



# 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, November 20, 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. [25-1605](#) Approval of Planning Commission meeting minutes of November 6, 2025

**Attachments:** [11-06-2025 Meeting Minutes](#)

- B. [25-1643](#) Approve COA-002492-2025, The Bank N.A., Change of Access, approximately 0.87 acres, Northeast Crossroads PUD-175, located at the northeast corner of Kenosha Street (41st Street) and 37th Street (209th E. Avenue)

**Attachments:** [COA-002492-2025 Case Map](#)  
[COA-002492-2025 Aerial Map](#)  
[COA-002492-2025 Exhibit](#)  
[COA-002492-2025 Legal Description](#)

- C. [25-1644](#) Approval of PT-002482-2025|PR-000336-2023, Conditional Final Plat, The Cottages at Battle Creek West, approximately 8.79 acres, 47 lots, CG (Commercial General)/PUD (Planned Unit Development) 94 to RS-P (Single Family Residential - Preservation)/PUD-94Y via BAZ-2087, located one-half mile north of Albany Street (61st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue)

**Attachments:** [2 - Checklist](#)  
[3 - The Cottages at Battle Creek - West - Conditional Final Plat and Covenants](#)

## 5. Consideration of Items Removed from Consent Agenda

### 6. Public Hearings

- A. [25-1577](#) Public hearing, consideration, and possible action regarding SP-002481-2025 (Specific Use Permit), Pope Accessory Structure, 1.82 acres, RS (Single Family Residential), located just south of Florence Street (111th Street) and approximately ¼ mile west of Aspen Avenue (145th E. Avenue)
- Attachments:** [Case Map](#)  
[Aerial](#)  
[Conceptual Site Plan](#)
- B. [25-1639](#) Public hearing, consideration, and possible action regarding BAZ-002485-2025 (Rezoning), Snyder Rezone, approximately 21.81 acres, RMF (Residential multi-family) and PUD-340 to RSP (Single-family residential - Preservation), located 1/8th of a mile south of Tucson Street (121st Street) and west of Elm Place (161st E Ave)
- Attachments:** [2 - Case Map](#)  
[3 - Aerial](#)  
[4 - Comprehensive Plan](#)  
[5 - Conceptual Plat](#)
- C. [25-1640](#) Public hearing, consideration, and possible action regarding BAZ-002505-2025 (Rezoning), Arrow Forge, 99.52 acres, AG (Agricultural) to IL (Industrial Light), located one-half mile north of Tucson Street (121st Street), located on the south of Florence Street (111st Street) and ¼ mile east of Olive Ave (129th E Avenue)
- Attachments:** [2 - Case Map](#)  
[3 - Aerial](#)  
[4 - Current Comprehensive Plan Map](#)  
[5 - Traffic Counts Image](#)
- D. [25-1642](#) Public hearing, consideration, and possible action regarding BAZ-002491-2025 (Rezoning), Broken Arrow Meeting House, 8.01 acres, AG (Agricultural) to ON (Office Neighborhood), located at the southwest corner of the intersection of Florence Street (111th Street) and Aspen Avenue (145th E Avenue)
- Attachments:** [1-Case Map](#)  
[2-Aerial](#)  
[3-Current Comprehensive Plan Map](#)  
[4-Conceptual Site Plan](#)

### 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.**

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**City Clerk**