



**City of Broken Arrow**  
**Meeting Agenda**  
**Planning Commission**

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

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**Thursday, February 8, 2024**

**5:30 PM**

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

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**1. Call To Order**

**2. Roll Call**

**3. Old Business**

**4. Consideration of Consent Agenda**

- A. [24-226](#) Approval of Planning Commission meeting minutes of January 25, 2024

**Attachments:** [01-25-2024 Planning Commission Minutes.he \(1\)](#)

- B. [24-241](#) Approval of a modification to Section 4.1(n) of the Land Subdivision Code for 4288 S 9th Street, approximately 10 acres, 1 lot, A-1 (Agricultural), one-half mile south of New Orleans Street (101st Street), west of 9th Street (Lynn Lane Road) at 4288 S 9th Street (Lynn Lane Road)

**Attachments:** [2-Case Map](#)  
[3-Aerial](#)  
[4-Building Permit](#)  
[5-Utility Easement Dedication](#)

**5. Consideration of Items Removed from Consent Agenda**

**6. Public Hearings**

- A. [24-233](#) Public hearing, consideration, and possible action regarding PUD-001249-2023 (Planned Unit Development), Midway Cottages, approximately 0.18 acres, DROD Area 2 / R-3 (Downtown Residential Overlay District Area 2 / Residential Single-Family 3) to DROD Area 2 / R-3 (Downtown Residential Overlay District Area 2 / Residential Single-Family 3) / PUD-001249-2023 (Planned Unit Development), one-eighth mile south of Kenosha St (71st Street) and one-third mile west of 9th Street (177th Avenue/Lynn Lane Road)

**Attachments:** [2 Case Map](#)  
[3 Comprehensive Plan Map](#)  
[4 Aerial Map](#)  
[5 PUD-001248-2023 Design Statement](#)

- B. [24-223](#) Public hearing, consideration, and possible action regarding PUD-001265-2024 (Planned Unit Development), Sunset at Broken Arrow, A-1 (Agricultural), generally located one-half mile north of New Orleans Street (101st Street), three-quarters of a mile west of Evans Road (225th East Avenue), east of the Creek Turnpike

**Attachments:** [2-Case Map](#)  
[3-Aerial](#)  
[4-Comprehensive Plan](#)  
[5-PUD-001265-2024 Design Statement](#)  
[6-FAQ](#)  
[7-Traffic Impact Study](#)  
[8-Noise Assessment](#)

## 7. Appeals

## 8. General Commission Business

- A. [24-224](#) Consideration, discussion, and possible approval of PR-000497-2023|PT-001276-2024, Conditional Final Plat, Sunset Amphitheater, 41.15 acres, 3 Lots, PUD-001265-2024/A-1, located one-half mile north of New Orleans Street (101st Street), three-quarters of a mile west of Evans Road (225th East Avenue), east of the Creek Turnpike

**Attachments:** [2-Checklist](#)  
[3-Conditional Final Plat](#)

- B. [24-243](#) Consideration, discussion, and possible approval of a modification to Section 4.1(n) of the Land Subdivision Code for Sunset Amphitheater, approximately 41.15 acres, A-1 (Agricultural), one-half mile north of New Orleans Street (101st Street), three-quarters of a mile west of Evans Road (225th East Avenue), east of the Creek Turnpike

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

**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.

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City Clerk