

OWASSO PLANNING COMMISSION
MINUTES OF REGULAR MEETING
Monday, July 12, 2021

The Owasso Planning Commission met in regular session on Monday, July 12, 2021 at Old Central per the Notice of Public Meeting and Agenda posted at City Hall, 200 S. Main (west side) at 9:45am on July 8, 2021.

ITEM 1. CALL TO ORDER

Dr. Loving called the meeting to order at 6:00 pm.

ITEM 2. Flag Salute

ITEM 3. Roll Call

PRESENT

Dr. Loving
Tim Miller
David Vines

ABSENT

Chad Baithrop

A quorum was declared present.

STAFF:

Brian Dempster
Karl Fritschen
Daniel Dearing
Alexa Beemer
Marsha Hensley

ITEM 4. Presentation of the Character Trait of the Month – Loyalty

ITEM 5. Approval of Minutes from June 7, 2021 Regular Meeting.

The Commission reviewed the minutes.

Mr. Miller moved, seconded by Dr. Loving, to approve the minutes from the June 7, 2021 Regular Meeting.

A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Miller
NAY: None

Motion carried 3-0.

ITEM 6. **Election of Planning Commission Chairperson**

The by-laws of the Owasso Planning Commission state that the Commission shall have a chairperson and vice-chairperson, and the election of said officers shall be held annually at the first meeting of the Commission after July 1 of each year.

The Chair opened the floor for nominations for Chairperson. Dr. Loving nominated Mr. Miller, with the nomination being seconded by Mr. Vines. Hearing no further nominations, a vote on the motion was recorded as follows:

YEA: Dr. Loving, Tim Miller, Mr. Vines
NAY: None

Motion carried 3-0.

ITEM 7. **Election of Planning Commission Vice Chairperson**

The Chair opened the floor for nominations for Vice Chairperson. Mr. Vines nominated Dr. Loving, with the nomination being seconded by Mr. Miller. Hearing no further nominations, a vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Miller
NAY: None

Motion carried 3-0.

ITEM 8. **OZ 21-03 - Rezoning, 10602 North 97th East Avenue** – Consideration and appropriate action relating to the request for the review of a rezoning request. The applicant is requesting a rezoning from AG (Agriculture) zoning to CS (Commercial Shopping) zoning. The subject property is located at 10602 North 97th East Avenue, Owasso, OK and is approximately 1.19 acres.

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 16, 2021 meeting. Staff recommends approval of the rezoning request. A representative for the applicant was present to answer any questions or address any concerns.

Mr. Vines moved, seconded by Mr. Miller, to approve the rezoning request OZ 21-03, rezoning the property from Agriculture (AG) to Commercial Shopping (CS), subject to TAC and Staff comments.

A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Miller
NAY: None

Motion carried 3-0.

ITEM 9. **SUP 21-03 – Specific Use Permit, Bible Church of Owasso** - Consideration and appropriate action relating to the request for the review of a Specific Use Permit (SUP) to allow a church in a RS-3 (Residential Single-Family) zoning. The property is located at 11121 North 129th East Avenue and is zoned RS-3 (Residential Single-Family).

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 16, 2021 meeting. A representative for the applicant was present to answer any questions or address any concerns. Staff recommends approval of the Specific Use Permit for Bible Church of Owasso subject to TAC and Staff recommendations.

Mr. Vines moved, seconded by Dr. Loving, to approve the Specific Use Permit (SUP 21-03) for the Bible Church of Owasso, subject to TAC and Staff comments.

A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Miller
NAY: None

Motion carried 3-0.

ITEM 10. **SUP 21-04 – Specific Use Permit, Criterion** – Consideration and appropriate action relating to the request for the review of a Specific Use Permit (SUP) to allow a building to exceed 36 feet in height. The property is located at 11298 North 135th East Avenue and is zoned CS (Commercial Shopping).

Ms. Beemer presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 16, 2021 meeting. A representative for the applicant was present to answer any questions or address any concerns. Staff recommends approval of the Specific Use Permit for Criterion subject to TAC and Staff recommendations.

Mr. Vines moved, seconded by Dr. Loving, to approve the Specific Use Permit (SUP 21-04) for Criterion, subject to TAC and Staff comments.

A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Miller
NAY: None

Motion carried 3-0.

ITEM 11, **OPUD 21-01 – Planned Unit Development, Red Bud Village** – Consideration and appropriate action relating to the request or the review of a Planned Unit Development (PUD). The subject property contains approximately 51.43 acres and the applicant is proposing two (2) different zoning districts: Commercial Shopping (CS) and Multi-Family Residential (RM) as part of this proposal. The property is located on the east side of North 137th East Avenue, between North 106th Street North and North 116th St North, north of the Tulsa Technology Center.

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 16, 2021 meeting. A representative for the applicant was present to answer any questions or address any concerns. Staff recommends approval of OPUD 21-01, subject to TAC and Staff recommendations.

Several surrounding property owners were present. The following are a few comments expressed:

Mr. Sam Reed (14302 E 111th St N) presented a letter to the Commissioners (attached). Mr. Reed has concerns regarding the maintenance of the detention ponds. He does not want them to become stagnant and infested with bugs.

Josh Cavener (11104 N 143rd E Ave) has concerns with the detention ponds harboring bugs and mosquitos. Also, he is concerned with flooding on North 145th East Avenue.

Sarah Storjohann (11058 N 145th E Ave) has concerns with the water runoff from this proposed development. She doesn't want it to dry up her pond. She explained that she sees deer drink from the ponds and the trees along the south are good buffers, would like to see the trees remain. Daniel Dearing explained that the rate of stormwater runoff is not allow to become any more or less.

A brief discussion was held regarding the requested signage for the project.

Mr. Vines moved, seconded by Dr. Loving, to approve the Planned Unit Development proposal (OPUD 21-01) with the underlying zoning of RM and CS, subject to TAC comments. Also, subject to accepting the two (2) 30-ft pylon signs at the entryways and review the 6 foot monument signs at the time of platting and site plan review.

A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Miller

NAY: None

Motion carried 3-0.

ITEM 12. **OLS 21-05 – Lot Line Adjustment, Elm Creek 1st Addition** – Consideration and appropriate action relating to the request for the review of a Lot Line Adjustment request. The proposed adjustment would adjust the lot line 4.0' to the east on Lot 1, Block 32, Elm Creek Estates First Addition. The property is located at 12505 East 77th Place North and is zoned RS-3 (Residential Single-Family)

Mr. Fritschen presented the staff report. The location was described. The Technical Advisory Committee reviewed this request at the June 16, 2021 meeting. A representative for the applicant was present to answer any questions or address any concerns. Staff recommends approval of Lot Line Adjustment OLS 21-05, subject to TAC and Staff recommendations.

Dr. Loving moved, seconded by Mr. Vines, to approve the Lot Line Adjustment OLS 21-05, subject to TAC and Staff comments.

A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Miller

NAY: None

Motion carried 3-0.

ITEM 13. Community Development Report

- Director's Update
- Report on Monthly Building Permit Activity

ITEM 14. Report on Items from the June 16, 2021 TAC Meeting

- SUP 21-03 – Specific Use Permit, Bible Church
- SUP 21-04 – Specific Use Permit, Criterion
- OPUD 21-01 – Planned Unit Development, Red Bud Village
- OZ 21-03 – Rezoning, 10602 North 97th East Avenue
- Site Plan – Granny & Dots Daycare
- Site Plan – Bru Coffee
- Site Plan – Criterion
- OLS 21-05 – Lot Line Adjustment, Elm Creek 1st Addition

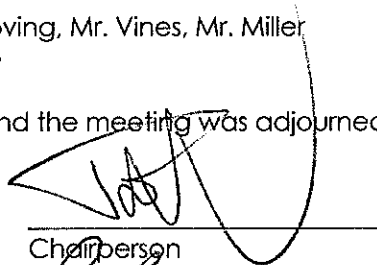
ITEM 15. Report from Planning Commissioners - Mr. Vines stated that he made a trip to Florida a couple of weeks ago and spent one day with Bronce Stephenson, former Community Development Director.

ITEM 16. New Business

ITEM 17. **Adjournment** – Dr. Loving moved, seconded by Mr. Vines, to adjourn the meeting.
A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mr. Vines, Mr. Miller
NAY: None

Motion carried 3-0 and the meeting was adjourned at 6:50 pm.



Chairperson



Vice Chairperson

August 9, 2021

Date

July 8, 2021

Owasso Community Development Dept.
P O Box 180
Owasso, OK 74055

In response to notification of:

Planned Unit Development
OPUD 21-21
Adjacent to:
Tulsa Tech Facility and
Chelsea Park Housing Development

Having had the opportunity to communicate with some of the other Chelsea Park Residents there is significant concern about the impact of the newly planned development on the east side of North of 137th East Avenue between North 106th street North and north of the Tulsa Technology Center.

I and other residents of Chelsea Park have some concerns. I personally have one major concern.

The plan supplied to us by Gridline Engineering shows the location (s) but does not address the plan to maintain holding ponds which are safe for area residents, both of the planned development and existing Chelsea Park.

I have been extremely impressed with the ponds at the Tulsa Tech Facility. I would hope that there is a plan in place to maintain the new development's ponds at the same level of appearance and public safety demonstrated by Tulsa Tech facility.

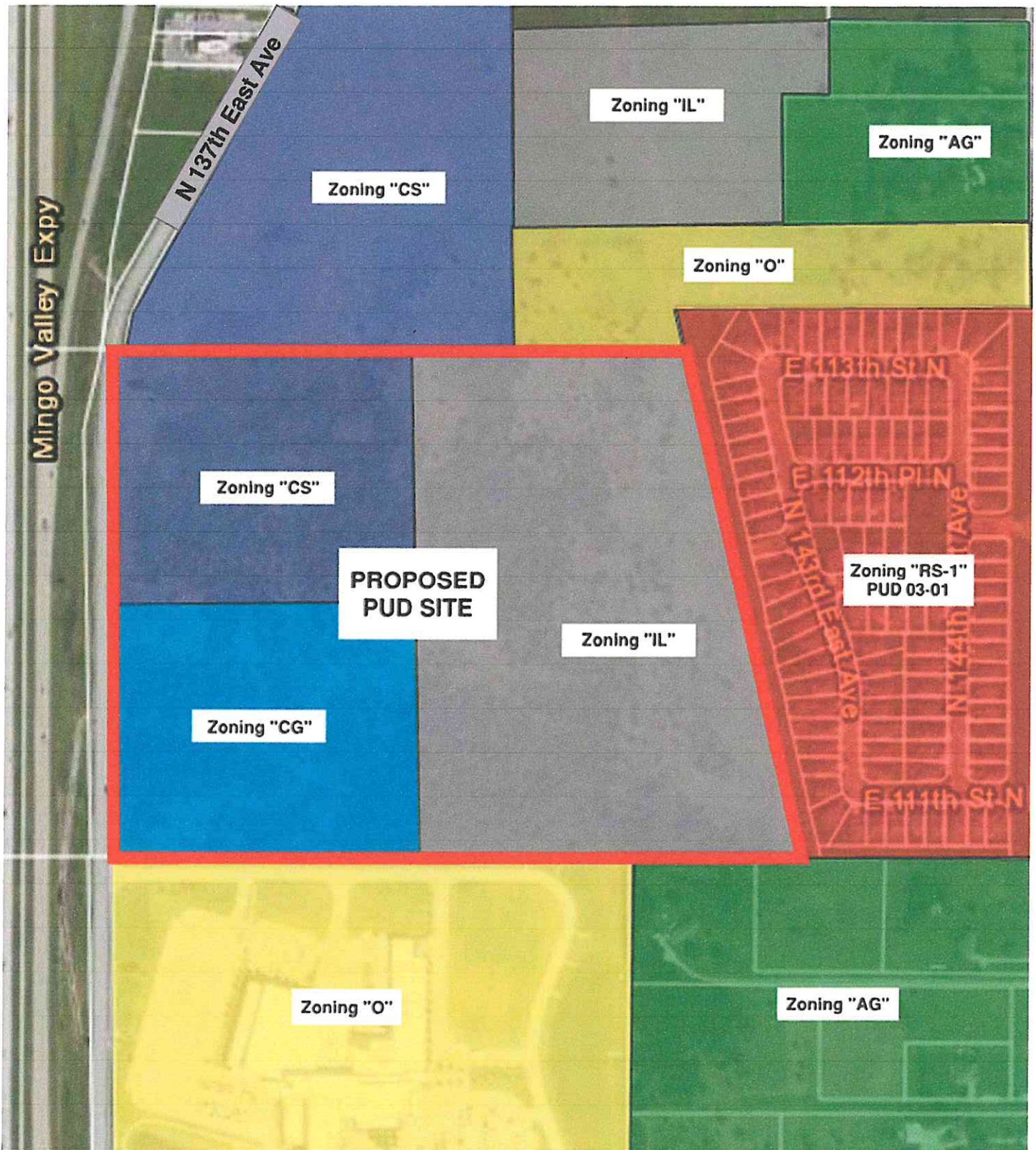
I would hope that the ponds will be maintained as a safe holding area so that neither of them becomes a stale, infested holding area.

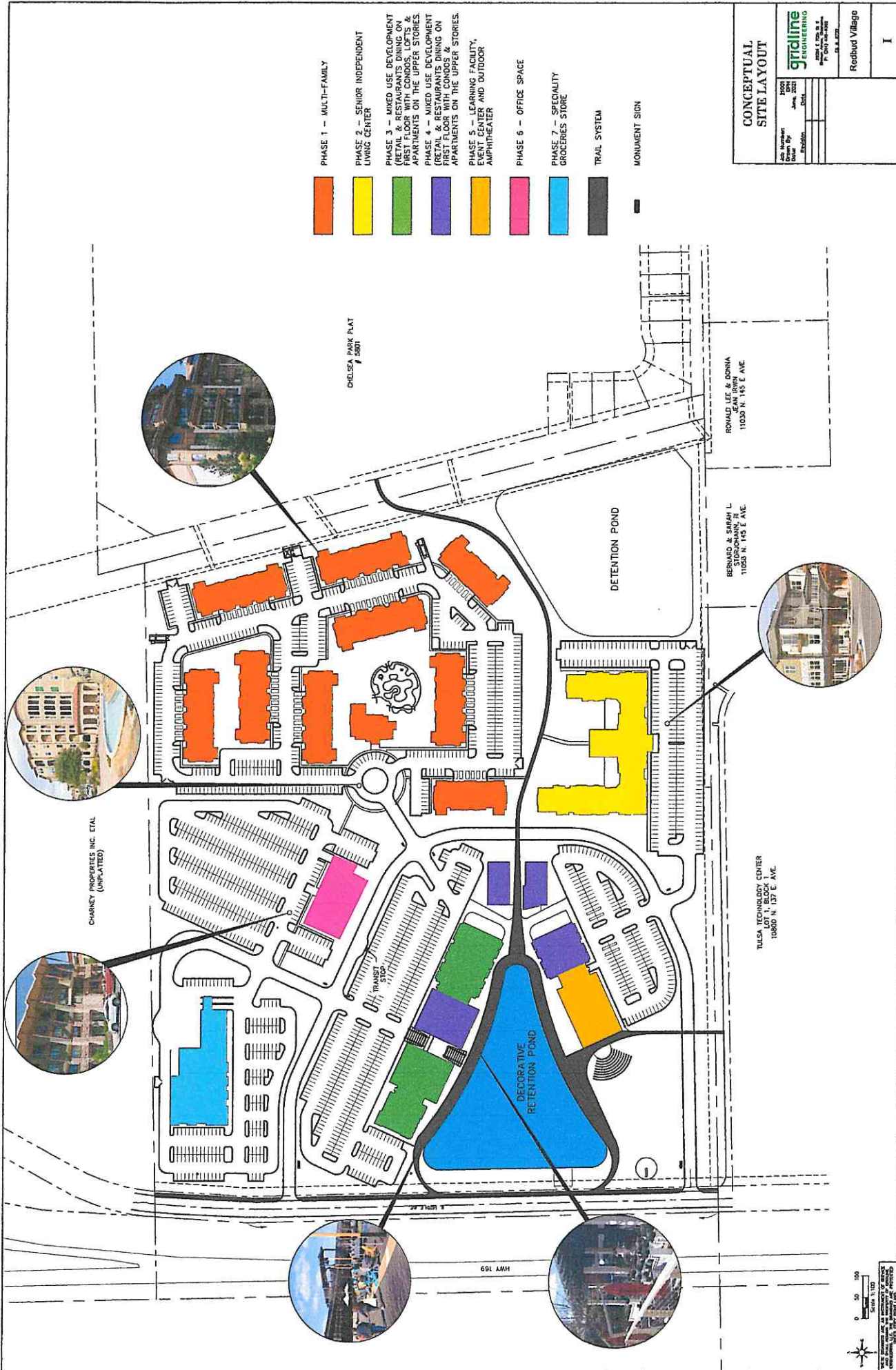
I am attaching of the Gridline Engineering documents sent to Chelsea Park Residents for your convenience.

Thanks,

Sam Reed
samreed.sr81@gmail.com
14302 E 111th St N
Owasso, Ok 74055

APPENDIX F – CURRENT ZONING MAP





- PHASE 1 - MULTI-FAMILY
- PHASE 2 - SENIOR INDEPENDENT LIVING CENTER
- PHASE 3 - MIXED USE DEVELOPMENT (RETAIL & RESTAURANTS DINING ON FIRST FLOOR WITH CONDOS & APARTMENTS ON THE UPPER STORIES)
- PHASE 4 - MIXED USE DEVELOPMENT (RETAIL & RESTAURANTS DINING ON FIRST FLOOR WITH CONDOS & APARTMENTS ON THE UPPER STORIES)
- PHASE 5 - LEARNING FACILITY, EVENT CENTER AND OUTDOOR AMPHITHEATER
- PHASE 6 - OFFICE SPACE
- PHASE 7 - SPECIALTY GROCERIES STORE
- TRAIL SYSTEM
- MONUMENT SIGN

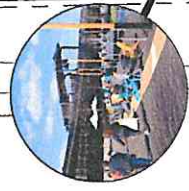
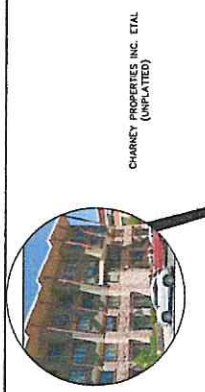
CONCEPTUAL SITE LAYOUT

Project No. 19001
 Client: Redbud Village
 Date: 08/2021
 Scale: 1" = 100'
 Drawing No. 001

grdline
 ENGINEERING
 1000 N. W. 10th St., Suite 100
 Tulsa, Oklahoma 74103
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 www.grdline.com

Redbud Village

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Scale: 1" = 100'

0 50 100

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