



City of Broken Arrow
Meeting Agenda
Planning Commission

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

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

Thursday, December 7, 2017

5:00 PM

Council Chambers

AMENDED AGENDA

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

A. [17-2968](#) Approval of Planning Commission meeting minutes of October 26, 2017

Attachments: [OCTOBER 26, 2017 MINUTES.pdf](#)

B. [17-2973](#) Approval of Planning Commission meeting minutes of November 16, 2017

Attachments: [November 16, 2017.pdf](#)

C. [17-2930](#) Approval of PT17-108, Conditional Final Plat, Kensington Ridge II, 39.85 acres, 45 Lots, A-1 to RS-1/PUD-262, one-quarter mile north of Houston Street, one-quarter mile west of Oak Grove Road

Attachments: [2-PT17-108 CHECKLIST.doc](#)
[3-PT17 108.CONDITIONAL FINAL PLAT.KENSINGTON RIDGE II.pdf](#)
[4-CONCEPTUAL UTILITIES.PDF](#)

D. [17-2929](#) Approval of PT17-112, Preliminary Plat, The Estates at Ridgewood, 41.05 acres, 88 Lots, A-1 to RS-3, one-quarter mile north of Houston Street, one-quarter mile east of Midway Road

Attachments: [2-SUBDIVISION CHECKLIST](#)
[3-The Estates At Ridgewood Preliminary Plat](#)
[4-CONCEPTUAL UTILITY PLAN](#)

E. [17-2950](#) Approval of PT05-102A, Revised Conditional Final Plat, BA Lawn & Garden, 1 lot, 2.55 acres, CH, east of Elm Place, north of Kenosha Street

Attachments: [2-CHECKLIST.BA LAWN & GARDEN](#)
[3-REVISED CONDITIONAL FINAL PLAT FOR BA-LAWN & GARDEN.11-](#)
[4-REVISED COVENANTS. BA LAWN & GARDEN](#)

- F. [17-2970](#) Approval of PT15-117B, Conditional Final Plat, Ninety One Phase 3, 26.28 acres, A-1 to RS-3, one-quarter mile east of 9th Street, north of Washington Street

Attachments: [2-CHECKLIST.NINETY ONE PHASE 3](#)
[3-CONDITIONAL FINAL PLAT.NINETY-ONE PHASE 3](#)
[4-LETTER FROM APPLICANT REGARDING OIL WELLS](#)
[5-OIL WELL EXHIBIT](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [17-2874](#) Public hearing, consideration, and possible action regarding BAZ-1991 (rezoning), Boston Heights, 2.10 acres, A-1 to RS-2, one-quarter mile south of Washington Street, one-half mile east of Elm Place

Attachments: [2-CASE MAP.BAZ 1991.pdf](#)
[3-AERIAL.BAZ 1991.pdf](#)
[4-COMPREHENSIVE PLAN.pdf](#)
[5-ARROW ACRES PLAT.pdf](#)

- B. [17-2911](#) Public hearing, consideration, and possible action regarding BAZ-1992 (rezoning), The Estates at Ridgewood, 40 acres, A-1 to RS-3, one-half mile north of Houston Street, one-quarter mile east of Midway Road

Attachments: [2-CASE MAP.BAZ-1992](#)
[3-AERIAL.BAZ 1992](#)
[4-PRELIMINARY PLAT FOR THE ESTATES AT RIDGEWOOD](#)
[5-ADJACENT PROJECTS TO THE ESTATES AT RIDGEWOOD](#)

- C. [17-2953](#) Public hearing, consideration, and possible action regarding PUD-28M (Planned Unit Development), DJ Connections, a request for a minor amendment to PUD-28I, 7.02 acres, CG/PUD-28I to CG/PUD-28M, one-quarter mile south of Houston Street, one-quarter mile west of Elm Place

Attachments: [2-CASE MAP.PUD-28M](#)
[3-AERIAL.PUD 28M](#)
[4-COMPREHENSIVE PLAN](#)
[5-PUD 28M Design Statement](#)

- D. [17-2931](#) Public hearing, consideration, and possible action regarding SP-286 (Specific Use Permit), Broken Arrow Wellness, 2.25 acres, IL, one-third mile south of Albany Street, one-eighth mile west of Aspen Avenue

Attachments: [2-CASE MAP.SP-286.pdf](#)
[3-AERIAL.SP 286.pdf](#)
[4-CONCEPTUAL SITE LAYOUT.pdf](#)
[5-SITE PLAN FOR OFFICE WAREHOUSE BUILDING.pdf](#)

- E. [17-2941](#) Public hearing, consideration, and possible action regarding SP-287 (Specific Use Permit), Anthem Church Signage, 24.106 acres, RS-1/SP50, one-half mile south of Kenosha, east of Garnett Road

Attachments: [2-SP-287.CASE MAP](#)
[3-AERIAL](#)
[4-Liberty Church Site Amended Plat](#)
[5-Anthem Church Sign Location](#)
[6-Anthem Church Proposed Sign](#)

- F. [17-2942](#) Public hearing, consideration, and possible action regarding SP-288 (Specific Use Permit), New Life Baptist Church, 4.195 acres, R-2, South of Norman Street, one-quarter mile west of Elm Avenue

Attachments: [2-SP-288.CASE MAP](#)
[3-AERIAL MAP](#)
[4-Site Plan](#)
[5-Wall Digital Sign](#)
[6-Monument Digital Sign](#)
[7-Utality Easement Legal Description](#)

7. Appeals

8. General Commission Business

- A. [17-2954](#) Consideration and possible approval of the 2018 Planning Commission meeting and calendar schedule

Attachments: [2018 PLANNING MEETING SCHEDULE.doc](#)

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