



City of Broken Arrow
Meeting Agenda
Planning Commission

Chairperson Jaylee Klempa

Vice Chair Robert Goranson

Member Lee Whelpley

Member Jonathan Townsend

Thursday, June 9, 2022

5:30 PM

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

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [22-740](#) Approval of Planning Commission meeting minutes of May 26, 2022

Attachments: [05 26 2022 Planning Commission Minutes](#)

- B. [22-757](#) Approval of BAL-2169CB (Lot Consolidation), ALDI Spring Creek Plaza,
1 Proposed Lot, 2.46 acres, CG/PUD-294, southeast corner of West
Tucson Street (121st Street) and South Elm Place (161st East Avenue)

Attachments: [2-BAL-2169CB AERIAL](#)
 [3.BAL-2169CB CASE MAP](#)
 [4-Recorded Plat](#)
 [5-BAL-2169CB EXHIBIT](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [22-750](#) Public hearing, consideration, and possible action regarding BAZ-2110 (Rezoning), New Orleans Plaza, 9.10 acres, A-CN (Annexed Commercial Neighborhood) to CG (Commercial General) located at the southeast corner of New Orleans Street (101st Street) and 23rd Street (County Line Road)

Attachments: [2-CASE MAP](#)
[3-AERIAL](#)
[4-COMPREHENSIVE PLAN](#)
[5-EXHIBIT OF COMPREHENSIVE PLAN VS CURRENT PLAT](#)
[6-Elmwood Estates IV Commercial Property Plat](#)
[7-Ordinance No. 2310](#)

- B. [22-754](#) Public hearing, consideration, and possible action regarding BAZ-2111 (Rezoning) and PUD-126F (Planned Unit Development), Tucson Business Park, 2.38 acres, PUD-126/CG (Commercial General) to PUD-126F/CG (Commercial General) & IL (Industrial Light), located one-quarter mile west of Elm Place (161st E. Avenue), north of Tucson Street (121st Street)

Attachments: [2-CASE MAP](#)
[3-AERIAL](#)
[4-PUD-126F Design Statement](#)
[5-Recorded Plat Waterloo Way](#)

- C. [22-753](#) Public hearing, consideration, and possible action regarding the proposed modifications to Chapter 3 and Chapter 5 of the Downtown Residential Overlay District (DROD)

Attachments: [2-Proposed Changes to Chapter 3](#)
[3-Proposed Changes to Chapter 5](#)
[4-DROD Area Map](#)

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.**

A paper copy of this agenda is available upon request.

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

City Clerk