



City of Broken Arrow

Meeting Agenda

Planning Commission

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

Thursday, December 7, 2023

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. [23-1556](#) Approval of Planning Commission meeting minutes of November 2, 2023

Attachments: [11-02-2023 Planning Commission Minutes.he](#)

- B. [23-1557](#) Approval of Planning Commission meeting minutes of November 16, 2023

Attachments: [11-16-2023 Planning Commission Minutes.he](#)

- C. [23-1572](#) Approval of LOT-001054-2023, Pope-Anderson Lot Consolidation, 2 lots to 1 lot, 2.8 acres, A-1 to RS-1 pending BAZ-001050-2023, located approximately one-third mile south of Florence Street (111th Street), one-third mile west of Aspen Avenue (145th E. Avenue)

Attachments: [1. Casemap](#)
[2. Aerial](#)
[3. Exhibit](#)

- D.** [23-1377](#) Approval of LOT-001053-2023, Pope-Anderson Lot Line Adjustment, 2 lots, 7.87 acres, A-1 (Agricultural), located approximately one-third mile south of Florence Street (111th Street), one-third mile west of Aspen Avenue (145th E. Avenue)
- Attachments:** [1. Casemap](#)
 [2. Aerial](#)
 [3. Exhibit](#)
- E.** [23-1558](#) Approval of LOT-001160-2023 (Lot Split), 17110 E 51st Street South, 1 Lot into 2, 42.88 acres, one mile east of North Aspen Avenue (145th East Avenue), one-quarter mile west of Lynn Lane Road (177th East Avenue)
- Attachments:** [2. Aerial](#)
 [3. Case Map](#)
 [4. EXHIBIT 1 - Parent Tract](#)
 [5. EXHIBIT 2 - Remainder Tract](#)
 [LEGAL DESCRIPTION - REMAINDER TRACT](#)
 [LEGAL DESCRIPTION - TO BE CONVEYED TRACT](#)
- F.** [23-1566](#) Approval of LOT-001173-2023 (Lot Consolidation), Gatesway 8-Plex, 1 Proposed Lot, 24.58 acres, A-1 (Agricultural) and RD (Residential Duplex)/PUD-176, located approximately one-quarter mile north of Houston Street (81st Street) and one-half mile east of 9th Street (Lynn Lane)
- Attachments:** [2-Case Map.LOT-001173-2023](#)
 [3-Aerial.LOT-001173-2023\(a\)](#)
 [4-Lot Combination Exhibit](#)
 [5-Gatesway Foundation Campus](#)
- G.** [23-1560](#) Approval of PT-001149-2023|PR-000223-2023, Preliminary Plat, Algezi Addition approximately 0.78 acres, A-1 (Agricultural) to IL (Industrial Light)/PUD-000708-2023, located approximately one-quarter mile north of Houston Street (81st Street) and one-quarter mile east of 23rd Street (County Line Road), southwest of the Broken Arrow Expressway
- Attachments:** [2-Preliminary Plat](#)
 [3-Checklist](#)
- H.** [23-1567](#) Approval of PT-001171-2023 | PR-000155-2023, Conditional Final Plat, Home2 Suites, 2.92 acres, 1 proposed lot, CH/PUD-156, located one-quarter south of West Albany Street (61st Street) and one quarter mile east of North Elm Place (161st East Avenue)
- Attachments:** [2-Checklist.Home 2 Suites](#)
 [3-Conditional Final Plat and Covenants](#)

- I. [23-1575](#) Approval of PT-001180-2023|PR-00564-2023, Conditional Final Plat, Pine Valley Reserve, approximately 18.5 acres, 65 lots, PUD-326/RS-4/RM, located north of the northwest corner of New Orleans Street (101st Street) and Olive Avenue (129th East Avenue)

Attachments: [2-Checklist.Pine Valley Reserve](#)
[3-Conditional Final Plat.Pine Valley Reserve](#)

- J. [23-1576](#) Approval of PT-001181-2023|PR-00565-2022, Conditional Final Plat, Pine Valley Ranch, approximately 40 acres, 136 lots, PUD-326/RS-3, located north of the northwest corner of New Orleans Street (101st Street) and Olive Avenue (129th East Avenue)

Attachments: [2-Checklist.Pine Valley Ranch](#)
[3-Conditional Final Plat.Pine Valley Ranch](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

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