



City of Broken Arrow

Meeting Agenda

Planning Commission

Chairperson Lee Whelpley

Vice Chair Ricky Jones

Member Fred Dorrell

Member Mark Jones

Member Jaylee Klempa

Thursday, July 9, 2020

5:00 PM

**Council Chambers
220 South 1st Street
Broken Arrow**

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [20-811](#) Approval of Planning Commission meeting minutes of June 25, 2020

Attachments: [06 25 2020 Planning Commission Minutes](#)

- B. [20-812](#) Approval of BAL-2090 (Lot Split), North Rose, 1 Lot, 0.53 acres, one-quarter mile north of Kenosha Street (71st Street), one-quarter mile east of Elm Place (161st East Avenue)

Attachments: [2-CASE MAP](#)
[3-Aerial](#)
[4-Exhibits and Legal Descriptions](#)
[5-North Rose Business Park Plat](#)

- C. [20-813](#) Approval of BAL-2091CB (Lot Combination), North Rose, 2 Lots, 0.94 acres, one-quarter mile north of Kenosha Street (71st Street), one-quarter mile east of Elm Place (161st East Avenue)

Attachments: [2-CASE MAP](#)
[3-Aerial](#)
[4-Exhibits and Legal Descriptions](#)
[5-North Rose Business Park Plat](#)

- D. [20-821](#) Approval of PT19-104, Conditional Final Plat, Redbud Ranch, a replat of Lot 2, Block 1 County Line Center, 1 Lot, 18.49 acres, A-RM to RM/PUD-273A, north and east of the northeast corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue)

Attachments: [1-FAC.BDM.07-09-2020](#)
[2-CHECKLIST](#)
[3-CONDITIONAL FINAL PLAT.REDBUD RANCH.07-09-2020](#)
[4-COUNTY LINE CENTER PLAT](#)
[5-COUNTY LINE CENTER COVENANTS](#)

- E. [20-818](#) Approval of PT20-106, conditional final plat, Fire Station #7, 2.48 acres, 1 Lot, AR-1 to RS-2, southeast corner of Washington Street (91st Street) and First Place

Attachments: [2-CHECKLIST](#)
[3-CONDITIONAL FINAL PLAT.BROKEN ARROW FIRE STATION #7](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [20-816](#) Public hearing, consideration, and possible action regarding PUD-92J (Planned Unit Development) and BAZ-2060 (Rezoning), 1320 E. Kenosha Street, 0.63 acres, PUD-92/CH to PUD-92J/CH/IL, located north of Kenosha Street (71st Street), one-third mile east of 9th Street (177th E. Avenue/Lynn Lane) at 1350 E. Kenosha Street

Attachments: [2-CASE MAP.PUD 92J & BAZ 2060](#)
[3-AERIAL.PUD 92J & BAZ 2060](#)
[4-COMP PLAN.PUD-92J](#)
[5-PUD 92J DESIGN STATEMENT.06-02-2020](#)
[6-KENOSHA CROSSING RECORDED PLAT](#)
[7-EXCERPTS FROM ZONING ORDINANCE](#)
[8-COMPREHENSIVE PLAN POLICY LU10](#)
[9-JUNE 25, 2020, EMAIL FROM JUSTIN DEBRUIN](#)

- B.** [20-805](#) Public hearing, consideration, and possible action regarding PUD-118F (Planned Unit Development), Aspen Park Village, 2.80 acres, PUD-118A/CH to PUD-118F/CH, located one-quarter mile north of Kenosha Street (71st Street), east of Aspen Avenue (145th E. Avenue)

Attachments: [2-CASE MAP.PUD-118F](#)
 [3-AERIAL.PUD-118F](#)
 [4-COMP PLAN.PUD-118F](#)
 [5-PUD-118F DESIGN STATEMENT](#)
 [6-NOVEMBER 19, 2019, OKLAHOMA SUPREME COURT RULING](#)
 [7-EMAIL FROM JAKE PFARR.06-11-2020](#)
 [8-REQUEST TO APPEAR.CHASE ELKINS06-11-2020](#)

- C.** [20-814](#) Public hearing, consideration, and possible action regarding PUD-313 (Planned Unit Development), Stoney Ridge Estates, RM (Residential Multi-Family) to RM (Residential Multi-Family)/PUD-313, located one-quarter north of Kenosha Street (71st Street), one-quarter mile west of 9th Street (Lynn Lane), south of the Broken Arrow Expressway

Attachments: [2-CASE MAP](#)
 [3-Aerial](#)
 [4-Design Statement](#)
 [5-Exhibits](#)

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.

City Clerk.