



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, December 18, 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. [25-1761](#) Approval of Planning Commission meeting minutes of November 20, 2025

Attachments: [11-20-2025 Meeting Minutes](#)

- B. [25-1762](#) Approval of Planning Commission meeting minutes of December 4, 2025

Attachments: [12-04-2025 Meeting Minutes](#)

- C. [26-76](#) Approve LOT-002536 Ninth College Rentals, LLC Lot Line Adjustment
0.40 acres, 2 lots to 2 lots, RMD (Residential Medium Density),
approximately one-half mile south of East Kenosha Street (71st Street),
east of 9th Street (177th East Avenue, Lynn Lane Road)

Attachments: [2025.12.18 1a LOT-002536-2025 Case Map](#)
[2025.12.18 1b LOT-002536-2025 Aerial Map](#)
[2025.12.18 1c Existing Survey and Lot Lines](#)
[2025.12.18 1d LOT-002536-2025 Proposed Tract 1 Survey and Legal](#)
[2025.12.18 1e LOT-002536-2025 Proposed Tract 2 Survey and Legal](#)

- D.** [26-89](#) Approval of PT-002546-2025|PR-000762-2024, Conditional Final Plat for Ferguson Kia, 6.37 acres, RMF (Residential Multifamily) to CH (Commercial Heavy)/PUD-236A via BAZ-2071 and PUD-001972-2025 via BAZ-001971-2025, one-half mile north of Kenosha Street (71st Street), one-quarter mile east of Elm Place (161st E. Avenue), south of the Broken Arrow Expressway

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

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A.** [25-1716](#) Public hearing, consideration, and possible action regarding COMP-002532-2025, Comprehensive Plan Change, (Case Number) (Comprehensive Plan Change), Oneta71, LLC, 8.8 acres from Level 1 (Rural Residential/Greenway/Floodplain) to Level 4 (Commercial/Employment Nodes) located approximately one-tenth mile north of the northwest corner of E. Kenosha Street (71st Street) and Oneta Road (241st E. Avenue).

Attachments: [2025.12.18 1a COMP-002532-2025](#)
 [2025.12.18 1b COMP-002532-2025](#)
 [2025.12.18 1c COMP-002532-2025](#)

- B.** [26-82](#) Public hearing, consideration, and possible action regarding PUD-002490-2025 (Planned Unit Development) and BAZ-002489-2025 (Rezoning), American Storage of BA, approximately 24.9 acres, A-1 (Agricultural) to PUD (Planned Unit Development) located west of the Creek Turnpike, east of South 209th East Avenue (N. 37th Street), and north of East Houston Street (East 81st Street)

Attachments: [BAZ-002489-2025 1a Case Map](#)
 [BAZ-002489-2025 1b Aerial Map](#)
 [2025.12.18 1c BAZ-002489 PUD-002490-2025](#)

- C. [25-1766](#) Public hearing, consideration, and possible action regarding BAZ-002469-2025 (Rezoning) and SP-002526-2025 (Conditional Use Permit), Islamic Center of Tulsa, 15.06 acres, AG (Agricultural) and FD (Floodplain) to CG (Commercial General) and FD (Floodplain), located approximately ½ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue)

Attachments: [2 - Case Map](#)
 [3 - Aerial](#)
 [4 - Current Comprehensive Plan](#)
 [5 - Conceptual Site Plan](#)

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