



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, June 12, 2025	5:30 p.m.	Council Chambers
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1. Call to Order

Vice Chairman Jason Coan called the meeting to order at 5:30 p.m.

2. Roll Call

Present: 3 - Mindy Payne, Jaylee Klempa, Jason Coan
Absent: 2 - Jonathan Townsend, Robert Goranson

3. Old Business - NONE

4. Consideration of Consent Agenda

- A. 25-797 Approval of Planning Commission meeting minutes of May 22, 2025.
- B. 25-845 Approval of PT-002183-2025|PR-000629-2024, Preliminary Plat, Oklahoma IOS Land Company, approximately 40.14 acres, 2 Lots, IL (Industrial Light)/PUD-001785-2024, located approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street)
- C. 25-846 Approval of PT-002198-2025|PR-000774-2024, Preliminary Plat, Tiger Crossing, approximately 17.66 acres, 7 Lots, CG (Commercial General) and CM (Community Mixed-Use)/PUD-001845-2024, located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd Avenue/County Line Road)
- D. 25-847 Approval of LOT-002216-2025, Hancock Plaza, 1 lot to 2 lots, approximately 2.75 acres, CH (Commercial Heavy)/PUD-132 (Planned Unit Development), located west of the southwest corner of Albany Street (61st Street) and 9th Street (Lynn Lane)
- E. 25-853 Approval of LOT-002188-2025, 616 N Cedar Avenue Consolidation, 3 lots to 1 lot, 0.24 acres, R-3 (Single-Family)/DROD Area 1 (Downtown Residential Overlay District), located approximately one-eighth mile south of Kenosha Street (71st Street), one-eighth mile east of Elm Place (161st Avenue)
- F. 25-857 Approval of LOT-002178-2025, Realty One Group Dreamers Consolidation, 2 lots to 1 lot, 0.24 acres, R-3 (Single Family Residential) & DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District) Area 6 to DM/DROD Area 6 pending BAZ-002194-2025, located at the northeast corner of Broadway Avenue and Date Avenue
- G. 25-865 Approval of LOT-002219-2025, Hale Lot Line Adjustment, 2 lots, 4.96 acres, R-2 (Residential Single Family), located one-quarter mile south of Kenosha Street (71st Street), east of Evans Road (225th E. Avenue)

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa
Move to Approve Consent Agenda

The motion carried by the following vote:

Aye: 3 - Mindy Payne, Jaylee Klempa, Jason Coan

5. Consideration of Items Removed from Consent Agenda - NONE

6. Public Hearings

- A. 25-844 Public hearing, consideration, and possible action regarding PUD-002081-2025, minor amendment to PUD-324A, 9 acres, RM (Residential Multi-Family) and PUD-324A, located approximately one-quarter mile south of Florence Street (111th Street), one-eighth mile east of Aspen Avenue (145th East Avenue)

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-844. PUD 2081-2025 is a minor amendment to PUD 324A for a property near Florence Street and Aspen

Avenue, proposing updated landscaping standards in line with the new zoning ordinance effective July 1. The applicant requests replacing the requirement of two two-inch caliper trees per unit with one three-inch caliper tree, plus additional shrubs and ground cover. Staff supports the amendment and recommends approval with a waiver of platting.

The platting is being waived because the property was already previously platted as part of the Aspen Ridge Business Park, making additional platting unnecessary.

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne
Move to Approve Item 25-844 PUD-002081-2025, minor amendment to PUD-324A, 9 acres, RM (Residential Multi-Family) and PUD-324A, located approximately one-quarter mile south of Florence Street (111th Street), one-eighth mile east of Aspen Avenue (145th East Avenue)

The motion carried by the following vote:

Aye: 3 - Mindy Payne, Jaylee Klempa, Jason Coan

B. 25-850 Public hearing, consideration, and possible action regarding BAZ-002200-2025 (Rezoning), Lynn Corner, approximately 28.35 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential) and CN (Commercial Neighborhood), located at the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-850. This is a request to rezone 28.35 acres at the northeast corner of Washington Street and 9th Street from A1 agriculture to RS4 single-family residential and CN Commercial Neighborhood for the proposed Lynn Corner development. The northern 23.18 acres are designated Level Three in the Comprehensive Plan and were recently amended to support single-family use. The 5.17-acre corner is designated Level Four for commercial use. Staff recommends approval of the rezoning, contingent on the property being platted.

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa
Move to Approve Item 25-850 BAZ-002200-2025 (Rezoning), Lynn Corner, approximately 28.35 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential) and CN (Commercial Neighborhood), located at the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)

The motion carried by the following vote:

Aye: 3 - Mindy Payne, Jaylee Klempa, Jason Coan

C. 25-851 Public hearing, consideration, and possible action regarding PUD-002201-2025, minor amendment to PUD-001818-2024, 30.50 acres, CH (Commercial Heavy) and PUD-001818-2024, located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-851. This minor amendment for a property at the northeast corner of Tucson Street and Aspen Avenue proposes changes to screening requirements for a commercial center under development. The applicant requests reducing the rooftop screening height at the rear to three feet while maintaining full screening on the front and sides and seeks approval to use black expanded metal mesh for an outdoor garden center despite zoning prohibitions on similar materials. In exchange, they propose increasing tree plantings along the northern boundary from 22 to 25. All other provisions of the original PUD remain unchanged, and staff recommends approval based on the property's location and surrounding land uses.

Mark Capron of Wallace Design Collective emphasized that the rooftop units at the back of the building will not be visible due to their distance from the public road, a natural buffer including a blue line stream, and mature trees along the north side. This supports their request for reduced screening in that area. A representative from the architecture firm is also present and available to answer questions as needed.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne
Move to Approve Item 25-851 PUD-002201-2025, minor amendment to PUD-001818-2024, 30.50 acres, CH (Commercial Heavy) and PUD-001818-2024, located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)

The motion carried by the following vote:

Aye: 3 - Mindy Payne, Jaylee Klempa, Jason Coan

D. 25-856 Public hearing, consideration, and possible action regarding BAZ-002194-2025 (Rezoning), Realty One Group Dreamers, 0.24 acres, R-3 (Single Family Residential) & DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District) Area 6 to DM/DROD Area 6, located at the northeast corner of Broadway Avenue and Date Avenue

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-856. This is a

request to rezone 0.24 acres at the northeast corner of Broadway and Date Avenue from R3 to DM, allowing for an office building by combining it with an adjacent lot already zoned DM. Both lots lie within the downtown residential overlay and are currently platted; therefore, staff recommends approval of the rezoning and waiving additional platting requirements based on the property's location, the comprehensive plan, and surrounding land uses.

Joanna Ford, the property owner, clarified that she owns the lot, the company constructing the building, and the brokerage that will occupy it. Ms. Ford noted a question in the email regarding the deed and confirmed that a new warranty deed was requested.

The discussion clarified that the new warranty deed, required due to lot consolidation, must include a statement stating that the lots cannot be split without the Planning Commission's approval. Once that language is added, staff will stamp the deed. The property owner plans to consult their attorney and will stop by the office afterward to finalize the process.

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

Move to Approve Item 25-856 BAZ-002194-2025 (Rezoning), Realty One Group Dreamers, 0.24 acres, R-3 (Single Family Residential) & DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District) Area 6 to DM/DROD Area 6, located at the northeast corner of Broadway Avenue and Date Avenue

The motion carried by the following vote:

Aye: 3 -

Mindy Payne, Jaylee Klempa, Jason Coan

E. 25-871 Public hearing, consideration, and possible action regarding BAZ-002205-2025 (Rezoning), The Villas at Battle Creek, approximately 7.39 acres, CG (Commercial General) to RS-P (Single-Family Residential-Preservation), located south of Omaha Street (51st Street), one-eighth mile east of Aspen Avenue (145th East Avenue)

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-871. This is a request to rezone approximately 7.39 acres from CG to RSP, located just south of Omaha Street and east of Aspen Avenue, for the development of a single-family residential neighborhood. The property is currently unplatted and designated as Level Three in the City's Comprehensive Plan, which the City Council approved on May 1, 2024. The RSP zoning, which takes effect on July 1, includes minimum lot frontages of 35 feet and minimum lot sizes of 3,500 square feet. Transition buffer requirements do not apply since the proposed lots do not border the adjacent neighborhood. If recommended for approval, the request will be presented to the City Council after the ordinance takes effect.

The proposed rezoning meets the required 25% open space requirement by providing approximately 2.2 acres, which exceeds the minimum of 1.85 acres. The development will access Aspen Avenue and Omaha Street with no connection to the neighborhood to the east. Based on the location, surrounding land uses, and compliance with RSP requirements, staff recommends approval of BAZ 2205-2025, contingent on the property being platted.

Sattar Hussein, a resident living near the proposed development, expressed strong concerns about increasing traffic congestion on 51st Street, citing years of worsening conditions due to the addition of multiple apartment complexes and a lack of road improvements, such as turn lanes. Mr. Hussein acknowledged the benefits of growth and tax revenue but opposed further residential development in the area without corresponding infrastructure upgrades. He emphasized that north Broken Arrow has been overlooked in terms of road expansion and urged the city to prioritize improvements before approving more housing, ultimately stating opposition to the rezoning request.

Ms. Yamaguchi responded to the traffic concerns by explaining that widening 51st Street from Aspen to Elm is planned as a priority project in the upcoming 2026 bond package, which will go to voters in April 2026. The timeline for construction will depend on the acquisition of right-of-way and the relocation of utilities. Mr. Hussein expressed frustration and emphasized the need for more proactive infrastructure planning, referencing development approaches in cities like Dallas.

Nathan Cross, the applicant, explained that the rezoning request follows a previously approved comprehensive plan amendment and fulfills his earlier commitment to propose a small-lot single-family housing concept. Initially considering a PUD, he worked with staff once the new zoning code was in place and determined that RSP would be a more precise and more appropriate designation. He emphasized that RSP only permits single-family detached homes, and while the site plan is conceptual and not up for approval at this stage, the final lot yield is expected to be in line with the submitted concept. He welcomed any questions from the commission.

Catherine Collette, a representative from the Estates of Shenandoah in the Battle Creek area, expressed shared concerns about traffic congestion, particularly for school buses accessing

Rosa Parks and Country Lane, noting a consistent difficulty in entering traffic. Ms. Collette questioned the claim that traffic is not an issue, suggesting the speaker may travel at less congested times. She also requested clarification on the proposed development's access points, specifically whether it will exit onto Omaha Street or 51st Street.

During the discussion, concerns were raised about the traffic flow and the alignment of the proposed development's access point with existing streets, particularly North Oak on 51st Street. Ms. Yamaguchi explained that the new driveway must either align with the street across or be offset by at least 200 feet, though final engineering has not yet been completed. Ms. Collette emphasized the already limited and congested access to 51st Street from multiple neighborhoods, noting the lack of shoulders and turn lanes, and stressed the importance of forward-thinking traffic planning. It was pointed out that the current conceptual layout appears to align with the existing street across 51st.

Richard Umstead, 1608 W Sandusky, a long-time resident of Shenandoah Valley, expressed deep dissatisfaction on behalf of their neighborhood regarding the planning process for the proposed development. While supportive of property owners' rights to build, he stressed that development should be handled responsibly to avoid disrupting existing communities. Mr. Umstead highlighted that Battle Creek, with an estimated 400–500 homes and multiple cars per household, already faces severe traffic bottlenecks due to limited exit points. The proposed new development across from Oak would worsen congestion on 51st Street, creating additional conflict at a key intersection. He also criticized the lack of public notice for a previous meeting and objected to further residential expansion until 51st Street is widened. Mr. Umstead warned that even if the bond is approved in 2026, the project timeline could extend up to seven years, leaving the area underserved in the meantime.

Nathan Cross, the applicant, responded by clarifying that the current request is solely to rezone the identified portion of the property from commercial to RSP and that the conceptual site plan presented is not being approved at this time. He acknowledged the traffic concerns raised but emphasized that the rezoning itself does not create or resolve traffic issues, nor does it affect the future use of the adjacent commercial corner, which remains unchanged. He described the rezoning as a down-zoning effort intended to create a more appropriate transition next to nearby homes and the golf course and invited further questions.

Further discussion clarified that the property is currently zoned Commercial General, allowing for a shopping plaza with significant traffic impact without requiring Planning Commission or City Council approval or public notice, as long as the property is platted. They noted that the proposed residential concept, though not binding, includes traffic access to both Aspen and Omaha, potentially distributing vehicle flow. They expressed support for the rezoning, stating that 35 single-family homes would generate less traffic than commercial use and align better with long-term infrastructure plans, such as the proposed widening of 51st Street. Despite a request for additional public comment, the hearing was closed, and the meeting proceeded.

Commissioners agreed that the proposed rezoning to single-family residential makes more sense for the area than its current commercial designation, noting that it provides a better transition to the adjacent neighborhood and golf course. They emphasized the importance of community input, acknowledging its role in past decisions. The proposed plan was viewed as having lower density and greater compatibility than previous efforts to develop the site, including a previously denied apartment complex proposal that raised significant traffic concerns. Overall, the commissioners viewed the current proposal as a thoughtful and appropriate use of the property.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne
Move to Approve Item 25-871

The motion carried by the following vote:
Mindy Payne, Jaylee Klempa, Jason Coan

Aye: 3 -

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, announced the introduction of Jose Jimenez as the city's new planner, who has now been in his position for two weeks. It was also noted that Parker Wagnon, a summer planning intern and University of Arkansas student studying finance and possibly planning, has joined the team.

Community Development Director, Rocky Henkel shared that Special Projects Manager, Farhad Daroga, is finalizing a Request for Qualifications (RFQ) for the downtown master plan, which is expected to be advertised by the end of this week or early next week. The review

process will take approximately eight weeks. Afterward, a committee will be formed, with further updates to follow as the process progresses.

Jason Coan expressed appreciation for the presence and service of the Broken Arrow police officer attending the meeting.

10. Adjournment

The meeting adjourned at 6:06 p.m.

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa
Move to Adjourn

The motion carried by the following vote:

Aye: 3 - Mindy Payne, Jaylee Klempa, Jason Coan