



City of Broken Arrow

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

Meeting Agenda

Planning Commission

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

Thursday, January 14, 2016

5:00 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Old Business

None

4. Consideration of Consent Agenda

- A. [16-020](#) Minutes of Planning Commission meeting held December 17, 2015

Attachments [DEC 17 2015.PLANNING.MINUTES.pdf](#)

- B. [15-823](#) Consideration and possible action regarding BAL 1088, Broken Arrow Post Acute Health Care Campus, 19.50 acres, CH/PUD 130D, north of Albany Street, west of Elm Place

Attachments [CASE MAP BAL-1088](#)
[LOT SPLIT EXHIBITS AND LEGALS: BAL 1088](#)
[PLAT BA POST ACUTE HEALTH CARE CAMPUS](#)

- C. [16-018](#) Consideration and possible action regarding BAL 1089, Metropolitan Station II Lot Split, 4.83 acres, CG/PUD 179, north and west of the northwest corner of Kenosha Street and Aspen Avenue

Attachments [2-CASE MAP.BAL-1089.pdf](#)
[3A-LOT SPLIT EXHIBITS.BAL 1089.pdf](#)
[3B-CLOSURE REPORT A.pdf](#)
[3C-CLOSURE REPORT B.pdf](#)
[4-METROSTATION II PLAT.pdf](#)

- D.** [15-833](#) Consideration and possible action regarding PT15-111, Conditional Final Plat, Oak Estates, 15 lots, 13.04 acres, A-1 to PUD 239/RS-2, one-quarter mile south of the southeast corner of Jasper Street and Garnett Road
- Attachments** [2-CHECKLIST.PT15 111.OAK ESTATES.doc](#)
 [3-OAK ESTATES CONDITIONAL FINAL PLAT.pdf](#)
 [4-AERIAL.OAK ESTATES.pdf](#)
- E.** [15-832](#) Consideration and possible action regarding PT15-116, Conditional Final Plat, Collision Works, 2 lots, 2.64 acres, CH to PUD 243/CH and IL, southeast corner of Kenosha Street and 14th Street , south of Kenosha Street, one-third mile east of 9th Street
- Attachments** [2-CHECKLIST.COLLISION WORKS.DOC](#)
 [3-CONDITIONAL FINAL PLAT.COLLISION WORKS.pdf](#)
 [4-CONCEPTUAL SITE PLAN.COLLISION WORKS.pdf](#)
- F.** [15-828](#) Consideration and possible action regarding PT15-118, Preliminary Plat, 51 Aspen Mini-Storage, 1 lot, 5.82 acres, A-1 to PUD 248/IH, one-third mile west of Evans Road, south of State Highway 51
- Attachments** [PRELIMINARY PLAT CHECKLIST.51 ASPEN MINI-STORA](#)
 [51 Aspen Mini-Storage Preliminary Plat](#)
 [51 Aspen Mini-Storage Covenants](#)
 [51 Aspen Mini-Storage Aerial](#)
 [51 Aspen Mini-Storage Conceptual Site Plan](#)
 [51 Aspen Mini-Storage Conceptual Utilities Plan](#)
- G.** [15-829](#) Consideration and possible action regarding PT15-119, Preliminary Plat, Kum & Go 837 a Replat of Lot 1, Block 1 of BOL Addition, 1 lot, 1.72 acres, CN to PUD 247/CN, west of Oneta Road, north of State Highway 51
- Attachments** [2.CHECKLIST.PT15 119.DOC](#)
 [3A-KUM AND GO 837 PRELIM PLAT.pdf](#)
 [3B-KUM AND GO 837 DOD.pdf](#)
 [4-KUM AND GO 837 CONCEPTUAL SITE AND ENG.pdf](#)

- H. [15-831](#) Consideration and possible action regarding PT15-120, Preliminary Plat, Aspen Ridge, 56 lots, 26.29 acres, A-1 to PUD 244/RS-3, one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue

Attachments [2-CHECKLIST.PT15 120.DOC](#)
[3-ASPEN RIDGE PRELIM PLAT.pdf](#)
[4-ASPEN RIDGE CONCEPTUAL UTILITIES.pdf](#)

- I. [15-834](#) Consideration and possible action regarding PT15-121, Preliminary Plat, Walnut Grove, 5 lots, 7.83 acres, A-1 to PUD 246/RE(RS-2), one-quarter mile south and one-quarter mile east of the southeast corner of Jasper Street and Garnett Road

Attachments [2-CHECKLIST.WALNUT GROVE.DOC](#)
[3-WALNUT GROVE PRELIMINARY PLAT.pdf](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [15-824](#) Public hearing, consideration, and possible action regarding PUD 207F, Hobby Lobby, a request for a minor amendment to PUD 207, 4.20 acres, CH/PUD 207 to CH/PUD 207F, north of the Broken Arrow Expressway, one-quarter mile west of 9th Street

Attachments [2-CASE MAP.PUD 207F.pdf](#)
[3-AERIAL.PUD 207F.pdf](#)
[4-PUD 207F DESIGN STATEMENT AND CONCEPTUAL SIT](#)
[5-EXCERPT FROM PUD 207.pdf](#)

- B. [15-818](#) Public hearing, consideration, and possible action regarding PUD 227A, a request for a minor amendment to PUD 227, 51 Aspen RV Storage, 8.01 acres, PUD 227/IL, south of State Highway 51, one-quarter mile west of Evans Road

Attachments [2-CASE MAP.PUD-227-A.pdf](#)
[3-AERIAL.PUD 227A.pdf](#)
[4-COMP PLAN.PUD 227A.pdf](#)
[5-PUD 227A DESIGN STATEMENT.pdf](#)
[6-PUD 248 CONCEPTUAL SITE PLAN.pdf](#)
[7-PUD 227 CONCEPTUAL SITE PLAN.jpg](#)

- C. [16-004](#) Public hearing, consideration, and possible action regarding PUD 239A, a request for a minor amendment to PUD 239, Oak Estates, 13.04 acres, A-1 to PUD 239/RS-2, one-quarter mile south of the southeast corner of Jasper Street and Garnett Road
- Attachments** [2-CASE MAP.PUD-239A.pdf](#)
[3-AERIAL.PUD 239A.pdf](#)
[4-COMP PLAN.PUD 239A.pdf](#)
[5-PUD 239A DESIGN STATEMENT.12-07-2015.pdf](#)
- D. [15-815](#) Public hearing, consideration, and possible action regarding PUD 246 and BAZ 1951, Walnut Grove, 7.83 acres, A-1 to RE/PUD 246, one-quarter mile south and one-quarter mile east of the southeast corner of Jasper Street and Garnett Road
- Attachments** [2.CASE MAP.PUD 246 &BAZ 1951.pdf](#)
[3-AERIAL.PUD 246 & BAZ 1951.pdf](#)
[4-COMP PLAN.PUD 246 & BAZ 1951.pdf](#)
[5-WALNUT GROVE PUD DESIGN STATEMENT.12-20-2015](#)
- E. [15-822](#) Public hearing, consideration, and possible action regarding PUD 247, Kum and Go 837, 1.72 acres, CN, west of Oneta Road, north of State Highway 51
- Attachments** [2-CASE MAP.PUD-247.pdf](#)
[3-AERIAL.PUD 247.pdf](#)
[4-COMP PLAN.PUD 247.pdf](#)
[5A-PUD 247 DESIGN STATEMENT.pdf](#)
[5B-PUD 247 CONCEPTUAL SITE PLAN.pdf](#)
- F. [15-837](#) Public hearing, consideration, and possible action regarding PUD 248, 51 Aspen Mini Storage, 5.82 acres, A-1 to PUD 248/IH, one-third mile west of Evans Road, south of State Highway 51
- Attachments** [2-CASE MAP.PUD-248.pdf](#)
[3-AERIAL.PUD 248.pdf](#)
[4-CASE HISTORY MAP.BACP 98 AND BAZ 1815.pdf](#)
[5A-PUD 248 DESIGN STATEMENT.pdf](#)
[5B-PUD 248 EXHIBITS A THROUGH F.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 PLANNING 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