



**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*

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**Thursday, July 14, 2016**

**5:00 PM**

**Council Chambers**

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

None

**4. Consideration of Consent Agenda**

- A. [16-703](#) Approval of Planning Commission meeting minutes of June 9, 2016

**Attachments:** [JUNE 9, 2016.PC MINUTES.PDF](#)

- B. [16-768](#) Approval of Planning Commission meeting minutes of June 23, 2016.

**Attachments:** [June 23, 2016.PC MINUTES.pdf](#)

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

**6. Public Hearings**

- A. [16-705](#) Public hearing, consideration, and possible action regarding BACP 153, Kum & Go 837, 1.15 acres, ARS-1, Level 1 to Level 4, west of Oneta Road, north of State Highway 51

**Attachments:** [2-CASE MAP.BACP-153.pdf](#)  
[3-AERIAL.BACP 153.pdf](#)  
[4-COMPRHENENSIVE PLAN.BACP 153.pdf](#)  
[4-DRAFT PUD-06.23.2016.docx](#)  
[5-CONCEPTUAL SITE PLAN-6.23.2016.pdf](#)  
[6-CONCEPTUAL LANDSCAPE PLAN.06-23-2016.pdf](#)  
[7-PRAIRIE DALE PLAT.TIF](#)

- B. [16-743](#) Public hearing, consideration, and possible action regarding BAZ 1959, The Oaks Off Main, 0.96 acres, R-3 to DM, north of Commercial Street between Cedar Avenue and Birch Avenue

- Attachments:** [2-CASE MAP.BAZ-1959.pdf](#)  
[3-AERIAL.BAZ 1959.pdf](#)  
[4-COMPREHENSIVE PLAN.pdf](#)  
[5-INFORMATION FROM APPLICANT.pdf](#)

- C. [16-708](#) Public hearing, consideration, and possible action regarding PUD 250, Sonic Drive In on Elm Place, 0.73 acres, CG/PUD 3, west of Elm Place, north of the northwest corner of New Orleans Street and Elm Place

- Attachments:** [02-CASE MAP.PUD-250.pdf](#)  
[03-AERIAL.PUD 250.pdf](#)  
[04-COMP PLAN.PUD 250.pdf](#)  
[05A-DESIGN STATEMENT \(07-08-2016\).pdf](#)  
[05B-EXHIBIT A - Aerial with Site Plan.pdf](#)  
[05C-EXHIBIT B - Conceptual Site Plan.pdf](#)  
[05D-EXHIBIT C - Conceptual Landscape Plan.pdf](#)  
[05E-EXHIBIT D - ALTA.pdf](#)  
[06A-GOOGLE EARTH PICTURE.pdf](#)  
[06B-GOOGLE EARTH PICTURE.pdf](#)  
[07-PUD 3 CONCEPTUAL SITE PLAN.pdf](#)  
[08-PUD 3 STAFF REPORT AND COVENANTS.pdf](#)  
[09-VANDEVER ACRES OFFICE PARK PLAT.tif](#)  
[10-LETTER FROM PROPERTY OWNER TO THE WEST.PDF](#)

- D. [16-729](#) Public hearing, consideration, and possible action regarding PUD 251, Land Run Brands, 0.48 acres, DM, southwest corner of Jackson Street and Main Street at 904 S. Main Street

- Attachments:** [2-CASE MAP.PUD-251.pdf](#)  
[3-AERIAL-PUD 251.pdf](#)  
[4-COMPREHENSIVE PLAN.pdf](#)  
[5-PUD 251 DESIGN STATEMENT.pdf](#)  
[6-PROPOSED SITE PLAN.pdf](#)  
[7-PROPOSED BUILDING ELEVATIONS.pdf](#)  
[8-ALTA SURVEY.pdf](#)  
[9-GOOGLE EARTH PICTURE.pdf](#)

## 7. Appeals

None

## 8. General Commission Business

- A. [16-767](#) Discussion regarding a proposal to create a new Single-Family Residential Zoning District, to be known as, RS-4, Single-Family Residential-4

**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