



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 14, 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 - Fred Dorrell, Lee Whelpley, Ricky Jones

Absent: 2 - Pablo Aguirre, Mark Jones

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

- A. 19-332 Approval of PT18-108, Revised Preliminary Plat, The Villages at Seven Oaks South, 13.68 acres, 58 Lots, A-1 to RS-3 (via BAZ-1622) to RS-3 to RS-4/PUD-280A (via BAZ-2010, BAZ-2023 & PUD-280), one-quarter mile east of 9th Street, south of New Orleans Street**

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

- B. 19-330 Approval of PT19-101, Preliminary Plat, Wyckford at Forest Ridge, 22.11 acres, 30 lots, R-1/PUD-66, one-third mile north of Houston Street (81st Street), one-half mile east of 65th Street (Oneta Road)**

Ms. Yamaguchi stated the applicant was 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 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 Fred Dorrell, seconded by Lee Whelpley.

Move to approve the Consent Agenda per Staff recommendation

The motion carried by the following vote:

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

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. 19-278 Public hearing, consideration, and possible action regarding PUD-135J (Planned Unit Development), a request for a minor amendment to PUD-135, Washington Lane VIII, 32.74 acres, R-2 to R-2/PUD-135J, one-half mile south of Washington Street, west of 9th Street**

Senior Planner Brent Murphy reported PUD-135 changed the zoning on the 32.74 acres property from A1 to R-2. He explained PUD-135J was a minor amendment request to reduce the setback on corner lots from 25 feet to 15 feet, similar to what was allowed in R-3, and a request to reduce lot width to 45 feet for pie shaped lots, similar to what was done in the Washington Lane VII development located immediately to the north of this property. He stated the property was designated Level 2 in the Comprehensive Plan and with PUD-135J the property was considered to be in accordance with the Comprehensive Plan. He indicated staff recommended PUD-135J be approved based on the Comprehensive Plan, location of the property and the surrounding land uses, subject to the property being platted. He noted the preliminary plat would be presented at the next Planning Commission Meeting.

The applicant, Austin Mayes with Olsson Associates, stated his address was 1717 S. Boulder Avenue, Suite 600, Tulsa OK. He stated he was in agreement with Staff recommendations.

Commissioner Dorrell asked about the lot size changes. Mr. Mayes explained, with the lot size changes the development would be able to fit more lots in the cul-de-sac areas. He stated the

houses would be set back enough to provide side lot space, but there would be a reduction in the allowed minimum frontage.

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.

MOTION: A motion was made by Lee Whelpley, seconded by Fred Dorrell.

Move to approve Item 6A per Staff recommendation

The motion carried by the following vote:

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

Chairperson Jones stated this was a minor amendment, and as such would not go before City Council for final approval.

B. 19-326 Public hearing, consideration, and possible action regarding SP-292 (Specific Use Permit), Broken Arrow Public Schools, 38.734 acres, A-1, one-half mile north of New Orleans Street (101st Street), one-half mile west of Evans Road (225th E. Avenue)

Plan Development Manager Larry Curtis reported the applicant requested this Item be stricken from the record as the applicant had withdrawn the request at this time. He indicated this Item would again come before the Planning Commission at a later date.

MOTION: A motion was made by Fred Dorrell, seconded by Lee Whelpley.

Move to strike Item 6B per Staff recommendation

The motion carried by the following vote:

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

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 provided the Planning Commission with a tentative Comprehensive Plan schedule and briefly reviewed the listed due dates and meeting dates. Commissioner Dorrell stated he was impressed with Staff's efforts on behalf of the Comprehensive Plan.

10. Adjournment

The meeting adjourned at approximately 5:11 p.m.

MOTION: A motion was made by Lee Whelpley, seconded by Fred Dorrell.

Move to adjourn

The motion carried by the following vote:

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