



City of Broken Arrow

Minutes Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Fred Dorrell
Vice Chairperson Lee Whelpley
Commission Member Ricky Jones
Commission Member Mark Jones

Thursday, July 25, 2019

Time 5:00 p.m.

Council Chambers

1. Call to Order

Chairperson Fred Dorrell called the meeting to order at approximately 5:00 p.m.

2. Roll Call

Present: 4 - 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. 19-916 **Approval of Planning Commission meeting minutes of July 11, 2019**
- B. 19-879 **Approval of PT19-110, Preliminary Plat, Riverbrook Addition, 13.70 acres, 2 Lots, RM (Residential Multi-Family), one-half mile south of Jasper Street (131st Street), east of Aspen Avenue (145th East Avenue)**
- C. 19-922 **Approval of PT19-111, Village at 1Eleven, 28.95 acres, 64 Lots, A-1 (Agricultural) to CM (Community Mixed-Use), RS-4 (Single Family Residential) & PUD-288 (Planned Unit Development), northwest corner of Aspen Avenue (145th East Avenue) and Florence Street (111th Street)**
- D. 19-921 **Approval of PT15 103B, Conditional Final Plat, Stone Horse IV of Broken Arrow, 24.07 acres, 82 Lots, A 1 (Agricultural) to RS 3 (Single Family Residential), one quarter mile east of Olive Avenue (129th East Avenue), one quarter mile south of Tucson Street (121st Street)**

Ms. Yamaguchi reported the applicants were in agreement with the Staff Report.

Chairperson Dorrell 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. Commissioner Ricky Jones asked for Items 4C and 4D to be pulled from the Consent Agenda as his firm prepared the plats for these Items.

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

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

The motion carried by the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

Chairperson Dorrell stated Item 4A would go before City Council on August 20, 2019 at 6:30 p.m.

5. Consideration of Items Removed from Consent Agenda

Items 4C and 4D were removed from the Consent Agenda. Commissioner Ricky Jones recused himself, left the Commission chambers, and returned following Consideration of Items 4C and 4D. Chairperson Dorrell called for a motion.

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

Move to approve Consent Agenda Items 4C and 4D per Staff recommendation

The motion carried by the following vote:

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

Recused: 1 - Ricky Jones

6. Public Hearings

- A. 19-867 **Public hearing, consideration, and possible action regarding BAZ-2033 (Rezoning), Tidal Wave Rezoning, 3.11 acres, R-2 (Single-Family Residential) to CH (Commercial Heavy), south of the southeast corner of Houston Street (81st Street) and Elm Place (161st East Avenue)**

Ms. Yamaguchi reported Item 6A, BAZ-2033, was a request to change the zoning designation from RS-2 (Single Family Residential) to CH (Commercial Heavy). She stated BACP-163, a

request to change the Comprehensive Plan designation on this property from Public-Semi Public to Level 6, was approved by the City Council on July 16, 2019, subject to the property being platted. She stated CH zoning was considered to be in accordance with the Comprehensive Plan in Level 6. She noted Staff had been in contact with the applicant and determined a PUD would be appropriate for this development; the applicant would be submitting the PUD application within a few weeks. She stated based on the Comprehensive Plan, location of the property, and the surrounding land uses, Staff recommended BAZ-2033 be approved subject to the property being platted and the added condition that a PUD be approved on the property.

The applicant Robert Tolomeo stated his address was 210 N. Main Street, Broken Arrow. He stated he was in agreement with Staff recommendations.

Chairperson Dorrell 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 Ricky Jones, seconded by Lee Whelpley.

Move to approve Item 6A, BAZ-2033, per Staff recommendation

The motion carried by the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

Chairperson Dorrell stated Item 6A would go before City Council on August 20, 2019 at 6:30 p.m.

B. 19-926 Public hearing, consideration, and possible action regarding the Broken Arrow NEXT Comprehensive Plan and the Broken Arrow Parks Master Plan

Special Projects Manager Farhad Daroga reported before the Planning Commission was the final NEXT Comprehensive Plan document prepared by the consulting firm, along with Staff, and with guidance from the Steering Committee, the Technical Advisory Committee, and members of the Community at-large. He stated this Plan was a complete overhaul of the existing Comprehensive Plan, developed in 1997, and covered the next 20 year horizon. He gave a brief history of the process which was followed to develop the Broken Arrow NEXT Comprehensive Plan and the Broken Arrow Parks Master Plan over the past year. He stated Staff, the Steering Committee, the Technical Advisory Committee, and members of the Community at-large recommended approval of the proposed Plan.

Mr. Daroga noted the Land Use Guide of the plan was a similar concept to the current Land Use Guide, but with several changes and updates. He noted the Parks Master Plan was updated and would be included with the NEXT Comprehensive Plan, but initially began as a parallel study in March of 2018. He recommended consideration and approval of the Broken Arrow Parks Master Plan which would be incorporated into the NEXT Comprehensive Plan.

Chairperson Dorrell 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 Lee Whelpley.

Move to approve Item 6B per Staff recommendation

The motion carried by the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones

Chairperson Dorrell stated he appreciated the hard work which had gone into preparation of the NEXT Comprehensive Plan and the Parks Master Plan.

Mr. Daroga indicated Item 6B would go before City Council on August 6, 2019 at 6:30 p.m.

7. Appeals

There were no Appeals.

8. General Commission Business

A. 19-925 Consideration, Discussion, and possible approval of a Resolution recommending that the City Council create a Tax Increment District and Approve the Creek 51 Business Park Economic Development Plan

Commissioner Ricky Jones stated his firm participated in the TIF project with the developer on this property and as such he recused himself for this Item. Commissioner Ricky Jones left the Commission chambers and returned following Consideration of Item 8A.

Mr. Nate Ellis with the Public Finance Law Group stated his address was 5657 NW Classen, Oklahoma City. He reported the Public Finance Law Group was retained by Broken Arrow to assist in creating a TIF District. He stated the TIF District Review Committee met at length two nights ago and recommended the City adopt the TIF District Project Plan. He noted the Creek 51 Business Park was proposed to be an industrial park area, and the TIF would enable the City to capture the incremental ad valorem tax revenue generated by the

development. He stated the property currently was generated approximately \$191 dollars in ad valorem taxes annually; however, with the proposed development the new ad valorem taxes were projected to total approximately \$8.6 million dollars over the next eleven years. He reported the TIF District Project Plan proposed a 50% of the incremental ad valorem tax revenue captured would be allocated to the developer as an incentive, with a cap of \$5 million dollars. He explained the balance of the incremental ad valorem tax revenue captured would be allocated to the various taxing jurisdictions minus \$355,000 dollars in capital improvement recuperation costs for the City of Broken Arrow at a rate of \$60,000 dollars annually. He noted the \$355,000 dollars would cover traffic signalization and other necessary capital improvements. He explained \$355,000 dollars was most likely the maximum amount which would be spent on capital improvements; it was possible this number would be less. He reported there was a Public Meeting scheduled regarding the TIF District during the City Council Meeting on August 6, 2019. He noted the Planning Commission was required to determine if the TIF District was consistent with the long term plans of the City. He stated the PUD and plans for the Creek 51 Business Park would come before the Planning Commission at a later date.

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

Move to approve Item 8A per Staff recommendation

The motion carried by the following vote:

Aye: 3 - Mark Jones, Lee Whelpley, Fred Dorrell
Recused: 1 - Ricky Jones

Chairperson Dorrell stated Item 8A would go before City Council on August 6, 2019 at 6:30 p.m.

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 5:19 p.m.

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

Move to adjourn

The motion carried by the following vote:

Aye: 4 - Mark Jones, Fred Dorrell, Lee Whelpley, Ricky Jones