



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, November 21, 2024

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. [24-1523](#) Approval of Planning Commission meeting minutes of September 26, 2024

Attachments: [09-26-2024 Planning Commission Minutes](#)

- B. [24-1524](#) Approval of Planning Commission meeting minutes of October 10, 2024

Attachments: [10-10-2024 Planning Commission Minutes](#)

- D. [24-1521](#) Approval of PR-000131-2022|PT-001777-2024, Conditional Final Plat, Pine Valley Reserve Amended, approximately 18.5 acres, 65 lots, PUD-326/RS-3/RM, located approximately one eighth of a mile north of New Orleans Street (101st Street) and directly west Olive Avenue (129th East Avenue)

Attachments: [2-PineValley Reserve Amended with comments](#)

- E. [24-1522](#) Approval of PR-000779-2024|PT-001830-2024, conditional final plat, Artesia II at Forest Ridge, 6.623 acres, 10 Lots, PUD-66/R-1, located one-half mile south of Kenosha Street (71st Street), one-half mile east of 79th Street (Midway Road/S. 257th E. Avenue)

Attachments: [Artesia II at Forest Ridge with Comments](#)
[Artesia II at Forest Ridge Covenants](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [24-1491](#) Public hearing, consideration, and possible action regarding PUD-001814-2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)

Attachments: [2-Case Map PUD-001814-2024](#)
[3-Aerial Map PUD-001814-2024](#)
[4-Antler Falls PUD minor amendment](#)

- B. [24-1518](#) Public hearing, consideration, and possible action regarding PUD-001787-2024 (Planned Unit Development) and BAZ-001788-2024 (Rezoning), Gatesway Multi-Family, 35.5 acres, Level 3 and 6 to Level 3, located one-half mile north of East Houston Street (81st Street) and one-quarter mile east of 9th street (177th East Avenue/ Lynn Lane Road)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-PUD-001787-2024 Update](#)

- C. [24-1552](#) Public hearing, consideration, and possible action regarding PUD-001783-2024 (Planned Unit Development) minor amendment to PUD-94Y, The Cottages at Battle Creek, 20.45 acres, located north of the Broken Arrow Expressway, one-quarter mile north of Albany Street (61st Street), north of Albany Drive, one-quarter mile east of Aspen Avenue (145th E. Avenue)

Attachments: [2-Case Map.PUD-001783-2024](#)
[3.Aerial.PUD-001783-2024\(a\)](#)
[4.PUD-001783-2024](#)
[5.Exhibit A](#)

- D. [24-1553](#) Public hearing, consideration, and possible action regarding PUD-001785-2024, a major amendment to PUD-001521-2024, 81st Street Office Storage, 40 acres, A-1 (Agricultural) to IL (Industrial Light)/PUD (Planned Unit Development)-001521-2024, located north of Houston Street (81st Street), one-quarter mile west of 23rd Street (193rd East Avenue/County Line Road)

Sponsors: Planning Commission

Attachments: [2. Case Map](#)
[3. Aerial](#)
[4. PUD-001785-2024 Design Statement](#)
[5. PUD-001521-2024 Design Statement](#)

- E. [24-1554](#) Public hearing, consideration, and possible action regarding PUD-001772-2024 (Planned Unit Development) and BAZ-001552-2024 (rezoning), Aspen Park, CH (Commercial Heavy), R-3 (Single-Family Residential), RD (Residential Duplex) and PUD-118A to IL (Industrial Light) and PUD-001772-2024, 7.4 acres, Comprehensive Plan Level 3 to Level 6 via COMP-001570-2024, generally located one quarter mile north of west Kenosha Street (East 71st Street South) and one quarter mile east of North Aspen Avenue (South 145th East Avenue)

Sponsors: Planning Commission

Attachments: [2. Case Map](#)
[3. Aerial](#)
[4. PUD-001772-2024 Design Statement](#)

- F. [24-1555](#) Public hearing, consideration, and possible action regarding PUD-001815-2024 (Planned Unit Development) Major Amendment, The Enclave at Southern Trails, 20.49 acres, BAZ-00012-2022 CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed-Use) and PUD-000126-2022, generally located at the southeast corner of Olive Avenue (129th East Avenue) and New Orleans Street (101st Street)

Attachments: [2-Case Map PUD-001815-2024](#)
[3-Aerial Map PUD-001815-2024](#)
[4-Approved PUD-000126-2022](#)
[PUD-001815-2024 Major Amendment](#)

- G. [24-1556](#) Public hearing, consideration, and possible action regarding PUD-001818-2024 (Planned Unit Development) and BAZ-001817-2024 (rezoning), Aspen Market, CN (Commercial Neighborhood), CG (Commercial General), RD (Residential Duplex) and R-2 (Single-Family Residential) to CH (Commercial Heavy) and PUD-001818-2024, 30.5 acres, Comprehensive Plan Level 6, generally located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)

Sponsors: Planning Commission

Attachments: [2 - Case Map](#)
[3 - Aerial](#)
[4 - Aspen Market PUD -001818-2024 Design Statement](#)
[5 - Checklist](#)

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