



City of Broken Arrow
Meeting Agenda
Planning Commission

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

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

Thursday, February 22, 2018

5:00 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Old Business

- A. [18-293](#) Approval of PT15-103B, Revised Preliminary Plat, Riverstone Estates II, 24.09 acres, 82 Lots, A-1 to RS-3, one-quarter mile east of Olive Avenue, one-quarter mile south of Tucson Street

Attachments: [2-SUBDIVISION CHECKLIST.RIVERSTONE ESTATES III](#)
[3-PRELIMINARY PLAT.PT15 103B](#)

- B. [18-294](#) Approval of PT18-100, Preliminary Plat, Tucson Village II, 93 lots, 35.68 acres, A-1 to RS-3 and FD/PUD-234, south of Tucson Street, one-third mile west of 23rd Street

Attachments: [2-SUBDIVISION CHECKLIST](#)
[3-PRELIMINARY PLAT.TUCSON VILLAGE II](#)
[4-CONCEPTUAL UTILITIES](#)

- C. [18-295](#) Approval of PT18-102, Preliminary Plat, Silverleaf II, 121 lots, 31.07 acres, A-1 to PUD 225/RS-3, one-quarter mile north of Omaha Street, west of 37th Street

Attachments: [2-SUBDIVISION CHECKLIST.SILVERLEAF II](#)
[3-PRELIMINARY PLAT AND COVENANTS.SILVERLEAF II](#)
[4-CONCEPTUAL UTILITY PLAN.SILVERLEAF II](#)

4. Consideration of Consent Agenda

- A. [18-303](#) Approval of Planning Commission meeting minutes of January 25, 2018

Attachments: [JANUARY 25, 2018 MINUTES.pdf](#)

- B.** [18-290](#) Approval of BAL-2028, Peter and Cassandra Clark Lot Split, 1 Lot, 0.34 acres, one-half mile west of 9th Street, one-quarter mile south of Kenosha Street at 603 N. First Street
- Attachments:** [2-CASE MAP.BAL-2028](#)
 [3-AERIAL.BAL 2028](#)
 [4-LOT SPLIT LEGAL DESCRIPTIONS AND EXHIBIT](#)
- C.** [18-275](#) Approval of PT13-104A, Preliminary Plat, CSD Enterprises Amended, a replat of Block 1 and Reserve A of CSD Enterprises, and a replat of part of Lot 1 of Block 1 of Battle Creek Mini-Storage, 3 lots, 4.09 acres, PUD-226/CH and A-CH to PUD 226A/CH & IL, located one-quarter mile south of Omaha Street, west of Aspen Avenue
- Attachments:** [2-CHECKLIST.CSD ENTERPRISES AMENDED](#)
 [3-CSD ENTERPRISES AMENDED PRELIMINARY PLAT AND COVENAN](#)
 [4-CSD ENTERPRISES RECORDED PLAT](#)
- D.** [18-288](#) Approval of PT15-103C, Revised Preliminary Plat, Riverstone Estates III, 24.07 acres, 70 Lots, A-1 to RS-3, one-quarter mile east of Olive Avenue, one-quarter mile south of Tucson Street
- Attachments:** [2-SUBDIVISION CHECKLIST](#)
 [3-PT15 103C.REVISED PRELIMINARY PLAT](#)
- E.** [18-262](#) Approval of PT17-116, Conditional Final Plat, Twin Cities Ready Mix, 1 lot, 19.30 acres, IH, one-quarter mile west of 23rd Street, one-quarter mile south of Houston Street
- Attachments:** [2-CHECKLIST.PT17-116.TWIN CITIES](#)
 [3-CONDITIONAL FINAL PLAT.TWIN CITITES READY MIX](#)
 [4-Site Plan.PT17-116](#)
- F.** [18-263](#) Approval of ST18-101, Twin Cities Ready Mix building elevations, 19.30 acres, IH, west of 23rd Street, south of Houston Street
- Attachments:** [2-Letter from applicant with site plan and photos](#)
 [3-Building Elevations](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [18-259](#) Public hearing, consideration, and possible action regarding PUD-226A (Planned Unit Development) and BAZ-1997 (Rezoning), CSD Enterprises Amended, 4.09 acres, PUD-226/CH and A-CH to PUD-226A/CH and IL, located one-quarter mile south of Omaha Street, west of Aspen Avenue

Attachments: [2-CASE MAP.PUD-226A](#)
[3-CASE MAP.BAZ-1997](#)
[4-AERIAL.PUD 226A & BAZ 1997](#)
[5-COMP PLAN.PUD 226A & BAZ 1997](#)
[6-PUD 226A.DESIGN STATEMENT](#)

- B. [18-304](#) Public hearing, consideration, and possible action regarding PUD (Planned Unit Development Minor Amendment) 10H, Charlies Chicken Pylon Sign, 1.06 acres, PUD-10H/CG, north of New Orleans Street, one-quarter mile west of Elm Place

Attachments: [2-CASE MAP.PUD-10H](#)
[3- AERIAL](#)
[4- PUD 10H SIGN LOCATION EXHIBIT](#)
[5-PUD-10H SIGN DESIGN](#)
[6-1997 SIGN REGULATIONS](#)
[7- Mazzios approved and revised site plans](#)
[8-HEIGHT AND LOCATION OF ADJACENT SIGNS](#)
[9-VANDEVER GREEN PLAT](#)

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 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