



## City of Broken Arrow

### Minutes Planning Commission

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

**Chairperson Jaylee Klempa**  
**Vice Chair Robert Goranson**  
**Member Jonathan Townsend**  
**Member Jason Coan**  
**Member Mindy Payne**

Thursday, February 22, 2024

Time 5:30 p.m.

Council Chambers

#### 1. Call to Order

Chairperson Jaylee Klempa called the meeting to order at approximately 5:30 p.m.

#### 2. Roll Call

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

#### 3. Old Business

There was no Old Business.

#### 4. Consideration of Consent Agenda

A. 24-298      **Approval of Planning Commission meeting minutes of February 8, 2024**  
B. 24-274      **Approval of PT-001291-2024|PR-000623-2024, Preliminary Plat, The Cedars at the Preserve II, approximately 27 acres, 146 lots, PUD-310 (Planned Unit Development)/RS-4 (Residential Single Family), located at the southeast corner of Omaha Street (51st Street) and 37th Street (209th East Avenue)**  
C. 24-299      **Approval of PT-001301-2024|PR-000627-2024, Preliminary Plat, Timber Ridge Residential, approximately 73.57 acres, 265 Lots, A-1 (Agricultural) to RS-4 (Single-Family Residential) and RD (Residential Duplex)/PUD-334, located south and west of the southwest corner of Albany Street (61st Street) and 37th Street (209th E. Avenue)**  
Senior Planner Joel Hensley presented the Consent Agenda.

Vice Chair Goranson requested Item 4C be removed for discussion.

Chairperson Klempa explained the Consent Agenda consisted of routine items, minor in nature, and was approved in its entirety with a single motion and a single vote, unless an item was removed for discussion. She asked if there were any other Items to be pulled from the Agenda for discussion. There were none.

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

**Move to approve the Consent Agenda less Item 4C**

The motion carried by the following vote:

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

#### 5. Consideration of Items Removed from Consent Agenda

Planning and Development Manager Amanda Yamaguchi reported PT-001301-2024, the preliminary plat for Timber Ridge Residential proposed to have 265 lots on approximately 37.57 acres. She reported this property, which was located south and west of the southwest corner of Albany Street (61st Street) and 37th Street (209th E. Avenue), was approved for rezoning from A-1 (Agricultural) to PUD-334 (Planned Unit Development) with underlying RS-4 (Single-Family Residential) zoning, subject to the property being platted.

Vice Chair Goranson asked if there would be two preliminary plats for this development.

Ms. Yamaguchi responded in the affirmative. She explained this was phase 1 of the development.

The applicant, Mike Thedford, Wallace Design Collective, stated initially the PUD came through with the total buildout number, but this was the first phase and Wallace Design Collective was working through some concepts for the second and third phases.

Vice Chair Goranson noted the PUD indicated a total number of 592 lots, so there would be a lot more lots coming into the south section of the development. He noted at the PUD meeting a lot of discussion was tied into Vancouver, and it was determined that an emergency gate would go in at this location. He asked if an emergency gate would go in between Bentree and Timber Ridge.

Ms. Yamaguchi responded in the affirmative. She stated this was a condition for PUD approval. She stated the emergency gate would not show up on the plat, but it was a requirement and would be seen on the paving plan in the engineering submittal. She noted this was a preliminary layout with preliminary utilities.

Mr. Thedford agreed.

Vice Chair Goranson noted the emergency gate would have a lock box for emergency service access only. He asked if the sidewalks would have connectivity between Bentree and Timber Ridge.

Ms. Yamaguchi responded this would all be discussed when the engineering plans came up, but yes.

Mr. Thedford stated all the requirements specified in the PUD would be fulfilled.

Discussion ensued regarding the streets within and around the development, and the proposed traffic calming devices.

Vice Chair Goranson asked if the emergency gate would be well lit and include signage to prevent residents from running into the gate.

Ms. Yamaguchi noted the exact design of the gate was unknown at this time, but most emergency gates had reflective fixtures.

Mr. Thedford agreed. He noted it was good to remind the residents where the development was headed in terms of the PUD obligations.

Vice Chair Goranson noted the emergency gate was not included in the preliminary plat; therefore, any part of the gate would fall to City Staff and City Council to enforce.

Mr. Thedford agreed. He stated when he moved into the engineering phase, the plans would be submitted, and Staff would ensure the requirements were met.

Ms. Yamaguchi noted if the developer were to move forward with the entire preliminary plat at one time, before homes could be constructed, all infrastructure would need to be in place.

Vice Chair Goranson asked how long until phase 2 might begin.

Mr. Thedford stated a meeting was held earlier with City Staff regarding potential plans for all phases.

Vice Chair Goranson asked if phase 1 might be under construction before phase 2 came back through City Staff and Planning Commission.

Ms. Yamaguchi responded this was a possibility.

Vice Chair Goranson stated he wanted to be sure he was looking at the overall picture. He stated the PUD had 592 houses versus 265 houses as shown in the preliminary plat. He noted the residents of Bentree were concerned the residents of this new development would cut through Bentree to get to Vancouver Street.

Mr. Thedford stated he would remember Vice Chair Goranson's comments, and while this was just the plat, the developer was committed to meeting the PUD requirements.

Vice Chair Goranson asked if the traffic impact study was done.

Ms. Yamaguchi stated she did not believe a traffic impact study was required as part of the PUD.

Vice Chair Goranson stated he believed it was required at the City Council Meeting.

Ms. Yamaguchi indicated she would check and if it were required, she would ensure it was done.

The applicant, Larry Pennington, indicated the traffic impact study was completed two years ago. He stated in terms of when phase 2 began, it would depend on how phase 1 went. He indicated phase 2 would begin before phase 1 was half sold.

**MOTION:** A motion was made by Jason Coan, seconded by Robert Goranson.

**Move to approve the Consent Agenda Item 4C**

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

## 6. Public Hearings

A. 24-295

### **Public hearing, consideration, and possible action regarding BAZ-001285-2024 (Rezoning) Project 111 Rezoning, 2.2 acres, A-1 (Agricultural) to RS-1 (Single-Family Residential), located approximately one-quarter mile south of West Florence Street (East 111th Street South), one-quarter mile west of South Aspen Avenue (South 145th East Avenue)**

Senior Planner Chris Cieslak reported BAZ-001285-2024 was a request to change the zoning designation on 2.2 acres from A-1 (Agricultural) to RS-1 (Single-Family Residential). He stated the property was located approximately one-quarter mile south of West Florence Street (East 111th Street South), one-quarter mile west of South Aspen Avenue (South 145th East Avenue) and the property was currently unplatte. He indicated the property owner was interested in splitting the lot into two parcels. He stated BAZ-001285-2024 was a consistency rezoning, which was required to bring the two proposed lots into compliance with the dimensional standards of current zoning ordinance. He stated the property was designated as Level 1 by the comprehensive plan; RS-1 as well as A-1 were permitted by right in Level 1 of the comprehensive plan. He stated according to FEMA's National Flood Hazard Layer, none of the property was located in the 100-year floodplain. He stated based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommended BAZ-001285-2024 be approved, and platting be waived.

The applicant Tyler Marsten with Renovated Realty stated the he wished to split the lot and sell it to build a single family home.

Commissioner Payne asked if Mr. Marsten was renovating the home in the front and selling the back half of the property.

Mr. Marsten responded in the affirmative.

Commissioner Payne stated Mr. Marsten was doing an excellent job renovating the existing home.

Chairperson Klempa indicated no one signed up to speak and there were no comments submitted to City Staff. She closed the public hearing.

**MOTION:** A motion was made by Jonathan Townsend, seconded by Mindy Payne.

### **Move to approve Item 6A per Staff recommendation**

The motion carried by the following vote:

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

Chairperson Klempa indicated this Item would go before City Council on March 19, 2024; if any wished to speak regarding this Item, a Request to Speak form should be submitted prior to the meeting start.

B. 24-296

### **Public hearing, consideration, and possible action regarding PUD-001294-2024 (Planned Unit Development Minor Amendment), Villages at 1Eleven Flats, 8.95 acres, A-1 to CM and PUD-288A, located north of the northwest corner of Florence Street (111th Street) and Aspen Avenue (145th E Avenue)**

Staff Planner Henry Bibelheimer reported Planned Unit Development (PUD)-001294-2024, a minor amendment to PUD-288A involved a 8.95 acre undeveloped tract located north of the northwest corner of Florence Street (111th Street) and Aspen Avenue (145th E Avenue). He noted he had a correction to make for the Staff Report: the owner of the property was Jason Bradshaw with BLDPSC111LP; this would be corrected in the Staff Report for City Council. He stated PUD-288 and BAZ-2024 were approved on this property by City Council on June 17, 2019. He explained PUD-288 and BAZ-2024 were approved to change the zoning from A-1 (Agricultural) to CM (Community Mixed-Use) and RS-4 (Single-Family Residential) with PUD-288, subject to the property being platted. He stated the western portion of the property was platted as The Village at 1Eleven. He indicated on September 14, 2023 Planning Commission approved PUD-00988-2023, which was to increase the maximum length of the multifamily building design standards, section 5.5.C.2.a of the zoning ordinance. He stated PUD-001294-2024 was a PUD minor amendment to PUD-288, to modify the building design criteria. He stated Section 5.5.C.2.b of the zoning ordinance required that: "Each façade over 50' in length shall incorporate wall plane projections or recesses having a depth of at least 10% of the length of the façade and extend for at least 20% of the length of the façade." He indicated the PUD design requirement shall read:

"FAÇADE ARTICULATION: Multifamily building façades greater than fifty feet (50') in length, measured horizontally, shall be articulated with wall plan projections and recesses having a minimum depth on aggregate of seven (7') feet for a minimum of 30% for Building 1 (Building facing Aspen Avenue) and for a minimum of 14% for Buildings 2 and 3 (Buildings located at the interior of site) of each façade and in substantial conformance with

the Architectural plans and façade elevations represented in Section IV.” He stated Villages at 1Eleven Flats was a proposed mixed-use development consisting of commercial and residential uses. He indicated access to this development was proposed to be from two primary points of access off of Florence Street (111th Street) and two primary points off of Aspen Avenue (145th E Avenue). He noted the conditional final plat for this development was approved by the City Council on October 19, 2021. He noted the surrounding land uses and Comprehensive Plan uses were included in the Staff Report. He stated according to the FEMA Maps, none of this property was located in the 100 year floodplain. He stated based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommended PUD-001294-2023 be approved, subject to the property being platted.

Ms. Yamaguchi noted this was a Minor Amendment and would not go before City Council for consideration.

The applicant Erik Enyart with Tanner Consulting indicated Tanner Consulting was the original planner for the PUD, the engineer and planner for the single family phase to the west, and the engineer, surveyor, and planner for this multifamily development area. He noted this was put together a couple of years ago and there were now some new design elements which needed to be adjusted in order to move forward with the project. He stated he worked with City Staff who recommended the Minor Amendment. He asked for approval. He stated he was in agreement with Staff recommendations.

Chairperson Klempa asked why this change was needed.

Mr. Enyart responded there were a number of development standards attached to multifamily as a use in the Broken Arrow Zoning Ordinance. He stated at the time the PUD was written there was no site plan or design, and now that this was done, it was found there were particular elements not quite in line with the Broken Arrow Zoning Ordinance. He noted Zoning Ordinance was in place to ensure there was façade articulation, with both projections and recessions to make the aesthetics interesting. He displayed the architectural rendering which showed the proposed development. He noted he felt the project had many interesting design elements and was quite attractive.

Vice Chair Goranson agreed.

Mr. Enyart stated according to code a recess of 10 percent was required for a distance of 20 percent of the façade which would be a 25.3 foot recess for a distance of over 50 feet, and this would not work with the proposed design. He stated the proposed Amendment was tailored to the proposed buildings as seen in the rendering.

Chairperson Klempa stated the proposed amendment indicated the building facing Aspen would have more fluctuation in the façade, while the interior buildings would have slightly less fluctuation.

Mr. Enyart responded in the affirmative.

Chairperson Klempa stated she was happy the building facing Aspen would have great fluctuation and she felt the other buildings would still be attractive.

Chairperson Klempa noted there were no comments submitted to City Staff, and no citizens signed up to speak. She closed the public hearing.

Commissioner Coan asked if this type of Amendment was common for projects started several years ago.

Ms. Yamaguchi responded in the affirmative. She stated this particular project went from raw land to fully developed, which took time, and then again, the pandemic happened which slowed progress, so it was not uncommon to see a gap between original approval and small adjustments to PUDs.

**MOTION:** A motion was made by Jason Coan, seconded by Jonathan Townsend.

**Move to approve Item 6B per Staff recommendation**

The motion carried by the following vote:

**Aye:** 4 - Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa  
**Nay:** 1 - Mindy Payne

## 7. Appeals

There were no Appeals.

## 8. General Commission Business

**A. 24-247 Consideration, discussion, and possible appointment of one Planning Commission member to serve on the New Orleans Square Advisory Committee**

Acting Community Development Director Grant Rissler asked the Planning Commission to appoint a Planning Commission Member to serve on the New Orleans Square Advisory Committee. He explained the old New Orleans Square Advisory Committee was being reestablished with new and old members to review the Overlay District and make adjustments if necessary to spur development in the area. He noted Mindy Payne had been appointed by one of the City Council Members; therefore, the Planning Commission should select one of the other four Commissioners to serve.

Chairperson Klempa stated for clarification purposes, Mindy Payne was already appointed, and the Planning Commission was to appoint a second Planning Commission Member to serve.

Commissioner Townsend indicated he served on the New Orleans Square Committee previously, but he would like to serve again unless the City was looking for someone new.

Mr. Rissler indicated Commissioner Townsend was welcome to serve as the Committee had a number of new members.

Commissioner Townsend asked when the Committee would begin meeting.

Mr. Rissler responded it was hoped the Committee would begin meeting at the end of March or the beginning of April.

Vice Chair Goranson asked why it was decided to reestablish the New Orleans Square Advisory Committee.

Mr. Rissler explained New Orleans Square was at approximately 98% occupancy, but nothing was being built. He stated City planners and engineers indicated would-be developers felt the restrictions were too strict. He said maybe this was true, maybe it was not, but the purpose of the Committee was to look at the Overlay District and decide whether this was the case. He noted the Committee would look at the Overlay District and reevaluate the design standards and construction requirements and make adjustments to the Overlay District as a whole if deemed appropriate.

Ms. Yamaguchi stated it was not unusual to revisit overlay districts to make changes. She noted the Committee would not be overhauling the entire document, but making small changes which might encourage development.

Mr. Rissler agreed.

Vice Chair Goranson asked about the coffee shop which was supposed to go in by the McDonalds and the other business which was going to go in by the Mexican restaurant. He asked if those businesses sparked this review.

Mr. Rissler responded yes, in part.

Ms. Yamaguchi stated both of these developments came through as PUDs with modifications to the Overlay District. She stated this in and of itself gave the City Planners pause; this was a brand new Overlay and already amendments were being made, then add to this neither business had yet come to fruition.

**MOTION:** A motion was made by Robert Goranson, seconded by Jason Coan.

**Move to appoint Jonathan Townsend to serve on the New Orleans Square Advisory Committee**

The motion carried by the following vote:

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

Chairperson Klempa indicated this Item would go before City Council on March 5, 2024.

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

Commissioner Payne stated she was approached by a fifth grader who asked if she would hear any music from the Amphitheater at her school, to which she (Commissioner Payne) responded, “possibly,” and the fifth grader got so excited and said, “You mean, the City is giving us our own Spotify!?” She stated it would be so nice if adults could see things from a child’s point of view sometimes; there was always a good side to things.

Chairperson Klempa asked about the City Hall Committee.

Mr. Rissler indicated City Manager Spurgeon hoped to have a welcoming letter for the City Hall Committee Members by the end of the month. He noted City Staff were meeting to discuss what the City needs were to present to the Committee.

Vice Chair Goranson asked if City Hall would be included in the next bond issue.

Mr. Rissler indicated the City did not want to make City Hall a bond issue project.

Chairperson Klempa asked if funding was already in place.

Mr. Rissler responded there was a concept for funding in place.

Mr. Farhad Daroga indicated at this stage, the Committee would be making a needs assessment; the consultants would meet with all departments and staff and give a report on the needs and then go from there with the Committee.

Mr. Rissler indicated Mr. Daroga would be the contact person for the Committee.

Vice Chair Goranson asked if he understood correctly, whatever the Committee decided, whether to improve the existing building or build a new City Hall, the construction/project costs would not be funded through a bond issue.

Assistant City Attorney Graham Parker responded in the affirmative.

Mr. Daroga stated at this point, the Committee would not assess the costs, it would be a needs assessment only. He stated the primary goal of the first phase would be determination of location criteria. He stated the City hired a consultant, Narrate, for this project.

Chairperson Klempa asked who from Narrate would be on the consulting team for this project.

Mr. Daroga responded all four of the Senior Partners from Narrate would be serving on the team for this project.

Ms. Yamaguchi noted she sent out an email last week about the Housing and Demographic Study Meeting, a joint meeting between Planning Commission and City Council. She noted this joint meeting would be on March 26, from 5:30 p.m. to 7:30 p.m. She indicated the location had changed and the meeting would now be at the Public Safety Complex, but she would send out new invites and remind Planning Commission again at the next Planning Commission Meeting.

Vice Chair Goranson asked about the Subdivision Regulations, or land code.

Engineering Section Manager Jason Dickeson stated the Land Subdivision Code evaluation was underway and he hoped to have a new document soon for presentation.

Mr. Rissler noted the Engineering and Design Criteria was just adopted, the Land Subdivision Code was being revised, Zoning Ordinance, and now the New Orleans Square Overlay District; there was a lot going on all at once.

Vice Chair Goranson asked why preliminary plats did not go before City Council for consideration.

Ms. Yamaguchi stated this was simply how Broken Arrow chose to operate, and the Committee was considering whether this should change. She noted the preliminary plat was very fluid and nothing was set in stone until the conditional final plat was considered, and this was why the conditional final plat went before City Council for consideration.

## **10. Adjournment**

The meeting adjourned at approximately 6:20 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, Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa