



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, September 22, 2016

5:00 PM

Council Chambers

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

None

4. Consideration of Consent Agenda

- A. [16-1168](#) Consideration and possible action regarding Planning Commission meeting minutes of September 8, 2016.

Attachments: [20160908 PLANNING COMMISSION MINUTES.pdf](#)

- B. [16-1166](#) Consideration and possible action regarding BAL-2000, Waterloo Way Parcel 2 Lot Split, 10.42 acres, CG and PUD-126, north and west of the northwest corner of Tucson Street and Elm Place

Attachments: [2-CASE MAP.BAL-2000.pdf](#)
[3-LOT SPLIT EXHIBIT.pdf](#)
[4-LEGAL DESCRIPTIONS.pdf](#)
[5-PUD 126.pdf](#)
[FINAL PLAT.pdf](#)

- C. [16-1091](#) Consideration, and possible action regarding PT16-106, Preliminary Plat, The Oaks Off Main, a re-subdivision of Lots 13 thru 24, Block 40, Broken Arrow Original Town, 0.96 acres, R-3 to DM, north of Commercial Street between Cedar Avenue and Birch Avenue

Attachments: [2-CHECKLIST.THE OAKS OFF MAIN.DOC](#)
[3-PRELIMINARY PLAT AND COVENANTS.THE OAKS OFF MAIN.pdf](#)
[4-GRADING PLAN.THE OAKS OFF MAIN .pdf](#)
[5-TAP LOCATIONS.THE OAKS OFF MAIN.pdf](#)
[6-ORDINANCE 2932.PDF](#)
[7-STAFF REPORT FOR ORDINANCE 2932.pdf](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [16-1165](#) Public hearing, consideration, and possible action regarding BACP 155, Indian Springs Elementary Site, 10.66 acres, Public/Semi-Public to Level 3, one-half mile south of Jasper Street, one-quarter mile east of Aspen Avenue
- Attachments:** [2-CASEMAP.BACP 155.pdf](#)
[3- AERIAL.BACP 155.pdf](#)
[4- COMPREHENSIVE PLAN.pdf](#)
[5-LETTER FROM SCHOOL.pdf](#)
- B. [16-1085](#) Public hearing, consideration, and possible action regarding PUD 161G, Bricktown West Extended, request for a major amendment to PUD 161, 0.87 acres, PUD 161/CG, one-quarter mile east of Olive Avenue, north of Kenosha Street
- Attachments:** [2-CASE MAP.PUD-161G.pdf](#)
[3-AERIAL.PUD-161G.pdf](#)
[4-COMP PLAN.PUD 161G.pdf](#)
[5A-PUD 161G DESIGN STATEMENT \(08-16-2016\).pdf](#)
[5B-PUD 161G EXHIBIT \(08-16-2016\).pdf](#)
[6-PUD 161 DESIGN STATEMENT.pdf](#)
[7-BRICKTOWN WEST EXTENDED PLAT.pdf](#)
- C. [16-1158](#) Public hearing, consideration, and possible action regarding the adoption of the “Go Plan” as a part of the City of Broken Arrow Comprehensive Plan
- Attachments:** [2-FINAL GO PLAN FOR BROKEN ARROW.09-12-2016.pdf](#)
[3-INFORMATION RELATED TO A PROPOSED TRAIL PROJECT.pdf](#)
- D. [16-1167](#) Public hearing, consideration, and possible action regarding a proposal to create a new Single-Family Residential Zoning District, RS-4, Single-Family Residential-4, with modifications to Section 2.1, Table 3.1-1, Section 3.2.A.2, Section 3.2.B.1, Section 3.2.B.2, Section 3.2.B.5, Section 3.3.C.2.b, Table 4.1-2, Section 4.1.E, and Section 5.9.J.4 of the Zoning Ordinance; along with modifications to Table 4.1, Section 4.1.2, and Section 4.1.3 of the Comprehensive Plan
- Attachments:** [2-ZONING ORDINANCE WITH RS-4 STANDARDS INSERTED.pdf](#)
[3A-LAND USE INTENSITY SYSTEM ZONING DISTRICTS TABLE.docx](#)
[3B-LEVEL 2 CRITERIA.docx](#)
[3C-LEVEL 3 CRITERIA.docx](#)
[4-SINGLE FAMILY RESIDENTIAL LOT CHARACTERISTICS.pdf](#)
- E. [16-1169](#) Public hearing, consideration, and possible action regarding a proposal to modify Section 3.3.D.3 of the City of Broken Arrow Zoning Ordinance regarding Storage Buildings

Attachments: [PROPOSED MODIFICATIONS.JPG](#)

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