



# 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, November 7, 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: 4 -** Jaylee Klempa, Mark Jones, Lee Whelpley, Fred Dorrell  
**Absent: 1 -** Ricky Jones

### 3. Old Business

#### A. 19-1388

**Public hearing, consideration, and possible action regarding PUD-30D (Planned Unit Development), Johanna Woods, 75.14 acres, PUD-30/RMH to PUD-30D/RMH, one-quarter mile east of 23rd Street (County Line Road), south of Omaha Street (51st Street)**

Staff Planner Amanda Yamaguchi reported PUD-30D involved Johanna Woods Mobile Home Park. She reported the applicant requested two mobile home lots be split out of Reserve B; these lots would be developed per the approved development regulations of PUD-30. She stated PUD-30 was approved by City Council on October 4, 1982, for Johanna Woods, a 75.14-acre residential mobile home development with 242 lots. She indicated on July 5, 1983, the City Council approved PUD-30A allowing mobile homes to be owner or renter occupied. She stated on July 11, 1985, the City Council approved an amendment to PUD-30, now known as PUD-30A-1, which proposed changes to stagger the front building lines. She noted on November 2, 1992, City Council approved PUD-30B, a PUD Amendment which allowed the sale of mobiles on the site, subject to the condition that sales be limited to one home per lot, and no more than six lots were to be for sale simultaneously. She indicated on July 18, 2018, City Council approved PUD-30C and BAZ-2001 which changed the underlying zoning on 5.02 acres from A-1 (Agricultural) to RMH (Residential Mobile Home Park); PUD-30C and BAZ-2001 were approved subject to the 5.02 acres being platted. She stated the conditional final plat for Johanna Woods II was approved by City Council on May 21, 2019, subject to a checklist included in the Agenda Packet.

Ms. Yamaguchi explained reserve B contained two Phillips 66 pipelines. She reported in a February 28, 2018 letter pertaining to the Johanna Woods II plat, Phillips 66 noted the two pipelines were out of service and there were no plans to return them to service. She stated Johanna Wood was located in Level 3 of the Comprehensive Plan and the changes proposed with PUD-30D were considered to be in compliance with the Comprehensive Plan in Level 3. She indicated based on the location of the property, and the surrounding land uses, Staff recommends PUD-30D be approved as requested. She stated since the property has been platted, Staff recommended platting be waived; however, Staff recommended as part of the lot split process to create the proposed lots, a site plan should be submitted and approved by Staff. She noted the site plan would show the 35-foot building setback line from the outside of the pipeline and address the items listed in this Staff report.

The applicant, Tim Terral with Tulsa Engineering and Planning Associates stated his address was 9820 E. 41<sup>st</sup> Street Suite 102. He indicated he was in agreement with Staff recommendations but requested the second condition of the PUD regarding the storage area in reserve B be stricken from the request.

Chairperson Dorrell opened the Public Hearing and asked if any wished to speak regarding Item 3A; hearing none, he closed the Public Hearing.

Vice Chairperson Whelpley asked if Phillips intended to use the pipeline in the future. Community Development Director Larry Curtis responded in the negative; Phillips 66 indicated the pipeline was too degraded to be operable. He explained rather than repair the lines, which was costly, Phillips decided to abandon the lines. He noted whenever he received a letter from a gas company indicating a gas line was no longer being utilized, the City would reduce the Ordinance requirements; if the lines were still operable and utilized, the area would fall underneath stricter Ordinance requirements.

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

**Move to approve Item 3A per Staff recommendation**

The motion carried by the following vote:

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

**4. Consideration of Consent Agenda**

Staff Planner Amanda Yamaguchi presented the Consent Agenda.

- A. 19-1300 Approval of PT19-116, Preliminary Plat, Elysian Fields, 53.55 acres, 182 lots, A-1 (Agricultural) to RS-3 (Single Family Residential) and RS-4 (Single Family Residential) via BAZ-2038, southeast corner of Tucson Street (121st Street) and Garnett Road**  
Ms. Yamaguchi noted the applicant requested this Item be pulled from the Consent Agenda and continued to a future meeting.
- B. 19-1317 Approval of BAL-2063CB (Lot Consolidation), Fletcher Family Farm Property, 2 Lots, 39 acres, one-quarter mile south of Tucson Street (121st Street), west of 23rd Street (193rd E. Avenue/County Line Road)**  
Ms. Yamaguchi indicated the applicant was in agreement with the Staff report.
- C. 19-1318 Approval of BAL-2064 (Lot Split), Fletcher Family Farm Property, 2 Lots, 39 acres, one-quarter mile south of Tucson Street (121st Street), west of 23rd Street (193rd E. Avenue/County Line Road)**  
Ms. Yamaguchi indicated the applicant was in agreement with the Staff report.
- D. 19-1370 Approval of BAL-2065 (Lot Split), Callison Development, 1 Lot, 0.27 acres, DM (Downtown Mixed-Use)/Downtown Residential Overlay District Area 6, northwest corner of 1st Street and Commercial Street**  
Ms. Yamaguchi indicated the applicant was in agreement with the Staff report.
- E. 19-1379 Approval of PT19-113, Conditional Final Plat, Casey's General Store 3, Lot 1, Block 1, 1.77 acres, 1 Lot, A-1 (Agricultural) to PUD-292(Planned Unit Development)/CG (Commercial General), southeast corner of Kenosha Street (71st Street) and 37th Street (209th E. Avenue)**  
Ms. Yamaguchi indicated 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 noted Item 4A was to be removed from the Consent Agenda. He asked if there were any other items to be removed from the Consent Agenda; hearing none, he called for a motion.

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

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

The motion carried by the following vote:

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

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

MOTION: A motion was made by Jaylee Klempa, seconded by Lee Whelpley.

**Move to continue Item 4A to the next Planning Commission Meeting**

The motion carried by the following vote:

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

**6. Public Hearings**

- A. 19-1293 Public hearing, consideration, and possible action regarding PUD-295 (Planned Unit Development) and BAZ-2037 (Rezoning), BA Storage, 0.24 acres, CN (Commercial Neighborhood) to PUD-295/IL (Industrial Light), located north of Kenosha Street (71st Street), one-third mile east of Aspen Avenue (145th E. Avenue)**

Senior Planner Brent Murphy reported Planned Unit Development (PUD)-295 involved a 0.24 acre parcel located north of Kenosha Street (71st Street), one-third mile east of Aspen Avenue (145th E. Avenue) at 1021 N. Narcissus Avenue. He stated in conjunction with PUD-295, the applicant submitted BAZ-2037, a request to change the underlying zoning from CN (Commercial Neighborhood) to IL (Industrial Light). He noted the property was platted as a part of Lot 18, Block 5, Rockwood West Addition. He reported previously, a self-service car wash was located on the property; most of the car wash was demolished, and the applicant proposed to completely clear the site by removing all existing structures and pavement and construct a three-story indoor storage unit on the property. He stated according to the PUD, the only permitted use would be indoor ministorage; no outdoor storage would be allowed. He noted the exterior building material would be masonry with a finish similar to factory finished cement board and the height of the building would be limited to 38 feet. He reported a 10-foot wide landscape area would be provided along the north boundary which

adjoined a duplex residential unit; in this area, one large to medium evergreen tree would be planted for every 30 linear feet of frontage. He stated there would also be an eight-foot high masonry wall with a cast stone cap provided along the north boundary. He stated along Narcissus Avenue there would be a 30-foot wide landscape edge; one large to medium size tree would be planted in this landscape edge per 30 linear feet of frontage. He noted no parking lot light poles would be installed on the site and any wall packs attached to the building would be shielded with the light directed towards the ground. He stated included in the Agenda Package was a summary which compared the zoning ordinance with what the applicant provided. He noted the applicant provided more than ordinance requirements. He stated based upon the Comprehensive Plan, the PUD submitted with BAZ-2037, the location of the property, and the surrounding land uses, Staff recommended PUD-295 and BAZ-2037 be approved as presented and since the property had already been platted, Staff recommended platting be waived.

The applicant, John Sanford, stated his address was 9726 E. 42nd Street. He stated the client who owned the carwash wished to clean up the site and develop an income producing property. He noted the building would be a three story, pre-engineered, inside ministorage facility. He noted there would be a lot of landscaping around the building.

Chairperson Dorrell opened the Public Hearing and asked if any 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: 4 -** Jaylee Klempa, Mark Jones, Lee Whelpley, Fred Dorrell

Chairperson Dorrell indicated this Item would go before City Council on December 3, 2019, at 6:30 p.m. He noted Item 4E would also go before City Council on December 3, 2019 at 6:30 p.m.

**B. 19-1365      Public hearing, consideration, and possible action regarding BAZ-2038 (Rezoning), Elysian Fields, 53.55 acres, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential), southeast corner of Garnett Road (113th East Avenue) and Tucson Street (121st Street)**

Ms. Yamaguchi reported BAZ-2038 was a request to change the zoning designation on 53.55 acres from A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential). She stated the unplatted property was located on the southeast corner of Garnett Road (113th East Avenue) and Tucson Street (121st Street). She noted the applicant proposed to develop this site as a mix of RS-3 and RS-4 single-family dwellings; the slightly larger, RS-3 lots were proposed abutting the existing RS-3 development to the east and in a section abutting a proposed reserve area on the westernmost portion of the site, while the smaller RS-4 lots were proposed in the center of the development as shown in the attached exhibit. She stated the westernmost portion of this property was located in the 100-year floodplain of Haikey Creek. She indicated as per Subdivision Regulations, the 100-year floodplain portion of the property was placed in a reserve area; in addition, the USGS maps showed a water area was placed in a reserve area. She stated Staff recommended the area of the property located in the 100-year floodplain be designated as FD (Flood District). She indicated the Future Development Guide of the Comprehensive Plan adopted by City Council in September of 2019 showed this area as Level 2 and Greenway/Floodplain; the RS-3 and RS-4 zoning being requested was considered to be in accordance with the Comprehensive Plan in Level 2. She stated based on the Comprehensive Plan, location of the property, and the surrounding land uses, Staff recommended BAZ-2038 be approved subject to the property being platted.

The applicant, Tim Terral, with Tulsa Engineering and Planning Associates stated his address was 9820 E. 41st Street Suite 102. He stated he was in agreement with Staff recommendations. He indicated the owner representative would be here soon to address homeowner questions. He noted he was also an owner representative. He indicated he understood there was a homeowner meeting on October 29, 2019; the main concern during this meeting seemed to be property value. He stated RS-3 on the east side would be a buffer to the RS-4 type lots. He noted the lot sizes would be 55 x 125 foot lots up to 60 x 125 foot lots.

Chairperson Dorrell opened the Public Hearing and noted many Citizens had signed up to speak. He explained each citizen had 3 minutes to speak and asked for comments not to be repetitive.

Citizen Bob Smith stated his address was 11841 E. 121st Street. He noted he lived directly across the street from the proposed addition. He indicated he and his fellow homeowners were concerned about property values in the area. He noted his area contained some of the most expensive properties in the City of Broken Arrow and he was concerned development of a price-point home addition in this area would greatly affect the established property values.

He noted he was not opposed to a development, but he hoped to see an addition which was comparable to the existing additions as far as pricing was concerned. He indicated the area homes began around \$320,000 dollars and went up, while the proposed addition would begin around \$120,000 dollars, going up to \$280,000 dollars, which was below existing area property values.

Citizen Rick Dodson stated his address was 6205 E. 105th Street. He stated he was the developer of Shadow Trails property located east of the zoning area, and the past President of the Shadow Trails homeowner's association. He stated he understood the attractiveness of buying land adjacent to a quality neighborhood for entry level homes. He noted this was not an uncommon practice. He noted the success of Spring Creek, a half mile east, showed this could work very well with the common guidelines. He indicated Broken Arrow tended not to dwell on the issue of quality or price, and therefore, it was left between the developers and the homeowners to battle. He stated Staff wisely recommended to the applicant for RS-3 zoning abutting Shadow Trails which would likely diffuse a radical zoning change next to an established neighborhood, even though the Comprehensive Plan allowed such. He stated the Comprehensive Plan was a guide; however, preexisting developments did not always make the Plan right for the area. He indicated most of the applicant's development involved RS-4 with lots at 55 feet. He stated Shadow Trails was RS-3 and platted 197 lots on 70 acres; the applicant was asking for 182 lots on 55 acres. He noted with hundreds of open acres around this area, and 5-acre home sites located across the street to the north, the need to reduce zoning or increase density, although allowed, was not warranted. He indicated RS-4 density further intensified the existing RS-3 issue of water runoff. He noted there were several flood plains and water issues attributed to this land and the slope of the land added to this. He stated while the house comprised most of the lot along with the 5-foot side yards and AC units, handling drainage was an issue which the City would be required to deal with long after development was completed. He stated RS-3 zoning was likely to reduce the total number of lots by 20; the land was plentiful and inexpensive in this area. He asked the Planning Commission to approve RS-3 zoning and the developer and area homeowners could work out some quality issues before this went before City Council. He stated he hoped the developers and homeowners could coexist and present a quality project for the City of Broken Arrow.

Citizen Crystal Wilson stated her address was 4016 W. Van Buren Street. She noted she lived in Shadow Trails. She indicated her biggest concern, aside from property value, was the fact the developer intended to incorporate one of her neighborhood entrances as an entrance into this new development. She stated she felt this was a problem. She noted the children used these entrances to wait for the school bus. She indicated there were a lot of big heavy trucks which used 121<sup>st</sup> Street bringing traffic. She noted the roads were narrow and she was concerned about the safety of the children. She stated she worried additional traffic through her neighborhood would increase safety hazards. She indicated the developer should create a separate entrance into the new development which did not go through her neighborhood.

Citizen Barry Stillwell stated his address was 4012 W. Van Buren Street. He reported Mr. Dodson planned a Phase 2 for next spring. He noted he had not looked at the plat, but he believed it would probably be another 150 houses or so. He stated the proposed development should have its own entrance, not an entrance through his neighborhood. He stated the entrance through his neighborhood would cause additional street fatigue, especially with construction vehicles driving through. He noted there were many children in his area, and he worried for the children's safety as well.

Citizen John Thistler stated his address was 6706 S. Willow Place. He stated he lived in Shadow Trails and was the current HOA President. He agreed the development should be RS-3 to be consistent with the area. He noted the issue raised regarding a through street into the neighborhood in the corner of the RS-3 area involved Van Buren Place. He indicated regardless of whether this development was approved, this street should not be opened as a through street, at least until construction was completed to prevent construction vehicles from driving through Shadow Trails. He indicated he would like more information from the proposed developer about drainage as there was an east to west slope which would create significantly increased runoff once construction was complete. He stated a review of the traffic report on 121<sup>st</sup> and 129<sup>th</sup> was in order; there were currently many accidents in the area.

Chairperson Dorrell asked Mr. Thistler if the developer had a meeting with the Shadow Trails HOA. Mr. Thistler responded the developer held a meeting at the Regional Library, at which only himself and one other family were in attendance. He indicated the developer sent notice to the residents within the 300-foot notice area. He noted all communication since had been held through the internal Facebook Group; most of the citizens in attendance tonight were present in the hopes of changes being made such as RS-4 changed to RS-3 and the Van Buren Place entrance being omitted.

Citizen Marquita Jackson (ph) stated her address was 11505 E. 121<sup>st</sup> Street. She stated she moved into her home on April 15, 1986. She reported there was an old addition called Neal

Addition (ph), on 161<sup>st</sup> East Avenue which her father developed in 1963. She indicated she had been in Broken Arrow for a long time and had watched a lot of areas be developed. She stated her area contained beautiful land and acreage. She indicated RS-4 zoning in this area was ridiculous; there was no need to cram all those houses onto such little land. She noted this would reflect poorly on the image of Broken Arrow in this area and would be an eyesore. She stated if this development was approved as RS-4 a tone would be set in the area and the remaining undeveloped land would be overdeveloped as well. She stated she agreed with the comments of the other Citizens who had spoken. She discussed the phases of construction and the entrances into the neighborhood.

Citizen Michael Byers stated his address was 2912 S. Gardenia Avenue, and he also owned 1026 N. Narcissus Avenue. He stated he was in favor of the storage unit development as this would prevent trash dumping at the carwash lot. He indicated he felt the ministorage development would be an improvement and would clear away the carwash eyesore. Chairperson Dorrell noted Mr. Byers' comments were regarding Item 6A which was approved; however, he appreciated Mr. Byers' comments.

Citizen Aaron Allen stated his address was 6622 S. Willow Place. He stated Shadow Trail was a newer, high end, affordably luxury neighborhood. He indicated if entry level homes with a dense footprint were developed adjacent to his property the area would be much less desirable. He noted he just moved from an entry level, high density neighborhood and was attracted to the Shadow Trail large lot size area. He indicated he had concern regarding the long-term growth and oversaturation of product in the area. He requested any new homes developed in the area be of equivalent or greater value than his own. He stated Haikey Creek Park was a world class park with a golf course and family area and this development would increase Park wear and tear. He thanked the Planning Commission for its consideration.

Citizen Sally Weisman stated her address was 11831 E. 121st Street. She noted she owned 20 acres across from this plat. She noted all her bullet points had been discussed by previous Citizens. She stated she agreed with the previous comments and she felt very strongly about this development. She stated she did not believe there was wisdom in changing the zoning to RS-4. She indicated she was extremely opposed to the 55-foot-wide lots. She stated she believed RS-3 was a better standard for this beautiful land in Broken Arrow.

Citizen Debbie Gresch stated her address was 3920 W. Union Street. She stated she agreed with the points made by Mr. Rick Dodson. She stated she did not agree with the Master Growth Plan for BA and did not agree with RS-4. She stated she agreed there were drainage concerns. She stated she agreed with Mr. Thistler regarding traffic concerns. She stated she agreed with the concerns regarding wear and tear on the streets, as well as Haikey Creek Park.

Chairperson Dorrell closed the Public Hearing. He asked if the applicant had any additional comments.

Mr. Curtis commented there were 13 individuals who signed up in opposition to this Item but chose not to speak.

Mr. Brian Beam with Capital Homes Residential Group stated his address was 12150 E. 96<sup>th</sup> Street North. He stated he held a neighborhood meeting with homeowners. He indicated he used the radius report as given by the City for notice to send out letters regarding the meeting which included a P.S. encouraging homeowners to invite any interested parties. He stated during the meeting he reviewed platting concerns. He noted the complaints tonight had to do with platting, not land use. He stated the application before the Commission was to consider whether this was conducive with the Comprehensive Plan of Broken Arrow and whether it was good land planning. He stated Staff report confirmed this to be true; Staff supported this as being conducive with the Comprehensive Plan which was redone in 2018. He noted it was clear this area was land use Level 2, and he quoted the Comprehensive Plan at Level 2 which indicated RS-2, RS-3 and RS-4 were all allowed without a special use permit. He stated regarding land value the City believed this area was highly stable and he believed the market value would dictate what the ultimate value of the homes. He noted by virtue of being new construction and actual cost, these would not be inexpensive homes. He quoted the Comprehensive Plan which indicated 77.4% of homes in the City of Broken Arrow ranged between \$100,000 dollars and \$299,000 dollars. He noted home values were appreciating with time per Broken Arrow studies. He stated at the neighborhood meeting he also discussed traffic counts and how arterial streets were improved by the City and County and internal streets would be constructed to City standards. He indicated internal street connectivity was required by the City; therefore, he could not close Van Buren Place. He noted he was also required to provide connectivity to unplatted lots.

Mr. Curtis asked if the sub street connectivity would be phased out for construction. Mr. Beam responded in the affirmative; he explained the plan was to phase this street and due to the limited space upon Tucson Street for placement of an entry, only a single point of entry

Vice Chairperson Whelpley explained the reasons for sub streets including safety precautions and connectivity. Mr. Curtis agreed. He stated regarding the concern for RS-4 zoning, RS-4 zoning was not to be confused with R-4 zoning which was an old zoning label. He reported RS-4 zoning allowed for lots to be a minimum of 55 feet wide and 6,500 square feet total. He reviewed the difference between RS-4 and RS-3: RS-4 lots were a minimum of 55 feet wide and 6,500 square feet; RS-3 lots were a minimum 60 feet wide and 7,000 square feet, meaning there was only about 500 square feet difference in total lot size between the two. He discussed the history of the zoning and the Comprehensive Plan in the area.

**MOTION:** A motion was made by Lee Whelpley, seconded by Jaylee Klempa  
**Move to approve Item 6B per Staff recommendation**

**Aye:** 2 - Jaylee Klempa, Lee Whelpley  
**Nay:** 2 - Mark Jones, Fred Dorrell

**C. 19-1377 Public hearing, consideration, and possible action regarding PUD-296 (Planned Unit Development), Domino's Broken Arrow, CN (Commercial Neighborhood) to PUD-296/CN (Commercial Neighborhood), located at the southeast corner of Albany Street (61st Street) and 23rd Street (County Line Road)**

The applicant, Mark Capron with Wallace Engineering, stated his address was 123 N. Martin Luther King, Jr. Blvd. He indicated he was in agreement with the Staff report. He noted he was excited about this project. He noted while this was not a huge project, it was a small step forward in something which would look much better than the property did currently. He indicated this corner housed an old gas station which was no longer functioning and was extremely unattractive. He noted the challenge of this site was the small size and the location on the corner of two arterials. He stated he had spoken to neighboring property owners, who

were in favor of the development. He noted the development was across the street from the high school and he reduced the signage. He stated the development would be one parking spot short if it contained Domino's and one retail use tenant. He indicated if it became a Domino's and a restaurant more parking would be required; however, the PUD locked in the number of parking spaces. He discussed the right-of-way requirements which reduced the parking spaces.

Vice Chairperson Whelpley asked if the gas tanks were removed when the gas station was closed. Mr. Curtis responded in the affirmative; the tanks had been removed.

Chairperson Dorrell opened the Public Hearing and asked if any wished to speak regarding Item 6C; hearing none, he closed the Public Hearing.

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

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

The motion carried by the following vote:

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

Chairperson Dorrell indicated this Item would go before City Council on December 3, 2019, at 6:30 p.m.

**D. 19-1380 Public hearing, consideration, and possible action regarding PUD-205C (Planned Unit Development Minor Amendment), Tiger Hill Plaza, 5.22 acres, PUD-205B/CG, located on the southwest corner of Kenosha Street (71st Street) and 9th Street (177th E. Avenue)**

Staff Planner II, Jane Wyrick, reported PUD-205C was a minor amendment for Tiger Hill Plaza. She reported in December 2009 City Council approved a Comprehensive Plan amendment from Levels 3 and 6 to Level 6; PUD-205 and rezoning was approved in August 2010 for what was then called Hillside Park (38 acres). She reported as part of PUD-205 the property was divided into three development areas: the south area (development area A) was zoned for industrial use and was leased to Flight Safety; development area B was zoned commercial and included the north area of the site along Kenosha and 9<sup>th</sup> Street; development area C was zoned industrial and included the Central Hill portion of the site. She stated Specific Use Permit 103 allowed for the water towers and communications towers to continue as existed. She noted the City acquired additional property adjacent to the site which were residential; the Comprehensive Plan amendments and rezoning for this area was completed in 2010 and the lots were incorporated into PUD-205 bringing the overall area up to 41.44 acres. She stated the property was platted as Hillside Park in 2011 and later replatted as Tiger Hill Plaza in 2012. She noted there were additional lots splits which reconfigured some of the lots to allow joint access at the driveways between parcels.

Ms. Wyrick indicated the applicant proposed to construct a commercial center on development area B to the north. She stated when the plat was recorded on the site it included the joint access driveways along Kenosha Street at the west side of the property and a joint access driveway with Flight Safety at the southeast corner of the tract. She noted with the PUD amendment the applicant proposed a change of access; the plat had a limit of no access along Kenosha for about 500 feet from the intersection with 9<sup>th</sup> street due to the topography of the site. She stated Staff recommended this be approved subject to the change of access being processed.

Ms. Wyrick indicated in Staff's opinion, PUD-205C satisfied items 1, 2, 4 and 5 of Section 6.4.A of the Zoning Ordinance: 1) Two existing driveways would be established as shared access with Development Area A, thereby helping to assure compatibility with adjoining and proximate properties. An additional access point would be provided along Kenosha Street. The existing PUD limited the freestanding sign height to 15 feet which made it compatible with the development on the north side of Kenosha Street. 2) The site was set above the roadway, and the building site was established to work between the sloped frontage and the retaining walls on the site. The site would be designed to utilize the physical features of the site. 4) Two points of access to Kenosha Street and 9th Street were shared with the adjacent properties creating a unified design with future development. 5) The commercial center would provide pedestrian connections to the existing public sidewalks, thereby avoiding obstacles in the public right-of-way and making pedestrian travel safer. She noted there were no floodplains on the site and all utilities were available to the site. She stated based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommended PUD-205C be approved.

Mr. Curtis noted the applicant was not present due to a family obligation; however, he was in agreement with Staff recommendations.

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

Chairperson Dorrell asked about the secondary soldier wall. Mr. Curtis explained this wall was a requirement between the City of Broken Arrow and the property owner; he noted the contractor was almost done constructing the wall which would provide extra support for the wall located behind the soldier wall.

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

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

The motion carried by the following vote:

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

Chairperson Dorrell noted this Item would go before City Council on December 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 6:09 p.m.

MOTION: A motion was made by Jaylee Klempa, seconded by Lee Whelpley.

**Move to adjourn**

The motion carried by the following vote:

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