



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
Member Carlyne Isbell-Carr
Member Mark Jones

Thursday, January 12, 2017

5:00 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Old Business

- A. [16-1507](#) Public hearing, consideration, and possible action regarding BAZ 1967, Bentley Square, 8.14 acres, CG to RS-4, west of the southwest corner of Aspen Avenue and Jasper Street

Attachments: [2- CASE MAP](#)
[3- AERIAL.BAZ 1967](#)
[4- SIGNED ORD 3465](#)

- B. [17-1612](#) Public hearing, consideration, and possible action regarding PUD 254 and BAZ 1968 and the partial abrogation of SP 257, QuikTrip, 2.77 acres, CN and CG/SP 257 to CN/PUD 254, northeast corner of Kenosha Street and 23rd Street

Attachments: [1-DEC 1 2016 FACT SHEET.pdf](#)
[2-DEC 15 2016 FACT SHEET.pdf](#)
[3-CASE MAP.PUD-254.pdf](#)
[4-CASE MAP.BAZ-1968.pdf](#)
[5-AERIAL.PUD 254 & BAZ 1968.pdf](#)
[6-PUD 254.11-14-2016.pdf](#)
[7-PUD 254 EXHIBITS.pdf](#)
[8-AMENDED PLAT WAGONER COUNTY LINE PLAZA.pdf](#)
[9-TIGER PLAZA.pdf](#)

4. Consideration of Consent Agenda

- A. [17-1606](#) Approval of Planning Commission meeting minutes of December 15, 2016

Attachments: [20161215 PLANNING COMMISSION MINUTES.pdf](#)

- B. [16-1535](#) Consideration and possible action regarding BAL 2008, Aldi Grocery

Expansion, 0.96 acres, CG, north of Kenosha Street, one-quarter mile west of Aspen Avenue

Attachments: [2- CASE MAP.BAL-2008](#)
[3- AERIAL.BAL 2008](#)
[4- BAL 2008.EXHIBIT.CORRECTED](#)
[5- Aldi Plat & Covenant](#)

- C. [16-1417](#) Consideration, and possible action regarding PT16-111, Preliminary Plat, Bentley Square, 8.14 acres, 33 lots, CG to RS-4, one-quarter mile west of Aspen Avenue, south of Jasper Street

Attachments: [2- SUBDIVISION CHECKLIST](#)
[3- PRELIMINARY PLAT](#)
[4- CONCEPTUAL UTILITIES](#)

- D. [16-1409](#) Consideration, and possible action regarding PT16-112, Preliminary Plat, Spring Hill at Forest Ridge, 31.82 acres, 102 lots, R-1/PUD-66 to R-1/PUD-66G, south of Kenosha Street, one half mile west of Oak Grove Road

Attachments: [2- SUBDIVISION CHECKLIST](#)
[3- Preliminary Plat and Covenants](#)
[4- Conceptual Utilities Plan](#)

- E. [17-1611](#) Consideration and possible action regarding PT16-114, Preliminary Plat, Whiskey Ridge, 442 lots, 142.16 acres, A-1 to PUD 256/RS-3, southeast corner of 23rd Street and Rockford Street

Attachments: [2-CHECKLIST.WHISKEY RIDGE.DOC](#)
[3-PRELIMINARY PLAT.WHISKEY RIDGE.pdf](#)
[4-CONCEPTUAL UTILITIES.WHISKEY RIDGE.pdf](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [16-1522](#) Public hearing, consideration, and possible action regarding BACP 159, Muhich Tract, 50.13 acres, Level 3 to Level 6, one-half mile east of Evans Road, one-quarter mile south of Kenosha Street

Attachments: [2-CASE MAP.BACP-159.pdf](#)
[3-AERIAL.BACP 159.pdf](#)
[4-COMP PLAN.BACP 159..pdf](#)
[5-DRAFT PUD.BACP 159.pdf](#)
[6-CASE HISTORY MAPS.pdf](#)

- B. [16-1605](#) Public hearing, consideration, and possible action regarding BAZ-1970, BA Corner, 40.71 acres, A-1, RD, CN, and CG to CH, northeast corner of Tucson Street and Aspen Avenue

- Attachments:** [2-CASE MAP.BAZ-1970.pdf](#)
[3-AERIAL.BAZ 1970.pdf](#)
[4-COMPREHENSIVE PLAN.BAZ 1970.pdf](#)
[5-TOPOGRAPHIC SURVEY.pdf](#)

- C. [16-1530](#) Public hearing, consideration, and possible action regarding PUD 66G, Spring Hill at Forest Ridge, a request for a minor amendment to PUD 66, 34.14 acres, R-1/PUD 66 to R-1/PUD 66G, south of Kenosha Street, one half mile west of Oak Grove Road

- Attachments:** [2-CASE MAP.PUD-66G](#)
[3- AERIAL.PUD-66G](#)
[4- COMPREHENSIVE PLAN](#)
[5-PUD 66G DESIGN STATEMENT AND CONCEPTUAL SITE PLAN](#)
[6- PUD 66 Information](#)

- D. [16-1531](#) Public hearing, consideration, and possible action regarding PUD 229B, a request for a minor amendment to PUD 229, The Icon at Broken Arrow Apartments, 13.35 acres, PUD 229/RM, southeast corner of Florence Street and Elm Place

- Attachments:** [2- PUD-229B](#)
[3- AERIAL.PUD-229B](#)
[4- CONCEPTUAL SITE PLAN of PARKING 1=20'](#)
[5- DESIGN STATEMENT AND GRAPHICS](#)

- E. [16-1532](#) Public hearing, consideration, and possible action regarding PUD-255, First National Bank, 3.40 acres, DM to DM/PUD-255, one-half mile north of Houston Street, one-half mile west of 9th Street on the southeast corner of Main Street and Broadway

- Attachments:** [2-CASE MAP.PUD-255](#)
[3- AERIAL.PUD 255](#)
[4- PUD Text](#)
[5-Site Plan.pdf](#)

- F. [16-1559](#) Public hearing, consideration, and possible action regarding PUD 256 and BAZ 1969, Whiskey Ridge, 142.16 acres, A-1 to RS-3/PUD 256, southeast corner of 23rd Street and Rockford Street

- Attachments:** [2-CASE MAP.PUD-256 & BAZ-1969.pdf](#)
[3-AERIAL.PUD 256 & BAZ 1969.pdf](#)
[4-COMP PLAN.PUD 256 & BAZ 1969.pdf](#)
[5-PUD 256 DESIGN STATEMENT AND SITE PLAN.pdf](#)

- G. [16-1421](#) Public hearing, consideration, and possible action regarding PUD-257, Commerce Crossing, 2.98 acres, IL to IL/PUD-257, south of Albany Street, one-quarter mile west of Olive Avenue

- Attachments:** [2- CASE MAP.PUD-257.pdf](#)
 [3- AERIAL.PUD 257.pdf](#)
 [4- PUD 257 TEXT.doc](#)
 [5- SITE PLAN.pdf](#)
 [6- SITE PLAN AERIAL.pdf](#)

7. Appeals

None

8. General Commission Business

None

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