



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, January 23, 2025

5:30 p.m.

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 - NONE

4. Consideration of Consent Agenda

- A. 25-140 Approval of PT-001922-2024|PR-000332-2023, Preliminary Plat, Peak at Broken Arrow Addition, approximately 14.16 acres, 6 Lots, CH (Commercial Heavy), located approximately one-third mile south of Florence Street (111th Street), and west of Aspen Avenue (145th East Avenue)
- B. 25-133 Approval of PT-001944-2024 BA West, Preliminary Plat, 129 acres, 311 lots, A-1 (Agricultural) to RS-2 (Single Family Residential) via BAZ-001459-2024, one-eighth mile south of Jasper Street (131st Street), west of 23rd Street (193rd E. Avenue/County Line Road)
- D. 25-132 Approval of LOT-001935-2024, Villas at Turnberry Replat Lot 10, Blk 2 Lot Split, 3.4 acres, 1 lot to 3 lots, CG (Commercial General), southwest corner of Dearborn Street (41st Street) and 37th Street (209th E. Avenue)
- E. 25-139 Approval of LOT-001645-2024, 510M, 1 lot to 2 lots, 5.59 acres, located approximately one-third mile north of Kenosha Street (71st Street), east of Elm Place (161st E. Avenue)
- F. 25-142 Approval of LOT-001934-2024, 1 Lot to 2 Lots, approximately 78.7 acres, A-1 (Agricultural) & RS-2 (Single-Family Residential), located approximately one-third mile north of Houston Street (81st Street), west of Oak Grove Road (273rd E. Avenue)

Item 4C 25-128 pulled from consent agenda.

MOTION: A motion was made by Jaylee Klempa, seconded by Jonathan Townsend.

Move to approve Consent Agenda minus Item 25-128.

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

- C. 25-128 Approval of PT-001942-2024|PR-000627-2024, Conditional Final Plat, Timber Ridge Residential, approximately 35.30 acres, 141 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)

Henry Bibelheimer, Planner II, presented Item 25-128 for applicant Nicole Watts, Wallace Design Collective. The approval of PT-001942-2024 concerns a conditional final plat for Timber Ridge Residential, covering 35.3 acres and including 141 lots. The property, located southwest of Albany Street and 37th Street, has been rezoned from A-1 (Agricultural) to PUD 334, with RS-4 Single-Family Residential and RD Residential Duplex as the underlying zoning. The single-family homes within the development meet the minimum RS-4 zoning standards, while duplex units are planned for the northeast portion of the property.

The development will have two primary access points on Albany Street and one access point on 37th Street. According to FEMA maps, the property is not within a 100-year floodplain, and water and sanitary sewer services are available from the City of Broken Arrow. The Technical Advisory Committee (TAC) reviewed the conditional final plat on January 14, 2025. Based on

the staff’s evaluation and attached checklist, staff recommends approval of PT-001942-2024 as part of PR-000627-2024, subject to meeting all final requirements.

The commission discussion focused on traffic calming islands, curb cuts, and connectivity in the Timber Ridge Residential development. Mindy Payne raised concerns about including traffic calming islands, as she could not locate them in the plans. Nicole Watts of Wallace Design clarified that the plans had been updated based on TAC (Technical Advisory Committee) comments, and three traffic calming islands had been added in designated reserve areas. The islands will feature curb and gutter structures to create distinct lanes, though landscaping details have not yet been finalized. The islands are 10 feet wide and approximately 70 feet long, ensuring they effectively slow traffic without being too narrow, as had been an issue in previous developments.

It was confirmed that the updated plans were consistent with city requirements and noted that two curb cuts onto Albany had been removed due to safety concerns. Instead, the entrance was shifted westward to meet sight distance triangle requirements, preventing potential traffic hazards.

The discussion then shifted to the Albany 40 development just west of Timber Ridge. It was confirmed that while a stub street was initially proposed on the east side of Albany 40, it was not required and, therefore, was not included in Timber Ridge’s preliminary plat. However, the development does include a stub street on the south side to provide connectivity.

With these clarifications, staff confirmed that the updated plans align with city requirements, and there were no further concerns from the planning commission.

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa.
Move to approve Item 25-128 PT-001942-2024|PR-000627-2024, Conditional Final Plat, Timber Ridge Residential, approximately 35.30 acres, 141 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

6. Public Hearings

A. 25-143 Public hearing, consideration, and possible action regarding BAZ-001762-2024 (Rezoning), 510M, approximately 3.46 acres, RM (Residential Multifamily), CN (Commercial Neighborhood), & CH (Commercial Heavy) to ON (Office Neighborhood), located approximately one-third mile north of Kenosha Street (71st Street), east of Elm Place (161st E. Avenue)

Joel Hensley, Senior Planner, presented Item 25-143. The public hearing for BAZ-001762-2024 concerns a zoning change request for 3.46 acres located north of Kenosha Street and east of Elm Place. The property is currently designated as Lot 1, Block 1 of North Side Christian Church. It is being rezoned from RM (Residential Multifamily), CN (Commercial Neighborhood) and CH (Commercial Heavy) to ON (Office Neighborhood) to prepare for future commercial development. No formal development applications have been submitted yet.

The property meets all dimensional standards for ON zoning and aligns with the Level 3 designation in the comprehensive plan. The staff report outlines the surrounding land uses, zoning, and plan designations. While the property is not located in a 100-year floodplain, a blue line stream crosses its eastern boundary.

Based on the comprehensive plan, location, and surrounding land uses, city staff recommends approval of the rezoning request.

MOTION: A motion was made by Jonathan Townsend, seconded by Jaylee Klempa.
Move to approve item 25-143 BAZ-001762-2024 (Rezoning), 510M, approximately 3.46 acres, RM (Residential Multifamily), CN (Commercial Neighborhood), & CH (Commercial Heavy) to ON (Office Neighborhood), located approximately one-third mile north of Kenosha Street (71st Street), east of Elm Place (161st 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. 25-136 Consideration, discussion, and clarification 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 Item 25-136 for applicant Brad Hoffman. PUD-001814-2024, a minor amendment to the Antler Falls development, specifically seeking clarification on the approved motion from the planning commission meeting before the applicant proceeds with their appeal to the city council. The motion previously approved included a maximum bump-out allowance of 20%, but further clarification is needed to ensure the applicant fully understands the conditions before moving forward. The request is to define the intent and application of the 20% bump-out limit to avoid misunderstandings when the matter is presented to the city council for final approval.

Further discussion focused on clarifying the intent of the approved motion for PUD-001814-2024, specifically regarding setback adjustments and allowable bump-outs for Antler Falls. The applicant had initially been requested to reduce the side setbacks from 9 feet and 1 foot (9 and 1) to 7 feet and 1 foot (7 and 1). However, there was confusion over whether the approval granted a change to the setback itself or the allowance for limited structural encroachments.

It was clarified that the intent was to allow up to 20% of the home’s side to extend into the existing 9-foot setback, but by no more than 2 feet, effectively reducing the setback to 7 feet for that portion. This accommodated small structural features, such as a Murphy bed bump-out, without allowing a more extensive encroachment. The remaining 80% of the structure must comply with the original 9 and 1 setback requirement.

Brad Hoffman sought clarification on whether the 20% bump-out was approved within the proposed initial 7 and 1 setback or the existing 9 and 1 setback. It was confirmed that the approval applies to the 9 and 1 setbacks, allowing a 2-foot encroachment for 20% of the structure but not altering the required setbacks themselves. This means the maximum encroachment maintains a minimum 7-foot clearance from the property line.

This clarification confirmed that no new motion was required unless any votes had changed, which was not the case. If any revisions were needed, the item would have to be re-noticed for a public hearing before further action could be taken. However, the consensus was that the clarification aligned with the original intent of the commission’s decision.

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

10. Adjournment

The meeting adjourned at 5:49 p.m.

MOTION: A motion was made by Mindy Payne, 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