



## 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, September 26, 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:** 3 - Jaylee Klempa, Ricky Jones, Fred Dorrell  
**Absent:** 2 - Mark Jones, Lee Whelpley

**3. Old Business**

There was no Old Business.

**4. Consideration of Consent Agenda**

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

- A. 19-1207 Approval of Planning Commission meeting minutes of September 12, 2019**
- B. 19-1198 Approval of PT19 115, Preliminary Plat, Albany Village, 3.20 acres, 1 Lot, PUD 139/ON and R 3 to PUD 293 (Planned Unit Development)/RD (Residential Duplex), one quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), north of Albany Street (61st Street)**
- C. 19-1214 Approval of BAL 2056, David Allen Lot Split, 3 Lots, 20.35 acres, A 1 to R 2 and FD, one quarter mile north of Florence Street (111th Street), one quarter mile east of 23rd Street (County Line Road)**
- D. 19-1215 Approval of BAL 2057CB, David Allen Lot Combination, 2 Lots, 16.65 acres, A 1 to R 2 and FD, one quarter mile north of Florence Street (111th Street), east of 23rd Street (County Line Road)**
- E. 19-1217 Approval of BAL 2058CB, Mark Snead Lot Combination, 3 Lots, 20.14 acres, A 1 to R 2 and FD, one quarter mile north of Florence Street (111th Street), east of 23rd Street (County Line Road)**
- F. 19-1240 Approval of BAL 2059 (Lot Split), Jim Helm Property, 1 Lot, 10 acres, northwest corner of Albany (61st Street) and 225th East Avenue (Evans Road)**

Ms. Yamaguchi indicated Staff requested Item 4B be removed from the Consent Agenda for discussion. She stated the applicants were in agreement with the Staff Reports.

Commissioner Ricky Jones asked for Item 4A to be continued as he and Chairperson Dorrell were absent on September 12, 2019.

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 noted Item 4A and 4B would be removed from the Consent Agenda and asked if there were any other items to be removed from the Consent Agenda. There were none.

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

**Move to approve Consent Agenda Items 4C, 4D, 4E and 4F per Staff recommendation**

The motion carried by the following vote:

**Aye:** 3 - Jaylee Klempa, Ricky Jones, Fred Dorrell

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

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

**Move to continue Item 4A until the next Meeting on October 10, 2019**

The motion carried by the following vote:

**Aye:** 3 - Jaylee Klempa, Ricky Jones, Fred Dorrell

Senior Planner Brent Murphy stated Staff wished to bring a few things to the attention of the Planning Commission regarding Item 4B. He reported Item 4B was a preliminary plat associated with PUD-293. He stated the applicant was in agreement with the Staff Report

and the checklist. He indicated there was a request to decrease the utility easement on the north end of the property from 17.5 feet to 11 feet. He stated Staff approved this request, as well as the request to reduce the utility easement from 17.5 feet to 15 feet along the west side of the property. He noted Staff recommended the applicant obtain approval from the utility companies for these utility easement reductions. He reported on the south end, the access point would have two outbound lanes and one inbound lane, but would submit a variance request to reduce the right-of-way from 70 feet to 60 feet upon submittal of final plat to enable this access point.

Chairperson Dorrell asked if this development would be located across the street from the high school. Mr. Murphy responded in the affirmative.

Chairperson Dorrell opened the public hearing and asked if any present wished to speak regarding Item 4B; hearing none, he closed the public hearing.

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

**Move to approve Item 4B per Staff recommendations**

The motion carried by the following vote:

**Aye: 3 -** Jaylee Klempa, Ricky Jones, Fred Dorrell

**6. Public Hearings**

**A. 19-1111 Public hearing, consideration, and possible action regarding BACP-164 (Comprehensive Plan Change), Level 2 to Level 5, Cody D. Callaway Parking Lot, 0.16 acres, R-3 (Single Family Residential) and SP-137 (Specific Use Permit), east of the northeast corner of First Street and Detroit Street at 212 East Detroit Street**

Mr. Brent Murphy reported Item 6A, BACP-164, was a request to amend the Comprehensive Plan designation from Level 2 to Level 5. He stated this property was vacant and was platted as part of the Old Town of Broken Arrow. He indicated the property was presently zoned R-3 and had a Specific Use Permit of SP-137 (obtained for an old church parking lot). He stated Milestone, under construction west of this property, was going to be a commercial development along with 90 apartment units. He noted the property owner owned the property immediately west on which he was developing a parking lot to be used by Milestone. He explained the property owner was able to obtain an additional two lots (included in BACP-164) and intended to develop additional parking. He stated the applicant would be in compliance with screening and landscaping requirements. He indicated Staff recommended approval of BACP-164 and recommended platting be waived.

The Applicant, Cody D. Callaway, indicated he was in agreement with Staff recommendations.

Chairperson Dorrell opened the public hearing and asked if any present wished to speak regarding Item 6A; hearing none, he closed the public hearing.

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

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

The motion carried by the following vote:

**Aye: 3 -** Jaylee Klempa, Ricky Jones, Fred Dorrell

Chairperson Dorrell stated Item 6A would go before City Council on October 15, 2019 at 6:30 p.m.

**B. 19-1194 Public hearing, consideration, and possible action regarding PUD-293 (Planned Unit Development) and BAZ-2035 (Rezoning), Albany Village, 3.20 acres, PUD-139/ON and R-3 to PUD-293/RD, located one quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), north of Albany Street (61st Street)**

Senior Planner Brent Murphy reported PUD-293 was related to the previously discussed Item 4B. He stated this property was a part of PUD-139 and had an underlying zoning of ON (Office Neighborhood) and R-3. He indicated in conjunction with PUD-293 the applicant submitted BAZ-2035 which was a request to change the underlying zoning on this property from ON and R-3 to RD (Residential Duplex). He reported the preliminary plat was approved by Planning Commission per Staff recommendation. He noted the applicant proposed a residential development which contained 26 duplex units. He indicated there would be one property owner for this development and the property owner would be responsible for the maintenance of the units, the landscaping, fencing, etc. He stated one street (a public street) would serve the 26 units, which would have 60 feet of right-of-way and would be constructed to Broken Arrow standards. He stated the street would have expansion joints which would clearly identify and separate the public street, right-of-way and private drive areas. He noted all units were designed around shared parking courts; each unit would have a garage, sidewalks, and a trail near the detention facility. He noted the development would have one point of access to Albany Street, which aligned with the high school drive, with two exit lanes and one entry lane. He reported the right-of-way would be 60 feet rather than 70 feet at the access point. He noted this development proposed more landscaping than

required by zoning code. He stated the property was designated as Level 2 in the Comprehensive Plan and RD zoning was considered in conformance with the Comprehensive Plan in Level 2 when immediately adjacent to an arterial street. He reported two minor changes would be added to the PUD: 1) reduction to the west rear building setback and utility easement from 17.5 feet down to 15 feet; and 2) the PUD would amend language regarding fire hydrant locations to be 26 feet from curb to curb, not 24 feet. He stated based on the Comprehensive Plan, location of the property, existing zoning, design statement, conceptual site plan and the surrounding land uses, Staff recommended PUD-293 and BAZ-2035 be approved subject to the property being platted in accordance with the Broken Arrow Subdivision Regulations. He noted the applicant would return to the Planning Commission when the conditional final plat was prepared with a variance application regarding right-of-way width.

Commissioner Ricky Jones stated he liked this new housing type. He asked if the variance would be better submitted with the preliminary plat rather than the final plat. Mr. Murphy responded the need for a variance was recognized upon review of the preliminary plat. Community Development Director Larry Curtis further explained the reasons for including the variance with the final plat.

The Applicant, Katy O’Meilia, stated her address was 135 East 26 Court, Tulsa, OK. She made a quick presentation during which she displayed and discussed various 3D images of the project and images of similar projects. Ms. O’Meilia stated the project was based on new urbanism walkable principles. She noted the homes were built close to the streets and the streets were designed to enhance pedestrian experience with tree lined streets and sidewalks, as well as front porches and doors facing the street, beautiful façades, shared green space courtyard areas and shared parking courts.

Chairperson Dorrell opened the public hearing and asked if any present wished to speak regarding Item 6B; hearing none, he closed the public hearing.

Chairperson Dorrell stated he was excited about the project. Commissioner Ricky Jones stated he was a fan of “new urbanism” and this project was an excellent example of new urbanism.

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

**Move to approve Item 6B per amended Staff recommendation**

The motion carried by the following vote:

**Aye: 3 -** Jaylee Klempa, Ricky Jones, Fred Dorrell

Chairperson Dorrell stated Item 6B would go before City Council on October 15, 2019 at 6:30 p.m.

**7. Appeals**

There were no Appeals.

**8. General Commission Business**

**A. 19-1201 Consideration and possible approval of 2020 Planning Commission meeting schedule**

Mr. Larry Curtis displayed a list of the proposed 2020 Planning Commission Meeting dates. He noted Staff wished to have the schedule published by November 2019.

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

**Move to approve Item 8A, Planning Commission meeting schedule**

The motion carried by the following vote:

**Aye: 3 -** Jaylee Klempa, Ricky Jones, Fred Dorrell

**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 5:23 p.m.

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

**Move to adjourn**

The motion carried by the following vote:

**Aye: 3 -** Jaylee Klempa, Ricky Jones, Fred Dorrell