



City of Broken Arrow
Meeting Agenda
Planning Commission

Chairperson Fred Dorrell (via videoconferencing and/or teleconferencing)

Vice Chair Lee Whelpley (via videoconferencing and/or teleconferencing)

Member Ricky Jones (via videoconferencing and/or teleconferencing)

Member Mark Jones (via videoconferencing and/or teleconferencing)

Member Jaylee Klempa (via videoconferencing and/or teleconferencing)

*Members of the public may attend this meeting by joining from a computer, smartphone, or tablet
using the following link: BrokenArrowOK.gov/VirtualMeetings*

Thursday, May 7, 2020

5:00 PM

NOTICE AND AGENDA OF SPECIAL MEETING

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

A. 20-468 Approval of Planning Commission meeting minutes of April 9, 2020

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

A. 20-349 Public hearing, consideration, and possible action regarding BAZ-2051, BAZ-2052, and BAZ-2053 (Rezoning), Turnpike Commercial, 102.22 acres, A-1 (Agricultural) to CH (Commercial Heavy), east of the Creek Turnpike, from Kenosha Street (71st Street) to Houston Street (81st Street)

B. 20-380 Public hearing, consideration, and possible action regarding PUD-126D (Planned Unit Development), Broken Arrow Plaza, 10.24 acres, PUD-126/CG to PUD-126D/CG, located one-quarter mile west of Elm Place (161st E. Avenue), north of Tucson Street (121st Street)

C. 20-332* Public hearing, consideration, and possible action regarding PUD-303 (Planned Unit Development) and BAZ-2048 (Rezoning), Fiesta Mart, 2.32 acres, A-1 to PUD-303/CG, located on the northwest corner of New Orleans Street (101st Street) and 23rd Street (193rd E. Avenue/County

Line Road)

- D. 20-436* Public hearing, consideration, and possible action regarding PUD-304 (Planned Unit Development) and BAZ-2049 (Rezoning), Park Place, 80.00 acres, A-1 to PUD-304/RS-3, located one-quarter mile north of Kenosha Street (71st Street), east of 79th Street (257th E. Avenue/Midway Road)
- E. 20-463* Public hearing, consideration, and possible action regarding PUD-307 (Planned Unit Development), Aspen Creek Village, 116.78 acres, A-1 to PUD-307/CH and RM (BAZ-1902), located one-quarter mile west of Aspen Avenue (145th East Avenue), north of Tucson Street (121st Street)
- F. 20-464 Public hearing, consideration, and possible action regarding PUD-308 (Planned Unit Development) and BAZ-2055 (Rezoning), Dollar General Jasper and Olive, 2.50 acres, A-CN (Annexed-Commercial Neighborhood) to CN (Commercial Neighborhood)/PUD-308, located at the northeast corner of Jasper Street (131st Street) and Olive Avenue (129th E. Avenue)
- G. 20-338 Public hearing, consideration, and possible action regarding PUD-130F (Planned Unit Development Minor Amendment), R-3/PUD-130A to R-3/PUD-130F (Single-Family Residential), 0.24 acres, located one-half mile north of Albany Street (61st Street), one-eighth mile west of Elm Avenue (161st E. Avenue) at 2937 North Fern Court
- H. 20-354 Public hearing, consideration, and possible action regarding PUD-268B (Planned Unit Development, Major Amendment), Alfa Laval, Inc., 39.91 acres, IL (Industrial Light)/PUD-268 (Planned Unit Development), located east of 9th Street (Lynn Lane), one-half mile south of Houston Street (81st Street)
- I. 20-333 Public hearing, consideration, and possible action regarding PUD-306 (Planned Unit Development) and BAZ-2050 (Rezoning), Elysian Fields, 53.55 acres, A-1 (Agricultural) to RS-3 (Single-Family Residential), southeast corner of Garnett Road (113th East Avenue) and Tucson Street (121st Street)
- J. 20-465 Public hearing, consideration, and possible action regarding PUD-305 (Planned Unit Development), Whistler Hillside, 4.81 acres, IL to PUD-305/CH, located north of the Broken Arrow Expressway, south of Hillside Drive, one-quarter mile west of 9th Street (Lynn Lane)

* City staff will request to continue the items to the next Regular Planning Commission Meeting on May 14, 2020 due to public notice considerations.

7. Appeals

8. General Commission Business

- A. 20-466 Consideration and possible action regarding PT19-116A, Preliminary Plat,

Elysian Fields, 53.55 acres, 181 lots, A-1 (Agricultural) to RS-3 (Single Family Residential) via BAZ-2050 along with PUD-306, southeast corner of Tucson Street (121st Street) and Garnett Road

- B. 20-467 Consideration, discussion and possible approval of PT20-103, Preliminary Plat, Dollar General Jasper, 2.50 acres, 1 Lot, A-CN to CN/PUD-308, northeast corner of Jasper Street (131st Street) and Olive Avenue (129th E. Avenue)

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

10. Adjournment

NOTICE:

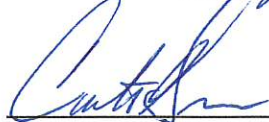
1. ALL MATTERS UNDER "CONSENT" ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.

2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE COMMUNITY DEVELOPMENT 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 4 May, 2020 at 4:25 am/pm.



City Clerk.