



City of Broken Arrow
Meeting Agenda
Planning Commission

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

Thursday, April 22, 2021

5:00 PM

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

AMENDED AGENDA

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [21-474](#) Approval of BAL-2122 (Lot Split), BAPS PAC Lot Split, 2 Lots, 3.26 acres, northeast corner of Main Street and Houston Street (81st Street)

Attachments: [2-CASE MAP](#)
 [3-AERIAL](#)
 [4-Exhibit and Legal Descriptions](#)
 [5-BAPS Performing Arts and Edu Service](#)

- B. [21-491](#) Approval of PT21-102, Preliminary Plat, Battle Creek Commercial Center, 4.92 acres, 2 Lots, PUD-94/CG to PUD-94X/CG and CH, north of the Broken Arrow Expressway and Albany Street (61st Street), one-half mile east of Aspen Avenue (145th E. Avenue)

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

- C. [21-510](#) Approval of BAL-2119, Aspen Square Center/I.D.C. Center II, 1 Existing Lot, 1.66 acres, CN and CH/PUD-74, one-eighth mile north of Washington Street (91st Street), east of Aspen Avenue (145th E. Avenue)

Attachments: [2-BAL-2119 EXHIBITS AND LEGAL DESCRIPTIONS](#)
[3-CASE MAP.BAL 2119](#)
[4-AERIAL.BAL 2119](#)
[5-I.D.C. CENTER II PLAT](#)
[6-PUD 74 AND BAZ 1152](#)
[7-BAL 597 LOT SPLIT](#)
[8-ASPEN SQUARE MINI STORAGE SITE PLAN](#)

- D. [21-511](#) Approval of BAL-2120CB, Aspen Square Center/I.D.C. Center II, 1 Proposed Lot, 2.72 acres, CN and CH/PUD-74, one-eighth mile north of Washington Street (91st Street), east of Aspen Avenue (145th E. Avenue)

Attachments: [2-LOT COMBINATION EXHIBITS AND LEGAL DESCRIPTIONS](#)
[3-CASE MAP.BAL-2120CB](#)
[4-AERIAL.BAL-2120CB](#)
[5-I.D.C. CENTER II PLAT](#)
[6-PUD 74 AND BAZ 1152](#)
[7-BAL 597 LOT SPLIT](#)
[8-ASPEN SQUARE MINI STORAGE SITE PLAN](#)

- E. [21-517](#) Approval of Planning Commission meeting minutes of April 8, 2021

Attachments: [04 08 2021 Planning Commission Minutes](#)

- F. [21-520](#) Approval of a modification to Section 4.1(n) of the Land Subdivision Code for Ellis Property, approximately 2.72 acres, A-RE (Annexed Residential Estate) to RS-1 (Single-family Residential), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street)

Attachments: [2-CASE MAP](#)
[3-AERIAL](#)

- G. [21-525](#) Approval of a modification to Section 4.1(n) of the Land Subdivision Code for McAuliff Property, approximately 1.25 acres, RE (Residential Estate), 500 feet west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street)

Attachments: [2-CASE MAP](#)
[3-AERIAL](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [21-518](#) Public hearing, consideration, and possible action regarding PUD-322 (Planned Unit Development), Old Hitching Post, approximately 0.84 acres, A-1 (Agricultural) to CN (Commercial Neighborhood), northeast corner of Main Street and Washington Street (91st Street)

Attachments: [2-Case Map](#)
 [3-Aerial](#)
 [4-Comprehensive Plan](#)
 [5-Design Statement](#)

- B. [21-519](#) Public hearing, consideration, and possible action regarding BAZ-2082 (Rezoning), Ellis Property, approximately 2.72 acres, A-RE (Annexed Residential Estate) to RS-1 (Single-family Residential), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), one-third mile north of New Orleans Street (101st Street)

Attachments: [2-CASE MAP](#)
 [3-AERIAL](#)
 [4-CompPlan](#)
 [5-Conceptual Future Lot Split](#)

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 this ____ day of _____, _____, at _____ a.m./p.m.

City Clerk