



# 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, March 28, 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: 5 -** Pablo Aguirre, Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

### 3. Old Business

There was no Old Business.

### 4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

- A. 19-362 Approval of Planning Commission meeting minutes of February 28, 2019
- B. 19-369 Approval of Planning Commission meeting minutes of March 14, 2019
- C. 19-370 Approval of PT19-102, Preliminary/Conditional Final Plat, Attic Storage of Broken Arrow, 10.15 acres, 3 Lots, CH to CH and IL/PUD-284 via BAZ-2020, located one-quarter mile east of Aspen Avenue (145th E Avenue), north of Tucson Street (121st Street)
- D. 19-371 Approval of PT19-103, Preliminary Plat, Washington Lane VIII, 95 lots, 35.92 acres, R-2/PUD 135 J, one-half mile north of New Orleans Street (101st Street), west of 9th Street (Lynn Lane/177th East Avenue)
- E. 19-375 Approval of PT19-104, Preliminary Plat, Redbud Ranch, a replat of Lot 2, Block 1 County Line Center, 1 Lot, 18.49 acres, A-RM to RM/PUD-273A, north and east of the northeast corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue)

Ms. Yamaguchi indicated all applicants were in agreement with the Staff Report.

Chairperson 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 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 Fred Dorrell, seconded by Pablo Aguirre.

**Move to approve the Consent Agenda per Staff recommendation**

The motion carried by the following vote:

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

Chairperson Jones stated Items 4A, 4B, and 4C would go before City Council on April 16, 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 required or taken.

### 6. Public Hearings

- A. 19-364 **Public hearing, consideration, and possible action regarding PUD-287 (Planned Unit Development), RDS Business Park, 19.70 acres, A-1 to CN/PUD-287, located one-quarter mile north of Kenosha Street (71st Street), east of 23rd Street (County Line Road)**  
Senior Planner Brent Murphy reported this project was planned as a mixed commercial development to include retail commercial and office uses. He noted the property was currently zoned A-1, but in August 2018 City Council approved BAZ-2007 which changed the zoning from A-1 to CN (Commercial Neighborhood) subject to the property being platted (the property was not platted yet). He indicated the applicant wished PUD-287 to overlay CN zoning. He stated Hillside Drive, a commercial street, was required to measure 80 feet in width according to the City Design Criteria Manual. He noted the PUD requested the width be reduced 60 feet as it moved into the development, but the street would remain 100 feet in width at the intersection with County Line Road. He stated this would require a variance through the Subdivision Code which was included with the PUD. He stated there would be two points of

access in addition to 23<sup>rd</sup> Street (County Line Road) which did not meet the separation requirements; however, the applicant agreed to install raised medians at these access points which would limit access to right turn in and right turn out only. He explained the Hillside Drive access would be a full access point and would have a traffic signal in the future. He stated there would be a mutual access easement with the abutting property to the south which would allow traffic from that area to have access to this property and in turn access to Hillside Drive. He stated emergency access only would be allowed via a stub street to the north and a property to the east. He noted the parking lot lights would be no more than 20 feet in height and all wall lights would be directed downward. He indicated the signs would be limited to 10 feet in height, except the pylon sign which would be 25 feet in height, similar to other signs in the area. He stated the PUD was in compliance with the Comprehensive Plan and based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommended PUD-287 be approved as presented, subject to the property being platted.

The applicant, Mr. J.R. Donelson stated his address was 12820 S. Memorial Drive, Bixby, OK. He stated he represented RDS Business Park and agreed with Staff recommendations. He noted the preliminary plat had been approved previously, but he was bringing this before the Planning Commission to approve the access points. He indicated he had worked with Staff in this regard and all plans had been reviewed with City Staff.

Commissioner Dorrell asked if Mr. Donelson had held meetings with the surrounding homeowners. Mr. Donelson responded in the affirmative; he met with the surrounding homeowners on several occasions.

Chairperson Jones opened the Public Hearing for Item 6A. He asked if any present wished to speak regarding Item 6A.

Mr. Mike Shumar stated his address was 2633 E. Oakland Street, Broken Arrow, OK 74014. He asked if the property would be fenced along the residential side and if the stub street would be an access point as well. Chairperson Jones stated the stub street would be gated and used for emergency access only. He stated he was unsure of the fencing. Mr. Brent Murphy stated there were no modifications to the fencing requirements; therefore, an 8 foot high fence would be installed where any commercial property abutted residential property. He explained the smooth attractive side of the fence would face the residential area.

Mr. Mike Bennett stated his address was 2505 E. Oakland Street, Broken Arrow, OK 74014. He stated he had met with Mr. Donelson and appreciated Mr. Donelson’s efforts to address the concerns voiced by the homeowners. He indicated Mr. Donelson was accommodating and helpful.

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

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

Chairperson Jones explained the Planning Commission was a recommending body only. He stated the Planning Commission’s recommendation regarding Item 6A would go before City Council on April 16, 2019 at 6:30 p.m. He explained if any individual desired to speak regarding this Item, 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**

**A.    19-378    Presentation, Review, and Discussion of the NEXT Comprehensive Plan, its process and upcoming schedule.**

Special Project Manager Farhad Daroga reported the NEXT Comprehensive Plan draft copy was printed recently and would be proposed for presentation to the Planning Commission next month with the adoption process taking place over the next six weeks. He explained the process of developing the NEXT Comprehensive Plan began in 2018 with a 15 month to 18 month intended timeframe. He stated this would be the fifth Comprehensive Plan in the history of Broken Arrow; the last being adopted in 1997. He reported the Comprehensive Plan contained 12 chapters with an accompanying Parks Master Plan, a companion project which would be adopted along with the Comprehensive Plan. He stated the horizon for the Comprehensive Plan was approximately 20 years and the projected population for the Plan was 138,000 residents. He stated the 12 chapters were reviewed by the consultants and staff through six Steering Committee Meetings which took place between January 2018 and March 2019. He noted there had been four Public Hearings, as well as a charrette session in the fall of 2018. He

reported stake holder interviews were completed in the early part of the process with approximately 45 individuals, and an online survey was completed by approximately 1,200 residents. He stated there was also a Technical Advisory Committee, which consisted of Broken Arrow Department Heads, Engineering Staff, Technical Staff, Planning Staff, and Development Services Staff, which met five times during this process. He indicated major changes included: 1) the special districts (activity nodes) had been identified and adjusted, 2) enhanced corridors between districts were adjusted, 3) housing diversity and incorporation of sense of place were promoted.

Development Services Manager Michael Skates commended Mr. Daroga, Staff and others throughout the City who contributed to the development of the NEXT Comprehensive Plan. He stated Development Services Staff had worked tirelessly with the consultant to put together a plan for the future, which he believed would be very successful and would continue to promote Broken Arrow’s forward thinking. He stated the land use map had been painstakingly changed into an interactive map which would be posted online, and would be updated regularly. He stated the zoning maps were also updated, and beyond the Comprehensive Plan, Staff would begin to adjust Zoning Code.

**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 5:20 p.m.

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

**Move to adjourn**

The motion carried by the following vote:

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