



**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, March 13, 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. [25-327](#) Approval of Planning Commission meeting minutes of February 13, 2025

**Attachments:** [02-13-2025 Meeting Minutes](#)

- B. [25-328](#) Approval of Planning Commission meeting minutes of February 27, 2025

**Attachments:** [02-27-2025 Meeting Minutes](#)

- C. [25-310](#) Approval of PR-000762-2024|PT-002024-2025, Preliminary Plat, Ferguson Kia, approximately 6.37 acres, 1 Lot, PUD-001972-2025/CH (Commercial Heavy), located approximately at the southeast corner of Elm Place and the Broken Arrow Expressway and one third mile south of Albany Street (61st Street)

**Attachments:** [PT-002024-2025 Comments](#)

- D. [25-313](#) Approval of PR-000671-2024 | PT-002022-2025, Conditional Final Plat, Arrow Forge Innovation District, approximately 92.20 acres, 4 proposed lot, A-1 (Agricultural), located approximately one-eighth mile east of Olive Avenue (129th East Avenue), south of Florence Street (111th Street)

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

- E. [25-317](#) Approval of LOT-002002-2025, Bintree Lift Station, 1 lot to 2 lots, 9.60 acres, located approximately one-third mile east of 23rd Street (County Line Road), south of Albany Street (61st Street)

**Attachments:** [2-CASE MAP LOT-002002-2025](#)  
[3-AERIAL LOT-002002-2025](#)  
[3-Legal Descriptions](#)

- F. [25-309](#) Approval of LOT-002023-2025 Vandever East, 1 lot to 2 lots, 3.34 acres, Commercial General (CG), PUD-4C, and UG3+, located approximately northeast of the northeast corner of New Orleans Street (101st Street) and Elm Place (161st E. Avenue)

**Sponsors:** Planning Commission

**Attachments:** [2- Case Map](#)  
[3- Aerial](#)  
[4- Vandever East Center Plat](#)  
[5- Exhibit](#)

## 5. Consideration of Items Removed from Consent Agenda

## 6. Public Hearings

- A. [25-314](#) Public hearing, consideration, and possible action regarding PUD-001977-2025, minor amendment to PUD-290A, RiverBrook, 6.1 acres, Residential Multi-Family (RM) and PUD-290A, located approximately one-half mile south of East Jasper Street (East 131st Street South) and east of Aspen Avenue (South 145th Avenue).

**Sponsors:** Planning Commission

**Attachments:** [2- Case Map](#)  
[3- Aerial](#)  
[4- PUD-001977-2025 Design Statement](#)  
[5- Exhibit](#)  
[6- PUD-290 Design Statement](#)  
[7-PUD-290A DESIGN STATEMENT](#)

- B.**     [25-316](#)     Public hearing, consideration, and possible action regarding SP-001966-2025 (Specific Use Permit), Church of St. Benedict Signage, 4.84 acres, R-2 (Single Family Residential) and RD (Residential Duplex)/SP (Specific Use Permit) 27, one-quarter mile north of New Orleans Street (101st Street), west of Aspen Avenue (145th E. Avenue)

**Attachments:**   [2-CASE MAP](#)  
                          [3-AERIAL](#)  
                          [4-COMPREHENSIVE PLAN](#)  
                          [5-PROPOSED SIGN DETAIL](#)

## 7. Appeals

### 8. General Commission Business

- A.**     [25-312](#)     Approval of PT-001942-2024|PR-000627-2024, Conditional Final Plat, Timber Ridge Residential, approximately 35.30 acres, 140 Lots, A-1 (Agricultural) to RS-4 (Single-Family Residential) and RD (Residential Duplex)/PUD-334, located south and west of the southwest corner of Albany Street (61st Street) and 37th Street (209th E. Avenue)

**Attachments:**   [2-Checklist 3-7-2025](#)  
                          [3-Conditional Final Plat Recieved 3-7-2025](#)

- B.**     [25-315](#)     Consideration, discussion, and possible approval of building elevations for SITE-001903-2024, Ziggi’s Coffee, 1.24 acres, CN (Commercial Neighborhood)/SP (Specific Use Permit) 001773-2024, located south of the southeast corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)

**Attachments:**   [2 - Facade Standards Modification](#)  
                          [3 - Ziggi's Elevations](#)  
                          [4 - Ziggi's Facade Example](#)

### 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**