



# City of Broken Arrow

## Meeting Agenda

### Planning Commission

*Chairperson Lee Whelpley*

*Vice Chair Ricky Jones*

*Member Fred Dorrell*

*Member Jaylee Klempa*

*Member Julea' Merriott*

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**Thursday, October 22, 2020**

**5:00 PM**

**Council Chambers  
220 S. 1st Street  
Broken Arrow, OK 74012**

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**1. Call To Order**

**2. Roll Call**

**3. Old Business**

**4. Consideration of Consent Agenda**

- A. [20-1326](#) Approval of PT20-112, preliminary plat, The Lakes at Rabbit Run, 35.51 acres, 100 Lots, A-1 to PUD-316/RS-4, one-quarter mile south of New Orleans Street (101st Street), east of Olive Avenue (129th E. Avenue)

**Attachments:** [2-CHECKLIST - THE LAKES AT RABBIT RUN](#)  
[3-PRELIMINARY PLAT.09-30-2020](#)  
[4-CONCEPTUAL ENGINEERING PLANS](#)  
[5-APPROVED DESIGN STATEMENT FOR PUD 316](#)

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

**6. Public Hearings**

- A. [20-1275](#) Public hearing, consideration, and possible action regarding PUD-94W (Planned Unit Development Amendment) and BAZ-2067 (Rezoning), Honey Springs at Battle Creek, 75.276 acres, PUD-94Q/A-CG (Annexed-Commercial General), A-RD (Annexed-Residential Duplex) and A-R-3 (Annexed-Single-family Residential) to PUD-94W/CG, RD and RS-3 (Single-family Residential), southeast corner of Aspen Avenue (145th E. Avenue) and Dearborn Street (41st Street)

**Attachments:** [2-CASE MAP](#)  
[3-AERIAL](#)  
[4-COMPREHENSIVE PLAN EXHIBIT](#)  
[5-REZONING EXHIBIT](#)  
[6-DESIGN STATEMENT](#)  
[7-EXHIBIT 'A'- Conceptual Site Plan](#)  
[8-Exhibit 'B'- Development Area Plan](#)  
[9-APPROVED PUD 94](#)  
[10-APPROVED PUD 94Q](#)

- B. [20-1328](#) Public hearing, consideration, and possible action regarding PUD-301A (Planned Unit Development Minor Amendment), The Colony at Cedar Ridge, 78.12 acres, A-1 (Agricultural) to CM (Community Mixed-Use), RS-3 (Single-Family Residential) and PUD-301, located one-quarter mile east of Olive Avenue (129th East Avenue), south of New Orleans Street (101st Street)

**Attachments:** [2-CASE MAP](#)  
[3-AERIAL](#)  
[4-PUD-301A DESIGN STATEMENT](#)  
[5-PUD-301A EXHIBIT](#)

- C. [20-1333](#) Public hearing, consideration, and possible action regarding BAZ-2069 (Rezoning), Robson North, 69.47 acres, A-1 to RS-3, 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.BAZ 2069](#)  
[3-AERIAL.BAZ 2069](#)  
[4-COMP PLAN.BAZ 2069](#)

- D.**     [20-1345](#)     Public hearing, consideration, and possible action regarding the proposed changes to Section 3.1.E (Uses Permitted in a Planned Unit Development); Section 3.1.F (Table 3.1-1) Table of Allowed Uses; Section 5.7.C General Sign Standards in All Nonresidential Zoning Districts; Section 10.1 General Rules of Construction; and Section 10.3 Definitions of General Use Categories and Specific Use Types of the Broken Arrow Zoning Ordinance

**Attachments:**   [Proposed Ordinance 3540 Update](#)  
[NOVEMBER 19, 2019, OKLAHOMA SUPREME COURT RULING](#)

## **7. Appeals**

## **8. General Commission Business**

- A.**     [20-1332](#)     Consideration and possible action regarding PT20-115, preliminary plat, Estates at Lynn Lane, 68.30 acres, 255 Lots, R-2 to PUD-315/RS-3, located one-quarter mile north of New Orleans Street (101st Street), east of 9th Street (177th E. Avenue/Lynn Lane Road)

**Attachments:**   [2-CHECKLIST - SUBDIVISION](#)  
[3-PRELIMINARY PLAT.SUBMITTED OCTOBER 14, 2020 AND CONCEPT](#)  
[04-APPROVED PUD 315 DESIGN STATEMENT](#)  
[05-PUD 135 WASHINGTON LANE APPROVED DESIGN STATEMENT](#)  
[06-WASHINGTON LANE II RECORDED PLAT](#)  
[07-WASHINGTON LANE IV RECORDED PLAT](#)  
[08-WASHINGTON LANE IV.PRELIMINARY PLAT.05-20-2005](#)  
[09-WASHINGTON LANE IV.PRELIMINARY PLAT.06-24-2005](#)  
[10-LETTER FROM ERIC ANDERSON.06-14-2005](#)  
[11-LETTER FROM ERIC ANDERSON.06-27-2005](#)  
[12-COMPREHENSIVE PLAN POLICY M15](#)  
[13-EXCERPT FROM SEPTEMBER 15, 2020, CITY COUNCIL MINUTES PE](#)  
[14-PRELIMINARY PLAT NOTICE SENT TO SURROUNDING PROPERTY](#)

## **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.**