



City of Broken Arrow
Planning Commission
Minutes

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

Robert Goranson Chairman
Jason Coan Vice Chairman
Jaylee Klempa Commissioner
Jonathan Townsend Commissioner
Mindy Payne Commissioner

Thursday, March 26, 2026

Council Chambers

1. Call to Order

Vice Chairman Jason Coan called the meeting to order at 5:30 p.m.

2. Roll Call

Present: 4 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan
Absent: 1 - Robert Goranson

3. Old Business - NONE

4. Consideration of Consent Agenda

- A. 26-437** Approval of LOT-002705-2026, Timbercrest Lot Split, 1 lot to 2 lots 5.11 acres, CH (Commercial Heavy), located approximately just north of Albany Street (61st Street) and one-eighth mile east of Aspen Avenue (145th East Avenue)
- B. 26-405** Approval of PR-000885-2025 | PT-002706-2026, Preliminary Plat for Walmart Addition, approximately 16.875 acres, 2 Lots, Commercial General (CG), located on the northwest corner of E. Kenosha Street (71st Street) and Oneta Road (S. 241st East Avenue)
- C. 26-443** Approval of PT-002685-2026 | PR-000915-2026, Preliminary Plat, Elm Village, 21.81 acres, 89 lots, RM (Residential Multifamily) and PUD-340 to RSP (Single-family residential - Preservation) via BAZ-002485-2025, located one-eighth of a mile south of West Tucson Street (121st Street South) and just west of South Elm Place (161st East Avenue)

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne
Move to Approve Consent Agenda minus Item 26-443

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan

5. Consideration of Items Removed from Consent Agenda

- C. 26-443** Approval of PT-002685-2026 | PR-000915-2026, Preliminary Plat, Elm Village, 21.81 acres, 89 lots, RM (Residential Multifamily) and PUD-340 to RSP (Single-family residential - Preservation) via BAZ-002485-2025, located one-eighth of a mile south of West Tucson Street (121st Street South) and just west of South Elm Place (161st East Avenue)

Jose Jimenez, Planner II, presented Item 26-443, which involves approval of a preliminary plat for Elm Village, a 21.81-acre residential development with 89 lots, following a prior rezoning from multifamily to single-family residential preservation. The project will access South Elm Place, with final plans to address the required secondary emergency access. Portions of the site lie within a floodplain and will be used for drainage easements in compliance with applicable regulations. As the first step in the platting process, the Staff recommended approval of the preliminary plat, subject to comments.

Erik Enyart of Tanner Consulting expressed general agreement with the Staff's recommendations for the preliminary plat, but noted the review comments were received too late to discuss at the TAC meeting. He requested flexibility to work through minor technical details with the Staff during the process. He asked that those items not be fixed in the preliminary approval, emphasizing a qualified approval contingent on resolving those details.

The discussion clarified that the applicant agrees with Staff overall but wants flexibility to resolve technical details—particularly around secondary access and engineering

specifications—during later stages. The main issue highlighted was fire access, with Staff explaining there are multiple ways to meet code (not just a second road), such as sprinklers or design adjustments, which will be finalized before the conditional final plat.

Commission members confirmed that this is only a preliminary plat and that all details will return for review at the conditional final stage, ensuring compliance before final approval. Staff expressed confidence that outstanding issues can be worked out collaboratively with the applicant prior to that stage.

MOTION: A motion was made by Jaylee Klempa, seconded by Jonathan Townsend
Move to Approve Item 26-443 PT-002685-2026 | PR-000915-2026, Preliminary Plat, Elm Village, 21.81 acres, 89 lots, RM (Residential Multifamily) and PUD-340 to RSP (Single-family residential - Preservation) via BAZ-002485-2025, located one-eighth of a mile south of West Tucson Street (121st Street South) and just west of South Elm Place (161st East Avenue) with the knowledge that Staff will be working with the applicant to solidify the checklist

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan

6. Public Hearings

- A. 26-435** *No Action Taken*, COMP-002549-2025, Comprehensive Plan Change, 4701 S Garnett Road, 6.19 acres from Level 4 (Commercial/Employment Nodes) to Level 2 (Urban Residential) located approximately one-tenth mile north and east of the northeast corner of W. Florence Street (111st Street) and Garnett Road (113th E. Avenue).

The applicant withdrew this item; no action was taken.

- B. 26-441** **Public hearing, consideration, and possible action regarding PUD-002519-2025, major amendment to PUD-307, and BAZ-002633-2026, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH) to Single-family Residential - Compact (RS-C), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).**

Jose Jimenez, Planner II, presented Item 26-441. This item involves a proposed major amendment and rezoning for Aspen Creek Villas, converting the property from commercial heavy to single-family residential compact. However, because the applicant has not yet submitted all the requested updated materials, both the Staff and the applicant requested a continuance. Staff recommended postponing consideration of the item to the April 23, 2026, Planning Commission meeting to allow time for those materials to be completed.

Alan Betchan, AAB Engineering, representing the applicant, agreed with the Staff’s recommendation to continue the item, explaining that the project is being revised into a more blended development, which adds complexity and requires significant updates to the PUD and site plan. He noted they are close to a finalized plan but need additional time for staff review to ensure it meets all requirements, and therefore formally requested the continuance.

MOTION: A motion was made by Mindy Payne, seconded by Jonathan Townsend
Move to table Item 26-441 Public hearing, consideration, and possible action regarding PUD-002519-2025, major amendment to PUD-307, and BAZ-002633-2026, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH) to Single-family Residential - Compact (RS-C), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue) until April 23, 2026

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan

- C. 26-440** **Public hearing, consideration, and possible action regarding PUD-002694-2025 (Planned Unit Development), minor amendment to PUD-002316-2025, PUD-001815-2024, PUD-000126-2022, Southern Trails on Olive, 20.49 acres, CG (Commercial General), RM (Residential Multifamily), CM (Community Mixed-Use) via BAZ-00012-2022 and PUD-000126-2022, located on the southeast corner of New Orleans Street (101st Street) and Aspen Avenue (145th East Avenue)**

Jose Jimenez, Planner II, presented Item 26-440. This item involves a minor amendment to the Southern Trails PUD, correcting technical standards for a multifamily portion of the development. The amendment removes strict lot width and street frontage requirements, allowing access through mutual access easements that will be finalized during platting. The property is not in a floodplain, utilities will be city-provided, and the Staff recommended approval based on compatibility with surrounding development.

Erik Enyart, Tanner Consulting, explained that the requested PUD amendment addresses a change identified between the preliminary and final plat, specifically involving a townhouse-style multifamily lot that no longer has direct street frontage. He noted the project has always intended to rely on access easements, and the amendment formally allows that configuration by removing frontage and lot width requirements, contingent on dedicated mutual access easements being included in the plat.

The discussion clarified that removing frontage requirements would not negatively impact walkability or connectivity. The applicant confirmed that pedestrian connections have always been part of the design, with planned access along the mutual easements to both the north and toward Olive Avenue remaining unchanged.

MOTION: A motion was made by Jaylee Klempa, Jason Coan
Move to Approve Item 26-440 PUD-002694-2025 (Planned Unit Development), minor amendment to PUD-002316-2025, PUD-001815-2024, PUD-000126-2022, Southern Trails on Olive, 20.49 acres, CG (Commercial General), RM (Residential Multifamily), CM (Community Mixed-Use) via BAZ-00012-2022 and PUD-000126-2022, located on the southeast corner of New Orleans Street (101st Street) and Aspen Avenue (145th East Avenue)

The motion carried by the following vote:
Jonathan Townsend, Jaylee Klempa, Jason Coan
Mindy Payne

Aye: 3 -
Nay: 1 -

- 7. Appeals - NONE
- 8. General Commission Business - NONE
- 9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action)

Commissioner Mindy Payne expressed appreciation to the Staff for installing decorative artwork on a traffic control box in the New Orleans Square area, highlighting a butterfly design created by a local student. She noted it enhances the area aesthetically and positively impacts the community, with others agreeing it’s a small but meaningful improvement.

10. Adjournment

The meeting was adjourned at 5:52 p.m.

MOTION: A motion was made by Jonathan Townsend, seconded by Jason Coan
Move to Adjourn

The motion carried by the following vote:
Mindy Payne, Jonathan Townsend, Jason Coan
Jaylee Klempa

Aye: 3 -
Nay: 1 -