



**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
Member Carolyne Isbell-Carr
Member Mark Jones*

Thursday, April 27, 2017

5:00 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Old Business

None

4. Consideration of Consent Agenda

A. [17-2091](#) Approval of Planning Commission meeting minutes of April 13, 2017

Attachments: [APRIL 13, 2017 PC MINUTES.pdf](#)

B. [17-2059](#) Approval of BAL-2017, 1428 W Sandusky (Lot 11, Block 3, Estates at Shenandoah), 0.27 acres, R-3/PUD-94, one-third mile north of Omaha Street, one-third mile west of Elm Place

Attachments: [2-CASE MAP.BAL-2017.pdf](#)

[3-AERIAL.BAL 2017.pdf](#)

[4-BAL 2017.EXHIBITS](#)

[5-ESTATES AT SHENANDOAH RECORDED PLAT.pdf](#)

C. [17-2090](#) Approval of BAL-2018, 1432 W Sandusky (Lot 10, Block 3, Estates at Shenandoah), 0.27 acres, R-3/PUD-94, one-third mile north of Omaha Street, one-third mile west of Elm Place

Attachments: [2-CASE MAP.BAL 2018.pdf](#)

[3-AERIAL.BAL 2018.pdf](#)

[4-BAL 2018.EXHIBITS](#)

[5-ESTATES AT SHENANDOAH RECORDED PLAT](#)

D. [17-2038](#) Approval of CA 17-101, Dental Depot Broken Arrow, Lot 2, Block 1, 2.08 acres, CN/PUD-223, north of the northeast corner of Aspen Avenue and Kenosha Street

Attachments: [2-CASE MAP.CA17-101](#)
[3-DENTAL DEPOT RECORDED PLAT](#)
[4-CHANGE OF ACCESS EXHIBIT](#)

E. [17-2066](#) Approval of PT17-101, Preliminary Plat, 121 Elm, 3 lots, 8.91 acres, A-1 to CN/PUD-199A, south and west of the southwest corner of Elm Place and Tucson Street

Attachments: [2- CHECKLIST.PT17 101.doc](#)
[3-PRELIMINARY PLAT AND COVENANTS.pdf](#)
[4-CONCEPTUAL UTILITIES.pdf](#)

F. [17-2039](#) Approval of PT17-102, Preliminary Plat, The Preserve, 26.31 acres, RS-3, west of the southwest corner of 37th Street and Omaha Street

Attachments: [2- CHECKLIST.PT17 102](#)
[3-PRESERVE PRELIMINARY PLAT AND COVENANTS](#)
[4-CONCEPTUAL UTILITIES](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

A. [17-2040](#) Public hearing, consideration, and possible action regarding BAZ-1976, The Preserve, 26.31 acres, A-1 to RS-3, west of the southwest corner of 37th Street and Omaha Street

Attachments: [2- CASE MAP.BAZ-1976.pdf](#)
[3-AERIAL.BAZ 1976.pdf](#)
[4-COMPREHENSIVE PLAN.pdf](#)

B. [17-2062](#) Public hearing, consideration, and possible action regarding PUD-199A, a request for a minor amendment to PUD-199, 121 Elm, 8.91 acres, A-1 to CN/PUD-199A, south and west of the southwest corner of Elm Place and Tucson Street

Attachments: [2-CASE MAP.PUD 199A.pdf](#)
[3-AERIAL.PUD 199A.pdf](#)
[4-COMPREHENSIVE PLAN.docx](#)
[5-PUD 199A.TEXT.pdf](#)
[6-PUD 199A.CONCEPT PLAN.pdf](#)

C. [17-2092](#) Public hearing, consideration, and possible action regarding PUD-235A, a request for a minor amendment to PUD-235, Rabbit Run, 27.40 acres, A-1 to RS-3/PUD-235, south and west of the southwest corner of Olive Avenue and New Orleans Street

Attachments: [2-CASE MAP.PUD-235A](#)
[3-AERIAL.pdf](#)
[4-PUD 235A.design statement and exhibits](#)

D. [17-2057](#) Public hearing, consideration, and possible action regarding PUD 260, Aspen Crossing, 49.52 acres, RS-3, RD & CG/PUD 260, northeast corner of Jasper Street and Aspen Avenue

Attachments: [2-CASE MAP.PUD 260.pdf](#)
[3-AERIAL.PUD 260.pdf](#)
[4-COMPREHENSIVE PLAN.pdf](#)
[5-PUD 260 TEXT.pdf](#)
[6- PUD 260. Exhibit A, Conceptual Site Plan.pdf](#)
[7-PUD 260.EXHIBIT B,DEV AREA PLAN.pdf](#)
[8-PUD 260.EXHIBIT C, PHASING PLAN.pdf](#)
[9-PUD 260.EXHIBIT D, EXISTING CONDITIONS PLAN.pdf](#)
[10-PUD 260.EXHIBIT E, SURROUNDING ZONING AND LAND USE PLAN](#)
[11-Southtowne Estates recorded plat](#)

7. Appeals

8. General Commission Business

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.

City Clerk