



**City of Broken Arrow**  
**Meeting Agenda**  
**Planning Commission**

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

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

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**Thursday, October 13, 2016**

**5:00 PM**

**Council Chambers**

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**AMENDED AGENDA**

1. Call To Order
2. Roll Call
3. Old Business

- A. [16-1229](#) Consideration and possible action regarding BAL-2000, Waterloo Way Parcel 2 Lot Split, 10.42 acres, CG and PUD-126, north and west of the northwest corner of Tucson Street and Elm Place

**Attachments:** [1-FACT SHEET.SEPT.22 2016.pdf](#)  
[2-CASE MAP.BAL-2000.pdf](#)  
[3-LOT SPLIT EXHIBIT.9-23-2016.pdf](#)  
[4-LEGAL DESCRIPTIONS.9-23-2016.pdf](#)  
[5-PUD 126.pdf](#)  
[6-WATERLOO WAY PLAT.pdf](#)

- B. [16-1218](#) Public hearing, consideration, and possible action regarding a proposal to create a new Single-Family Residential Zoning District, RS-4, Single-Family Residential-4, with modifications to Section 2.1, Table 3.1-1, Section 3.2.A.2, Section 3.2.B.1, Section 3.2.B.2, Section 3.2.B.5, Section 3.3.C.2.b, Table 4.1-2, Section 4.1.E, and Section 5.9.J.4 of the Zoning Ordinance; along with modifications to Table 4.1, Section 4.1.2, and Section 4.1.3 of the Comprehensive Plan

**Attachments:** [1-FACT SHEET OF SEPTEMBER 22, 2016 PLANNING.pdf](#)  
[2-ZONING ORDINANCE WITH RS-4 STANDARDS INSERTED.pdf](#)  
[3-LAND USE INTENSITY SYSTEM ZONING DISTRICTS TABLE.docx](#)  
[4-LEVEL 2 CRITERIA.docx](#)  
[5-LEVEL 3 CRITERIA.docx](#)  
[6-SINGLE FAMILY RESIDENTIAL LOT CHARACTERISTICS.pdf](#)

- C. [16-1219](#) Public hearing, consideration, and possible action regarding a proposal to

modify Section 3.3.D.3 of the City of Broken Arrow Zoning Ordinance regarding Storage Buildings

**Attachments:** [1-FACT SHEET.SEPT 22, 2016.pdf](#)  
[2-PROPOSED MODIFICATIONS.JPG](#)

#### 4. Consideration of Consent Agenda

- A. [16-1221](#) Approval of Planning Commission meeting minutes of September 22, 2016

**Attachments:** [SEPT 22 MEETING MINUTES FOR REVIEW.rtf](#)

- B. [16-1175](#) Consideration and possible action regarding BAL- 2001, Rick Jackson Properties, 2.86 acres, R-1, one-quarter mile north of Houston Street, one-quarter mile west of Elm Place

**Attachments:** [2-CASE MAP.BAL-2001](#)  
[3-AERIAL.BAL 2001](#)  
[4-LOT SPLIT EXHIBITS AND LEGAL DESCRIPTIONS.BAL 2001](#)  
[5-PROPOSED EASEMENTS.BAL 2001](#)  
[6-FOSTER LEWIS ACREAGE PLAT](#)  
[7-AERIAL WITH UTILITY LINES](#)

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

#### 6. Public Hearings

- A. [16-1170](#) Public hearing, consideration, and possible action regarding PUD-252, The Shops at Broken Arrow II Amended, 18.90 acres, CH/SP-223, one-quarter mile east of 9th Street, north of the Broken Arrow Expressway

**Attachments:** [2- CASE MAP.PUD 252](#)  
[3-AERIAL.PUD 252](#)  
[4-COMP PLAN](#)  
[5A-PUD 252 TEXT](#)  
[5B-PUD 252 EXHIBIT](#)

- B. [16-1174](#) Public hearing, consideration, and possible action regarding SP-277, Tiger Plaza Daycare Facility, 6.23 acres, CG, east of the northeast corner of 23rd Street and Kenosha Street

**Attachments:** [2- CASE MAP.SP-277](#)  
[3- AERIAL](#)  
[4- SITE PLAN](#)

#### 7. Appeals

None

#### 8. General Commission Business

None

**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.**

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City Clerk