



**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, January 22, 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

A. [26-196](#) Consideration, discussion, and possible action regarding PUD-002550-2025 (Planned Unit Development) and BAZ-002374-2025 (Rezoning), D&B Processing, 9.15 acres, AG (Agricultural) to IL (Industrial Light)/PUD-002550-2025, abrogation of PUD-193, located one-half mile south of Washington Street (91st Street), one-half mile east of the Creek Turnpike

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Comprehensive Plan](#)
[5-PUD-002550-2025 Design Statement & Fence Detail](#)

4. Consideration of Consent Agenda

A. [26-184](#) Approval of Planning Commission meeting minutes of January 8, 2026

Attachments: [01.08.2026 Meeting Minutes](#)

B. [26-172](#) Approval of LOT-002611-2025, Arrow Forge Lot Split, 1 lot to 2 lots 29.98 acres, IL Zoning District, located on the south of Florence Street (111st Street) and ¼ mile east of Olive Ave (129th E Avenue)

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

C. [26-173](#) Approval of PT-002609-2025|PR-000831-2025, Preliminary Plat Aequitas, 5.86 acres, 5 lots, A-1 (Agricultural) to CH (Commercial Heavy), IL (Industrial Light), RM (Residential Multi-Family) and FD (Floodplain) via BAZ-002280-2025 and PUD-002281-2025, located south of West Tucson Street (121st Street South) and 1/3 mile west of South Elm Place (161st East Avenue)

Attachments: [2 - Aequitas Preliminary Plat with Planning Department Comments](#)

D. [26-182](#) Approval of PT-002557-2025|PR-000893-2025, Preliminary Plat for Timber Ridge Crossing, 24.40 acres, 105 lots, A-1 (Agriculture) to RS-4 (Single-Family Residential) via BAZ-001906-2024, located nearly ½ mile south of Albany Street (61st Street), just west of 37th Street (209th E. Avenue))

Attachments: [2 - Timber Ridge Crossing Preliminary Plat with BA Planning Department Comments](#)
[3 - Zoning Districts Established](#)

E. [26-186](#) Approval of PR-000895-2025|PT-002596-2025, Conditional Final Plat, Brook Chase Phase V, 18.56 acres, 86 Lots, AG (Agricultural) to RS-4 (Single Family Residential) via BAZ-2074, located one-half mile north of Washington Street (91st Street), one-half mile west of 23rd Street (193rd E. Avenue/County Line Road)

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

F. [26-187](#) Approval of PR-000768-2024|PT-002601-2025, Conditional Final Plat, The Pines III, 15.83 acres, 67 lots, AG (Agricultural) to RS-P (Single Family Residential - Preservation) via BAZ-2041, at the southwest corner of Omaha Street (51st Street) and 37th Street (209th E. Avenue)

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

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

A. [26-189](#) Public hearing, consideration, and possible action regarding PUD-002519-2025, major amendment to PUD-307, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).

Attachments: [2 - Case Map](#)

[3 - Aerial](#)

B. [26-183](#) Public hearing, consideration, and possible action regarding PUD-002592-2025 (Planned Unit Development), JCP Expansion, 0.64 acres, CG (Commercial General), located approximately just south of Washington Street (91st Street) and just west of Aspen Place (145th East Avenue), major amendment of PUD-50

Attachments: [2 - Case Map](#)

[3 - Aerial](#)

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