



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

Thursday, May 9, 2019

5:00 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Old Business

- A. [19-520](#) Public hearing, consideration, and possible action regarding PUD-288 (Planned Unit Development) and BAZ-2024 (Rezoning), Village at 1Eleven, 28.95 acres, A-1 to CM and RS-4/PUD-288, located at the northwest corner of Florence Street (111th Street) and Aspen Avenue (145th E Avenue)

Attachments: [2-CASE MAP](#)
 [3-Aerial](#)
 [4-Comprehensive Plan](#)
 [5-PUD-288 Revised Design Statement](#)

4. Consideration of Consent Agenda

- A. [19-555](#) Approval of Planning Commission meeting minutes of April 11, 2019

Attachments: [04 11 2019 Planning Commission Minutes](#)

- B. [19-561](#) Approval of Planning Commission meeting minutes of April 25, 2019

Attachments: [04 25 2019 Planning Commission Minutes.docx](#)

- C. [19-526](#) Approval of PT17-115A, Revised Preliminary Plat, Creek 51 Business Park, 97.21 acres, 8 Lots, A-1 to CG and IL/PUD-204A, one-half mile south of Houston Street (81st Street), west of Highway 51

Attachments: [2-CHECKLIST](#)
 [3-REVISED PRELIMINARY PLAT AND COVENANTS](#)

- D.** [19-514](#) Approval of PT19-106, Preliminary Plat, Fire Station No. 3, 3.03 acres, 1 Lot, A-1 to PUD-286/CG, one-half mile south of Florence Street (111th Street), west of 23rd Street (County Line Rd), north of the Creek Turnpike
- Attachments:** [2-CHECKLIST](#)
 [3-PRELIMINARY PLAT](#)
 [4-CONCEPTUAL SITE PLAN, FLOOR PLAN, ELEVATIONS, AND AXONOMETRIC](#)
- E.** [19-527](#) Approval of PT19-107, Preliminary Plat, Creek Center, a replat of a part of Possum Run Addition, 1.05 acres, 1 Lot, A-1 to CG, south of Kenosha Street (71st Street) and west 225th East Avenue (Evans Road)
- Attachments:** [2-SUBDIVISION CHECKLIST](#)
 [3-Preliminary Plat and Covenants](#)
- F.** [19-541](#) Approval of PT19-108, Preliminary Plat, Harvest Center, 75.03 acres, 2 Lots, A-1 to PUD-289/IL, one-half mile north of Houston Street (81st Street), west of 23rd Street (County Line Road)
- Attachments:** [2-CHECKLIST](#)
 [3-PRELIMINARY PLAT AND COVENANTS](#)
 [4-CONCEPTUAL UTILITIES PLAN](#)
 [5-PRELIMINARY ENGINEERING PLANS FOR COLLEGE STREET IMPROVEMENTS](#)
- G.** [19-525](#) Approval of PT17-114, Conditional Final Plat, The Villas at Turnberry, a replat of Lot 1, Block 1, Turnberry Commercial, 9.77 acres, 24 Lots, CG to CG and RS-4, southwest corner of 37th Street (209th East Avenue) and Dearborn Street (41st Street)
- Attachments:** [2-CHECKLIST.PT17 114](#)
 [3-Conditional Final Plat and Covenants](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [19-499](#) Public hearing, consideration, and possible action regarding PUD-290 (Planned Unit Development), Riverbrook Apartments, 14.56 acres, RM to PUD-290/RM, one-half mile south of Jasper Street (131st Street), east of Aspen Avenue (145th East Avenue)

Attachments: [-2-CASE MAP](#)
[3-AERIAL WITH FLOODPLAIN](#)
[4-1997 COMP PLAN](#)
[5-PUD-290 DESIGN STATEMENT](#)
[6-INFORMATION ASSOCIATED WITH BAZ-308](#)
[7-ORDINANCE 416](#)
[8-1984 FLOODPLAIN MAP](#)
[9-1999 FLOODPLAIN MAP](#)
[10-2009 FLOODPLAIN MAP](#)
[11-2012 FLOODPLAIN MAP](#)
[12-2016 FLOODPLAIN MAP](#)
[13-GOOGLE EARTH PICTURE LOOKING NORTHEAST FROM THE SOUTH](#)

- B. [19-560](#) Public hearing, consideration, and possible action regarding the proposed modifications to Sections 5.7 (Signs) of the Broken Arrow Zoning Ordinance

Attachments: [2-Signs Code 5.7 Update 5-2-2019](#)

- C. [19-562](#) Public hearing, consideration, and possible action regarding the proposed modifications to Table 3.1-1; Section 3.2.C and 3.3.D; Table 5.4.1; and Section 10.3.D.11.a of the Broken Arrow Zoning Ordinance

Attachments: [B&B Zoning Ordinance Update 5-2-2019](#)

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.

City Clerk