



# City of Broken Arrow

## Minutes Planning Commission

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

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

**Thursday, January 24, 2019**

**Time 5:00 p.m.**

**Council Chambers**

### 1. Call to Order

Chairperson Ricky Jones called the meeting to order at approximately 5:00 p.m.

### 2. Roll Call

**Present:** 3 - Pablo Aguirre, Mark Jones, Ricky Jones  
**Absent:** 2 - Fred Dorrell, Lee Whelpley

### 3. Old Business

There was no Old Business.

### 4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

- A. 19-146**      **Approval of Planning Commission meeting minutes of January 10, 2019**
- B. 19-120**      **Approval of PT18-101, Conditional Final Plat, The Woods of Jasper Estates, 27.97 acres, 28 Lots, A-1 to PUD-265 and RS-2, north and west of the northwest corner of Jasper Street (131<sup>st</sup> Street) and 23rd Street (County Line Road)**  
Ms. Yamaguchi indicated the applicant was in agreement with the Staff report.
- C. 19-161**      **Approval of PT18-109, Conditional Final Plat, Boston Heights, a replat of Lot One, Block Two Arrow Acres, 2.10 acres, 7 Lots, A-1 to RS-2, one-half mile east of Elm Place (161<sup>st</sup> E Avenue), one-quarter mile south of Washington Street (91<sup>st</sup> Street)**  
Ms. Yamaguchi indicated the applicant was in agreement with the Staff report.
- D. 19-117**      **Approval of PT18-111, Conditional Final Plat, Dollar General Broken Arrow #20251, 1.88 acres, 1 Lot, A-CH to CG/PUD-283 via BAZ-2015, located west of the southwest corner of Aspen Avenue (145<sup>th</sup> E Avenue) and Omaha Street (51<sup>st</sup> Street)**  
Ms. Yamaguchi indicated the applicant was in agreement with the Staff report.
- E. 19-162**      **Approve CA19-100, Beehive Homes, 2.60 acres, R-2/SP-283, north of Washington Street (91<sup>st</sup> Street), one third mile east of Olive Avenue (129<sup>th</sup> E Avenue)**  
Ms. Yamaguchi indicated the applicant was in agreement with the Staff report.

Chairperson Ricky Jones explained the Consent Agenda consisted of routine items, minor in nature, and 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 were any items to be removed from the Consent Agenda; there were none.

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

#### **Move to approve the Consent Agenda**

The motion carried by the following vote:

**Aye:**      3 - Pablo Aguirre, Mark Jones, Ricky Jones

Chairperson Jones stated Item 4B, Item 4C, and Item 4D would go before City Council on February 19, 2019 at 6:30 p.m. He explained if any individual desired to speak regarding these Items, said individual was required to fill out a Request to Appear before City Council form in advance.

### 5. Consideration of Items Removed from Consent Agenda

No Items were removed from the Consent Agenda. No action was needed or taken.

### 6. Public Hearings

- A. 19-119**      **Public hearing, consideration, and possible action regarding PUD-273A (Planned Unit Development), a major amendment to PUD-273, Redbud Ranch, 18.49 acres, A-RM to PUD 273/RM, located north of Albany Street (61<sup>st</sup> Street), east of 23rd Street (County Line Road/193<sup>rd</sup> E. Avenue)**  
Senior Planner Brent Murphy reported PUD-273A was a request for a major amendment to PUD-273. He indicated the property had been platted as Lot 2, Block 1, of County Line

Center, but had been platted in Wagoner County and did not meet City of Broken Arrow Subdivision Regulations. He stated the property was zoned A-RM in Wagoner County prior to being annexed into Broken Arrow in 2001, at which time it was zoned R5 (multifamily). He reported in 2008 the Zoning Ordinance was updated and the R5 district became RM. He stated in March 2016 City Council conditionally approved PUD-273 and BAZ-1995, a rezoning request for the 11 acres on the north half of the property from A-RM to RM, subject to the property being replatted. He reported in December 2017 City Council conditionally approved BAZ-1989, a rezoning request for the south 7.5 acres from A-RM to RM, again subject to the property being platted. He noted the property associated with BAZ-1989 had never been developed; the applicant was in the process of acquiring the property and wished to develop a multifamily project, encompassing a total of 18.5 acres. He explained the boundaries of PUD-273 were being expanded which made this a major amendment. He stated the Staff Report included an analysis of the Zoning Ordinance requirements and the modifications requested. He explained current zoning allowed 366 units on the property and the PUD requested a reduction to 325 units; in addition, the zoning ordinance required 20% brick or stone to be used on the exterior of the buildings, and as a part of the PUD, on the sides closest to and visible from the streets, 65% brick or stone would be utilized. He reported there would be one point of access to County Line Road, one point of access to Albany Street, as well as an emergency access point through the abutting property to the north. He stated the property was shown in the Comprehensive Plan as Level 3, and the development proposed with PUD-273A was considered to be in compliance with the Comprehensive Plan. He stated based on the Comprehensive Plan, location of the property, the previous rezoning approvals, and the surrounding land uses, Staff recommended PUD-273A be approved as submitted, subject to the property being replatted in accordance to the City of Broken Arrow Subdivision Regulations.

Chairperson Jones asked if he understood correctly; the RM zoning was already approved and the PUD further restricted what would be allowed during development. Mr. Murphy responded in the affirmative; the zoning was approved as RM.

The applicant, Mr. Mike Case stated his address was 4200 E. Skelly Drive, Ste. 800, Tulsa OK. He stated PUD-273A was a request to include the 7.5 acres immediately south in the development of Redbud Ranch and reduced the unit count to approximately 309 units. He explained the inclusion of the 7.5 acres to the south allowed better accessibility via two entry points, reduced potential traffic counts on County Line Road, and allowed better access for emergency vehicles. He stated this added parcel of land also enabled the project to be redesigned with smaller upscale 7 and 11 unit buildings, as well as 40 townhomes with garages. He stated rent would range from \$900 dollars per month to \$1,500 dollars per month. He stated this was not a low income subsidized property. He listed the intended property amenities.

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

Plan Development Manager Larry Curtis stated he had received phone calls regarding this project with questions concerning water detention and other development standards. He noted water detention and development standards would be addressed as part of the engineering process. Chairperson Jones concurred.

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

**Move to approve Item 6A per Staff recommendation**

The motion carried by the following vote:

**Aye:**        3 - Pablo Aguirre, Mark Jones, Ricky Jones

Chairperson Jones stated Item 6A would go before City Council on February 19, 2019 at 6:30 p.m. He explained if any individual desired to speak regarding Item 6A, said individual was required to fill out a Request to Appear before City Council form in advance.

**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)**

Special Project Manager Farhad Daroga reported he sent an email to the Planning Commission inviting the Planning Commission Members to attend the Comprehensive Plan Steering Committee Meeting, Wednesday, February 6, 2019, at 6:00 p.m. at the Central Park Community Center. He indicated the final Comprehensive Plan Steering Committee Meeting would be held March 7, 2019. He noted the email included a link to the Comprehensive Plan Final Draft Document. Chairperson Jones asked Mr. Daroga to resend the email to him. Mr. Daroga agreed to resend the email. He noted there would be a Comprehensive Plan Public

Hearing in March 2019 and a National HOA Meeting in February 2019.

Mr. Curtis reminded Planning Commission the Annual HOA Event would be held on February 16, 2019 from 10:00 a.m. until 1:00 p.m. He briefly described the HOA Event.

Mr. Daroga stated the Oklahoma Municipal League was hosting Planning Commission Workshops throughout the State; the next Workshop would be in March 2019, in Collinsville.

**10. Adjournment**

The meeting adjourned at approximately 5:18 p.m.

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

**Move to adjourn**

The motion carried by the following vote:

**Aye:        3 -**    Pablo Aguirre, Mark Jones, Ricky Jones

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk