



**City of Broken Arrow**  
**Meeting Agenda**  
**Planning Commission**

City of Broken Arrow  
Council Chambers  
220 S 1st Street  
Broken Arrow OK  
74012

*Chairperson Fred Dorrell*  
*Vice Chair Lee Whelpley*  
*Member Ricky Jones*  
*MemberCarolyn Isbell-Carr*  
*Member Mark Jones*

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**Thursday, May 11, 2017**

**5:00 PM**

**Council Chambers**

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- 1. Call To Order**
- 2. Roll Call**
- 3. Old Business**

None

**4. Consideration of Consent Agenda**

- A. [17-2196](#) Approval of Planning Commission meeting minutes of April 27, 2017  
**Attachments:** [APRIL 27 2017 PLANNING MINUTES.docx](#)
- B. [17-2140](#) Approval of BAL-2016, Oak Grove Road and 73rd Street (ZION USA Property), 1 Lot, 2.24 acres, A-1 to RE, one-quarter mile south of Kenosha Street, west of Oak Grove Road  
**Attachments:** [2-CASE MAP.BAL-2016.pdf](#)  
[3-AERIAL.BAL 2016.pdf](#)  
[4-LOT SPLIT EXHIBITS AND LEGAL DESCRIPTIONS.pdf](#)
- C. [17-2146](#) Approval of BAL-2019, REIP Lot Split, 1 Lot, 13.34 acres, one-half mile south of Omaha Street, one-quarter mile east of Aspen Avenue, one-quarter mile north of the Broken Arrow Expressway  
**Attachments:** [2- CASE MAP.BAL-2019.pdf](#)  
[3-AERIAL.BAL 2019.pdf](#)  
[4-LOT SPLIT EXHIBITS AND LEGAL DESCRIPTIONS.pdf](#)  
[5-EXCERPT FROM PUD 94.pdf](#)
- D. [17-2176](#) Approval of BAL-2020, QuikTrip #33/Life Covenant Church Lot Split, 1 Lot, 5.80 acres, north and east of the northeast corner of Kenosha Street and 23rd Street

- Attachments:** [2-CASE MAP.BAL 2020.pdf](#)  
[3-AERIAL.BAL 2020.pdf](#)  
[4-LOT SPLIT EXHIBIT.pdf](#)  
[5-LEGAL DESCRIPTIONS.pdf](#)  
[6-SITE PLAN.pdf](#)  
[7-TIGER PLAZA RECORDED PLAT.pdf](#)

## 5. Consideration of Items Removed from Consent Agenda

### 6. Public Hearings

- A. [17-2120](#) Public hearing, consideration, and possible action regarding BAZ-1977, Oak Grove Road and 73rd Street (ZION USA Property), 2.24 acres, A-1 to RE, one-quarter mile south of Kenosha Street, west of Oak Grove Road

- Attachments:** [2- CASE MAP.BAZ-1977.pdf](#)  
[3-AERIAL.BAZ 1977.pdf](#)  
[4-COMPREHENSIVE PLAN.pdf](#)  
[5-PROPOSED LOT SPLIT.pdf](#)

- B. [17-2178](#) Public hearing, consideration, and possible action regarding PUD-153B, a request for a minor amendment to PUD-153, Berwick on Cedar Ridge, Lots 8 & 9, Block 1, 0.17 acres, R-3/PUD-153 to R-3/PUD-153B, east of Mingo Road, one-quarter mile north of Florence Street

- Attachments:** [2-CASE MAP PUD 153B](#)  
[3-AERIAL.PUD 153B](#)  
[4-PUD 153B.DESIGN STATEMENT](#)  
[5-LAND SURVEY](#)  
[6-ORIGINAL SITE PLAN](#)  
[7-COMPREHENSIVE PLAN MAP](#)

- C. [17-2100](#) Public hearing, consideration, and possible action regarding PUD-217A, a request for a minor amendment to PUD-217, Scissortail Crossing, 15.34 acres, PUD-217/RM to PUD-217A/RM, one-quarter mile north of Albany Street, east of 23rd Street

- Attachments:** [2-CASE MAP.PUD 217A.pdf](#)  
[3-GOOGLE EARTH AERIAL.PUD 217A.pdf](#)  
[4-EMAIL REQUESTING MODIFICATION TO FENCING.pdf](#)  
[5-PROPOSED FENCE LAYOUT ALONG 23RD STREET.pdf](#)  
[6-PICTURE OF REPRESENTATIVE FENCE.pdf](#)  
[7-PUD 217 DOCUMENT EXCERPT.pdf](#)

- D. [17-2189](#) Public hearing, consideration, and possible action regarding PUD-261 & BAZ-1978, Chestnut Creek, +/-11.06 acres, PUD-261/RS-2, one-quarter of a mile west of the northwest corner of Jasper Street and Aspen Avenue

- Attachments:** [2-CASEMAP.PUD 261&BAZ 1978.pdf](#)  
[3-AERIAL MAP PUD 261 & BAZ 1978.pdf](#)  
[4-Comp Plan.pdf](#)  
[5-Chestnut Creek \(17-011.00\) - Revised PUD Text 5.4.2017.pdf](#)  
[6-Chestnut Creek \(17-011.00\) - Exhibit 'A' - Conceptual Site Plan.pdf](#)  
[7-Chestnut Creek \(17-011.00\) - Exhibit 'B' - Development Area Plan.pdf](#)  
[8-Chestnut Creek \(17-011.00\) - Exhibit 'C' - Existing conditions Plan.pdf](#)  
[9-Chestnut Creek \(17-011.00\) - Exhibit 'D' - Existing Zoning and Surrounding L](#)

- E. [17-2186](#) Public hearing, consideration, and possible action regarding PUD-262 and BAZ-1979, Kensington Ridge II, 39.87 acres, A-1 to RS-1/PUD-262, one-quarter mile north of Houston Street, one-quarter mile west of Oak Grove Road

- Attachments:** [2-CASE MAP.PUD 262 & BAZ 1979.pdf](#)  
[3-AERIAL.PUD 262.pdf](#)  
[4-PUD 262 DESIGN STATEMENT & EXHIBITS.PDF](#)  
[5-COMPREHENSIVE PLAN.pdf](#)  
[6-IFC.SECTION D107.1.pdf](#)

- F. [17-2101](#) Public hearing, consideration, and possible action regarding PUD-263 and BAZ-1980, Elgin Street Row Homes, 0.56 acres, PUD-241/R-3 to PUD-263/DF, northeast corner of Cedar Avenue and Elgin Street

- Attachments:** [2-CASE MAP.PUD 263 & BAZ 1980.pdf](#)  
[3.AERIAL.PUD 263 & BAZ 1980.pdf](#)  
[4-COMP PLAN.PUD 263 & BAZ 1980.pdf](#)  
[5-DESIGN STATEMENT AND CONCEPTUAL SITE PLAN.pdf](#)  
[6-EXCERPT FROM DOWNTOWN MASTER PLAN.pdf](#)

**7. Appeals**

None

**8. General Commission Business**

None

**9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)**

**10. Adjournment**

**NOTICE:**

- 1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.**
- 2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.**
- 3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**
- 4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.**

**POSTED on \_\_\_\_\_, \_\_\_\_\_ at \_\_\_\_\_ am/pm.**

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**City Clerk**