



City of Broken Arrow
Minutes
Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

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

Thursday, December 5, 2024	Time 5:30 p.m.	Council Chambers
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1. Call to Order

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

2. Roll Call

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

3. Old Business

A. 24-1598 Public hearing, consideration, and possible action regarding PUD-001814-2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023(Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)

Joel Hensley, Senior Planner, presented a minor amendment to Planned Unit Development (PUD) 1242-2023 for the Antler Falls residential project on 45.84 acres at the southeast corner of Houston Street and Midway Road. The proposed amendment, designated as PUD 1814-2024, involves creating a master-planned, zero-lot line single-family development with up to 160 lots, gated private streets meeting city standards, and entry points on Houston Street and Midway Road. The project includes landscaped reserve areas with amenities and aligns with RS4 zoning requirements, with adjustments to side setbacks allowing a minimum of eight feet between buildings. Staff found no significant deviation from the approved plan and recommended approval, noting the development is consistent with the comprehensive plan and is not in a floodplain.

The commission discussed concerns about the proposed changes to the Antler Falls PUD amendment, specifically reducing side yard setbacks from one foot and nine feet (10 feet between houses) to one foot and seven feet (8 feet between houses). Questions arise regarding the rationale behind this change, with some suspecting it may relate to the lot and house size planning process. A minor correction is needed in the PUD document, where "Kenosha Street" is mentioned instead of "Houston Street."

The commission further discussed that the architectural features cited as justification for the change might not align with typical definitions, which are more akin to wall extensions than proper architectural elements. Staff had recommended reducing the setback through the PUD process for simplicity, though some commissioners expressed concern that this effectively waives the zoning ordinance. The item is continued to allow the applicant to provide further explanation.

The applicant was not present.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne.
Move to continue Item 24-1598 PUD-001814-2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023(Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road(257th East Avenue)

The motion carried by the following vote:

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

4. Consideration of Consent Agenda

- A. 24-1623 Approval of Planning Commission meeting minutes of October 24, 2024**
- B. 24-1624 Approval of Planning Commission meeting minutes of November 21, 2024**

MOTION: A motion was made by Jaylee Klempa, seconded by Jonathan Townsend.
Move to approve consent agenda Items 24-1623 and 24-1624 per staff recommendation.

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. 24-1622 **Public hearing, consideration, and possible action regarding BAZ-001842-2024 (Rezoning), Promise Land Rezoning, 1.04 acres, A-1 (Agricultural) to RS-2 (Single-Family Residential), located approximately one-third mile north of Houston Street (81st Street), west of Oak Grove Road (273rd E. Avenue)**

Joel Hensley, Senior Planner, presented Item 24-1622, a proposal to rezone 1.04 acres of unplatted land about one-third mile north of Houston Street and west of Oak Grove Road. The applicant seeks to change the zoning from A-1 to RS-2 to enable a future lot split and construct a single-family home. While part of the land lies in a 100-year floodplain, the proposal aligns with the Level 1 designation of the comprehensive plan, and a rural water district will provide water. Based on the plan, property location, and surrounding land uses, staff recommends approval of the rezoning request.

Commissioner Jonathan Townsend asked for clarification of water districts. Joel Hensley, Senior Planner, explained that city water is provided to properties within city limits, while areas further east, such as in Wagner County, rely on rural district water sources. These rural water systems serve areas outside the city's infrastructure and are managed differently from municipal water supplies.

Chairman Robert Goranson asked if there would be enough frontage if there were a lot split. The Planning and Development Manager, Amanda Yamaguchi, explained that the remaining lot exceeds the A-1 zoning frontage requirement. In contrast, the newly created lot was explicitly designed to meet the frontage requirements for RS-2 zoning. This careful consideration ensures compliance with the respective zoning regulations for both parcels.

The applicant did not wish to speak.

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend.
Move to approve Item 24-1622 BAZ-001842-2024 (Rezoning), Promise Land Rezoning, 1.04 acres, A-1 (Agricultural) to RS-2 (Single-Family Residential), located approximately one-third mile north of Houston Street (81st Street), west of Oak Grove Road (273rd E. Avenue)

The motion carried by the following vote:
Aye: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

B. 24-1625 **Public hearing, consideration, and possible action regarding PUD-001845-2024 (Planned Unit Development) and BAZ-001851-2024 (Rezoning), Tiger Crossing, 17.66 acres, A-1 (Agricultural) to CG (Commercial General) and CM (Community Mixed-Use), located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)**

Henry Bibelheimer, Planner II, presented Item 24-1625. The public hearing addresses PUD 1845 and BAZ 1851 for the proposed Tiger Crossing development, encompassing 17.66 acres at the northwest corner of Albany Street and County Line Road. The site, currently unplatted and undeveloped, seeks rezoning from Agricultural (A-1) to Commercial General (CG) and Community Mixed-Use (CM). The property is designated as Level 4 in the comprehensive plan, supporting both zoning types. Development Area A, along the frontage, is proposed for commercial use with reduced front and rear setbacks from 50 to 25 feet, a maximum height limit of 35 feet, and allowances for specific signage. Development Area B, located behind Area A, supports office, residential, and mixed-use development with a maximum of 150 dwelling units, enhanced masonry requirements, and a northern landscape buffer of 35 feet. Development Area C is planned for future growth with flexibility for commercial or residential uses based on established standards. Access will be provided via driveways on Albany Street and County Line Road, though some variances for driveway spacing may be needed. The property is not within a 100-year floodplain and has access to city water and sewer. Staff recommends approval of the rezoning and PUD, subject to the property being platted, citing its alignment with the comprehensive plan and surrounding land uses.

Vice Chairman Jason Coan asked if there is anything on a city aspect that the Planning Commission should be considering or considering because of its location. Amanda Yamaguchi, Planning and Development Manager, explained the proposed parking lot is private, and the property owners can put up signs indicating that parking is for business use only, similar to the signage at Domino's across the street, which states "no event parking." Enforcement of these parking restrictions would be the responsibility of the property owners.

Further discussion regarding a Planned Unit Development (PUD) clarified that property owners in a privately owned parking lot can put up signage to restrict parking to business patrons only, as seen in similar cases like the Domino's on the east side of the County Line. This enforcement is up to the property owners. Additionally, there was a recap of the development's progress: originally part of a comprehensive plan changes in July of this year, the PUD covers developments A, B, and C. Currently, only the plan for development A is being proposed, though it sets the framework for B and C. The initial proposal for developments B and C included a conceptual layout of townhouses or duplexes. However, the current PUD documentation is intentionally vague about these specifics to allow for flexibility in future development.

Natalie Cornett, the applicant's representative for Eller & Detrich, was present.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa.
Move to approve Item 24-1625 PUD-001845-2024 (Planned Unit Development) and BAZ-001851-2024 (Rezoning), Tiger Crossing, 17.66 acres, A-1 (Agricultural) to CG (Commercial General) and CM (Community Mixed-Use), located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)

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

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action) - NONE

10. Adjournment

The meeting was adjourned at approximately 5:50 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne.
Move to adjourn.

The motion carried by the following vote:

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