



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, April 25, 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. [24-548](#) Approval of Planning Commission meeting minutes of March 28, 2024

Attachments: [03-28-2024 Planning Commission Minutes.he](#)

- B. [24-549](#) Approval of Planning Commission meeting minutes of April 11, 2024

Attachments: [04-11-2024 Planning Commission Minutes.he](#)

- C. [24-551](#) Approval of LOT-001430-2024 (Lot Split), Williams Lot-Split, 1 Lot into 2, 9.63 acres, located approximately one-half mile south of Florence St (111th) Street, one-half mile west of Lynn Lane Rd (177th E. Ave).

Sponsors: Planning Commission

Attachments: [Aerial](#)
[Case Map](#)
[Exhibit](#)
[Legal Description](#)

- D. [24-552](#) Approval of LOT-001434-2024 (Lot Split), Ellis Lot Split, 9640 S 190th Avenue East, 1 Lot into 3, 2.7 acres, located approximately one quarter mile north of New Orleans Street (101st Street), one quarter mile west of County Line Road (193rd East Ave & 23rd Street).

Attachments: [Case Map](#)
[Aerial](#)
[Comprehensive Plan](#)
[Survey with easement](#)

- E. [24-553](#) Approval of LOT-001319-2024, Detroit Street Homes Lot Split, 1 lot to 2 lots, 0.32 acres, R-3 (Single Family Residential)/DROD Area 2, west of the northwest corner of Detroit Street and 4th Street, at 414 E. Detroit Street

Sponsors: Planning Commission

Attachments: [2. Case Map](#)
[3. Aerial](#)
[4. Exhibit](#)
[5. Legal Description](#)

- F. [24-554](#) Approval of LOT-001414-2024 (Lot Split), Project 111 Lot-Split, 1 Lot into 2, 2.2 acres located approximately one-quarter mile south of West Florence Street (East 111th Street South), one-quarter mile west of South Aspen Avenue (South 145th East Avenue)

Sponsors: Planning Commission

Attachments: [Aerial](#)
[Case Map](#)
[Exhibit](#)
[Legal Description](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [24-555](#) Public hearing, consideration, and possible action regarding BAZ-001411-2024 (Rezoning), Luth Residence, approximately 9.63 acres, A-1 (Agricultural) to RS-4 (Single Family Residential) located one quarter mile east of South Lynn Lane Road (South 177th East Avenue), and south of West Florence Street (East 111th Street South).

Sponsors: Planning Commission

Attachments: [2. Case map](#)
[3. Aerial](#)
[4. Exhibit](#)

- B. [24-556](#) Public hearing, consideration, and possible action regarding
COMP-001404-2024 (Comprehensive Plan Change), Villas at Battle Creek,
23 acres, Levels 2, 4, and 6 to Levels 3 and 4, generally located south and
east of the southeast corner of Omaha Street (51st Street) and Aspen Avenue
(145th East Avenue)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Comp Plan Map](#)
[5-Exhibit A](#)
[6-Informational Notice](#)

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