



City of Broken Arrow

Minutes

Planning Commission

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

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

Thursday, May 22, 2025	5:30 p.m.	Council Chambers
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1. Call to Order

Chairman Robert Goranson called the meeting to order at 5:30 p.m.

2. Roll Call

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

3. Old Business - NONE

4. Consideration of Consent Agenda

- A. 25-726 Approval of Planning Commission meeting minutes of May 8, 2025
- B. 25-686 Approval of LOT-002170-2025, Lynn Lane Plaza East, 2 lots to 1 lot, 1.89 acres, IL (Industrial Light), located approximately one-eighth mile south of Houston Street (81st Street) and east of 9th Street (Lynn Lane Road)
- C. 25-705 Approval of LOT-002137-2025, 514 N Birch, 1 lot to 2 lots, 0.24 acres, Area 1-DROD, located approximately one-eighth mile east of Elm Place (161st Street) and one-quarter mile south of Kenosha Street (71st Street) at 514 N Birch Street
- D. 25-735 Approval of LOT-002148-2025, Spring Creek Plaza Consolidation, 2 lots to 1 lot, 1.95 acres, CH (Commercial Heavy)/PUD (Planned Unit Development) 294, located approximately one-eighth mile south of Tucson Street (121st Street), east of Elm Place (161st E. Avenue)
- E. 25-739 Approval of LOT-002169-2025, Pine Valley Reserve Amended, 6 lots to 5 lots, 0.77 acres, RM/PUD-326, located approximately one-quarter mile north of New Orleans Street (101st Street), one-quarter mile west of Olive Avenue (129th East Avenue)

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne

Move to approve Consent Agenda

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

5. Consideration of Items Removed from Consent Agenda - NONE

6. Public Hearings

- A. 25-687 Public hearing, consideration, and possible action regarding BAZ-002130-2025 (Rezoning), County Line Crossing, approximately 51 acres, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential), located north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E Avenue / County Line Road)

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-687, BAZ 2130-2025 is a request to rezone 51 acres from agricultural (A1) to single-family residential (RS3 and RS4) for a proposed detached housing development north of New Orleans Street and a third of a mile west of 23rd Street. The western 34.68 acres would be rezoned to RS3, aligning with Level 2 of the Comprehensive Plan, while the eastern 16.25 acres would be rezoned to RS4, consistent with Level 3. The development must connect to existing stub streets to the west and will have access from New Orleans Street and County Line Road. Staff recommend approval, contingent on platting, as the request complies with the Comprehensive Plan and surrounding land use.

Megan Pasco of Tanner Consulting stated that they agree with the staff's recommendation and are available to answer any questions.

Diana Barbee, property owner at 9656 South 190th, whose land adjoins the eastern edge of the RS3 area, expressed support for the development but raised concerns about preserving existing trees along 90th and 97th Streets, managing watershed impacts—particularly regarding an old pond near the RS3 eastern boundary—and clarifying the type of fence to be used between existing and new residential areas. They also sought clarification on the term "transition area" in reference to the county line property.

Ms. Yamaguchi explained that the "transition area" refers to Level 3 in the comprehensive plan, which allows for higher-density housing and small-scale businesses but not heavy commercial or industrial uses. While apartments or duplexes could be allowed under Level 3, they are not currently part of this request. Ms. Barbee confirmed that there is an existing commercial property nearby and inquired about duplexes, which Ms. Yamaguchi deferred to the applicant to clarify.

Weister Smith, a resident, did not wish to speak but is in support of the development.

Mackenzie Hackett, Staff Planner, read a letter by Scott Donathan into the record. (*summarized*) "I respectfully oppose the rezoning request, arguing that the RS4 designation is inconsistent with surrounding neighborhoods, all of which have larger lot sizes such as RS3, R2, or rural residential estates. I emphasize that no nearby developments feature RS4-sized lots and that introducing them would set a precedent incompatible with the area's character and home values. Additionally, I have concerns about traffic impacts, noting that South 193rd East Avenue is in poor condition, frequently floods, has a problematic railroad crossing, and lacks infrastructure improvements. In conclusion, the area's infrastructure cannot support higher-density development, and I urge the Planning Commission to deny the request."

Ms. Pasco clarified that duplexes are not included in the application and are not permitted under the proposed zoning classifications. She acknowledged that some tree clearing will be necessary for development; however, efforts will be made to preserve trees where feasible, with more details to be provided during the preliminary plat stage. She emphasized that the zoning requests were made thoughtfully, aligning with the comprehensive plan and respecting the existing RS3 zoning of Seven Oaks to the west. She welcomed any additional questions.

In response to questions about tree preservation, Ms. Pasco stated that it was explained that utility easements, which typically require clearing around the property perimeter, involve clearing trees to allow space for services such as electricity and telecom. While some trees might be preserved, particularly near drainage features or ponds—possibly along the northern boundary—most of the site will need to be cleared for grading, roads, and utilities. It was acknowledged that only a limited number of trees can realistically be saved during the development process.

Ms. Yamaguchi clarified that under the current zoning ordinance, there are no requirements for perimeter trees or landscape buffers between residential lots, such as along the north and west boundaries. Landscaping is only required along street frontages, such as 23rd Street and New Orleans. Typically, each lot includes one tree, and fencing along rear lot lines is left to individual property owners. However, the developer is required to install fencing along arterial streets.

The commission expressed support for the development, noting the area's history as an FFA farm and appreciating the thoughtful use of both RS3 and RS4 zoning. In response to a question about infrastructure, Ms. Yamaguchi explained that future engineering and platting phases will address requirements for water, sewer, stormwater, and likely detention facilities. Ms. Pasco added that a preliminary engineering review found no offsite infrastructure needs, as water and sewer services are already in place. Right-of-way dedication during platting will support future street widening. Additionally, the city is planning a mill and overlay for 23rd Street from 101st to 81st, with the potential for long-term improvements through an upcoming bond initiative.

During the closing discussion, Commissioner Mindy Payne thanked Ms. Yamaguchi, and Chairman Robert Goranson reiterated that while the land is currently zoned A1, the Comprehensive Plan designates it as Level 2 and Level 3, making RS3 and RS4 the appropriate zoning classifications. He also explained the public comment procedures, noting that only those who had signed up before the meeting would be allowed to speak. However, further public input could be made at the City Council meeting on June 16. Ms. Yamaguchi confirmed the Planning Commission is a recommending body, and even if the request is denied, the applicant can appeal within 30 days. Commissioner Jason Coan supported the proposal, highlighting that it respects the surrounding RS3 zoning and avoids introducing multi-family housing, which could have caused more concern. He added that property owners should have the right to develop within zoning guidelines and in accordance with the Comprehensive Plan. Commissioner Payne and others acknowledged the current traffic concerns but noted that traffic is moving adequately and improvements are planned. Chairman Goranson emphasized that this meeting concerns zoning only, not site or landscape plans, and tree and drainage issues

will be addressed in later phases.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne
Move to approve Item 25-687 BAZ-002130-2025 (Rezoning), County Line Crossing, approximately 51 acres, A-1 (Agricultural) to RS-3 and RS-4 (Single-Family Residential), located north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E Avenue / County Line Road)

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

B. 25-688 Public hearing, consideration, and possible action regarding PUD-002040-2025 (Planned Unit Development) and BAZ-002088-2025 (Rezoning), The Plaza at Forest Ridge, approximately 17 acres, located south of Kenosha Street (71st Street) and one-half mile east of Oneta Road (241st E. Avenue)

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-688 concerning PUD 2040-2025 and BAZ 2088-2025, a request to rezone approximately 17 unplatted acres south of Kenosha Street and half a mile east of Oneida Road. The proposal supports a town-center mixed-use development, with the portion along Kenosha to be rezoned CG (Commercial General) and the interior to CM (Community Mixed Use), allowing a mix of uses while protecting nearby residential areas. Access will be available from Kenosha, with internal circulation facilitated via private streets, as finalized during the platting process. The site is designated Level 4 in the comprehensive plan, which aligns with the requested zoning. A portion lies in a 100-year floodplain and will be reserved and zoned FD during platting. Water and sewer services are available, and staff recommend approval on the subject to platting. The applicant is present for questions.

Davis Robson, representing Robson Companies, the developer, introduced the team and provided a brief overview of the project's vision, which complements the Forest Ridge offerings originally outlined in PUD 66. While the location differs from the initial plan, the mixed-use concept remains intact, featuring three development areas connected by trails and green space to promote walkability, biking, and golf cart access. The project aims to be a community destination featuring retail, dining, townhomes, and regularly scheduled events, such as art shows and farmers' markets. Conceptual slides illustrate the shopping and dining zones, central green space, and live/work units. Robson then turned the presentation over to Jill Ferenc to discuss PUD and zoning highlights.

Jill Ferenc, TSW, outlined the PUD and zoning details, emphasizing that the CM and CG zoning, combined with the PUD, supports a compatible and innovative mixed-use development aligned with the Level 4 designation and special district overlay on the comprehensive plan. The development is divided into three areas: Area A is the mixed-use core with shops, services, entertainment, and live/work units; Area B is the commercial gateway with space for retail, restaurants, offices, and services; and Area C is the residential edge with townhomes buffering adjacent residential areas to the south. The PUD restricts incompatible uses, such as gas stations and vehicle repair facilities, while encouraging community-oriented uses, like farmers' markets and childcare centers. Design standards, including DROD-based guidelines for townhomes, promote walkability. The plan also reduces parking requirements by 50% to avoid over-parking, leveraging shared parking at the nearby golf club. All streets will be private and maintained by a property owners association. Jill concluded by inviting questions after the next engineering presentation.

Preston Bartley, a civil engineer with Westwood Professional Services, explained the site's access, circulation, and utility planning. The development will feature three main entrances off Kenosha, connected by a looped private road and an east-west corridor, all of which meet fire department standards. Emphasizing walkability, Preston noted that the 50% parking reduction mirrors the approach used in New Orleans Square, with the actual design still exceeding minimum parking needs. Utilities will be extended from adjacent public lines, with all drainage accounted for. A dry detention pond in the southwest corner will also serve as a recreational green space. In contrast, another green area along the east will function as both a community gathering space and a fire access lane, featuring reinforced grass pavers to maintain aesthetic appeal. The smallest townhome lots are 45x52 or 26x75, with shared walls that split the lot lines.

Kevin Maevers, Director of Development Services for Robson Companies, emphasized the importance of community engagement in conjunction with the project's technical aspects. Prior to the meeting, the team hosted three public outreach sessions near the site, with over 150 attendees. Feedback was generally positive, with residents excited about the development and its offerings. Two main concerns arose repeatedly: whether national brands on the Kenosha pad sites would adhere to the project's architectural guidelines and whether there would be sufficient parking for events. In response, Mr. Robson assured that all tenants, including national brands, will be held to the same architectural standards through binding covenants,

ensuring a cohesive look.

Regarding parking, Mr. Maevers stated although a 50% reduction is requested, the current plan already provides about 80% of the required spaces. Development Area A has 78% of the required parking, and Area C (residential) is over-parked, with both garages and 18 visitor spaces, totaling 126% of the requirements. Final figures may be adjusted to account for pad site development, but overall, parking is considered sufficient for the project's needs.

Mr. Maevers concluded the presentation by highlighting an agreement in progress between the plaza and the adjacent golf club to provide 100–200 overflow parking spaces during peak times and special events, ensuring adequate parking beyond the on-site provisions. He thanked the commissioners for their attention and emphasized that the extensive data and planning reflect over 30 years of development vision. He reiterated that the only items currently under consideration are the PUD and zoning change, with construction and design details to follow. He also praised city staff, especially Ms. Yamaguchi, for their support and invited commissioners to ask any questions.

Commissioners raised several detailed questions and clarifications about the conceptual PUD for the Forest Ridge mixed-use development. They confirmed that what is currently under review is only the PUD and rezoning—not the engineering or construction specifics. Key concerns included the timing of the project relative to the planned Kenosha Street widening and traffic signal installation, both of which the developer agreed are necessary before construction can proceed. Questions were also asked about walkability from neighboring areas, with assurances given that sidewalk and trail connectivity, including a 10-foot-wide path, will be incorporated.

There was discussion about a conceptual tunnel under Kenosha for golf carts and bikes, with clarification that it is not part of the current approval and would require a separate engineering review. Regarding short-term rentals, the developer requested an exemption to the city's 300-foot separation rule within Development Area C. However, commissioners raised concerns about potential fairness issues to neighboring properties, prompting staff to develop refined language to limit unintended impacts.

Noise and visual buffering for homes to the south were addressed through a planned evergreen landscape buffer and strategic building placement, providing both vegetative and structural screening. Comparisons were made to more intensive commercial buffers, with the developer asserting this plan exceeds those standards.

Parking was discussed extensively. While the PUD proposes a 50% reduction, the developer clarified that the parking design is based on staggered peak use, walkability, and a shared-use agreement for 100–200 overflow spaces at the nearby golf club. Commissioners suggested restricting future requests for further parking reductions in Development Area B to preserve adequate capacity, which the applicant agreed to review. Signage will be installed to direct overflow parking, and adjustments are being made to the club to manage parking loads better.

Finally, staff and commissioners reiterated that this phase is limited to land use and zoning. All site-specific engineering, traffic, and design details will be finalized in later stages if the PUD and zoning changes are approved.

Valarie Farrow, a resident of Covington Acres, voiced opposition to the proposed development due to flood concerns. Her home is located in a flood zone, and despite taking personal precautions, such as purchasing flood insurance, she has noted that heavy rains have brought water within 10 feet of her house. Ms. Farrow expressed particular concern for the three homes at the entrance of Covington Acres, all of which are within the floodplain, and questioned how the added development might exacerbate runoff or flooding. While she praised the city for managing beaver dams and maintaining nearby detention ponds, she raised concerns about the effectiveness of the proposed dry detention pond in the southwest green space. She sought clarification on its role in mitigating flood risk.

Ms. Farrow continued her comments by emphasizing that the proposed dry detention pond could still contribute runoff into the existing drainage system, which includes culverts leading to a pond east of Dennis Boulevard and eventually to Covington Street and under Kenosha. She warned that this system is already prone to flooding and urged the commission to consider how the new development could exacerbate that risk carefully. She also voiced concerns about how sewer and utility infrastructure could affect soil stability and groundwater levels, potentially increasing flood vulnerability. Acknowledging these are complex engineering matters, she nonetheless stressed the importance of protecting the area's natural character. She expressed sadness over the potential loss of green space that drew her family to the neighborhood.

Chairman Robert Goranson acknowledged Ms. Farrow's concerns and explained that developments in Broken Arrow are not permitted to increase stormwater runoff onto neighboring or downstream properties. He noted that the proposed dry detention pond is intended to manage and control runoff by gradually releasing water rather than allowing uncontrolled flow, which could potentially improve current conditions. Chairman Goranson encouraged continued collaboration with the city to address existing drainage issues. Ms. Farrow reiterated that while she understands the concept of dry detention, the area in question is the lowest point in the system, and she remains concerned about cumulative impacts. Chairman Goranson reaffirmed that the detention design intends to mitigate those effects through controlled discharge.

Preston Bartley, development civil engineer, confirmed that drainage had been a primary concern from the start, especially given the area's history with Covington Creek. The team has coordinated extensively with the City of Broken Arrow's Engineering Department, and a 2022 preliminary study—already reviewed and approved—sized the detention pond and designed a future outflow pipe. The development will build upon that study with further downstream analysis to ensure that no adverse impacts occur. Since part of the site lies within a floodplain, the team will submit the project to FEMA for review and secure a Letter of Map Revision (LOMR) upon completion. To meet FEMA requirements, additional valley storage will be created, providing enhanced flood control and further mitigating potential impacts on neighboring properties.

The commission concluded its discussion by addressing final concerns and providing clarifications. Valerie Farrow proposed a revision to the PUD to prevent the development's short-term rentals from affecting nearby residents' ability to obtain their rental licenses under the city's 300-foot separation rule. Commissioners agreed with the intent and directed staff to work with the applicant in an appropriate language before the item proceeds to the City Council.

Commissioner Jonathan Townsend expressed continued concern about the proposed 50% parking reduction, prompting Mr. Maevers to explain that the reduction is based on staggered peak demand among different business types—such as a breakfast restaurant and a dinner-only establishment—allowing for shared parking use. Mr. Maevers emphasized that this approach reduces excess impervious surfaces, supports walkability, and aligns with the project's design goals. He also noted that parking areas in Development Areas A and C would be placed in a shared reserve maintained by a property owners' association, with the intention of extending similar shared-parking flexibility to pad sites.

Commissioner Townsend acknowledged that the parking strategy now made more sense, particularly in light of concerns about runoff and flood risk raised earlier. He also confirmed the only requested PUD amendment was the short-term rental radius exception. Chairman Goranson reminded everyone that tonight's approval pertains solely to the zoning and PUD elements. Elements such as road widening, signals, or tunnels shown in the conceptual plans are not being approved and would require separate reviews and agreements.

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend
Move to approve Item 25-688 with included language that short-term rentals outside the PUD area will not need to meet the 300' distance requirement to short-term rentals inside the PUD area PUD-002040-2025 (Planned Unit Development) and BAZ-002088-2025 (Rezoning), The Plaza at Forest Ridge, approximately 17 acres, located south of Kenosha Street (71st Street) and one-half mile east of Oneta Road (241st E. Avenue)

The motion carried by the following vote:

Aye: 4- Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

C. 25-689 **Public hearing, consideration, and possible action regarding COMP-002093-2025(Comprehensive Plan Change), Aequitas Tucson Development, 11.72 acres, Levels 2 & 3 to Levels 3 6, & Greenway/Floodplain, located approximately one-eighth mile south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue)**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-689, Comp 2093-2025, is a request to amend the comprehensive plan designation for approximately 12 unplatted acres located about an eighth of a mile south of Tucson Street and half a mile west of Elm Place, changing it from Levels 2 and 3 to Level 3 and Level 6 with a Greenway floodplain designation. The site, currently split by a floodplain, is proposed for three uses: commercial heavy (CH) on the east, light industrial (IL) in the center for high-end executive garage storage, and multi-family residential (up to 55 units) on the west. While the multi-family component complies with density limits under the zoning ordinance, the site layout and driveways are still conceptual and may require adjustments. If approved, the existing Planned Unit Development (PUD) on part of the site would be voided. All floodplain areas will be designated as reserves or flood districts during the platting process. Staff recommend approval of the comprehensive plan amendment, contingent upon submission and acceptance of a PUD

that is consistent with the proposed land use concept. Water and sewer services are available. Nicole Watts of Wallace Design Collective stated agreement with the staff's recommendation and expressed willingness to discuss the project's intent and the draft PUD further if desired by the commission.

Mackenzie Hackett, Staff Planner, read a comment into the record. Sam Woodard, a resident of West Union Court, submitted written opposition to COMP-002093-2025, urging the Planning Commission (*summarized*) "to reject the proposed comprehensive plan amendment. I emphasize the ecological value of the existing green space, citing its role in supporting local wildlife and mitigating flood risk through the natural absorption of stormwater. I express concern that the proposed Level 6 commercial development would reduce the greenbelt and increase flooding hazards despite the inclusion of a floodplain designation. I want to bring to your attention that the City of Broken Arrow has recently acquired a nearby cleared parcel. This Warren Development property is better suited for commercial use without disturbing the natural habitat. I argue that prioritizing development on the subject site over the long-vacant, ready-for-use property undermines responsible growth and environmental stewardship and urged the commission to preserve the green space in its entirety."

The commission clarified that the eastern portion of the property currently has an existing PUD Planned Unit Development (Df). Chairman Robert Goranson explained that the site is presently designated as Level 2 and Level 3 in the comprehensive plan, meaning it could already be developed with RS3 and RS4 single-family residential zoning under current conditions. He acknowledged concerns raised in the opposition letter about preserving the area's natural habitat but noted that development is already allowed under the existing plan. The matter before the commission is strictly whether the proposed change to Levels 3 and 6—with a Greenway floodplain designation—is appropriate and consistent with the city's vision for the area, prompting a call for any further discussion specifically on the comprehensive plan amendment itself.

MOTION: A motion was made by Robert Goranson, seconded by Jason Coan
**Move to approve Item 25-689 COMP-002093-2025(Comprehensive Plan Change),
Aequitas Tucson Development, 11.72 acres, Levels 2 & 3 to Levels 3 6, &
Greenway/Floodplain, located approximately one-eighth mile south of Tucson Street
(121st Street) and one-half mile west of Elm Place (161st East Avenue)**

The motion carried by the following vote:

Aye: 4 -

Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson

7. Appeals - NONE

8. General Commission Business - NONE

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action)

Amanda Yamaguchi, Planning and Development Manager, provided two key updates. First, the previously continued facade variance request for a McDonald's in the Peak Development area has been withdrawn, as the applicant chose to fully comply with the masonry requirements of the zoning ordinance. Second, the City Council has officially approved the new zoning ordinance, which will take effect July 1. In the meantime, a transition period will occur during which cases may fall under either the old or new code, depending on when they were submitted. Staff will indicate the applicable ordinance in each report and work with applicants individually to ensure a smooth transition. A new, user-friendly, searchable version of the ordinance will also be available online.

The Planning Commission concluded with several updates, clarifications, and remarks:

Staff confirmed they will clearly indicate in staff reports and meeting materials whether upcoming cases fall under the old or new zoning ordinance to avoid confusion during the transition period. Commissioners agreed this clarity is essential for public understanding. The newly approved ordinance, which takes effect July 1, updates side yard requirements in the RS district to a minimum of five feet on one side and a total of fifteen feet. Staff anticipates that most active cases will be resolved under the old ordinance within approximately three months, although some older PUDs will still reference it.

The first application under the new ordinance is expected at the June 26 meeting and will be requested by the RSP district. Staff acknowledged that feedback from developers is anticipated in the coming months as they begin working with the new code, which spans 552 pages and includes significant improvements, such as searchable text and visual aids. Minor revisions to the ordinance are expected as usage reveals inconsistencies or issues.

Commissioners also celebrated Broken Arrow's recent recognition as the 12th best place to live in the U.S. by U.S. News & World Report, expressing pride in the city's teamwork and public

service.

Finally, there was a discussion about landscaping compliance. Staff confirmed enforcement is complaint-based due to limited resources. Landscaping required by code must be maintained, and code enforcement will act if violations are reported—often through the city's public reporting app. Commissioners shared personal experiences with the app and praised the responsiveness of enforcement staff, noting the importance of continued follow-up to maintain standards in commercial developments.

10. Adjournment

The meeting adjourned at 6:58 p.m.

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan
Move to adjourn.

The motion carried by the following vote:

Aye: 4 -

Mindy Payne, Jonathan Townsend, Jason Coan, Robert Goranson