



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, September 14, 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. [23-1183](#) Approval of Planning Commission meeting minutes of August 24, 2023

Attachments: [08-24-2023 Planning Commission Minutes.he](#)

- B. [23-1177](#) Approval of PR-000318-2023|PT-000947-2023, preliminary plat, The Enclave at Yoly, 18.17 acres, 41 Lots, A-1 (Agriculture), located east of 129th Street (Olive Avenue), one-half mile south of 131st Street (Jasper Street)

Attachments: [2.Casemap](#)
[3.Aerial](#)
[4. Preliminary Plat Checklist](#)
[5. Preliminary Plat Markup](#)
[6. Conceptual Future Development Plat](#)

- C. [23-1180](#) Approve COA-000975-2023, Regional Hyundai Change of Access, approximately 2.27 acres, CH/PUD-162 (Commercial Heavy), located one-quarter mile west of Aspen Avenue (145th East Avenue), north of Kenosha Street (71st Street), at 2380 W. Kenosha Street

Attachments: [2-Change of Access Legal Description](#)
[3-Change of Access Exhibit](#)
[4-Hudimax Broken Arrow](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [23-1178](#) Public hearing, consideration, and possible action regarding PUD-000986-2023 (Planned Unit Development Minor Amendment), Creek 51 Business Park, 97.20 acres, CG and IL/PUD-204A, one-half mile south of Houston Street, west of Highway 51, and west of the Creek Turnpike

Attachments: [2. Casemap](#)
[3. Aerial](#)
[4- PUD-000986-2023 Design Statement](#)
[5- Conceptual Driveway Locations](#)
[6-PUD-204A.APPROVED DOCUMENT.02-06-2018](#)
[7-PUD 204 CONCEPTUAL ZONING AND DEVELOPMENT PLAN](#)
[8- Creek 51 Business Park Plat](#)

- B. [23-1179](#) Public hearing, consideration, and possible action regarding PUD-000951-2023 (Planned Unit Development Minor Amendment), CREOKS, approximately 1.064 acres, 1 proposed lot, CN/PUD-287 located approximately one-quarter mile north of East Kenosha Street (East 71st Street South), East of 193rd E.Ave/ County Line Rd (North 23rd Street)

Attachments: [2. Case Map](#)
[3. Aerial](#)
[4.PUD outline development plan](#)
[5. PUD-287](#)

- C. [23-1193](#) Public hearing, consideration, and possible action regarding PUD-000988-2023 (Planned Unit Development Minor Amendment), Villages at 1Eleven Flats, 8.95 acres, A-1 to CM and PUD-288A, located north of the northwest corner of Florence Street (111th Street) and Aspen Avenue (145th E Avenue)

Attachments: [2. Casemap](#)
[3. Aerial](#)
[4. PUD-288A](#)
[5. Design Statement](#)

- D.** [23-1182](#) Public hearing, consideration, and possible action regarding PUD-000984-2023 (Planned Unit Development), Dallas Street Multi-Family Flats, approximately 0.66 acres, DROD Area 7 (Downtown Residential Overlay) to DROD Area 7 (Downtown Residential Overlay District)/PUD-000984-2023 (Planned Unit Development), one-quarter mile north of Houston Street (81st Street), east of Elm Place (161st E. Avenue)

Attachments: [2-Case Map.PUD-000984-2023](#)
 [3-Aerial.PUD-000984-2023\(a\)](#)
 [4-Comp Plan Map](#)
 [5-PUD Design Statement](#)

- E.** [23-1181](#) Public hearing, consideration, and possible action regarding PUD-000956-2023 (Planned Unit Development), Cypress Business Park, approximately 0.28 acres, CG (Commercial General)/PUD-3 to CG (Commercial General)/PUD-000956-2023, one-eighth mile northwest of the northwest corner of New Orleans Street (101st Street) and Elm Place (161st E. Avenue)

Attachments: [2-Case Map](#)
 [3-Aerial Map](#)
 [4-Comprehensive Plan](#)
 [5-PUD-000956-2023](#)
 [6-Conceptual Site Plan](#)
 [7-Rationale for Cypress Business Park PUD-rev1](#)

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