



City of Broken Arrow

Meeting Agenda

Planning Commission

Chairperson Lee Whelpley

Vice Chair Ricky Jones

Member Fred Dorrell

Member Jaylee Klempa

Member Julea' Merriott (pending City Council appointment)

Thursday, October 8, 2020

5:00 PM

**Council Chambers
220 South First Street
Broken Arrow, OK 74012**

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [20-1262](#) Approval of Planning Commission meeting minutes of September 24, 2020

Attachments: [09 24 2020 Planning Commission Minutes](#)

- B. [20-1256](#) Approval of BAL-2099CB (Lot Combination), Primrose School of Broken Arrow, 2 Lots, 2.21 acres, one-quarter mile east of Aspen Avenue (145th East Avenue), south of Albany Street (61st Street)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Exhibit](#)
[5-The Park at Greenway Plat](#)

- C. [20-1255](#) Approval of PT20-110, Preliminary Plat, Bricktown East, 23.5 acres, 92 Lots, CG and IL to PUD-318/RS-4, one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue)

Attachments: [2-CHECKLIST](#)
[3-PRELIMINARY PLAT AND CONCEPTUAL UTILITY PLAN](#)

- D. [20-1259](#) Approval of PT20-114, Preliminary Plat, Presley Reserve, 40.20 acres, A-1 (Agricultural) to RS-3 (Single-Family Residential), south of Tucson Street (121st Street), one-half mile west of Aspen Avenue (145th East Avenue)

Attachments: [2-Checklist](#)
[3-Preliminary Plat, Covenants and Conceptual Utilities](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [20-1247](#) Public hearing, consideration, and possible action regarding BACP-172 (Comprehensive Plan Change), Robson North, 69.47 acres, Level 2, Level 3, Level 4, and Greenway/Floodplain to Level 2 and Greenway/Floodplain, generally located one-eighth mile north of Kenosha Street (71st Street), one-quarter mile east of 65th Street (241st E. Avenue/Oneta Road)

Attachments: [2-CASE MAP.BACP-172](#)
[3-AERIAL.BACP-172](#)
[4-COMP PLAN.BACP-172](#)
[5-COMP PLAN EXCERPT.FOREST RIDGE AREA TOWN CENTER](#)

- B. [20-1248](#) Public hearing, consideration, and possible action regarding PUD-47H (Planned Unit Development), Cloudi Mornings, 0.21 acres, PUD-47/CG/IL to PUD-47H/CG/IL, located one-quarter mile south of Albany Street (61st Street), one-half mile west of Olive Avenue (129th E. Avenue)

Attachments: [2-CASE MAP.PUD-47H](#)
[3-AERIAL.PUD-47H](#)
[4-COMP PLAN.PUD-47H](#)
[5-DESIGN STATEMENT FOR PUD 47H](#)
[6-DESIGN STATEMENT FOR PUD-47](#)
[7-CASE MAPS FOR BAZ-432 AND BAZ-622](#)
[8-NOVEMBER 19, 2019, OKLAHOMA SUPREME COURT RULING](#)
[9-SEPTEMBER 1, 2020 EMAIL FROM AUSTIN MILLER](#)

- C. [20-1249](#) Public hearing, consideration, and possible action regarding PUD-94V (Planned Unit Development) and BAZ-2066, Aspen Circle, 6.90 acres, PUD-94/CG to PUD-94V/CH and IL, located north of the Broken Arrow Expressway, south of Albany Drive, and east of Aspen Avenue (145th E. Avenue)

Attachments: [2-CASE MAP.PUD 94V & BAZ 2066](#)
[3-AERIAL.PUD 94V & BAZ 2066](#)
[4-COMP PLAN.PUD 94V & BAZ 2066](#)
[5-DESIGN STATEMENT.09-21-2020](#)

- D.** [20-1257](#) Public hearing, consideration, and possible action regarding PUD-276A (Planned Unit Development Minor Amendment), Timber Ridge Cottages, 8.05 acres, RM/PUD-276, one-quarter mile south of Kenosha Street (71st Street), east of 37th Street (209th E Avenue)

Attachments: [2-Case Map](#)
 [3-Aerial](#)
 [4-PUD-276A DESIGN STATEMENT](#)
 [5-PUD-276A EXHIBIT](#)

- E.** [20-1258](#) Public hearing, consideration, and possible action regarding BAZ-2068 (Rezoning), Medwise Urgent Care South, 29.18 acres, A-1 (Agricultural)/SP-270 (Specific Use Permit) to CN (Commercial Neighborhood) and ON (Office Neighborhood), south of the Creek Turnpike, east of Elm Place (161st East Avenue)

Attachments: [2-CASE MAP](#)
 [3-AERIAL](#)
 [4-COMPREHENSIVE PLAN](#)
 [5-EXHIBIT](#)

7. Appeals

8. General Commission Business

- A.** [20-1207](#) Consideration and possible approval of the 2021 Planning Commission meeting and calendar schedule

Attachments: [2021 PC MEETING DATES](#)

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.