



**City of Broken Arrow**  
**Meeting Agenda**  
**Planning Commission**

City of Broken Arrow  
Council Chambers  
220 S 1st Street  
Broken Arrow OK  
74012

*Chairperson Ricky Jones*  
*Vice Chair Lee Whelpley*  
*Member Fred Dorrell*  
*Member Mark Jones*  
*Member Pablo Aguirre*

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**Thursday, October 11, 2018**

**5:00 PM**

**Council Chambers**

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- 1. Call To Order**
- 2. Roll Call**
- 3. Old Business**
- 4. Consideration of Consent Agenda**

- A. [18-1129](#) Approval of revised landscape plan for Forest Creek Patio Homes, ST06-155, 24.36 acres, PUD (Planned Unit Development)-146/RM (Residential Multifamily), one-quarter mile east of Garnett Road, north of Houston Street

**Attachments:**

[2-MARCH 2018 AERIAL](#)  
[3-REVISED LANDSCAPE PLAN.FOREST CREEK PATIO HOMES.09-18-20](#)  
[4-LETTER FROM JIM CROSBY.FOREST CREEK PATIO HOMES.09-18-20](#)  
[5-LANDSCAPE PLAN APPROVED IN 2007](#)  
[6-SITE PLAN SUBMITTED IN 2006](#)  
[7-2007 LANDSCAPE PLAN APPROVAL LETTER](#)  
[8-2006 FACT SHEET TO PLANNING COMMISSION.FOREST CREEK PAT](#)  
[9-LETTERS FROM PIPELINE COMPANIES](#)  
[10-PUD 146 FOREST CREEK NEC HOUSTON AND GARNETT RD](#)  
[11-EXCERPTS FROM 2006 ZONING ORDINANCE](#)  
[12-MAY 2017 AERIAL](#)  
[13-SEPTEMBER 2016 AERIAL](#)  
[14-MARCH 2015 AERIAL](#)  
[15-APRIL 2014 AERIAL](#)  
[16-AUGUST 2012 AERIAL](#)  
[17-JUNE 2011 AERIAL](#)  
[18-SEPTEMBER 2010 AERIAL](#)  
[19-MARCH 2010 AERIAL](#)  
[20-OCTOBER 2006 AERIAL](#)  
[21-EMAIL FROM BRENT MURPHY.06-01-2018](#)  
[22-EMAIL FROM JERRY FERGUSON.09-14-2018](#)  
[23-EMAIL FROM MICHAEL SKATES.09-14-2018](#)  
[24-EMAIL FROM JERRY FERGUSON.09-20-2018](#)

- B. [18-1171](#) Approval of PT18-107, Conditional Final Plat, Freedom Wash, a replat of Lot 5 and Lot 7, Block 1 of Kenwood Acres (Plat #1417), 2.76 acres, 3 Lots, R-1 to PUD 172/RD and CH, north of Kenosha Street, one-quarter mile west of 9th Street, between 4th Street and 5th Street

**Attachments:**

[2-CHECKLIST.PT18 107](#)  
[3-CONDITIONAL FINAL PLAT.PT18-107](#)  
[4-KENWOOD ACRES PLAT](#)  
[5-PUD 172 APPROVED DOCUMENT](#)

- C. [18-1160](#) Approval of PT18-110, Preliminary Plat, Casey's General Store 2, Lot 1, Block 1, 1.31 acres, 1 Lot, CG, northeast corner of Aspen Avenue and Florence Street
- Attachments:** [2-CHECKLIST.CASEY'S GENERAL STORE 2](#)  
[3-PRELIMINARY PLAT AND COVENANTS.CASEY GENERAL STORE 2](#)  
[4-PT18 110.CONCEPTUAL UTILITIES](#)  
[5-404 PERMIT 2009-16 INFORMATION](#)  
[6-FEE-IN-LIEU DETENTION DETERMINATION](#)
- D. [18-1199](#) Approval of BAL-2038, 101st and 193rd, 51.38 acres, A-1 and A-CN, located to the north and west of the intersection of New Orleans Street and 23rd Street
- Attachments:** [2-Case Map](#)  
[3-Aerial](#)  
[4-Exhibits](#)

## 5. Consideration of Items Removed from Consent Agenda

### 6. Public Hearings

- A. [18-1179](#) Public hearing, consideration, and possible action regarding PUD-17B (Planned Unit Development), Vandever Acre Center, 5 acres, CG/PUD-17, located north and west of the northwest corner of New Orleans Street and Elm Place
- B. [18-1130](#) Public hearing, consideration, and possible action regarding PUD-189C (Planned Unit Development), Highland 55 at Mission Hills, 19.62 acres, PUD-189/RM to PUD-189C/RM, located north of Albany Street, one-third mile west of 9th Street
- Attachments:** [2-CASE MAP PUD-189C](#)  
[3-AERIAL.PUD 189C](#)  
[4-COMP PLAN](#)  
[5-PUD 189C DESIGN STATEMENT.09-04-2018](#)  
[6-LYNN LANE VILLAGE PLAT](#)  
[7-PUD 189 DESIGN STATEMENT.06-03-2008](#)

- C.     [18-1153](#)     Public hearing, consideration, and possible action regarding SP-291, Waters Edge Winery, 0.08 acres, request for a Specific Use Permit for micro food and beverage production in Area 6 of the Downtown Residential Overlay District, one-half mile north of Houston Street, west of Main Street at 116 S. Main Street

**Attachments:**   [2-CASE MAP.SP 291](#)  
                          [3-AERIAL.SP 291](#)  
                          [4-INFORMATON ABOUT PROPOSED WINERY](#)  
                          [5-ARCHITECTURAL PLANS](#)

- D.     [18-1165](#)     Public hearing, consideration, and possible action regarding BAZ-2013, EuroTexan, 1.05 acres, 1 lot, A-1 to CG, west of the southwest corner of Kenosha Street and Evans Road

**Attachments:**   [2-Case Map](#)  
                          [3-Aerial](#)  
                          [4-Comprehensive Plan](#)  
                          [5-Possum Run Plat and Covenants](#)  
                          [6-Ordinance No. 819](#)

**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 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.**

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**City Clerk**