



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 16, 2025

5:30 PM

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

NOTICE AND AGENDA OF SPECIAL MEETING

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [25-98](#) Approval of Planning Commission meeting minutes of December 19, 2024

Attachments: [12-19-2024 Planning Commission Minutes](#)

- B. [25-99](#) Approval of Planning Commission meeting minutes of December 5, 2024

Attachments: [12-05-2024 Planning Commission Minutes DRAFT](#)

- C. [25-100](#) Approval of PT-001918-2024|PR-000689-2024, Preliminary Plat, Oak Creek Crossing, approximately 41.38 acres, 118 Lots, R-2(Single-Family Residential), located approximately one quarter mile south of Houston Street (81st Street), and east of 23rd Street (193rd Avenue/County Line Road)

Attachments: [PT-001918-2024 with Staff Comments](#)

- D. [25-101](#) Approval of PT-001889-2024|PR-000222-2023, Preliminary Plat for East Quik Trip on Kenosha, 10.2 acres, 2 lots, A-1 (Agricultural), R-2 (Single Family Residential) & SP (Specific Use Permit) 53 to CN (Commercial Neighborhood), A-1 and R-2, & SP-53 via BAZ-001225-2023, on the northeast corner of Kenosha Street (71st Street) and Evans Road (225th E. Avenue)

Sponsors: Planning Commission

Attachments: [2- Heritage United Preliminary Plat With Comments](#)
[3- Checklist](#)

- E. [25-110](#) Approval of PT-001962-2025|PR-000768-2024, Conditional Final Plat, Reserve at Pines III, approximately 0.35 acres, 1 Lot, RS-3(Single-Family Residential), (via BAZ-2041), located south of Omaha Street (51st Street) and west of 37th Street (209th E. Avenue)

Attachments: [Final Plat Pines III](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [25-104](#) Public hearing, consideration, and possible action regarding COMP-001746-2024 (Comprehensive Plan Change), College Street Development, 30.14 acres, Level 6 to Level 3, located west of County Line Road (23rd Street) and half a mile north of Houston Street (81st Street)

Sponsors: Planning Commission

Attachments: [1- Planning Commission Staff Report](#)
[2- Case Map](#)
[3- Aerial](#)
[4- Comprehensive Plan Map](#)

- B. [25-102](#) Public hearing, consideration, and possible action regarding BAZ-001906-2024 (Rezoning), County Line 25, approximately 25 acres, A-1 (Agriculture) to RS-4 (Single-Family Residential), located approximately one-half mile south of Albany Street (61st Street), west of 37th Street (209th E. Avenue)

Attachments: [BAZ-001906-2024 Case Map](#)
[BAZ-001906-2024 Aerial](#)
[BAZ-001906-2024 Comprehensive Plan](#)

- C. [25-103](#) Public hearing, consideration, and possible action regarding SP-001884-2024, an amendment to SP-299, Church on the Move, 7.55 acres, located south of Kenosha Street (71st Street), east of 9th Street (Lynn Lane/177th E. Avenue)

Sponsors: Planning Commission

Attachments: [2- Case Map](#)
[3- Aerial](#)
[4- Conceptual Site Plan](#)
[5- Rendering](#)
[6- Amendment to Specific Use Permit 299](#)

- D. [25-106](#) Public hearing, consideration, and possible action regarding PUD-001893-2024 (Planned Unit Development) and BAZ-001891-2024 (Rezoning), Aspen Creek Villas, approximately 90 acres, A-1 (Agricultural) to RS-4 (Residential Single Family) with a PUD, located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue)

Attachments: [PUD-001893-2024 & BAZ-001891-2024 Case Map](#)
[PUD-001893-2024 & BAZ-001891-2024 Aerial](#)
[PUD-001893-2024 & BAZ-001891-2024 Comprehensive Plan](#)
[Aspen Creek Villas PUD](#)

- E. [25-105](#) Public hearing, consideration, and possible action regarding BAZ-001900-2024 (Rezoning), April Barker, 2.62 acres, A-RE (Annexed Residential Estate), located one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)

Sponsors: Planning Commission

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

7. Appeals

8. General Commission Business

- A. [25-108](#) Consideration, Discussion, and Possible action regarding a waiver to Section 4.1(n) of the Land Subdivision Code for April Barker, approximately 2.62 acres, A-RE (Annexed Residential Estate) to RE (Residential Estate) via BAZ-001900-2024, located one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)

Sponsors: Planning Commission

Attachments: [2- Case Map](#)

- B. [25-107](#) Consideration, discussion, and clarification regarding PUD-001814-2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)

Attachments: [2-Case Map PUD-001814-2024](#)
[3-Aerial Map PUD-001814-2024](#)
[4-Antler Falls PUD minor amendment](#)

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