



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

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

*Chairperson Fred Dorrell*  
*Vice Chair Lee Whelpley*  
*Member Ricky Jones*  
*Member Mark Jones*  
*Member Jaylee Klempa*

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**Thursday, November 7, 2019**

**5:00 PM**

**Council Chambers**

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**1. Call To Order**

**2. Roll Call**

**3. Old Business**

- A.     [19-1388](#)     Public hearing, consideration, and possible action regarding PUD-30D (Planned Unit Development), Johanna Woods, 75.14 acres, PUD-30/RMH to PUD-30D/RMH, one-quarter mile east of 23rd Street (County Line Road), south of Omaha Street (51st Street)

**Attachments:**   [2-CASE MAP.PUD-30D](#)  
                          [3-AERIAL.PUD-30D](#)  
                          [4-COMP PLAN.PUD-30D](#)  
                          [5-PUD-30D DESIGN STATEMENT](#)  
                          [6-FEBRUARY 28, 2018, LETTER FROM PHILLIPS 66](#)

**4. Consideration of Consent Agenda**

- A.     [19-1300](#)     Approval of PT19-116, Preliminary Plat, Elysian Fields, 53.55 acres, 182 lots, A-1 (Agricultural) to RS-3 (Single Family Residential) and RS-4 (Single Family Residential) via BAZ-2038, southeast corner of Tucson Street (121st Street) and Garnett Road

**Attachments:**   [2-CHECKLIST.ELYSIAN FIELDS](#)  
                          [3-PRELIMINARY PLAT AND COVENANTS.PT19-116](#)  
                          [4-CONCEPTUAL UTILITIES PLAN.PT19-116](#)  
                          [5-USGS MAP](#)  
                          [6-EXISTING PROPERTY OWNERSHIP BOUNDARIES](#)  
                          [7-PICTURE OF 116TH E. AVENUE AND TUCSON STREET INTERSECTION](#)

- B. [19-1317](#) Approval of BAL-2063CB (Lot Consolidation), Fletcher Family Farm Property, 2 Lots, 39 acres, one-quarter mile south of Tucson Street (121st Street), west of 23rd Street (193rd E. Avenue/County Line Road)
- Attachments:** [2-CASE MAP](#)  
[3-AERIAL](#)  
[4-LOT COMBINATION EXHIBIT](#)  
[5-LOT COMBINATION LEGAL DESCRIPTION](#)
- C. [19-1318](#) Approval of BAL-2064 (Lot Split), Fletcher Family Farm Property, 2 Lots, 39 acres, one-quarter mile south of Tucson Street (121st Street), west of 23rd Street (193rd E. Avenue/County Line Road)
- Attachments:** [2-CASE MAP](#)  
[3-AERIAL](#)  
[4-LOT SPLIT EXHIBIT](#)  
[5-LOT SPLIT LEGAL DESCRIPTION](#)
- D. [19-1370](#) Approval of BAL-2065 (Lot Split), Callison Development, 1 Lot, 0.27 acres, DM (Downtown Mixed-Use)/Downtown Residential Overlay District Area 6, northwest corner of 1st Street and Commercial Street
- Attachments:** [2-CASE MAP](#)  
[3-AERIAL](#)  
[4-EXHIBIT](#)
- E. [19-1379](#) Approval of PT19-113, Conditional Final Plat, Casey's General Store 3, Lot 1, Block 1, 1.77 acres, 1 Lot, A-1 (Agricultural) to PUD-292(Planned Unit Development)/CG (Commercial General), southeast corner of Kenosha Street (71st Street) and 37th Street (209th E. Avenue)
- Attachments:** [2-CHECKLIST.CASEY'S GENERAL STORE 3](#)  
[3-CONDITIONAL FINAL PLAT AND COVENANTS](#)

## **5. Consideration of Items Removed from Consent Agenda**

## **6. Public Hearings**

- A. [19-1293](#) Public hearing, consideration, and possible action regarding PUD-295 (Planned Unit Development) and BAZ-2037 (Rezoning), BA Storage, 0.24 acres, CN (Commercial Neighborhood) to PUD-295/IL (Industrial Light), located north of Kenosha Street (71st Street), one-third mile east of Aspen Avenue (145th E. Avenue)

**Attachments:** [2-CASE MAP.PUD-295 & BAZ-2037](#)  
[3-AERIAL.PUD-295 & BAZ-2037](#)  
[4-COMPREHENSIVE PLAN-PUD 295 & BAZ 2037](#)  
[5-PUD-295 DESIGN STATEMENT.09-17-2019A](#)  
[6-GOOGLE EARTH PICTURE LOOKING NORTHEAST](#)

- B. [19-1365](#) Public hearing, consideration, and possible action regarding BAZ-2038 (Rezoning), Elysian Fields, 53.55 acres, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential), southeast corner of Garnett Road (113th East Avenue) and Tucson Street (121st Street)

**Attachments:** [2-CASE MAP](#)  
[3-AERIAL](#)  
[4-COMPREHENSIVE PLAN MAP](#)  
[5-BAZ-2038 EXHIBIT](#)  
[6- PROPOSED PRELIMINARY PLAT AND COVENANTS](#)

- C. [19-1377](#) Public hearing, consideration, and possible action regarding PUD-296 (Planned Unit Development), Domino's Broken Arrow, CN (Commercial Neighborhood) to PUD-296/CN (Commercial Neighborhood), located at the southeast corner of Albany Street (61st Street) and 23rd Street (County Line Road)

**Attachments:** [2-CASE MAP](#)  
[3-AERIAL](#)  
[4-PUD-296 DESIGN STATEMENT](#)

- D. [19-1380](#) Public hearing, consideration, and possible action regarding PUD-205C (Planned Unit Development Minor Amendment), Tiger Hill Plaza, 5.22 acres, PUD-205B/CG, located on the southwest corner of Kenosha Street (71st Street) and 9th Street (177th E. Avenue)

**Attachments:** [2-CASE MAP](#)  
[3-AERIAL](#)  
[4-DESIGN STATEMENT FOR PUD 205C](#)  
[5-APPROVED PUD 205](#)  
[6-RECORDED TIGER HILL PLAZA PLAT](#)  
[7-DEED OF DEDICATION AND COVENANTS](#)  
[8-LOT SPLIT WARRANTY DEED AND EXHIBIT](#)

**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.**

**POSTED on \_\_\_\_\_, \_\_\_\_\_ at \_\_\_\_\_ am/pm.**

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**City Clerk.**