



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, March 27, 2025

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. [25-407](#) Approval of Planning Commission meeting minutes of March 13, 2025

Attachments: [03-13-2025 Meeting Minutes](#)

- B. [25-402](#) Approval of PT-002053-2025|PR-000089-2022, Preliminary Plat, The Enclave at Southern Hills, approximately 20.13 acres, 3 Lots, located south of New Orleans Street (101st Street) and east of Olive Avenue (129th Avenue)

Attachments: [2-Checklist](#)
[3-Preliminary Plat and Covenants](#)

- C. [25-397](#) Approval of PT-002050-2025|PR-000784-2024, Conditional Final Plat for Hackberry Market, 30.54 acres, 6 lots, CN (Commercial Neighborhood), CG (Commercial General), RD (Residential Duplex), and R-2 (Single Family Residential) to CH (Commercial Heavy) and PUD-001818-2024 via BAZ-001817-2024, northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th E. Avenue)

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

- D. [25-395](#) Approval of LOT-001770-2024 (Lot Split), Villas at Battle Creek, Lot Split, 11.45 acres, 1 lot to 2 lots, CG (Commercial General)/PUD (Planned Unit Development) 94, one-quarter mile south of Omaha Street (51st Street), east of Aspen Avenue (145th E. Avenue)

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

- E. [25-403](#) Approval of LOT-002054-2025 (Lot Change), 2 Lots, Parcel A Lot 1, Block 1 Outlet Mall & Parcel B unplatted, 1 Proposed Lot, approximately 28.36 acres, located on east Aspen Avenue (145th Avenue), and one quarter mile south of Omaha Steet (51st Street)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Comprehensive Plan Map](#)
[Legal Description](#)

- F. [25-398](#) Approval of LOT-002055-2025 (Lot Consolidation), Villas at Battle Creek, 1 Proposed Lot, 12.93 acres, located south and east of the southeast corner of Omaha Street (51st Street) and Aspen Avenue (145th E. Avenue)

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

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [25-394](#) Public hearing, consideration, and possible action regarding PUD-002031-2025, minor amendment to PUD-94V, Maverik 5396, 2.3 acres, Commercial Heavy (CH) and PUD-94V, located approximately one-half mile north of West Albany Street (East 61st Street) and east of Aspen Avenue (South 145th Avenue).

Attachments: [2- Case Map](#)
[3- Aerial](#)
[4- PUD-002031-2025 Design Statement](#)
[5- PUD 94V Design Statement](#)
[6- Exhibit](#)

7. Appeals

8. General Commission Business

- A. [25-416](#) Consideration, discussion, and possible approval of building elevations for SITE-001722-2024, National Grocer, 2.6 acres, CH (Commercial Heavy)/SP (Specific Use Permit) 233, located one-quarter mile north of Kenosha Street, one-third mile east of 9th Street (177th E. Avenue/Lynn Lane Road

Attachments: [2-Elevations](#)
[3-Material Details](#)

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