



City of Broken Arrow

Meeting Agenda

Planning Commission

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

Thursday, July 23, 2026

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. [26-1125](#) Approval of Planning Commission meeting minutes of July 9, 2026

Attachments: [07.09.2026 Meeting Minutes](#)

- B. [26-1113](#) Approval of PT-002741-2026 | PR-000899-2026, Conditional Final Plat, The Grove I, 33.66 acres, 105 lots, A-1 (Agricultural) to RS-3 (Single-Family Residential) via BAZ-001459-2024, located south of Jasper Street (131st Street), west of 23rd Street (193rd E Avenue/County Line Road)

Attachments: [2-The Grove Phase 1 CFP with comments](#)
[3-Revised CFP for The Grove Phase 1 E&C comments](#)
[4-The Grove Traffic Impact Analysis](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [26-1109](#) Withdraw PUD-002941-2026, Planned Unit Development Major Amendment to PUD-28, 807 W Houston Street, 8.06 acres, located south and west of the intersection of Houston Street (81st Street) and Elm Place (161st E. Avenue)
- Attachments:** [2-Case Map](#)
[3-Aerial](#)
[4-Comprehensive Plan](#)
[5-McCarthy request to withdraw](#)
- B. [26-1127](#) Public hearing, consideration, and possible action regarding PUD-002918-2026 (Planned Unit Development), major amendment to PUD-111, 7Brew Kenosha, 0.70 acres, CG (Commercial General), located north of West Kenosha Street (71st Street) and west of South Aspen Avenue (145th E Ave)
- Attachments:** [2 - Case Map](#)
[3 - Aerial](#)
[4 - Conceptual Site Plan](#)
[5 - Development Outline](#)
- C. [26-1123](#) Public hearing, consideration, and possible action regarding PUD-002951-2026, Salt Dome, 1.09 acres, AG (Agricultural), one-half mile south of Kenosha Street (71st Street), east of 23rd Street (193rd East Avenue/County Line Road), at the northeast corner of 23rd Street and E. College Street
- Attachments:** [2-Case Map](#)
[3-Aerial](#)
[4-Comprehensive Plan Map](#)
[5-PUD-002951-2026 Salt Dome Design Statement](#)
[6-Salt Dome Plan Rev.6](#)
- D. [26-1119](#) Public hearing, consideration, and possible action regarding BAZ-002954-2026 (Rezoning), Tucson28, 33.92 acres, AG (Agricultural) to CG (Commercial General), located at the northwest corner of the intersection of Tucson Street (121st Street) and Aspen Avenue (145th E Avenue)
- Attachments:** [2-Case Map](#)
[3-Aerial](#)
[4-Comprehensive Plan Map](#)
[5-Tucson28 Plaza - Conceptual Site Layout](#)

- E. [26-1134](#) Public hearing, consideration, and possible action regarding PUD-002953-2026 and BAZ-002952-2026, Creekside Commercial, 101.90 acres, AG (Agricultural) and CH (Commercial Heavy) to CH (Commercial Heavy), IL (Industrial light), RMF (Residential multifamily), and RS-C (Single-family residential - Compact), located south of East Kenosha Street (71st Street), north of East Houston Street (81st Street), one-half mile east of 37th Street (209th E Ave), and along the east boundary of the Creek Turnpike (SH-364)

Attachments: [2 - Case Map](#)
[3 - Aerial](#)
[4 - Comprehensive Plan](#)
[5 - PUD-002953-2026 Development Outline](#)

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