprehensive Plan designation on this property from Level 4 to Level 3, was recommended for approval by the Planning Commission on March 22nd, 2018. She reported BACP 161 would be considered by the City Council on April 17th, 2018. She stated upon approval of BACP 161 the RM zoning proposed in conjunction with PUD 276 would be in accordance with the Comprehensive Plan. She stated the applicant, through the PUD, proposed senior multifamily housing with a mix of duplexes (six units), quad-plexes (forty units) and apartment style dwellings (28 units) for a total of 74 units. She reported access was proposed through two entrances off of 209th East Avenue, a substreet was provided to the property to the south for shared access and a future access point was intended on a future frontage road proposed along the Creek Turnpike. She explained the 80 feet of right of way for this future road would be provided with the property plat. She reported water detention would be on site with a detention pond in the northwest corner of the property and a 35 foot landscape buffer was proposed around the detention pond. She stated a community building was proposed at the southern entrance of the development. She reported the modifications to the zoning ordinance requested with the PUD were outlined in the Staff Report. She stated the applicant proposed no screening surrounding the development to enable the development to blend in with the surrounding undeveloped land; however, zoning required all developments in the RD, RM and RMH district to install and maintain fences. She stated Staff recommended PUD 276 and BAZ 1998 be approved subject to the property being replatted, screening requirements being added to the PUD in compliance with the Zoning Ordinance, and the approval of BACP 161 by the City Council. She stated Staff additionally

Chairperson Whelpley asked if this property used to be home to a church. Ms. Yamaguchi responded in the affirmative.

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.

Chairperson Whelpley stated Item 6B would go before City Council on May 1st, 2018 at 6:30 p.m.

There were no Appeals.

There was no General Commission Business.

Mr. Larry Curtis thanked the Timber Ridge Cottages Development Staff for being a pleasure to work with and communicate with. He reported he and four Planners from Broken Arrow would be going to New Orleans for additional training and he thanked the City of Broken Arrow for the opportunity.

Aye: 5 - Pablo Aguirre, Mark Jones, Fred Dorrell, Ricky Jones, Lee Whelpley

City Clerk