

**CITY OF BROKEN ARROW
MINUTES OF THE
REGULAR MEETING OF THE
PLANNING COMMISSION
May 14, 2015**

The Planning Commission agenda for this meeting was posted on May 8, 2015, at 9:30 a.m., on the City Hall Bulletin Board, 220 South First Street, Broken Arrow, Oklahoma.

1. The Broken Arrow Planning Commission met on Thursday, May 14, at 5:00 p.m. The meeting was called to order by Vice Chairman Ricky Jones.

2. **Roll Call:**

Present: Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member
Glenn Shaw, Commission Member
Carolyne Isbell-Carr, Commission Member

Absent: Lee Whelpley, Chairman

Staff Present: Lesli Myers, Assistant City Attorney I

Brent Murphy, Assistant City Planner
Marcae Hilton, Staff Planner
David Steele, Planning Division Engineer
Karissa Fischer, Admin. Assistant
Kristina Penny, Project Coordinator
Tom Hendrix, Engineering Division Manager

3. **OLD BUSINESS**

- A. Public hearing, consideration, and possible action regarding PUD 236, Ferguson Superstore, 13.97 acres, CH, southeast corner of the Broken Arrow Expressway and Elm Place.

Brent Murphy presented the case stating at the last meeting, the applicant had requested a continuance for this case. This is to be divided into three development areas; A., B., and C. Development area A is comprised of the existing dealership and there will not be any changes to this area. Area B is where the existing Kia dealership is going to be expanded and remodeled. The former Shell gas station has been converted into a vehicle sales lot. Area C is where the new Subaru dealership will be located. Area C will be developed in compliance with the Zoning Ordinance with a few minor exceptions, including an off-site advertising sign to the east of the property. The PUD will allow them to establish free standing signs. There will also be some minor modifications to the landscaping plan on the north end of the property.

Staff recommended approval of PUD 236 as requested by the applicant. The applicant was present and was in agreement with the Staff report.

Ricky Jones opened the public hearing. No one responded. There were no protestants. Ricky Jones closed the public hearing.

Motion by Glenn Shaw to approve the PUD 236 per Staff recommendations. The motion was seconded by Carolyn Isbell-Carr

Yes: Isbell-Carr, Shaw, Dorrell, Jones

No: None

Abstain: None

Motion approved.

Ricky Jones said Item 3A will be heard by the City Council on June 1, 2015, at 6:30 p.m.

4. CONSENT AGENDA

Marcae Hilton presented the Consent Agenda.

Ricky Jones explained the Consent Agenda process and asked if there were any items that needed to be removed from the Consent Agenda. There were about 18 people in the audience. No one responded.

Motion by Fred Dorrell to approve the Consent Agenda per Staff recommendations. The motion was seconded by Glenn Shaw

Yes: Isbell-Carr, Shaw, Dorrell, Jones

No: None

Abstain: None

Motion approved.

Ricky Jones said Item 4E will be heard by the City Council on June 1, 2015, at 6:30 p.m.

5. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

None.

6. PUBLIC HEARINGS

- 6A. Public hearing, consideration, and possible action regarding PUD 220B, a request for a major amendment to PUD 220A, The Reserve at Aspen Creek, 12.79 acres, A-1 to PUD 220A/RM, one-quarter mile west of Elm Place, north of Tucson Street.

Brent Murphy presented PUD 220B stating this involved 12.79 acres, located one-quarter mile west of Elm Place, north of Tucson Street. In 2014, City Council did approve BAZ 1903, a request to rezone this property to RM along with PUD 220A. The property is currently undeveloped and unplatted. This land is located east of the new Warren Theatre development and west of the WalMart Supercenter. Due to site constraints, they need to make modifications to the existing PUD. Some of the modifications requested included a reduction of the number of units from 277 to 243, and the stories will be reduced to three and a total of 45' in height. The property is in accordance with the Comprehensive Plan when it was approved as a part of BACP 130. This is a Level 3 and based on the Comprehensive Plan, the location of the property and surrounding land uses, Staff recommended PUD 220B be approved subject to the property being platted and changes be made to the design statement. He said the applicant was present and in agreement with the Staff report.

John Moody, 6004 S. Marion Avenue, Tulsa, Oklahoma 74135, the attorney representing owner of the property, said the reduced number of units would help with concerns raised regarding traffic and also improves the appearance and helps with property values.

Ricky Jones opened the public hearing. No one responded. Ricky Jones closed the public hearing.

Motion by Glenn Shaw to approve Item 6A, PUD 220B per Staff recommendations. The motion was seconded by Fred Dorrell.

Yes: Isbell-Carr, Shaw, Dorrell, Jones

No: None

Abstain: None

Motion approved

Ricky Jones said Item 6A will be heard by the City Council on June 1, 2015, at 6:30 p.m.

- 6B. Public hearing, consideration, and possible action regarding PUD 237, Hardesty Center for Dance Education, 3.94 acres, CG, east of the southeast corner of New Orleans Street and Aspen Avenue.

Brent Murphy presented PUD 237 stating this involves 3.94 acres, located east of the southeast corner of New Orleans Street and Aspen Avenue. The property is unplatted and currently zoned CG. The Tulsa Ballet Theater is proposing to construct the Hardesty Center for dance education. Based on the Comprehensive Plan, the location of the property, and surrounding land uses, Staff recommended PUD 237 be approved subject to the property being platted. He said the applicant was present and in agreement with Staff recommendations.

Nicole Watts, Kinslow, Keith & Todd, 2200 S Utica Place, Suite 200, Tulsa, Oklahoma, said they were in agreement with Staff recommendations. She said there were some constraints with existing creeks on the west and east side of the property. There is also an existing driveway to the soccer fields. This existing drive does not line up with the drive across the street but they felt lining up with this existing drive was the best location and provided the best fire protection measures. If they moved the drive to match the drives on the other side of the street, there would be some major curves in the drive. The Fire Department felt a straight shot would be better if they needed to fight a fire.

Ricky Jones opened the public hearing. There were no protestants.

Sherry Claybrook, 3620 S. Sycamore Avenue, Broken Arrow, Oklahoma, 74011, asked who would maintain the remaining undeveloped property.

Brent Murphy said The Tulsa Ballet Theater was purchasing the entire property, but was only doing a PUD for the Hardesty Center portion of land. They will be responsible for maintaining the entire property and if they do not, Code Enforcement will take proper action.

Nicole Watts informed the Commission and Mrs. Claybrook that the east creek will be included in the detention pond and will be cleaned up as part of this development. The remaining property will be for sale but will be maintained until a sale is completed.

Ricky Jones closed the public hearing.

Motion by Carolyne Isbell-Carr to approve Item 6B, PUD 237, per Staff recommendations. The motion was seconded by Glenn Shaw.

Yes: Isbell-Carr, Shaw, Dorrell, Jones

No: None

Abstain: None

Motion approved

Ricky Jones said Item 6B will be heard by the City Council on June 1, 2015, at 6:30 p.m.

7. APPEALS

- A. None.

8. GENERAL COMMISSION BUSINESS

- A. Update on INCOG Bicycle/Pedestrian Master Plan (GO Plan). No action required

James Wagoner, Transportation Planner, INCOG, 2 West 2nd Street, Tulsa, Oklahoma 74103, updated the Commission on the GO Plan. In the late 1990's the INCOG Board asked staff to conduct a regional trails plan. This plan would serve to connect the region together. Each of the municipal governments has pursued implementation of the plan. They now recognize in order to utilize the trail system; the public must drive and park for trail access. In February 2014, they met again with the communities. They now have a funding source with federal funds and matching funds from each of the communities. They are seeking to put together a list of prioritized projects with cost estimates for each community, for bicycle and pedestrian needs that are focused on connecting to the existing backbone of the trail network.

A draft plan and maps will be completed within the next few months. There are eleven bicycle lists and eleven pedestrian lists as part of this plan. Communities will be able to choose how they wish to implement this plan. The next step is to have the Steering Committee review the plan. Ultimately, the INCOG Board of Directors will complete the final adoption process. They are encouraging individual municipalities to consider amending their comprehensive plan to include this plan as part of it.

No action was taken.

- B. Election of Planning Commission officers for 2015 and 2016.

Motion by Fred Dorrell to nominate Ricky Jones as Chairman. The motion was seconded by Carolyne Isbell-Carr.

Yes: Isbell-Carr, Shaw, Dorrell

No: None

Abstain: Jones

Motion approved.

Motion by Glenn Shaw to nominate Fred Dorrell as Vice Chairman. The motion was seconded by Ricky Jones.

Yes: Isbell-Carr, Shaw, Jones

No: None

Abstain: Dorrell

Motion approved.

**9. REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF -
(NO ACTION)**

Karissa Fischer, Administrative Assistant, Planning Division, informed the Commission of an upcoming change to the agenda process. The online agenda system will change for the better and she said agenda and fact sheets would have a different format look. Staff will keep everyone updated as new information is received.

10. ADJOURNMENT

At 5:41 p.m., motion by Fred Dorrell to adjourn. The motion was seconded by Carolyn Isbell-Carr.

Yes: Isbell-Carr, Shaw, Dorrell, Jones, Whelpley

No: None

Motion approved.