



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, March 28, 2024

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. [24-447](#) Approval of Planning Commission meeting minutes of March 14, 2024

Attachments: [03-14-2024 Planning Commission Minutes.he](#)

- B. [24-429](#) Approval of PT-001367-2024|PR-000089-2022, Preliminary Plat, The Enclave at Southern Hills, approximately 1.26 acres, 1 Lot, located south of New Orleans Street (101st Street) and approximately 1000 feet east of Olive Avenue (129th Avenue)

Attachments: [Checklist, Preliminary Plat with comments, and Covenants](#)

- C. [24-422](#) Approval of PR-000139-2022 | PT-001396-2024, Conditional Final Plat, Old Highway 51 Industrial Park, approximately 2.30 acres, 1 proposed lot, A-1 to IL/PUD-000502-2022 located approximately one-quarter mile north of Houston Street and one-quarter mile east of 23rd Street, southwest of the Broken Arrow Expressway

Sponsors: Planning Commission

Attachments: [2-Checklist](#)
[3-Conditional Final Plat and Covenants](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [24-444](#) Public hearing, consideration, and possible action regarding COMP-001296-2024, Aspen Creek Village (Comprehensive Plan Change), approximately 90.33 acres from Level 6 (Regional Employment/Commercial) to Level 2 (Urban Residential), north of Tucson Street (121st Street), one-half west of Aspen Avenue (145th East Avenue), south of the Creek Turnpike

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Current Comprehensive Plan Map](#)
[5-Comprehensive Plan Prior to BACP-132](#)
[6-Comprehensive Plan Transportation Map](#)

- B. [24-445](#) Public hearing, consideration, and possible action regarding BAZ-001334-2024 (Rezoning) and SP-001335-2024 (Specific Use Permit), Floral Haven Expansion, 27 acres, A-1 (Agriculture) and R-1 (Single Family Residential) to A-1 (Agriculture)/SP-001335-2024, north of West Kenosha Street (East 71st Street South), and one quarter mile west of South Olive Avenue (South 129th East Avenue)

Sponsors: Planning Commission

Attachments: [2. Casemap](#)
[3. Aerial](#)
[4. Exhibit](#)
[5. Comprehensive Plan](#)

- C. [24-446](#) Public hearing, consideration, and possible action regarding PUD-001360-2024 and BAZ-001206-2023 (Rezoning), Spring Creek Crossing, 38 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential) and PUD (Planned Unit Development)-001360-2024, located north of Tucson Street (121st Street), one-quarter mile west of 9th Street (177th East Avenue/Lynn Lane Road)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Comprehensive Plan](#)
[5-PUD Design Statement 3-22-24](#)
[6-Community Meeting Invitation](#)
[7-Petition in Oposition Submitted 3-25-2024](#)

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