



City of Broken Arrow
Meeting Agenda
Planning Commission

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

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

Thursday, December 15, 2016

5:00 PM

Council Chambers

AMENDED

1. Call To Order

2. Roll Call

3. Old Business

- A. [16-1492](#) Public hearing, consideration, and possible action regarding PUD-79B, a request for a minor amendment to PUD-79, Rose Creek, 4.62 acres, PUD-79/IL, west of the northwest corner of Elm Place and Kenosha Street

Attachments: [1-FACT SHEET.DEC 1, 2016](#)
[2-CASE MAP.PUD 79B](#)
[3- AERIAL.PUD 79B](#)
[4- PUD 79 ELECTRONIC LABEL TECHNOLOGY](#)
[5-PUD STATEMENT](#)
[6- PUD 79B SIGN AND SITE EXHIBIT](#)

- B. [16-1408](#) Public hearing, consideration, and possible action regarding PUD 254 and BAZ 1968 and the partial abrogation of SP 257, QuikTrip, 2.77 acres, CN and CG/SP 257 to CN/PUD 254, northeast corner of Kenosha Street and 23rd Street

Attachments: [2A-CASE MAP.PUD-254.pdf](#)
[2B-CASE MAP.BAZ-1968.pdf](#)
[3-AERIAL.PUD 254 & BAZ 1968.pdf](#)
[4A-PUD 254.11-14-2016.pdf](#)
[4B-PUD 254 EXHIBITS.pdf](#)
[5-AMENDED PLAT WAGONER COUNTY LINE PLAZA.pdf](#)
[6-TIGER PLAZA.pdf](#)

4. Consideration of Consent Agenda

- A. [16-1462](#) Approval of minutes of Planning Commission meeting held November 17,

2016

Attachments: [20161117 Planning Commission Minutes](#)

- B. [16-1463](#) Approval of minutes of Planning Commission meeting held December 1, 2016

Attachments: [20161201 PLANNING COMMISSION MINUTES](#)

- C. [16-1434](#) Consideration and possible action regarding BAL 2006, Still/Denton Property, 2.59 acres, RE, one-quarter mile west of 23rd Street, one-half mile north of New Orleans Street

Attachments: [2-CASE MAP.BAL-2006.pdf](#)
[3- AERIAL.pdf](#)
[4-LEGAL DESCRIPTIONS.pdf](#)

- D. [16-1442](#) Consideration and possible action regarding BAL 2007, Coggins Residential Property, 6.23 acres, R-1, one-quarter mile west of 9th Street, one-third mile south of Houston Street

Attachments: [2-CASE MAP.BAL-2007.pdf](#)
[3- AERIAL.pdf](#)
[4-DWGS AND LEGALS.BAL 2007.pdf](#)

- E. [16-1400](#) Consideration, and possible action regarding PT16-106, Conditional Final Plat, The Oaks Off Main, being a re-subdivision of Lots 13 thru 24, Block 40, Broken Arrow Original Town, 0.96 acres, R-3 to DM, north of Commercial Street between Cedar Avenue and Birch Avenue

Attachments: [2-CHECKLIST.THE OAKS OFF MAIN.DOC](#)
[3-CFP.OAKS OFF MAIN.pdf](#)

- F. [16-1460](#) Consideration and possible action regarding PT16-109, Conditional Final Plat, The Shops at Broken Arrow II Amended, a Resubdivision of Part of Lot Four and all of Lot 8, Block 1, The Shops at Broken Arrow II, and a part of Reserve F, Amended Plat of The Park at Adam's Creek Phase I, 18.91 acres, CH, SP 223 and PUD 252, one-quarter mile east of 9th Street, north of the Broken Arrow Expressway

Attachments: [2- CHECKLIST.doc](#)
[3-SHOPS AT BROKEN ARROW II AMENDED PLAT.pdf](#)

- G. [16-1410](#) Consideration, and possible action regarding PT16-113, Preliminary Plat, Oak Creek South Phase II, 36.54 acres, R-1 to RS-3, one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad

Attachments: [2-CHECKLIST.OAK CREEK SOUTH.DOC](#)
[3A- PRELIMINARY PLAT.pdf](#)
[3B- COVENANTS.pdf](#)
[4- CONCEPTUAL UTILITY PLAN.pdf](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [16-1461](#) Public hearing, consideration, and possible action regarding BACP 156, Kenosha Storage, 5.85 acres, Level 4 to Level 6, north and west of the northwest corner of Kenosha Street and Oneta Road
- Attachments:** [2-CASE MAP.pdf](#)
[3- AERIAL.pdf](#)
[4-COMP PLAN.pdf](#)
[5- Draft PUD Kenosha Storage.pdf](#)
[6-CASE HISTORY MAP FOR BAZ 1812.pdf](#)
- B. [16-1423](#) Public hearing, consideration, and possible action regarding BACP 157, Central Park, 0.21 acres, Level 4 to Level 6, south of the southwest corner of Houston Street and Elm Place
- Attachments:** [2- CASE MAP.pdf](#)
[3- AERIAL.pdf](#)
[4- COMPREHENSIVE PLAN.pdf](#)
[5- NON-CONFORMANCE LETTER.pdf](#)
- C. [16-1441](#) Public hearing, consideration, and possible action regarding BACP 158, Roco Properties, 0.56 acres, Level 2 to Level 3, northeast corner of Cedar Avenue and Elgin Street
- Attachments:** [2-CASE MAP.BACP-158.pdf](#)
[3-AERIAL.BACP 158.pdf](#)
[4-COMP PLAN.BACP 158.pdf](#)
[5A-DRAFT PUD.pdf](#)
[5B-EXHIBIT A-CONCEPTUAL SKETCH.pdf](#)
[5C-EXHIBIT B-EXISTING COMP PLAN.pdf](#)
[5D-EXHIBIT C-PROPOSED COMP PLAN.pdf](#)
[5E-EXHIBIT D-LEGAL.pdf](#)
[6-EXHIBITS FROM APPLICANT.pdf](#)
[7-EXCERPT FROM DOWNTOWN MASTER PLAN.pdf](#)

7. Appeals

None

8. General Commission Business

- A. [16-1465](#) 2017 Comprehensive Plan Update

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