



City of Broken Arrow

Minutes Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Lee Whelpley
Vice Chairperson Ricky Jones
Commission Member Fred Dorrell
Commission Member Jaylee Klempa
Commission Member Julea' Merriott

Thursday, March 25, 2021

Time 5:00 p.m.

Council Chambers

1. Call to Order

Chairperson Lee Whelpley called the meeting to order at approximately 5:00 p.m.

2. Roll Call

Present: 5 - Julea' Merriott, Jaylee Klempa, Fred Dorrell, Ricky 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. 21-397

Approval of Planning Commission meeting minutes of March 11, 2021

B. 21-420

Approval of PT21-100, Preliminary Plat, Brook Chase - Phase I, 44.2995 acres, 150 lots, A-1 (Agricultural) to RS-4 (Single Family Residential) via BAZ-2074, west of the northwest corner of Washington Street (91st Street) and 23rd Street (S. 193rd E. Avenue/County Line Road)

Ms. Yamaguchi indicated the applicant was present and in agreement with Staff recommendations.

Chairperson Whelpley asked if there were any items to be removed from the Consent Agenda; there were none. He 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.

MOTION: A motion was made by Fred Dorrell, seconded by Julea' Merriott.

Move to approve the Consent Agenda

The motion carried by the following vote:

Aye: 5 - Jaylee Klempa, Julea' Merriott, Fred Dorrell, Ricky Jones, Lee Whelpley

5. Consideration of Items Removed from Consent Agenda

There were no Items removed from the Consent Agenda; no action was taken or required.

6. Public Hearings

A. 21-396

Public hearing, consideration, and possible action regarding BACP-174, Cottages at Battle Creek, 8.79 acres, Level 6 to Level 3, one-half mile north of Albany Street (61st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue)

Senior Planner Brent Murphy reported BACP-174 was a request to change the Comprehensive Plan designation on an 8.79-acre undeveloped tract of land from Level 6 to Level 3. He stated the property, which was located one-half mile north of Albany Street (61st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue), between Jim Norton Chevrolet and the Battle Creek Golf Course, was part of PUD-94 (Battle Creek) and had an underlying zoning of CG (Commercial General). He stated the Applicant wanted to construct small lot, single-family detached, single-family attached, or townhome homes on the property. He stated the proposed development was similar to the standards which existed with the "Garden Home" and "Patio Homes" designations of PUD-94 approved in 1995. He noted included in the Agenda Packet was the history associated with this property. He noted a draft PUD was provided for informational purposes only. He stated as noted in the draft PUD there were two tracts, A and B; Tract A, which abutted the Stonewood Crossing II addition to the east proposed to have up to have up to 90 single-family detached units on lots with a minimum lot size of 5,000 square feet. He stated as part of the future PUD submittal, the applicant would be requesting the underlying zoning be changed from CG to RS-3 (Single Family Residential). He indicated Tract A was designated as Level 2 in the Comprehensive Plan and RS-3 zoning was in conformance with the Comprehensive Plan in Level 2. He stated as a result, no change in the Comprehensive Plan was required for Tract A. He

reported Tract B, which was associated with BACP-174, was located between Jim Norton Chevrolet and the Battle Creek Golf Course. He stated either single family detached, single family attached, or townhomes were proposed to be developed in Tract B. He noted the applicant would be requesting that the zoning in Tract B be changed from CG to RD (Residential Duplex). He explained since Tract B was designated as Level 6 in the Comprehensive Plan, a change in the Comprehensive Plan was required. He stated consequently, with BACP-174, the applicant was requesting the Comprehensive Plan be changed from Level 6 to Level 3; RD zoning was in conformance with the Comprehensive Plan in Level 3. He noted according to FEMA maps none of the property was located in a 100-year flood plain. He stated according to the Comprehensive Plan, “Level 3 represented a transition zone from strictly residential development to strictly nonresidential development. As such, the primary uses for Level 3 are higher density residential uses and lower density employment uses.” He noted consequently, Level 3 served as a buffer between typical residential single-family detached subdivisions and commercial development. He stated with BACP-174, the applicant was requesting to change the Comprehensive Plan designation on 8.79 acres located between the Jim Norton Chevrolet dealership and the Battle Creek Golf Course from Level 6 to Level 3, thereby establishing a transitional buffer between these two land uses.

Mr. Murphy stated the Level 6 to Level 3 modification requested with BACP-174 was in accordance with the policies of the Comprehensive Plan; therefore, based on the Comprehensive Plan, the location of the property, past history of what has occurred on and around the property, and the surrounding land uses, Staff recommended BACP-174 be approved, subject to the property being platted and a PUD being submitted similar in context to the draft PUD.

The applicant, Nathan Cross, address 2 West 2nd Street, Tulsa, stated he was in agreement with Staff recommendations. He stated this was the first step towards down-zoning, moving from commercial to transitional residential acting as a buffer between a car dealership and a golf course property. He noted this property was bounded on the north and south by similar Comprehensive Plan designations. He indicated this was infill development of Battle Creek.

Vice Chairperson Ricky Jones indicated he felt this was a great land use.

Chairperson Whelpley indicated no residents signed up to speak; there were no public comments.

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

Move to approve Item 6A per Staff recommendations

The motion carried by the following vote:

Aye: 5 - Jaylee Klempa, Julea’ Merriott, Fred Dorrell, Ricky Jones, Lee Whelpley

Chairperson Whelpley indicated this Item would go before City Council on April 20, 2021 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 or Staff.

10. Adjournment

The meeting adjourned at approximately 5:09 p.m.

MOTION: A motion was made by Julea’ Merriott, seconded by Jaylee Klempa.

Move to adjourn

The motion carried by the following vote:

Aye: 5 - Jaylee Klempa, Julea’ Merriott, Fred Dorrell, Ricky Jones, Lee Whelpley