



# 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*  
*Commission Member Jaylee Klempa*

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**Thursday, August 22, 2019**

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

**Council Chambers**

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**1. Call to Order**

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

**2. Roll Call**

**Present: 5 -** Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell

**3. Old Business**

There was no Old Business.

**4. Consideration of Consent Agenda**

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

**A. 19-1066 Approval of Planning Commission meeting minutes of August 08, 2019**

**B. 19-1010 Approval of PT19-110, Conditional Final Plat, Riverbrook Addition Block 1, Lots 1 and 2, 13.70 acres, 2 Lots, RM to PUD-290A/RM, one-half mile south of Jasper Street (131st Street), east of Aspen Avenue (145th E. Avenue)**

Ms. Yamaguchi reported the applicant was 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. There were none.

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

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

The motion carried by the following vote:

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

**Abstain: 1 -** Jaylee Klempa

Chairperson Dorrell noted Item 4B would go before City Council on September 3, 2019 at 6:30 p.m.

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

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

**6. Public Hearings**

**A. 19-1061 Public hearing, consideration, and possible action regarding PUD-243A (Planned Unit Development Major Amendment), Green Country Federal Credit Union, 0.83 acres, PUD-243/CH, located one-half mile east of 9th Street (Lynn Lane/177th E. Avenue), south of Kenosha Street (71st Street)**

Planner II Jane Wyrick reported PUD-243A involved a 0.83 acre parcel. She noted on December 1, 2015 the City Council conditionally approved PUD-243 and a request to rezone a portion of the 2.64 acres site from commercial to industrial for Collision Works. She stated the zoning for the remainder of the site was not changed. She reported portions of the site had previously been platted under two different plats which were vacated and a new plat was recorded for Collision Works in May of 2016. She stated with this proposal a 16,000 square foot automobile collision center was built on the industrial lot. She stated with PUD-243A the applicant proposed to construct a financial institution and coffee shop with drive through windows on the west lot zoned commercial heavy. She stated the building was proposed to be three stories, containing 10,649 square feet in area, and the amendments with PUD-243A only involved this 0.83 acre portion of the lot. She explained the financial institution building was proposed to be constructed with masonry, glass, and metal exterior to include a second story balcony on the west elevation facing 14<sup>th</sup> Street. She stated access to the site was established through PUD-243 and through the limits of access on the recorded Collision Works plat with a mutual access agreement along Kenosha Street on the Collision Works site and one driveway along West 14<sup>th</sup> Street. She stated the financial institution was proposed to have two teller drive-thru windows and one ATM lane at the rear of the site with a separate

drive-thru on the east side of the site for the coffee shop.

She noted Green Country Federal Credit Union was proposed to be developed in accordance with the zoning ordinance with a few exceptions, and these deviations included a parking reduction of 20%, reducing the drive-thru stacking for the two teller lanes from four spaces to three spaces and two spaces for the ATM lane. She stated the landscape border along Kenosha Street was proposed to be reduced from 10 feet to 8 feet, and along 14<sup>th</sup> Street reduced to 4 feet. She stated the landscape along the south boundary was proposed to vary in width because of the drive-thru stacking for the coffee shop and was proposed to be planted with 15 shrubs every 30 feet. She indicated the overall landscape area was proposed to increase from 10% to 16% and one free standing sign was to be permitted at the northwest corner of the site up to 10 feet in height and 100 square feet in sign area. She noted the applicant reviewed the provisions of this project in accordance with the requirements for a PUD and determined the points of access shared with the abutting development helped with compatibility with adjacent properties. She stated the applicant was satisfied the reduction in parking would meet the parking needed for the two businesses and believed the combination of materials on the building would provide a better appearance along Kenosha Street.

Ms. Wyrick directed the Planning Commission's attention to page 6 of 6, the top paragraph, number 5, and noted the applicant proposed to tie the private sidewalk into the public sidewalks. She stated none of the property was located on a 100 year flood plain, and stormwater detention requirements for this site were established as fee in lieu of detention when Collision Works was developed in 2015 and 2016. She noted Staff received one inquiry on the site; however, the inquiry was not for or against the development, just curious about the development. She stated Staff had discussions with the applicant regarding the Broken Arrow requirement for trees to be planted every 30 feet when commercial abutted residential; however, the applicant noted there were power lines along the south boundary which precluded trees. She indicated based on the Comprehensive Plan, location of the property and the surrounding land uses, Staff recommended PUD-243A be approved subject to two conditions: 1) To provide a recorded document number for the mutual access easement relocation prior to issuance of a building permit. 2) She noted Staff and the applicant recommended condition 2 be revised in light of the power lines along the south easement to indicate the applicant would work with Staff to identify appropriate evergreen plant material to adequately screen the residential use to the south while limiting the height of vegetation near power lines.

The Applicant, Malek Elkhoury, stated his address was 1435 E. 41<sup>st</sup> Street Tulsa, OK 74105. 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 Mark Jones, seconded by Lee Whelpley.

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

The motion carried by the following vote:

**Aye:**      5 -      Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell

Chairperson Dorrell stated Item 6A would go before City Council on September 3, 2019 at 6:30 p.m.

**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)**

There were no Remarks, Inquiries, or Comments by Planning Commission and Staff.

**10. Adjournment**

The meeting adjourned at approximately 5:10 p.m.

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

**Move to adjourn**

The motion carried by the following vote:

**Aye:**      5 -      Jaylee Klempa, Mark Jones, Ricky Jones, Lee Whelpley, Fred Dorrell