



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, April 23, 2026

Council Chambers

1. Call to Order

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

2. Roll Call

Present: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

3. Old Business

4. Consideration of Consent Agenda

- A. 26-530** Approve COA-002750-2026, Lynn Lane Plaza East Change of Access, approximately 1.89 acres, IL (Industrial Light), located one-tenth mile south of E. Houston Street (81st Street) and just east of S. 9th Street (Lynn Lane/177th East Avenue)
- B. 26-548** Approval of LOT-002767-2026, GPM Albany St (lot consolidation), 2 lots to 1 lot, 1.47 acres, CH (Commercial Heavy), located on the southwest corner of Albany St (61st Street) and Aspen Ave (145th E Ave)
- C. 26-553** Approval of Planning Commission meeting minutes of April 9, 2026
- D. 26-554** Approval of LOT-002749-2026 Bronze Oak LLC Lot Split, 2.31 acres, 1 lot to 2 lots, RS (Single Family Residential), one-quarter mile south of Florence Street (111th Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)

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:5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

5. Consideration of Items Removed from Consent Agenda - NONE

6. Public Hearings

- A. 26-547** Public hearing, consideration, and possible action regarding COMP-002721-2026 (Comprehensive Plan Change), Creekside Commercial Center, 52.6 acres, Level 6 to Level 2 and Level 3, located north of Houston Street (81st Street) and east of the Creek Turnpike (SH-364)

Jose Jimenez, Planner II, presented Item 26-547. This request seeks to change a 52.6-acre property's comprehensive plan designation from higher-intensity Level 6 to lower and moderate-intensity Levels 2 and 3 to allow for future commercial development. The applicant plans to pursue rezoning and a planned unit development, with portions of the site designated for different commercial uses as part of a larger master plan. The area is currently vacant and agricultural, not in a floodplain, and has access to utilities, making it suitable for development.

The discussion focused on clarifying that a future frontage road along the Creek Turnpike is still expected, regardless of the comprehensive plan change. Staff confirmed that while the exact location and design are not finalized, the city will require right-of-way dedication during development, likely in phases as different portions of the property are built.

It was explained that developers may not be required to construct the road immediately, but the dedication ensures the corridor is preserved for future use. The final alignment could vary—possibly running between development areas rather than strictly along one side—and will be determined during later planning stages.

Overall, the key point was to ensure there is no misunderstanding that the frontage road requirement is being waived, even though details will be worked out as development progresses.

Nicole Watts, from Wallace Design Collective, explained that part of the property will be developed as a single-family residential subdivision, along with commercial areas. They presented a conceptual plan showing a collector road connecting from the turnpike signal, running south, then looping east and connecting to Houston Street.

Ms. Watts confirmed they understand and intend to meet the city’s requirement for a full collector/frontage road. The plan also includes connecting to an existing stub street near the industrial area, which would allow traffic from that area to reach the signalized intersection instead of using the more dangerous nearby intersection.

Overall, the proposal aims to improve connectivity and traffic safety while aligning with the city’s long-term road planning requirements.

MOTION: A motion was made by Jason Coan, seconded by Robert Goranson
Move to Approver Item 26-547 COMP-002721-2026 (Comprehensive Plan Change), Creekside Commercial Center, 52.6 acres, Level 6 to Level 2 and Level 3, located north of Houston Street (81st Street) and east of the Creek Turnpike (SH-364)

The motion carried by the following vote:

Aye: 3 - Jonathan Townsend, Jason Coan, Robert Goranson
Nay: 2 - Mindy Payne, Jaylee Klempa

B. 26-565 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 26-565. This item is a request to amend an existing planned unit development and rezone 90.33 acres from heavy commercial to compact single-family residential for the Aspen Creek Villas project. The proposal would replace previously planned commercial and multifamily uses with up to 350 single-family lots of varying widths and a minimum lot size of 6,000 square feet.

The comprehensive plan already supports this residential use. Still, staff raised concerns about the lack of a dedicated common open space, recommending that some shared amenities like parks or trails be included in addition to private yard space.

The development would also be required to dedicate right-of-way for a future frontage road along the Creek Turnpike, provide connectivity to surrounding properties, and align with planned roadway improvements on Tucson Street.

Overall, the request shifts the project from a mixed-use commercial concept to a primarily residential neighborhood, with key considerations focused on open space, traffic access, and integration with surrounding development.

Jane Wyrick, Planning & Development Manager, presented changes from the previous iteration of this item. The discussion highlighted key revisions to the Aspen Creek Villas PUD and focused on how those changes improve the plan.

It was clarified that the applicant updated the document to reduce the required open space from 15% to 8%, correct technical references, and formally indicate that the remaining portion of the previous PUD would be abandoned if approved.

A major change was the relocation of the frontage road. Instead of running through the neighborhood, it is now planned along the north edge of the site with a dedicated 80-foot right-of-way, which better aligns with city transportation plans and keeps through-traffic out of the residential area.

The plan also now includes reserve areas to accommodate existing billboards, ensuring they are not impacted, and introduces stub street connections to allow future connectivity to adjacent properties.

Discussion points included concern over the reduced open space percentage and how that number was determined, as well as questions about the placement of stub streets. Overall, the revisions were viewed as a meaningful improvement—especially the frontage road relocation—while still leaving some policy considerations like open space to be addressed further.

Alan Betchan, AAB Engineering, explained that the revisions were made to address concerns about density, housing quality, and layout while keeping the project economically viable.

They reduced the total number of lots from 415 to a maximum of 350, lowered density, and introduced a mix of lot sizes to encourage higher-quality homes and avoid uniform, lower-end development.

The reduction in open space to 8% was justified by noting that much of the development now aligns with zoning that does not require the 15% common open space, while still maintaining the required livability space within the PUD framework.

Mr. Betchan also confirmed planned amenities, including two detention ponds with trails and a potential pool or spray ground, which would serve as functional and recreational open space.

Overall, he emphasized that this plan reflects a balanced compromise—reducing density, improving housing mix and quality, and maintaining flexibility for final design details—while responding to feedback from staff and the commission.

The further discussion focused on whether the revised PUD provides enough benefit and quality for the city while addressing earlier concerns.

Commissioners clarified that buffering requirements don't apply in this case since this is the first residential development in the area, but future developments would be held to those standards. They acknowledged that the proposal follows the intended transitional land use pattern and maintains flexibility for future adjustments.

Mr. Betchan emphasized that the plan now includes lower density, a mix of lot sizes, capped total lots, open space, and amenities, all of which provide more structure and control than standard zoning. They also highlighted that the PUD ensures features like landscaping, fencing, and overall design quality that the city might not otherwise get.

Commissioners responded positively, noting improvements such as wider lots, better layout, and stronger attention to housing quality and aesthetics, including enhanced frontage design and amenities like ponds, trails, and a pool.

Overall, the tone shifted to supportive, with recognition that the applicant made substantial efforts to address concerns, resulting in a more balanced and higher-quality development plan.

Jose Jimenez read a letter from Elisa Buckmaster into the record: The letter expresses opposition to the Aspen Creek Villas project, citing concerns that the development would significantly worsen traffic on 121st Street, which is currently a narrow two-lane road without adequate infrastructure. The writer argues that adding hundreds of homes would increase congestion, limit access, and create safety risks for residents and emergency services. They also raise concerns about declining property values and the ability of Aspen Creek Elementary to handle increased enrollment, emphasizing that infrastructure improvements should be addressed before approving additional development.

**MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne
Move to Approve Item 26-565 with updates as presented and abrogate PUD-307 for this property - 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).**

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

7. Appeals - NONE

8. General Commission Business - NONE

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

Jane Wyrick noted that the next Planning Commission meeting date, May 14, 2026, is also the opening day of the Rooster Days festival, and asked if the commissioners would like to begin that meeting earlier. The commissioners agreed to keep the meeting at the same time as scheduled.

10. Adjournment

The meeting was adjourned at 6:30 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Jonathan Townsend
Move to Adjourn

The motion carried by the following vote:

Aye: 5 -

Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson