



City of Broken Arrow

Meeting Agenda

Planning Commission

Robert Goranson Chairman
Jason Coan Vice Chairman
Jaylee Klempa Commissioner
Jonathan Townsend Commissioner
Mindy Payne Commissioner

Thursday, May 22, 2025

5:30 PM

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

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [25-726](#) Approval of Planning Commission meeting minutes of May 8, 2025

Attachments: [05-08-2025 Meeting Minutes](#)

- B. [25-686](#) Approval of LOT-002170-2025, Lynn Lane Plaza East, 2 lots to 1 lot, 1.89 acres, IL (Industrial Light), located approximately one-eighth mile south of Houston Street (81st Street) and east of 9th Street (Lynn Lane Road)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Survey](#)

- C. [25-705](#) Approval of LOT-002137-2025, 514 N Birch, 1 lot to 2 lots, 0.24 acres, Area 1-DROD, located approximately one-eighth mile east of Elm Place (161st Street) and one-quarter mile south of Kenosha Street (71st Street) at 514 N Birch Street

Attachments: [2-Case Map](#)
[3-Aerial](#)
[3-Exhibit](#)

- D. [25-735](#) Approval of LOT-002148-2025, Spring Creek Plaza Consolidation, 2 lots to 1 lot, 1.95 acres, CH (Commercial Heavy)/PUD (Planned Unit Development) 294, located approximately one-eighth mile south of Tucson Street (121st Street), east of Elm Place (161st E. Avenue)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Exhibit](#)

- E. [25-739](#) Approval of LOT-002169-2025, Pine Valley Reserve Amended, 6 lots to 5 lots, 0.77 acres, RM/PUD-326, located approximately one-quarter mile north of New Orleans Street (101st Street), one-quarter mile west of Olive Avenue (129th East Avenue)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Exhibit](#)
[5-Pine Valley Reserve Amended Plat](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [25-687](#) Public hearing, consideration, and possible action regarding BAZ-002130-2025 (Rezoning), County Line Crossing, approximately 51 acres, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential), located north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E Avenue / County Line Road)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Comprehensive Plan Map](#)
[5-Zoning Exhibit](#)

- B. [25-688](#) Public hearing, consideration, and possible action regarding PUD-002040-2025 (Planned Unit Development) and BAZ-002088-2025 (Rezoning), The Plaza at Forest Ridge, approximately 17 acres, located south of Kenosha Street (71st Street) and one-half mile east of Oneta Road (241st E. Avenue)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Comprehensive Plan Map](#)
[5-PUD-002040-2025 Design Statement](#)

- C. [25-689](#) Public hearing, consideration, and possible action regarding
COMP-002093-2025(Comprehensive Plan Change), Aequitas Tucson
Development, 11.72 acres, Levels 2 & 3 to Levels 3 6, &
Greenway/Floodplain, located approximately one-eighth mile south of
Tucson Street (121st Street) and one-half mile west of Elm Place (161st
East Avenue)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Current Comprehensive Plan Map](#)
[5- Aequitas Draft PUD](#)

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 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.**

A paper copy of this agenda is available upon request.

POSTED this ____ day of _____, _____, at _____ a.m./p.m.

City Clerk