



# City of Broken Arrow

## Meeting Agenda

### Planning Commission

*Robert Goranson Chairman*  
*Jason Coan Vice Chairman*  
*Jaylee Klempa Commissioner*  
*Jonathan Townsend Commissioner*  
*Mindy Payne Commissioner*

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**Thursday, June 12, 2025**

**5:30 PM**

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

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**1. Call To Order**

**2. Roll Call**

**3. Old Business**

**4. Consideration of Consent Agenda**

- A.     [25-797](#)           Approval of Planning Commission meeting minutes of May 22, 2025
- B.     [25-845](#)           Approval of PT-002183-2025|PR-000629-2024, Preliminary Plat,  
Oklahoma IOS Land Company, approximately 40.14 acres, 2 Lots, IL  
(Industrial Light)/PUD-001785-2024, located approximately one-quarter  
mile west of 23rd Street (County Line Road) and north of Houston Street  
(81st Street)
- C.     [25-846](#)           Approval of PT-002198-2025|PR-000774-2024, Preliminary Plat, Tiger  
Crossing, approximately 17.66 acres, 7 Lots, CG (Commercial General)  
and CM (Community Mixed-Use)/PUD-001845-2024, located at the  
northwest corner of Albany Street (61st Street) and 23rd Street (193rd  
Avenue/County Line Road)
- D.     [25-847](#)           Approval of LOT-002216-2025, Hancock Plaza, 1 lot to 2 lots,  
approximately 2.75 acres, CH (Commercial Heavy)/PUD-132 (Planned  
Unit Development), located west of the southwest corner of Albany Street  
(61st Street) and 9th Street (Lynn Lane)

- E. [25-853](#) Approval of LOT-002188-2025, 616 N Cedar Avenue Consolidation, 3 lots to 1 lot, 0.24 acres, R-3 (Single-Family)/DROD Area 1 (Downtown Residential Overlay District), located approximately one-eighth mile south of Kenosha Street (71st Street), one-eighth mile east of Elm Place (161st E. Avenue)
- F. [25-857](#) Approval of LOT-002178-2025, Realty One Group Dreamers Consolidation, 2 lots to 1 lot, 0.24 acres, R-3 (Single Family Residential) & DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District) Area 6 to DM/DROD Area 6 pending BAZ-002194-2025, located at the northeast corner of Broadway Avenue and Date Avenue
- G. [25-865](#) Approval of LOT-002219-2025, Hale Lot Line Adjustment, 2 lots, 4.96 acres, R-2 (Residential Single Family), located one-quarter mile south of Kenosha Street (71st Street), east of Evans Road (225th E. Avenue)

## **5. Consideration of Items Removed from Consent Agenda**

### **6. Public Hearings**

- A. [25-844](#) Public hearing, consideration, and possible action regarding PUD-002081-2025, minor amendment to PUD-324A, 9 acres, RM (Residential Multi-Family) and PUD-324A, located approximately one-quarter mile south of Florence Street (111th Street), one-eighth mile east of Aspen Avenue (145th East Avenue)
- B. [25-850](#) Public hearing, consideration, and possible action regarding BAZ-002200-2025 (Rezoning), Lynn Corner, approximately 28.35 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential) and CN (Commercial Neighborhood), located at the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)
- C. [25-851](#) Public hearing, consideration, and possible action regarding PUD-002201-2025, minor amendment to PUD-001818-2024, 30.50 acres, CH (Commercial Heavy) and PUD-001818-2024, located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)
- D. [25-856](#) Public hearing, consideration, and possible action regarding BAZ-002194-2025 (Rezoning), Realty One Group Dreamers, 0.24 acres, R-3 (Single Family Residential) & DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District) Area 6 to DM/DROD Area 6, located at the northeast corner of Broadway Avenue and Date Avenue

- E. [25-871](#) Public hearing, consideration, and possible action regarding BAZ-002205-2025 (Rezoning), The Villas at Battle Creek, approximately 7.39 acres, CG (Commercial General) to RS-P (Single-Family Residential-Preservation), located south of Omaha Street (51st Street), one-eighth mile east of Aspen Avenue (145th East Avenue)

**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.**

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**City Clerk**