



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
MemberCarolyn Isbell-Carr
Member Mark Jones

Thursday, August 11, 2016

5:00 PM

Council Chambers

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

None

4. Consideration of Consent Agenda

- A. [16-948](#) Approval of Planning Commission meeting minutes of July 28, 2016
- Attachments:** [JULY 28, 2016 MINUTES.pdf](#)
- B. [16-922](#) Consideration and possible action regarding BAL 1095, Tarp Estates Lot Split, 7.61 acres, R-1, R-3, RM, and SP 86B, south of Washington Street, one half mile west of Elm Place
- Attachments:** [2-CASE MAP.BAL 1095.pdf](#)
[3- LOT SPLIT EXHIBIT.pdf](#)
[4- TARP ESTATES 2ND PLAT.pdf](#)
[5-PUD 190 TARP COTTAGES.pdf](#)
- C. [16-979](#) Consideration and possible action regarding BAL 1098, Tiger Hill Plaza Lot Split, 30.41 acres, CG and IL/PUD 205B, southwest corner of Kenosha Street and 9th Street
- Attachments:** [2-CASE MAP.BAL-1098.pdf](#)
[3-LOT SPLIT EXHIBIT AND LEGAL DESCRIPTIONS.pdf](#)
[4A-PUD 205B TIGER HILL PLAZA.PDF](#)
[4B-PUD 205B.DEVELOPMENT AREAS.jpg](#)
[5-TIGER HILL PLAZA PLAT.pdf](#)
[6-FLIGHT SAFETY LEASE BOUNDARIES.pdf](#)
- D. [16-939](#) Consideration and possible action regarding PT15-117A, Revised Preliminary Plat, Crossings at Lynn Lane, 244 lots, 87.28 acres, A-1 to RS-3, north and east of the northeast corner of Washington Street and 9th Street

Attachments: [3-PRELIMINARY PLAT.pdf](#)
[4-LETTER FROM APPLICANT REGARDING OIL WELLS.pdf](#)
[5-OIL WELL EXHIBIT.PDF](#)
[2-CHECKLIST.REVISED.doc](#)

- E. [16-930](#) Consideration and possible action regarding PT15-118, Conditional Final Plat, 51 Aspen Mini-Storage, 1 lot, 5.82 acres, A-1 to PUD 248/IH, one-third mile west of Evans Road, south of State Highway 51

Attachments: [2 - CHECKLIST.CFP.PT15 118.doc](#)
[3- CONDITIONAL FINAL PLAT.51 ASPEN MINI STORAGE.pdf](#)
[4- COVENANTS.CONDITIONAL FINAL PLAT.51 ASPEN MINI STORAGE](#)
[5- CONCEPUTAL SITE PLAN.51 ASPEN MINI STORAGE.pdf](#)

- F. [16-924](#) Consideration and possible action regarding PT15-119A, Revised Preliminary Plat, Kum & Go 837 a replat of Lot 1, Block 1 of BOL Addition & Lot 9, Block 2 of Prairie Dale Addition, 1 lot, 2.87 acres, A-RS1 and CN to PUD 247A/CN, west of Oneta Road, north of State Highway 51

Attachments: [2-CHECKLIST.doc](#)
[3-REVISED PRELIMINARY PLAT PAGE 1.pdf](#)
[3-REVISED PRELIMINARY PLAT PAGE 2.pdf](#)
[4-CONCEPTUAL SITE PLAN.pdf](#)
[5-PRAIRIE DALE PLAT.TIF](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [16-908](#) Public hearing, consideration, and possible action regarding BAZ 1960, Margaret Couch Scraper Family Trust, 40 acres, A-1 to RS-3, one-half mile south of Houston Street, one-quarter mile east of 23rd Street, north of the M.K.&T. Railroad

Attachments: [2- CASE MAP.BAZ-1960.pdf](#)
[3- AERIAL BAZ 1960.pdf](#)
[4- COMPREHENSIVE PLAN 18.18.15.pdf](#)
[5- OAK CREEK SOUTH ESTATES SUBDIVISION PLAT.pdf](#)
[6- OAK CREEK SOUTH EXTENDED PLAT.pdf](#)

- B. [16-898](#) Public hearing, consideration, and possible action regarding BAZ 1961, Crossings at Lynn Lane, 26.95 acres, A-1 to RS-3, one-quarter mile east of 9th Street, north of Washington Street

Attachments: [2-CASE MAP.BAZ-1961.pdf](#)
[3-AERIAL.BAZ 1961.pdf](#)
[4-COMP PLAN.pdf](#)
[5-PRELIMINARY PLAT LAYOUT.pdf](#)

- C. [16-982](#) Public hearing, consideration, and possible action regarding PUD 205B-1, a request for a minor amendment to PUD 205B, Tiger Hill Plaza, 0.17 acres, IL/PUD 205B, south of the southwest corner of Kenosha Street and 9th Street

Attachments: [2-CASE MAP.BAL-1098.pdf](#)
[3-AERIAL.PUD-205B-1.pdf](#)
[4-AERIAL.pdf](#)
[5-DESIGN STATEMENT FOR PUD 205B-1.docx](#)
[6A-PUD 205B TIGER HILL PLAZA.PDF](#)
[6B-PUD 205B.DEVELOPMENT AREAS.jpg](#)

- D. [16-909](#) Public hearing, consideration, and possible action regarding PUD 247A and BAZ 1962, Kum and Go 837, 2.87 acres for PUD 247A, A-1 to CN 1.15 acres for BAZ 1962, west of Oneta Road, north of State Highway 51

Attachments: [2A-CASE MAP.PUD-247A.pdf](#)
[2B-CASE MAP.BAZ 1962.pdf](#)
[3-AERIAL.PUD 247A.pdf](#)
[4-COMPRHENENSIVE PLAN.PUD 247A.pdf](#)
[5-PUD DESIGN STATEMENT.PDF](#)
[6-CONCEPTUAL SITE PLAN-6.23.2016.pdf](#)
[7-CONCEPTUAL LANDSCAPE PLAN.06-23-2016.pdf](#)
[8-RECORDED CERIFICATE TO VACATE PLAT IN PRAIRIE DALE.pdf](#)

7. Appeals

None

8. General Commission Business

- A. [16-875](#) Discussion regarding modifications to Section 3.3.D.3 of the City of Broken Arrow Zoning Ordinance regarding Storage Buildings

Attachments: [Zoning Ordinance as it is on the web. July 21 2016 38.pdf](#)
[2-PROPOSED MODIFICATIONS.docx](#)

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.

City Clerk