



City of Broken Arrow

Meeting Agenda

Planning Commission

Chairperson Fred Dorrell (via videoconferencing and/or teleconferencing)

Vice Chair Lee Whelpley (via videoconferencing and/or teleconferencing)

Member Ricky Jones (via videoconferencing and/or teleconferencing)

Member Mark Jones (via videoconferencing and/or teleconferencing)

Member Jaylee Klempa (via videoconferencing and/or teleconferencing)

Members of the public may attend this meeting by joining from a computer, smartphone, or tablet using the following link: BrokenArrowOK.gov/VirtualMeetings.

Thursday, May 14, 2020

5:00 PM

NOTICE AND SPECIAL MEETING AGENDA

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [20-512](#) Approval of Planning Commission meeting minutes of April 23, 2020

Attachments: [04 23 2020 Planning Commission Minutes](#)

- B. [20-506](#) Approval of request for use of masonry and metal exterior building materials, ST20-112, Medwise Urgent Care, 1.26 acres, north of the northeast corner of Kenosha Street (71st Street) and Aspen Avenue (145th East Avenue)

Attachments: [2-Aerial ST20-112](#)
[3-Rendering and Elevations](#)
[4-site plan](#)

- C. [20-507](#) Approval of PT18-105, Conditional Final Plat, RDS Business Park, 19.70 acres, 8 Lots, A-1 to PUD-287/CN, one-quarter mile north of Kenosha Street, east of 23rd Street

Attachments: [2-CHECKLIST.RDS BUSINESS PARK](#)
[3-CONDITIONAL FINAL PLAT AND COVENANTS.RDS BUSINESS PARK](#)

- D. [20-508](#) Approval of PT18-100, Conditional Final Plat, Tucson Village II, 35.68 acres, 93 Lots, A-1 (Agricultural) to RS-3 (Single-family Residential) and FD (Floodplain District)/PUD-234, south of Tucson Street (121st Street), one-third mile west of 23rd Street (S. 193rd E. Avenue/County Line Road)

Attachments: [2-SUBDIVISION CHECKLIST](#)
[3-CONDITIONAL FINAL PLAT](#)

- E. [20-509](#) Approval of PT20-104, Preliminary/Conditional Final plat, Donato, a replat of a part of Lot 12, Block 2 Prairie Dale, 0.60 acres, 1 Lot, A-1 to CN, west of the northwest corner of Oneta Road (241st E. Avenue) and State Highway 51

Attachments: [2-CHECKLIST](#)
[3-PRELIMINARY-CONDITIONAL FINAL PLAT](#)
[4-RECORDED PLAT FOR PRAIRIE DALE](#)
[5-SITE PLAN FOR CANNABIS INC.](#)

- F. [20-510](#) Consideration and possible action regarding PT16-107, Conditional Final Plat, Aspen Meadows a re-plat of Reserve I and a part of Lot 1, Block 4 Aspen Park Village, 18.72 acres, R-3, CH, and PUD 118A to RM/PUD-118E, one-quarter mile north of Kenosha Street (71st Street), one-quarter mile east of Aspen Avenue (145th East Avenue)

Attachments: [2- PT16 107.CHECKLIST](#)
[CONDITIONAL FINAL PLAT](#)

- G. [20-522](#) Approval of PT19-105, Conditional Final Plat, Centennial Crossing, 21.52 acres, 2 Lots, A-1 to PUD 266A/RM, one-quarter mile south of Omaha Street (51st Street), east of Elm Avenue (161st Avenue)

Attachments: [2-CHECKLIST.CENTENNIAL CROSSING](#)
[3-CONDITIONAL FINAL PLAT](#)
[4-SECTION 4.1 OF SUBDIVISION REGULATIONS](#)
[5-SECTION 1.6 OF SUBDIVISION REGULATIONS](#)
[6-PUD-266A DESIGN STATEMENT \(01-28-2020\)](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [20-332](#) Public hearing, consideration, and possible action regarding PUD-303 (Planned Unit Development) and BAZ-2048 (Rezoning), Fiesta Mart, 2.32 acres, A-1 to PUD-303/CG, located on the northwest corner of New Orleans Street (101st Street) and 23rd Street (193rd E. Avenue/County Line Road)

Attachments: [2-CASE MAP.BAZ-2048 & PUD-303](#)
[3-AERIAL.PUD 303 & BAZ 2048](#)
[4-COMPREHENSIVE PLAN](#)
[5-PUD 303 DESIGN STATEMENT](#)
[6-COUNTY LINE FOOD MART PLAT](#)

- B. [20-436](#) Public hearing, consideration, and possible action regarding PUD-304 (Planned Unit Development) and BAZ-2049 (Rezoning), Park Place, 80.00 acres, A-1 to PUD-304/RS-3, located one-quarter mile north of Kenosha Street (71st Street), east of 79th Street (257th E. Avenue/Midway Road)

Attachments: [2-CASE MAP.PUD 304 & PUD 2049](#)
[3-AERIAL.PUD 304 & BAZ 2049](#)
[4-COMPREHENSIVE PLAN](#)
[5-PUD-304 DESIGN STATEMENT.03-03-2020 & 03-10-2020](#)
[6-FEBRUARY 2, 2016 CITY COUNCIL MINUTES](#)
[7-TRAFFIC STUDY SUBMITTED BY APPLICANT](#)
[8-DRAINAGE ANALYSIS SUBMITTED BY APPLICANT](#)

- C. [20-463](#) Public hearing, consideration, and possible action regarding PUD-307 (Planned Unit Development), Aspen Creek Village, 116.78 acres, A-1 to PUD-307/CH and RM (BAZ-1902), located one-quarter mile west of Aspen Avenue (145th East Avenue), north of Tucson Street (121st Street)

Attachments: [2-CASE MAP.PUD 307](#)
[3-AERIAL.PUD 307](#)
[4-CASE MAP FOR BACP 132](#)
[5-DESIGN STATEMENT.PUD 307](#)

- D. [20-504](#) Public hearing, consideration, and possible action regarding SP 297 (Specific Use Permit), Foundations Church, 7.5 acres, R-1 (Single-family Residential) to CG (Commercial General), southeast corner of Kenosha Street (71st Street) and Olive Avenue (129th E. Avenue)

Attachments: [2-CASE MAP](#)
[3-AERIAL](#)
[4-CONCEPTUAL SITE PLAN](#)
[5-BUILDING RENDERINGS](#)

- E. [20-505](#) Public hearing, consideration, and possible action regarding PUD-47G (Planned Unit Development), Innov8ive Technologies, 0.42 acres, PUD-47/IL to PUD-47G/IL, located one-third mile south of Albany Street (61st Street), one-half mile west of Olive Avenue (129th E. Avenue)

Attachments: [2-CASE MAP.PUD-47G](#)
[3-AERIAL PHOTO.PUD 47G](#)
[4-COMP PLAN.PUD-47G](#)
[5-DESIGN STATEMENT.PUD-47G](#)
[6-DESIGN STATEMENT FOR PUD-47](#)
[7-NOVEMBER 19, 2019, OKLAHOMA SUPREME COURT RULING](#)

- F. [20-521](#) Public hearing, consideration, and possible action regarding PUD-253B (Planned Unit Development Major Amendment), North Rose Business Park, 13.20 acre, ON (Office Neighborhood), CN (Commercial Neighborhood), IL (Industrial Light) and PUD-253A, north of Kenosha Street (71st Street), one-quarter mile east of Elm Place (161st Avenue)

Attachments: [2-CASE MAP](#)
[3-Aerial PUD-253B](#)
[4-PUD-273B DESIGN STATEMENT](#)
[5-PUD-253A Development Areas](#)

7. Appeals

8. General Commission Business

- A. [20-511](#) Election of Planning Commission Officers for 2020-2021

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.

City Clerk.