



City of Broken Arrow

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

Minutes

Planning Commission

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

Thursday, March 13, 2025

5:30 p.m.

Council Chambers

1. Call to Order

Chairman Robert Goranson called the meeting to order at approximately 5:31 p.m.

2. Roll Call

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

3. Old Business - NONE

4. Consideration of Consent Agenda

- A. 25-327 Approval of Planning Commission meeting minutes of February 13, 2025
- B. 25-328 Approval of Planning Commission meeting minutes of February 27, 2025
- C. 25-310 Approval of PR-000762-2024|PT-002024-2025, Preliminary Plat, Ferguson Kia, approximately 6.37 acres, 1 Lot, PUD- 001972-2025/CH (Commercial Heavy), located approximately at the southeast corner of Elm Place and the Broken Arrow Expressway and one-third mile south of Albany Street (61st Street)
- D. 25-313 Approval of PR-000671-2024 | PT-002022-2025, Conditional Final Plat, Arrow Forge Innovation District, approximately 92.20 acres, 4 proposed lot, A-1 (Agricultural), located approximately one-eighth mile east of Olive Avenue (129th East Avenue), south of Florence Street (111th Street)
- E. 25-317 Approval of LOT-002002-2025, Bintree Lift Station, 1 lot to 2 lots, 9.60 acres, located approximately one-third mile east of 23rd Street (County Line Road), south of Albany Street (61st Street)
- F. 25-309 Approval of LOT-002023-2025 Vandever East, 1 lot to 2 lots, 3.34 acres, Commercial General (CG), PUD-4C, and UG3+, located approximately northeast of the northeast corner of New Orleans Street (101st Street) and Elm Place (161st E. Avenue)

MOTION: A motion was made by Robert Goranson, seconded by Jonathon Townsend
Move to Motion to approve items 4 A, B, D, & E of Consent Agenda

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Robert Goranson

Absent: 1 - Jason Coan (absent – arrived at 5:36 p.m.)

5. Consideration of Items Removed from Consent Agenda

- C. 25-310 Approval of PR-000762-2024|PT-002024-2025, Preliminary Plat, Ferguson Kia, approximately 6.37 acres, 1 Lot, PUD- 001972-2025/CH (Commercial Heavy), located approximately at the southeast corner of Elm Place and the Broken Arrow Expressway and one-third mile south of Albany Street (61st Street)

Hannah Rystedt, Planning Intern, presented Item 25-310, the preliminary plat for Ferguson Kia, covering approximately 6.37 acres as a single commercial lot within PUD 1972-2025, is under development at the southeast corner of Elm Place and the Broken Arrow Expressway, about one-third mile south of Albany Street. The lot complies with CH zoning district standards, except where modified by the PUD. An overland drainage easement is planned for a blue-lined stream, though the property is not in a 100-year floodplain per FEMA maps. Primary access will be west Oakland Place, with a temporary turnaround easement to the east. City water and sanitary sewer services are available. Reviewed by the Technical Advisory Committee on March 4, 2025, staff recommends approval, subject to attached comments.

Henry Bibelheimer, Planner II, read a public comment into the record, John Lindman, a resident of 1201 North Kenwood Avenue, expresses concerns about excessive light pollution from the

proposed Ferguson Kia expansion (Agenda Item 4C) for the March 13, 2025, Planning Commission meeting. After a previous expansion, he experienced a significant increase in light pollution, requiring light-blocking curtains to sleep. While he supports the project, he urges the Commission to enforce dark sky regulations or, at a minimum, require the developer to submit a plan to limit light pollution. He also reiterates his request for reduced lighting at existing dealership lots, citing similar ordinances adopted by other municipalities.

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa
Move to approve Item 25-310 PR-000762-2024|PT-002024-2025, Preliminary Plat, Ferguson Kia, approximately 6.37 acres, 1 Lot, PUD- 001972-2025/CH (Commercial Heavy), located approximately at the southeast corner of Elm Place and the Broken Arrow Expressway and one-third mile south of Albany Street (61st Street)

The motion carried by the following vote:

Aye: 5 -

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

F. 25-309 Approval of LOT-002023-2025 Vandever East, 1 lot to 2 lots, 3.34 acres, Commercial General (CG), PUD-4C, and UG3+, located approximately northeast of the northeast corner of New Orleans Street (101st Street) and Elm Place (161st E. Avenue)

Henry Bibelheimer, Planner II, presented Item 25-309, the approval of Lot 2023-2025 Vandiver East involves splitting one lot into two on approximately 3.34 acres, zoned Commercial General and PUD 4C, with UG3 Plus designation from the New Orleans Square Overlay. Located northeast of the New Orleans Street and Elm Place intersection, the split is requested to facilitate the sale of part of the shopping center. The site follows base-zoning ordinance frontage requirements, as modified by the New Orleans Square Overlay, which sets a minimum frontage of 125 feet. Tract A meets this requirement and provides more parking than required (57 spaces vs. 31 required), as does Tract B (62 spaces vs. 33 required). The New Orleans Square Overlay reduces standard zoning parking requirements by half. The property is not in a 100-year floodplain, and water and sanitary sewer services are available. Reviewed by the Technical Advisory Committee on March 4, 2025, with no objections from ONG, PSO, Windstream, or Cox, staff recommends approval, contingent on new warranty deeds for all parcels stamped by the Planning Development Division before recording with Tulsa County.

Robert Getchell, GableGotwals Counsel, attorney for the applicant, stated the lot split would not alter the existing functionality of the property, as the driveways and access points have historically operated in this manner. The primary change is ownership, with a party seeking to own the building and surrounding property instead of leasing it. The subdivision's mutual access and parking easements will remain unchanged, ensuring the property continues functioning as it has for the past 20 years.

The commission further discussed the lot split for Vandiver East and focused on frontage concerns, as the required 125 feet of frontage is spread across multiple arterials, creating a fragmented appearance. However, the lot will functionally operate as it has historically, with existing driveways, mutual access, and parking easements remaining unchanged. The primary intent of the split is for a current tenant to purchase and relocate their business within the shopping center. There are no immediate plans to modify buildings or pavement.

Concerns about potential redevelopment and whether the lot configuration might create challenges were raised. While the zoning ordinance does not explicitly prohibit distributed frontage across multiple arterials, some members questioned whether this interpretation aligns with its original intent. Additionally, the split provides an opportunity to secure an extra 10 feet of right-of-way along New Orleans Street, which was not included in the original staff report. A motion was made to approve the lot split per staff recommendations, with the added condition of dedicating the right-of-way along the arterial street frontages.

MOTION: A motion was made by Jaylee Klempa, seconded by Robert Goranson
Move to approve Item 25-309 with the addition of dedicating ultimate right-of-way, LOT-002023-2025 Vandever East, 1 lot to 2 lots, 3.34 acres, Commercial General (CG), PUD-4C, and UG3+, located approximately northeast of the northeast corner of New Orleans Street (101st Street) and Elm Place (161st E. Avenue)

The motion carried by the following vote:

Aye: 5 -

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

6. Public Hearings

A. 25-314 Public hearing, consideration, and possible action regarding PUD-001977-2025, minor amendment to PUD-290A, RiverBrook, 6.1 acres, Residential Multifamily (RM) and PUD-290A, located approximately one-half mile south of East Jasper Street (East 131st Street South) and east of Aspen Avenue (South 145th Avenue).

Henry Bibelheimer, Planner II, presented Item 25-314, a public hearing concerning a minor

amendment, PUD 1977-2025, to PUD 290A for Riverbrook Apartments, a 6.1-acre multifamily residential development located south of East Jasper Street and east of Aspen Avenue. Initially approved in 2019, PUD 290 allowed apartment construction on 14 acres, setting fencing and landscaping requirements and capping Phase 2 at 95 units. PUD 290A later modified fencing and landscaping requirements along Aspen.

The current amendment facilitates Phase 2 development, proposing 54 dwelling units and allowing parking within 150 linear feet of the 1,330-foot-long green space. It also includes parking within a 130-foot electrical transmission easement relocating a required buffer fence to the south side of the parking lot. Portions of the site fall within a 100-year floodplain per FEMA maps. Staff recommends approval based on the comprehensive plan, location, and surrounding land uses and suggests waiving the platting requirement.

Derrick Hamilton, Belmont Development, the developer and owner, who will also serve as the general contractor for Phase 2, currently owns the adjacent Phase 1 project. They are requesting a minor modification to allow additional parking closer to the buildings and to relocate the required fence to the south side of the property, separating it from the soccer fields.

Further discussion clarified that the red text in the PUD amendment narrative indicates additions rather than general changes. There was some confusion regarding a color rendering included in the documents, with questions about its relevance to the proposed amendment. Staff explained that the rendering, which highlights the parking on the south side near the transmission line and easement, was originally part of a previous PUD submission rather than the current amendment. Ultimately, it was confirmed that no changes were made to the rendering, and the consensus was that it looked good as initially presented.

**MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa
Move to approve Item 25-314 PUD-001977-2025, minor amendment to PUD-290A, RiverBrook, 6.1 acres, Residential Multifamily (RM) and PUD-290A, located approximately one-half mile south of East Jasper Street (East 131st Street South) and east of Aspen Avenue (South 145th Avenue).**

The motion carried by the following vote:

Aye: 5 -

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

B. 25-316 Public hearing, consideration, and possible action regarding SP-001966-2025 (Specific Use Permit), Church of St. Benedict Signage, 4.84 acres, R-2 (Single Family Residential) and RD (Residential Duplex)/SP (Specific Use Permit) 27, one-quarter mile north of New Orleans Street (101st Street), west of Aspen Avenue (145th E. Avenue)

Mackenzie Hackett, Staff Planner, presented Item 25-316, a public hearing concerning SP-01966-2025, a request for a specific use permit to install a digital monument sign for the Church of St. Benedict on its 4.84-acre property, located west of Aspen Avenue and north of New Orleans Street. The proposed sign, now revised from its original submission, will be 12 feet tall with a 60-square-foot display area, including a 30.94-square-foot digital display, a masonry base, and architectural details.

The City Council originally approved a specific use permit for the church in 1982. The request was previously discussed at the February 27, 2025, Planning Commission meeting, where concerns about the sign's size led to modifications, reducing the height from 13 to 12 feet and the display area from 80 to 60 square feet.

Per zoning regulations, institutional uses in residential districts may have freestanding signs limited to 8 feet in height and 32 square feet in display areas unless an exception is granted through a specific use permit or PUD. The zoning ordinance allows illuminated signs for institutional uses like places of assembly. Given that SP-1966 aligns with the comprehensive plan, zoning ordinance, and surrounding land uses, staff recommends approval of the request.

**MOTION: A motion was made by Mindy Payne, seconded by Jonathan Townsend
Move to approve Item 25-316 SP-001966-2025 (Specific Use Permit), Church of St. Benedict Signage, 4.84 acres, R-2 (Single Family Residential) and RD (Residential Duplex)/SP (Specific Use Permit) 27, one-quarter mile north of New Orleans Street (101st Street), west of Aspen Avenue (145th E. 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

A. 25-312 Approval of PT-001942-2024|PR-000627-2024, Conditional Final Plat, Timber Ridge Residential, approximately 35.30 acres, 140 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)

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-312; the conditional final plat for Timber Ridge Residential proposes 140 lots on approximately 35.3 acres, located southwest of Albany Street and 37th Street. The Planning Commission initially recommended approval on January 23, 2025, but the City Council removed it from the consent agenda on February 18 after concerns were raised about neighborhood connectivity and school traffic. Following discussions with the applicant on March 3, an additional stub street was added to improve connectivity. This revised plat is now recommended for approval and will be sent back to the City Council for consideration at the March 18 meeting to keep the project on track.

Further discussion with John Wealer of Glenwood Homes and the commission focused on the conditional final plat for Timber Ridge Residential and its coordination with the adjacent Albany 40 development. Initially approved by the Planning Commission, the City Council referred to the plat due to concerns about connectivity to surrounding neighborhoods and the school. The applicant, John Wheeler of Glenwood Homes, confirmed that a stub street, originally included in the 2022 PUD but removed in later plans, has been reinstated to improve access.

Staff confirmed that meetings were held with engineers from Timber Ridge and Albany 40 to ensure alignment and connectivity, particularly addressing discrepancies in North 32nd Street's alignment due to a retention pond. Coordination is ongoing to adjust Albany 40's plans accordingly.

Planning Commission members emphasized the importance of a comprehensive view of the area's development, including Timber Ridge phases, Albany 40, new RS-4 zoning near Walmart, and the planned road to Timber Ridge Elementary. They stressed avoiding a disjointed approach and ensuring all developments integrate correctly. With staff satisfied that connectivity issues are addressed, the recommendation is to approve the plat and forward it to the City Council.

MOTION: A motion was made by Jaylee Klempa, seconded by Jason Coan
Move to approve Item 25-312 PT-001942-2024|PR-000627-2024, Conditional Final Plat, Timber Ridge Residential, approximately 35.30 acres, 140 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)

The motion carried by the following vote:

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

B. 25-315 Consideration, discussion, and possible approval of building elevations for SITE-001903-2024, Ziggi's Coffee, 1.24 acres, CN (Commercial Neighborhood)/SP (Specific Use Permit) 001773-2024, located south of the southeast corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)

Mackenzie Hackett, Staff Planner, presented Item 25-315, considering approval of building elevations for Site-001903-2024, Ziggy's Coffee, a 1.24-acre site zoned CN Commercial Neighborhood with a specific use permit (001773-2024). The proposed drive-thru coffee shop is located south of the southeast corner of Albany Street and 23rd Street.

A site plan was initially submitted on November 27, 2024, and on February 24, 2025, the applicant requested a facade variance, submitting updated elevations. According to Section 5.8.G.1 of the zoning ordinance, street-facing facades in CN districts must be constructed from approved materials such as masonry, concrete panels, glass block, glass curtain walls, EIFS, or stucco, with EIFS not being the primary material.

The west-facing facade, visible from the street, is primarily composed of EIFS, with stone and metal wall accents. The design includes a decorative metal parapet cap (7.02%) and metal wall panels (9.67%) as accent materials. Since the zoning ordinance allows facade variances on a case-by-case basis, staff recommends approval of the updated building elevations submitted on February 24, 2025.

The applicant for Ziggy's Coffee was present but had no additional comments. The primary goal of the variance is to maintain consistency with the brand's existing buildings. Commissioners acknowledged concerns about metal facades but found the proposed design acceptable, as the metal panels are flat or horizontal rather than rounded corrugated farmhouse-style metal.

The commission suggested that, in the future, applicants using metal wall panels should provide

profile details or cut sheets to help visualize the material. However, it was noted that such documentation is not currently a requirement in the zoning ordinance. No samples or color options were deemed necessary.

EIFS was discussed as a material, with some noting that its quality has improved over time, making it more acceptable than in the past. The building design was well-received, and the commission appreciated the staff's proactive review. The general sentiment was positive, with one commissioner noting that local high schoolers would enjoy the new coffee shop.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne
Move to approve Item 25-315 building elevations for SITE-001903-2024, Ziggi's Coffee, 1.24 acres, CN (Commercial Neighborhood)/SP (Specific Use Permit) 001773-2024, located south of the southeast 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

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

Rocky Henkel thanked the Planning Commission for attending the long meeting for the Zoning Ordinance, which will be previewed on April 18. Mindy Payne gave a shout-out to City staff for the improvements at the events park.

10. Adjournment

The meeting adjourned at 6:15 p.m.

MOTION: A motion was made by Mindy Payne, seconded by Robert Goranson

Move to adjourn

The motion carried by the following vote:

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