



**City of Broken Arrow**  
**Minutes**  
**Planning Commission Meeting**

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

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

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<b>Thursday, April 25, 2019</b>	<b>Time 5:00 p.m.</b>	<b>Council Chambers</b>
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**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. 19-331**      **Approval of PT19-100, Preliminary Plat, Broken Arrow Public Schools, Elementary 16, 38.734 acres, 1 Lot, A-1, one-half mile north of New Orleans Street (101st Street) and one-half mile west of Evans Road (225th E. Avenue)**
  
- B. 19-468**      **Approval of PT19-105, Preliminary Plat, Centennial Crossing, 21.52 acres, 2 Lots, A-1 to PUD-266/RM, one-quarter mile south of Omaha Street, east of Elm Avenue**
  
- C. 19-477**      **Approval of PT03-125A, Conditional Final Plat, Johanna Woods II, 5.0183 acres, 25 Lots, A-1 to PUD-30C/RMH via BAZ-2001, located south of Omaha Street (51st Street), one-half mile east of 23rd Street (193rd E. Avenue)**

Ms. Yamaguchi stated each applicant for Items 4A, 4B and 4C was present and in agreement with staff reports.

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 other 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**

The motion carried by the following vote:

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

Chairperson Jones stated Item 4C would go before City Council on May 21, 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**

There were no items removed from the Consent Agenda. No action was required or taken.

**6. Public Hearings**

Chairperson Jones noted a request to move Item 6E to the first item for discussion under Public Hearings.

- E. 19-457**      **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)**  
Planner II Jane Wyrick stated on February 28, the Planning Commission approved BAL-2049 to split an 80.3-acre tract into three tracts, subject to the underlying real estate transaction completion. She explained the site for SP-292 was the northern lot resulting from the split. She reported SP-292 was scheduled for Public Hearing on March 14, 2019; however, the real estate transactions were not completed. She stated the applicant requested the current Public Hearing process. She reported preliminary plat number PT19-100 processed for the site was on the Consent Agenda. She noted the project site was zoned A-1 and Broken Arrow Zoning

Ordinance required all schools within agricultural and residential zoning districts to have specific use permit. She explained included with SP-292 was a request for a monument sign, an electronic message board, and directional signage. She explained in accordance with the Zoning Ordinance, permanent freestanding signs which functioned as on-premise advertising and were located on lots for institutional uses may be constructed in agricultural districts, but was not to exceed 32 square feet of display surface area or 8 feet in height. She stated, as per Section 5.7.E2 of the Zoning Ordinance, increases in display surface area and height could be requested through a PUD or specific use permit. She stated the school site had approximately 1,329 linear feet of frontage and due to the length of frontage and the location of the site, the applicant requested an increase of display area for up to 10 feet in height and 200 square feet in display surface area. She noted properties to the north, west and east were designated as level 6 in the Comprehensive Plan and the surrounding properties had a mix of uses including park land, industrial light and industrial heavy. She stated directional signage would be placed at the intersection of East New Orleans Street and South 38<sup>th</sup> Street, by the entrance to the Events Center Park. She stated access to the site would be located at the New Orleans and South 38<sup>th</sup> Street locations and from State Highway 51. She noted a fee in lieu of detention was approved for the site. She explained there was a blue line stream at the southeast corner of the property, away from the planned school site. She stated the 100-year water surface required delineation and an overland drainage easement would be established in the area. She stated based on the Comprehensive Plan, the location of the property and the surrounding land uses, Staff recommended approval of SP-292, subject to the property plat within one year of approval and noted the platting process was underway.

Ms. Michelle Bergwall, COO for the Broken Arrow School District, stated her address was 701 S. Main Street, Broken Arrow, Oklahoma 74012. She stated she was in agreement with staff recommendations.

Commissioner Lee Whelpley asked if there were two entrances to the south of the property. Ms. Bergwall responded there was an entrance for the car rider loop around the parking lot and a separate entrance from the bus loop, which extended to the back of the property. Commissioner Whelpley asked if the bus loop entry was close to the highway. Ms. Bergwall responded the back entry was closer to the railroad, but was 700 feet away from the railroad. Commissioner Pablo Aguirre asked Ms. Bergwall to clarify the issue with the railroad. She explained the railroad sent a standard letter of inquiry sent due to the possible development. She stated the railroad wanted to ensure pedestrian traffic did not increase significantly near the railroad. She indicated the front half of the 40-acre development was planned away from the railroad right of way. She explained fencing would be installed to keep pedestrians from the railroad area.

Chairperson Jones opened the Public Hearing for Item 6E. He asked if any present wished to speak regarding Item 6E; hearing none he closed the Public Hearing.

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

**Move to approve Item 6E per staff recommendations**

The motion carried by the following vote:

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

Chairperson Jones stated Item 6E would go before City Council on May 21, 2019 at 6:30 p.m. He explained if any individual desired to speak regarding Item 6E, said individual was required to fill out a Request to Appear before City Council form in advance.

**A. 19-437 Public hearing, consideration, and possible action regarding BAZ-2026, Wolber Personal Home, 0.18 acres, DM to DF, one-third mile south of Houston Street (81st Street), one-half mile east of Elm Place (161st E Avenue) on the northeast corner of Jackson Street and Main Street**

Staff Planner Amanda Yamaguchi stated the property was platted as the south half of block 7 and block 8, and the west 10 feet of the south half of block 9 and block 5. She stated the property was vacant and the applicant proposed to construct a single-family residence on the property, along with any applicable accessory uses on the lot. She stated current zoning was downtown mixed use (DM) which allowed residential upstairs stories as part of mixed-use development. She stated single-family detached structures were not permitted. She indicated applicant proposed to change the zoning to Downtown Fringe (DF), which would allow single-family, detached structures. She stated the proposed structure would be required to meet the setbacks and requirements of the DF zoning district. She reported the Comprehensive Plan designated the site as Level 5, the DF zoning request was in compliance with the Comprehensive Plan for Level 5. She stated based on the Comprehensive Plan, the location of the property and surrounding land uses, Staff recommended BAZ-2026 be approved. She noted the property was already platted; therefore, Staff recommended the platting be waived.

Applicant Chad Wolber stated his was 8409 Shadowood Avenue, Broken Arrow, Oklahoma 74012. Mr. Wolber stated he was in agreement with the Staff recommendations.

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

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

**Move to approve Item 6A per staff recommendations**

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

Chairperson Jones stated Item 6A would go before City Council on May 21, 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.

- B. 19-422 Public hearing, consideration, and possible action regarding SP-232A (Specific Use Permit), McAuliffe Elementary-Union Public Schools, 9.64 acres, RM/R-3, one-quarter mile north of Kenosha Street (71st Street), east of Garnett Road (S. 113th E. Avenue)**
- Planner II Jane Wyrick stated SP-232A was a request for a Specific Use Permit amendment to replace an existing monument sign with a digital sign. She stated the property was platted as Lot 2 and Lot 3, Block 1 of the Union Plaza addition. She reported on January 19, 1981, City Council approved SP-20 for a junior high school, subject to final plat approval and filing of the final plat. She stated the same day the City Council also approved the use of the Union Plaza addition. She stated the addition was recorded in Tulsa County in 1982, which included the junior high, Eighth Grade Center, and the property on which McAuliffe Elementary was later built. She stated on September 1, 2009, City Council approved SP-232 to replace the existing, freestanding sign located on the campus of the Union Eighth Grade Center with a 22-foot high sign. She explained while the proposed sign change for McAuliffe Elementary School was advertised as SP-232A, it was more appropriate to recognize the permit as SP-20A. She stated the applicant proposed to replace the existing monuments with digital message board signage. She noted in accordance with the Zoning Ordinance, permanent, freestanding signs which functioned as on-premise advertising and were located on a lot for institutional uses may be constructed in residential zoning districts, as long as the signs did not exceed 32 square feet in display area or 8 feet in height. She stated as per section 5.7E2 of the Zoning Ordinance, increases in display area and height may be requested through a PUD or specific use permit and would be based on the total linear feet of lot frontage. She noted a specific use permit was also required for digital signs. She indicated the school had 660 feet of linear frontage and the sign was proposed to be placed in the same location as the existing monument sign, at 62 feet from the property line. She stated the sign included aluminum letters and logo totaling 5.7 square feet of sign area set above a 21 square foot cabinet for the digital sign; total sign area proposed was 26.6 square feet. She stated the 2-foot-high base would be constructed of split faced block and a decorative dark bronze metal coping to cap the sign, bringing the height to 8.5 feet. She stated the digital display sign included dimmers, and would dim after dark. She reported the property was zoned as Public in the Comprehensive Plan and institutional uses such as educational facilities were permitted in residential zoning districts with a specific use permit. She reported the request was in accordance with the Comprehensive Plan and the Zoning Ordinance. She stated based on the Comprehensive Plan, the location of the property and surrounding land uses, Staff recommended approval of SP-232A and platting be waived. She stated Staff also recommended the Planning Commission recognize the request as SP-20A, rather than SP-232A.

The applicant, Ms. Nichol Watts, with KKT Architects, stated her address was 2200 South Utica Place, Tulsa, Oklahoma 74114. Ms. Watts stated she agreed with staff recommendations.

Chairperson Jones opened the Public Hearing for Item 6B. He asked if any present wished to speak regarding Item 6B; hearing none he closed the Public Hearing.

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

**Move to approve Item 6B, SP-20A, per Staff recommendations**

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

Chairperson Jones stated Item 6B would go before City Council on May 21, 2019 at 6:30 p.m. He explained if any individual desired to speak regarding Item 6B, said individual was required to fill out a Request to Appear before City Council form in advance.

- C. 19-423 Public hearing, consideration, and possible action regarding SP-293 (Specific Use Permit), Anderson Elementary – Union Public Schools, 5.568 acres, R-2, one-half mile south of Houston Street (81st Street), one-half mile west of Olive Avenue (129th E. Avenue)**

Ms. Wyrick reported SP-293 was a special use permit request for Anderson Elementary School to replace the existing monument sign with a digital sign. She stated the property site had nearly 526 linear feet of frontage and the new digital sign was to be placed in the same location as the existing monument sign at 88 feet from the property line. She reported the

sign request was the same as the previous school sign requests. She noted, based on the Comprehensive Plan, the location of the property and surrounding land uses, Staff recommended approval for SP-293 with platting waived.

Vice Chairperson Whelpley asked if the permits had time stipulations attached to them, such as the two-year term permits for churches. Acting Development Services Director Larry Curtis explained certain specific use permits within the zoning codes had time stipulations, and the ordinance listed those applicable permit types. He stated the Planning Commission and City Council could add time restrictions associated with those permits, as an option; however, time restrictions were not required or associated with the school special use permits.

Ms. Watts stated the address for KKT Architects was 2200 South Utica Place, Tulsa, Oklahoma. She stated she agreed with staff recommendations.

Chairperson Jones opened the Public Hearing for Item 6C. He asked if any present wished to speak regarding Item 6C; hearing none he closed the Public Hearing.

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

**Move to approve Item 6C per staff recommendations**

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

Chairperson Jones stated Item 6C would go before City Council on May 21, 2019 at 6:30 p.m. He explained if any individual desired to speak regarding Item 6C, said individual was required to fill out a Request to Appear before City Council form in advance.

**D. 19-424      Public hearing, consideration, and possible action regarding SP-295 (Specific Use Permit), Moore Elementary – Union Public Schools, 11.95 acres, R-1, south and east of the southeast corner of Kenosha Street (71st Street) and Garnett Road (113th E. Avenue)**

Ms. Jane Wyrick stated SP-295 was a special use permit request for Moore Elementary School for replacement of an existing monument sign with a digital sign. She reported the property was plotted as Lot 1 of Union Elementary, Number 11 addition. She explained the school had nearly 510 linear feet of frontage and the digital sign would be in the same location as the monument signage, 28 feet from the property line. She noted the property was designated Public in the Comprehensive Plan and institutional uses such as educational facilities were permissible in the zoning district with an SP. She indicated SP-295 was in accordance with the Comprehensive Plan and Zoning Ordinance. She stated based on the Comprehensive Plan, the location of the property and surrounding land uses, Staff recommended approval of SP-295 with platting waived.

Ms. Watts stated the address for KKT Architects was 2200 South Utica Place, Tulsa, Oklahoma. She stated she agreed with staff recommendations.

Chairperson Jones opened the Public Hearing for Item 6D. He asked if any present wished to speak regarding Item 6D; hearing none he closed the Public Hearing.

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

**Move to approve Item 6D per staff recommendations**

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

Chairperson Jones stated Item 6D would go before City Council on May 21, 2019 at 6:30 p.m. He explained if any individual desired to speak regarding Item 6D, said individual was required to fill out a Request to Appear before City Council form in advance.

**F. 19-469      Public hearing, consideration, and possible action regarding PUD-289 (Planned Unit Development) and BAZ-2025 (Rezoning), Harvest Center, 75.03 acres, A-1 to PUD-289/IL, located one-half mile north of Houston Street (81st Street), west of 23rd Street (County Line Road)**

Senior Planner Brent Murphy reported this Item was a request from applicant Harvest Center for PUD-289 (Planned Unit Development) and a BAZ-2025 to change the zoning from A-1 to IL, Industrial Light. He noted, as part of the PUD, the applicant proposed to divide the property into two development areas: Area A and Area B with Area A as the first development. He explained both areas would be developed and platted according to City requirements. He noted Harvest Center's proposed development was within the City's Zoning Ordinance, with some requested modifications. Senior Planner Murphy summarized the requests, which were included in the staff reports. He noted the landscaping next to College Street and 23<sup>rd</sup> Street would be 20 feet in width, which was twice the width required by Zoning Code. He indicated at least 25 percent of the site would be landscaped open space, as per the PUD; Zoning Code required only 10 percent of landscaped open space. He stated the service area boundary along College Street would be no more than 200 feet from the street and light posts would be limited to 20 feet in height. He reported the applicant would submit a photo metric as part of the site plan and shielded lights would be directed

downward. He reported, with the exception of an integrated development sign, all signage would be limited to 10 feet in height. He stated according to FEMA maps, the site was not located in a 100-year flood plain; however, there were existing drainage channels, which crossed development Area B and requirements for storm water detention for the site would be addressed as part of the platting process. He reported the applicant had met with property owners and would answer any questions. He stated based on the Comprehensive Plan, the location of the property and surrounding land uses, Staff recommended approval of PUD-289 and BAZ-2025, subject to the property being platted and with one change to the design statement: a monument signage limit of 100 feet per lot. He noted the revised design statement was to be submitted back to Staff by May 1, 2019.

The applicant, Lou Reynolds, stated he represented Harvest Properties at 2727 E. 21<sup>st</sup> Street, Tulsa, Oklahoma 74114. He stated he agreed with staff recommendations, and then summarized the Harvest Properties PUD compatibility for the area. Chairperson Jones commented he liked the site plan and the green space. He asked if there would be any outdoor storage units on the properties. Mr. Reynolds responded there would be few storage buildings on the property. Vice Chairperson Whelpley asked if the company had any issues with the bridge reconstruction by the Department of Transportation. Mr. Reynolds responded in the negative.

Commissioner Dorrell asked if there was a plan to widen College Street. Director Curtis responded in the negative; there was no current plan for widening College Street, but he would check with the City's Engineering Department for confirmation. He noted there was an update to the maintenance schedule, which he would check.

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

Resident David Merchant stated his address was 1538 East College Street, Broken Arrow, Oklahoma 74102. He noted he was concerned about truck access onto College Street and the speed limit. He asked if the Commission would consider adding digital speed limit signs or road bumps in the area to deter potential traffic accidents. He noted it was customary for vehicles to speeding at 50 or 60 miles per hour in the area. He added there was a 35-foot structure height limit currently in place and he would like to address the building height, which would be modified to 50 feet.

Chairperson Jones noted the PUD included a modification of up to 50 feet, but the site would be farther away from the road and residents; therefore, it would not be a distraction or deterrent to those living close by. Senior Planner Murphy confirmed the information and noted the proposed building height also met the city zoning requirements. He indicated City Staff could be engaged to assist the Police Department regarding speeders. Director Curtis added he would definitely speak with the Storm Water and Engineering Department Director about speed limit signage as the Department recently installed similar safeguards at another heavy-traffic location in the city.

Residents Rhonda Jenkins Thompson and Steve Thompson of 1526 East College Street, Broken Arrow, Oklahoma 74102 echoed the sentiments of Mr. Merchant. Mrs. Thompson stated she was concerned about the increased traffic and the proposed entrances to the proposed facility on College Street, which was where she lived. She stated she did not want an entrance to the facility on College Street. She asked if the entrance must be on College Street. She suggested Harvest Center place the entrance near the open area of the street, away from residential homes. Chairperson Jones asked the Thompsons if they had seen the applicant site plan. Mrs. Thompson stated she had seen it at a neighborhood meeting earlier in the week. She noted Mr. Reynolds told the meeting attendees the Center wanted to propose two entrances on College Street, but the City of Broken Arrow would make this decision. Chairperson Jones stated the Planning Commission would review and approve site plans in accordance with the PUD and the platting process, which was when access points would be determined. He stated the Center would work with the City and the traffic department to minimize any negative impacts to surrounding properties. He indicated Staff would consider their concerns during the platting process regarding where ingress and egress would be placed.

Resident Steve Thompson stated College Street was currently a high traffic street. He stated residents notified the police regarding the speeding, but a long-term solution was needed. He stated traffic signs or a stop sign at 15<sup>th</sup> Street and College Street would be ideal to slow down traffic. He noted children walk to school along College Street and it was increasingly dangerous for pedestrians. He stated College Street was narrow and was in need of resurfacing; however, residents did not wish College Street to be overly widened as this would encroach on private properties.

Chairperson Jones replied the applicant would be required to dedicate the property to the city prior to any widening. He agreed the street needed improvement, but the responsibility

belonged to the City, not the applicant. He suggested the city might consider fast tracking their review of remedies to improve College Street.

Director Curtis noted sidewalks were required for the applicant’s development. He noted the sidewalk would be on the Harvest Center side of the street, but it would make walking safer for pedestrians along College Street. The Thompsons thanked the Commission for taking the time to hear their concerns.

Mr. Reynolds added the Harvest Center driveways were aligned with the church driveways on the streets, in accordance with the PUD. Chairperson Jones noted the easements would be confirmed during the platting process as well. Commissioner Dorrell asked what the hours of operation for the facility would be. Mr. Reynolds responded the facility would be open between 8 a.m. and 5 p.m., possibly opening earlier in the morning during the summer months.

Vice Chairperson Whelpley asked if it was possible to have an entrance on County Line Road. Mr. Reynolds responded the development of the County Line Road area for an entry would take too long. Director Curtis added a creek ran through the development and it was once part of the Broken Arrow flood plain. He explained development along this portion of County Line Road would encroach upon some natural preserves, which would be addressed when development began on Area B.

Chairperson Jones asked if any others present wished to speak regarding Item 6F; hearing none he closed the Public Hearing.

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

**Move to approve Item 6F as per staff recommendations**

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

Chairperson Jones stated Item 6F would go before City Council on May 21, 2019 at 6:30 p.m. He explained if any individual desired to speak regarding Item 6F, said individual was required to fill out a Request to Appear before City Council form in advance.

**G. 19-480      Public hearing, consideration, and possible action regarding the proposed Next Comprehensive Plan and Parks Master Plan**

Acting Development Services Director Larry Curtis requested removal of Item 6G from the agenda. He stated there was opportunity for the staff to have more discussions internally, with the Planning Commission and with the City Council. He noted the item would be reposted for a date in the future.

MOTION: A motion was made by Fred Dorrell, seconded by Pablo Aguirre.

**Move to remove Item 6G from the agenda**

**Aye: 5 -** Pablo Aguirre, Mark Jones, 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)**

Acting Development Services Manager Larry Curtis asked the Commission Members to attend the May 9, 2019 Planning Commission Meeting. He stated the full Commission was needed, in anticipation of a full docket.

**10. Adjournment**

The meeting adjourned at approximately 5:50 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