



# 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 1<sup>st</sup> Street  
Broken Arrow, OK  
74012

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**Thursday, April 24, 2025**

**5:30 p.m.**

**Council Chambers**

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**Public Hearing items were not heard in the order presented in the agenda.**

**1. Call to Order**

Chairman Robert Goranson called the meeting to order.

**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. 25-556 Approval of Planning Commission meeting minutes of April 10, 2025 Meeting Minutes**

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa  
**Move to Approve Consent Agenda**

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. 25-569 Public Hearing, consideration, and possible action regarding the proposed creation of Increment District No. 6, City of Broken Arrow, and The Hackberry Market Economic Development Project Plan**

Nate Ellis from Public Finance Law Group explained that they are working with the city to create a sales tax-only TIF for a significant retail development proposed by Sooner Investments at the northeast corner of Aspen and Tucson, south of the Turnpike behind the Warren Theater. The TIF would capture 2% of the 3.55% total sales tax, about 56.34% of the generated sales tax revenue, to fund a \$22 million development assistance request for water, sewer, drainage, and site structuring on the challenging terrain. The planned development includes approximately 211,000 square feet of retail with primary and junior anchors new to Broken Arrow. The increment district area is where sales tax would be captured, while the broader project area allows flexibility for drainage improvements that might occur off-site.

Mr. Ellis explained that the red boundary for the TIF project area was based on the surrounding quarter section for simplicity. The TIF, funded by capturing new sales tax revenue only, poses no financial risk to the city because the developer is responsible for bond repayment. The TIF includes a review every five years to ensure compliance. Construction is expected to move quickly, with the goal of stores opening by the 2026 holiday season. Although the TIF doesn't capture property taxes, the development will still generate about \$27 million in new ad valorem revenue over time, with Broken Arrow Public Schools receiving around \$14–15 million. Captured sales tax revenue will fund infrastructure improvements like water, sewer, drainage, and traffic work. Without the TIF, the development would not proceed. The TIF has a maximum term of 25 years but is projected to be paid off in about 18–20 years, depending on how quickly stores open and sales perform.

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa  
**Move to Approve Item 25-569 action regarding the proposed creation of Increment District No. 6, City of Broken Arrow, and The Hackberry Market Economic Development**

**Project Plan**

The motion carried by the following vote:

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

**B. 25-580 Public Hearing, consideration, and possible action regarding a resolution recommending that the City Council of Broken Arrow, Oklahoma, through its City Council, create a Tax Increment District and approve the Hackberry Market Economic Development Project Plan**

Nate Ellis explained the resolution before the Planning Commission and recommended that the City Council move forward with adopting the project plan. The Planning Commission's role is to review whether the plan aligns with long-term land use goals. Since the area has been anticipated for commercial development, the resolution supports proceeding. Mr. Ellis encouraged a motion to approve the resolution as presented.

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

**Move to Approve Item 25-580 action regarding a resolution recommending that the City Council of Broken Arrow, Oklahoma, through its City Council, create a Tax Increment District and approve the Hackberry Market Economic Development Project Plan**

The motion carried by the following vote:

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

**C. 25-570 Public hearing, consideration, and possible action regarding COMP-002093-2025(Comprehensive Plan Change), Aequitas Tucson Development, 11.72 acres, Levels 2 & 3 to Levels 3 6, & Greenway/Floodplain, located approximately one-eighth mile south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue)**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-570, a public hearing for a comprehensive plan change (2093/2025) involving the Aqueducts Tucson Development on 11.72 acres located about one-eighth mile south of Tucson Street and one-half mile west of Elm Place. Staff and the applicant are requesting to continue the item to May 22 to resolve issues with the draft PUD.

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa

**Move to Approve Item 25-570 COMP-002093-2025(Comprehensive Plan Change), Aequitas Tucson Development, 11.72 acres, Levels 2 & 3 to Levels 3 6, & Greenway/Floodplain, located approximately one-eighth mile south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue)**

The motion carried by the following vote:

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

**D. 25-564 Public hearing, consideration, and possible action regarding COMP-002056-2025 (Comprehensive Plan Change), Lynn Corner, 23.18 acres, Levels 3 & 4 to Level 3, located on the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-564. A comprehensive plan change request 2056-2025 seeks to change the designation from levels 3 and 4 to level 3 on approximately 23.18 acres at the northeast corner of Washington Street and Lynn Lane. The applicant plans to rezone the property to RS4, a single-family residential, with a conceptual layout of about 68 lots accessed from Lynn Lane and Washington Street. The change would allow for future zoning consistent with the comprehensive plan table. The property is not in a 100-year floodplain, and water and sewer services are available. Staff recommends approval of the request, contingent on the property being platted.

Becky Pinkerton, a resident of Broken Arrow who lives at 1213 East Toledo Street bordering the property, expressed concern over the proposed development. She stated that when she and her neighbors bought their homes, they were told the land would remain a natural reserve. She emphasized that the area slopes downward, contains a pond, and supports wildlife like deer, which residents enjoy viewing from a split rail fence they installed. Pinkerton raised concerns about drainage, the number of houses, construction timing, and the broken promise of preserving the land, urging reconsideration of the rezoning.

Further discussion between Ms. Pinkerton and the commission focused on Ms. Pinkerton, stating she was told that nothing would ever be built behind her home, and she clarified it was the builders that said this. However, they did not own the property and could not guarantee its future use. Ms. Pinkerton reiterated concerns about the area's low elevation, existing pond, and abundant wildlife. Staff explained that the development plan includes two detention areas and that the current request is only for a comprehensive plan change, with a separate zoning application and public hearing to follow. There is no requirement for landscape buffering behind the existing homes. Although drainage must not worsen current conditions, residents

expressed disappointment about potential impacts like new fencing needs and loss of natural views. Staff indicated the applicant would address concerns about drainage, wildlife, fencing, and construction timelines.

Megan Pasco of Tanner Consulting, the applicant, explained that the current site plan is conceptual. Any development would require a full engineering review by licensed civil engineers and the City of Broken Arrow, ensuring drainage issues are adequately addressed. Regarding fences, Ms. Pasco stated that existing fences built on the property line could remain and that there is no requirement for new fencing along the residential perimeter, only along arterial streets. Homeowners could choose to keep their fences or coordinate changes among themselves.

Further discussion clarified that if the comprehensive plan change is approved, the applicant plans to pursue straight zoning rather than a PUD. If both the plan change and rezoning are approved, it would likely take about two years before any houses are built, as the whole process, including engineering and approvals, is lengthy.

MOTION: A motion was made by Jaylee Klempa, seconded by Jonathan Townsend  
**Move to Approve Item 25-564 COMP-002056-2025 (Comprehensive Plan Change), Lynn Corner, 23.18 acres, Levels 3 & 4 to Level 3, located on the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)**

The motion carried by the following vote:

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

E.        25-565        **Public hearing, consideration, and possible action regarding COMP-002091-2025 (Comprehensive Plan Change), Bel Lago, 17.2 acres, Level 2 (Urban Residential) to Level 3 (Transition Area), located approximately one-half mile north of Houston Street (81st Street), one-half mile west of Evans Road (225th E. Avenue)**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-565. A request was made to change the comprehensive plan designation from level two to level three on approximately 7.2 acres located about half a mile north of Houston Street and half a mile west of Evans Road. This case was previously denied in December 2024 due to the absence of a draft PUD or conceptual plans. The applicant now seeks the change to allow for a future residential development that would align with an existing level three area to the south, ultimately encompassing 57.05 acres. Pending approval, the applicant plans to request rezoning to RM and RD for multifamily and duplex residential uses, along with a PUD. The conceptual plan shows up to 180 single-family detached units and 24 duplex lots, with a significant floodplain along the eastern boundary that will be set aside as a reserve. Although parts of the property lie within a 100-year floodplain, they will be addressed during platting. Staff recommends approving the comprehensive plan change subject to future approval of a similar PUD and platting of the property.

Tom Vogt, the applicant, 15 East 5th Street, Suite 3800, Tulsa, Oklahoma, addressed the commission, noting that a previous issue regarding common ownership with the tract to the south had been resolved, with deeds provided to the city. At the commission's urging, a public meeting was held on February 27th at a local elementary school, attended by 50 to 70 people, where information was shared and questions were answered in a productive, non-hostile environment. The representative requested to review the final page of the packet showing the proposed site layout.

Mr. Vogt confirmed that the proposed site layout shown in the draft PUD has not changed and highlighted that a significant floodplain reserve will provide a substantial natural buffer between the new development and existing homes, along with a required six-foot privacy fence. It was noted that common ownership with the adjacent tract to the south has been resolved. A public meeting with residents was held, and concerns were addressed productively. The site plan now shows proper access with emergency-only access into Bel Lago via a gated crash gate in the northeast and primary vehicle access from Houston Street. The proposed development aims to offer a high-quality, full-brick residential product with both single-family style homes and duplexes, catering to a demographic seeking low-maintenance living without compromising construction quality. Though a formal density analysis has not yet been completed, preliminary indications suggest the project will have lower density than a typical apartment complex. Further detailed analysis, including traffic and stormwater impacts, will be handled during the rezoning and final PUD approval process.

Lynn Roach, a resident of 200 South 47th Street, thanked the commission for their work and expressed concerns on behalf of the Bel Lago community about the proposed development. While acknowledging the quality of Glenwood's product, she emphasized that the community strongly prefers owner-occupied homes rather than rental properties, fearing that rentals could lead to declining property values and broken promises after development. Ms. Roach stated that if Glenwood were proposing single-family ownership homes, she would be supportive.

Still, she opposes rental properties being built directly behind her house, particularly near the proposed emergency access gate.

Further discussion pointed out that even if individual homes were built, they could still become rentals over time, as ownership doesn't guarantee occupancy. Ms. Roach acknowledged this but emphasized that in typical single-family developments, about 80–90% are owner-occupied, and occasional rentals are expected. Her primary concern remains that the proposed development would be 100% rental, which she believes would negatively impact property values and the character of the community.

Doug Campbell, a resident from 201 S. 49th Street in Bel Lago, acknowledged that the developers held the requested meeting with residents in February and answered questions. However, he remains opposed to the project. Mr. Campbell expressed concerns about the 60-foot-wide streets without garages, predicting on-street parking congestion and the potential accumulation of junk vehicles based on his experience as a retired police officer. He also raised concerns about increased pedestrian traffic through the crash gate near a community playground, which could affect liability and safety. Additionally, he questioned the feasibility of rental rates between \$2,400 and \$2,800 per month for patio homes, arguing that purchasing a home would be more financially logical. He concluded by reiterating his opposition to the project due to anticipated congestion and community impacts.

Further discussion clarified that the park in Bel Lago is private, not a city park, so residents could restrict access with signage if needed. The resident confirmed the February meeting with the developers went smoothly, with questions answered despite the large turnout. Discussion shifted to future planning details, noting that parking, street widths, and deed restrictions would be finalized during the platting and engineering phases. Staff explained that although the streets would be private, minimum width and parking standards still apply, and city code enforcement could address issues like junk vehicles if problems arise. Connectivity through the emergency gate for pedestrians was emphasized as necessary for community integration, including activities like trick-or-treating.

Carl Knutson of 4900 East Commercial Street expressed concern about the proposed Glenwood rental development, emphasizing that property values are vital to their family's generational investment. They support traditional single-family housing but fear that the planned duplex-style rentals, with no garages and only street parking, would invite crime and lower surrounding home values. They referenced a Broken Arrow housing survey showing limited public support for duplexes in non-high-density areas. The resident also criticized Glenwood Homes' current maintenance at the Villas, citing overgrown weeds in the retention pond, poor fence upkeep along Houston and Evans, and a drainage ditch improperly filled by a homeowner without correction after a year, suggesting that Glenwood is not maintaining its properties responsibly.

It was explained during the discussion that the proposed comprehensive plan change fits into a broader land use transition strategy, where areas move from lower-density residential, like Bel Lago, toward higher-density uses near major roads and intersections. The commission emphasized that a buffer, such as the floodplain, would separate the existing homes from the new development. They also clarified that traffic concerns would exist whether homes are owner-occupied or rentals and that duplexes are already permitted under current zoning without needing a comprehensive plan change. Commissioners noted that even if a traditional single-family development were built, homes could still eventually be rented out individually, and legally, ownership status cannot be controlled through zoning. While residents prefer owner-occupied homes, the reality of development options and property rights limits how much the city can restrict rentals.

Linda Montgomery, a representative of the Villas at Bel Lago, noted that many residents attended the February meeting but expressed concern that they were not directly notified about the current meeting. She requested that in the future, either the developer or the city ensure that Villas at Bel Lago residents receive direct notification so they can stay informed and properly represent their homeowners.

The city clarified that under the comprehensive plan change process, only property owners within 300 feet are legally required to be notified. Still, if the project advances to multifamily zoning, the notice radius will expand to a quarter mile, likely capturing more Villas at Bel Lago residents. The representative from the Villas stressed that beyond legal requirements, it would be courteous for developers to notify their community directly. She voiced strong opposition to rentals, citing concerns about potential Section 8 housing, increased homelessness, declining property values, and traffic congestion. She emphasized the urgent need for a traffic light at 209th and 81st Street due to existing traffic backups and safety risks, suggesting it be installed before any construction begins. She also noted that the creek behind Bel Lago is only about 10 feet wide, not as large as the floodplain buffer might appear on plans, and asked for clarification on the development's construction timeline, which staff noted would likely extend beyond August 2025 due to the lengthy zoning and platting process.

Tom Vogt clarified that the development plans include both enclosed garages and carports, with 54 garage spaces, 90 carport spaces, and 394 total outside parking spaces, ensuring that residents would not be parking in the street. He noted that the driving lanes meet standard residential widths. Regarding traffic concerns, he cited 2022 traffic counts showing 6,400 cars east of 209th and 5,100 cars west of Evans in a 24-hour period, which is considered low for a two-lane road. Vogt emphasized that while alternative development options exist, such as condominiums or denser 40-foot lot subdivisions, they would likely result in higher density and lower quality compared to the proposed project. He highlighted that under this plan, a single owner would maintain the property investment, unlike individually owned units that can struggle with maintenance due to inconsistent HOA participation.

The commissioners discussed that while the current action concerns a comprehensive plan change, it would be best to require a PUD for the subsequent rezoning to maintain greater control over the development. Staff confirmed this is already part of the recommendation. Commissioners agreed the applicant had addressed prior concerns, particularly by providing direct access to Houston Street rather than routing traffic through Bel Lago. They noted that the proposed rental homes would be higher-end properties, aligning with recommendations from the housing study to offer downsizing options for professionals and retirees. Commissioners emphasized that with a PUD in place, streets would be built to city standards, and the development would be better regulated to maintain quality.

**MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa Move to Approve Item 25-565 COMP-002091-2025 (Comprehensive Plan Change), Bel Lago, 17.2 acres, Level 2 (Urban Residential) to Level 3 (Transition Area), located approximately one-half mile north of Houston Street (81st Street), one-half mile west of Evans Road (225th E. Avenue)**

The motion carried by the following vote:

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

**F. 25-566 Public hearing, consideration, and possible action regarding COMP-002090-2025 (Comprehensive Plan Change), The Village at Windrose, 20 acres, Level 2 to Level 3, located south of Tucson Street (121st Street) and one-eighth mile east of Olive Avenue (129th East Avenue)**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-566, Comp 2090-2025 is a request to change the comprehensive plan designation from level 2 to level 3 on about 20 acres south of Tucson Street and one-eighth mile east of Olive Avenue, currently unplatted. If approved, the applicant intends to rezone the property to RM Residential Multifamily with a PUD. The draft PUD proposes up to 190 units with three possible development options: a cottage-style rental community, townhomes, or a small-lot single-family subdivision. Access would be through a single gated entrance on Tucson Street, with a secondary emergency-only gate connecting to West Winston Street. The property is near a floodplain, and any floodplain areas will be reserved during platting. Water and sewer services are available, and staff recommends approval, contingent on a PUD similar to the draft being approved and the property being platted.

Eric Enyart of Tanner Consulting, representing the property owners, explained that the preferred development option is a gated cottage-style rental community. However, the PUD allows flexibility to choose between a cottage community, townhomes, or gated single-family homes, with only one option allowed. The 20-acre site would feature 166 rental units with sidewalks, trails, significant open space, a clubhouse, pool, pickleball courts, playground, and dog park, and 80% of units have access to garages or carports. The community targets professionals, retirees, and newcomers, particularly those associated with the nearby Arrow Forge Innovation District. It would include 25-foot landscaped buffers along the east and south sides adjoining residential areas, with the floodplain to the west providing a natural buffer. Enyart noted the PUD is in draft form and welcomed feedback, highlighting that the design standards are intended to support a high-quality, secure living environment.

Mike Willis, CFO and General Counsel for Ary Land Company spoke on behalf of Senator Markwayne Mullin, who opposes the proposed comprehensive plan change. Concerns cited include the potential for future industrial zoning, privacy issues due to the proposed 35-foot building height adjacent to residential properties, and increased traffic congestion. If the request is approved, Senator Mullin asks that it be conditioned with a maximum building height of 20 feet and the inclusion of a buffer zone to address privacy concerns.

The commission clarified that the current and proposed maximum building height is 35 feet, the same as standard single-family residential zoning. Neither the existing level two nor the proposed level three comprehensive plan designation allows for industrial zoning; industrial uses only become possible under levels six and seven. Staff explained that the confusion

stemmed from a misreading of the comprehensive plan table, which outlines that only certain residential and mixed-use districts are allowed under level three. They also noted that Tucson Street is planned to be widened, helping address future traffic concerns. The representative for Senator Mullin acknowledged the clarification but chose not to have his previously submitted email read aloud since he had already presented it in person.

Teresa Chism of Riverstone Estates at 3201 West Union Court voiced strong opposition to the proposed comprehensive plan change. She expressed concern that shifting from A1 agricultural zoning to multifamily directly behind her \$620,000 home would reduce property values and compromise her family's privacy, particularly given her backyard pool and grandchildren. She emphasized that the minimal setbacks and proposed greenery buffer would be inadequate, especially with neighboring homes also having pools and iron fences. Ms. Chism questioned the infrastructure's ability to handle increased traffic and raised concerns about prolonged road widening timelines and potential drainage issues. As a store manager with business experience, she argued that such a development would be better suited for a different location. She criticized the uncertainty of the project's form, asking when a final decision between the cottage, townhouse, or single-family options would be made and communicated to residents.

Keith Kirk, a resident whose property borders the proposed development, strongly opposed the plan, citing an overwhelming concentration of multifamily housing within a two-mile radius of his home, including numerous existing and recently approved apartment complexes. He expressed frustration that his neighborhood is transforming into what he called "the apartment district," which he argued undermines Broken Arrow's brand, initially characterized by quality-of-life features like the Rose District and New Orleans Square. Mr. Kirk raised concerns about insufficient infrastructure, especially along 121st Street with its open ditches and the lack of completed traffic or accident studies, particularly at high-incident intersections like 145th and 121st. He noted that the cumulative impact of existing and future developments—including those by Kaysen Associates and the potential for more apartments west of Aspen Creek—will increase congestion, particularly on Joshua Street, which already serves as the main thoroughfare for his neighborhood. While open to single-family homes, he urged the city to pause and conduct thorough studies on traffic, accident rates, infrastructure capacity, and the long-term effects on property values before approving more multifamily housing in the area.

During the discussion between Mr. Kirk and the commission, Mr. Kirk continued expressing frustration about the concentration of new apartment developments near his home, emphasizing that while a 6% vacancy rate citywide suggests demand, the concern is not the existence of apartments but their overwhelming clustering in one part of Broken Arrow. He questioned why every available plot near his neighborhood is being proposed for multifamily use, effectively branding the area as an "apartment district." Commissioners acknowledged the points but reminded him that property owners have legal rights to develop within zoning allowances, and infrastructure improvements—such as widening Aspen—are already in motion under the 2018 bond. While reiterating his support for spreading future developments across the city more equitably, the resident stressed that local vacancy rates, not just citywide or national averages, should guide planning decisions. The commission encouraged him to submit his email to receive further information and reassured him that concerns are being considered as part of the broader process.

Kenneth Sandoval, a resident of 3001 West Van Buren Court, expressed concern primarily about increased traffic from the proposed development but also raised the issue of school overcrowding. While they do not have children, they emphasized that Broken Arrow schools are already overpopulated, and additional housing could worsen the strain on the education system.

Mr. Sandoval and the commission discussed concerns about traffic and school overcrowding, emphasizing that while the school district is informed of upcoming developments and participates in planning discussions, awareness alone doesn't create more classroom space. They acknowledged the district's efforts, such as adding building wings instead of constructing new schools. Still, Mr. Sandoval argued that continued residential growth—mainly high-density housing—adds strain without sufficient educational infrastructure to support it. Commissioners affirmed the validity of the concern and confirmed that school officials are kept involved through technical advisory committees and planning meetings.

Landon Petram, a resident from Riverstone Estates, challenged previous statements about planned infrastructure improvements, particularly the widening of 121st Street. They pointed out that during a February 4th City Council meeting, officials acknowledged that funding for specific street projects—including the section of 121st from Olive to Aspen—had been exhausted from the 2018 bond, causing those improvements to be dropped. They emphasized that while there may be plans or intent to widen the road, no funding currently exists, and any such work would require a new bond approval. The resident urged city officials not to give the impression that the widening is imminent when financial backing is no longer in place.

Mr. Petram voiced strong opposition to the proposed comprehensive plan change, citing the February 4th City Council precedent of denying a nearby plat due to inadequate infrastructure. He emphasized that the widening of Tucson Street between Olive and Aspen is unfunded, having been excluded from the 2018 bond—and would require inclusion in a future bond, meaning any improvements are years away. He expressed frustration with inconsistent messaging from city representatives. He stressed that traffic congestion, drainage, lighting, and overcapacity in schools—particularly Aspen Creek—are already serious issues that would worsen with further development. While acknowledging that the current request is only a comprehensive plan change, not a zoning approval, he urged the commission to wait on any new development until infrastructure catches up, asking for a pause rather than relying on back-end fixes. City staff and commissioners clarified the multi-year timeline of development processes, reassured him that the school district is involved in planning, and affirmed that public input is valued and can influence decision-making at any stage.

Jennifer Towry submitted written opposition to Comp 2090-2025, stating that developing the land into multifamily residential would harm her family's privacy, safety, and health, potentially force them to relocate, and reduce neighborhood property values. She argued there is no need for additional multifamily housing in the area, citing numerous nearby apartment complexes with existing vacancies within a three-mile radius. She listed ten existing multifamily communities, including the Trails at Aspen Creek, Dream Aspen Creek, Berkshire at 111, and others, to demonstrate that the current supply is sufficient and that further development would unjustifiably burden an established residential community.

Ted Casey, HOA president of the Reserve/Villas at Spring Creek, submitted a written statement regarding Planning Commission agenda item 25-566 for the Village at Windrose. He raised concerns about the absence of a required homeowners association (HOA) for the proposed development, noting that surrounding neighborhoods, including his own—have HOAs that help maintain home values and community standards. Mr. Casey emphasized that the novel design of the Windrose project has raised concerns among nearby homeowners, particularly about increased traffic and the lack of scheduled widening for Tucson or improvements to the Tucson-Olive intersection. He requested that the city require an HOA for the Village at Windrose and that any proposed covenants closely mirror those of nearby established neighborhoods like Riverstone Estates, Presley Reserve, and his own.

Eric Enyart of Tanner Consulting, in closing remarks, confirmed that the proposed cottage development would be capped at 190 units, though realistically closer to 166, with RS-4 straight zoning allowing around 110 lots and a townhouse configuration allowing 151 units. They noted that as a rental community under single ownership, an HOA would not be required since the property manager would handle all maintenance duties. However, if the single-family option with individual lots were pursued, a formal HOA would be mandated.

During further discussion, the commission expressed strong opposition to the comprehensive plan change from level two to level three, arguing that the surrounding context—primarily single-family residential—does not justify the transition. They emphasized the need to maintain consistency with the comprehensive plan. They noted that changes are typically reserved for transitional areas or locations near major corridors, which this site is not. Despite recognizing a citywide need for more rental housing, the commission concluded that this location is not appropriate for multifamily development.

**MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa Move to Deny Item 25-566 COMP-002090-2025 (Comprehensive Plan Change), The Village at Windrose, 20 acres, Level 2 to Level 3, located south of Tucson Street (121st Street) and one-eighth mile east of Olive Avenue (129th East Avenue)**

The motion carried by the following vote:

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

**G. 25-567 Public hearing, consideration, and possible action regarding a new Broken Arrow Zoning Ordinance**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-567, the final review and recommendation for approval of the updated Broken Arrow Zoning Ordinance, noting that the process began in November 2020 and included numerous public hearings, stakeholder meetings, and council input. The ordinance was delayed to ensure alignment with the Housing and Demographic Study, which has since been reviewed and adopted by the City Council. The ordinance itself remains largely consistent with earlier versions, with minor edits for clarity and functionality. Key updates include the consolidation of six single-family residential zoning districts into three and the merging of two mixed-use districts (CM and NM) into a single district to improve usability. Office, commercial, and industrial zoning categories remain unchanged. The revised RS district will now serve as the standard for typical residential subdivisions in Broken Arrow, replacing previous E, RS1, and R1 districts, with 60-foot lot

frontages and minimum lot areas of 6,500 square feet. The zoning ordinance acts as the city's instruction manual for land development, translating the comprehensive plan's vision into enforceable standards.

In the final discussion and vote on the proposed Broken Arrow zoning ordinance update, commissioners focused heavily on the standard side yard setback for residential lots. The draft ordinance sets side setbacks at 5 feet on each side (5 and 5). Still, several commissioners advocated for a return to the former 5-foot and 10-foot (5 and 10) configuration—citing concerns over home maintenance accessibility, aesthetics, utility access, HVAC safety, and neighborhood character. Planning staff explained that 5 and 5 reflect what 98% of recent PUDs have requested, align with national development trends, and support affordability by minimizing land costs per unit. However, they acknowledged that this configuration has trade-offs and that PUDs—while sometimes necessary—complicate enforcement, recordkeeping, and adaptability over time.

Staff advised that going to 5 and 10 would likely increase the number of PUD requests solely to regain lot yield, which the zoning update aims to reduce. A compromise was proposed: leave smaller-lot districts (RSC and RSP) at 5 and 5 but recommend 5 and 10 setbacks in the larger-lot RS district. This balances development flexibility and long-term neighborhood quality while limiting unnecessary PUDs. Commissioners agreed and passed a motion recommending approval of the new zoning ordinance with a specific request that the City Council consider adopting a 5 and 10 setback requirement for the RS district.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa  
**Move to Approve Item 25-567 action regarding a new Broken Arrow Zoning Ordinance.**  
The motion carried by the following vote:

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

H. 25-568 **Public hearing, consideration, and possible action regarding text updates to the Broken Arrow Comprehensive Plan**

Amanda Yamaguchi, Planning and Development Manager, presented Item 25-568. This item updated the language in the comprehensive plan to match the recently revised zoning ordinance. The changes were limited to four pages. They primarily involved renaming residential districts to reflect the new designations—RS, RSC, and RSP—and replacing references to older zoning terms like RS2 with their updated equivalents, such as RSC. The most substantial adjustment was to the land use intensity table, which now consolidates zoning categories into single lines for clarity. Staff also recommended limiting the RSP designation, which allows for the most petite lot sizes, to only level three areas in the comprehensive plan, aligning it with multifamily and transitional zoning. The commission agreed and moved to approve the update with that condition.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa  
**Move to Approve Item 25-568 text updates to the Broken Arrow Comprehensive Plan subject to RS-P only allowing level 3**  
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 - NONE

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

10. Adjournment

The meeting adjourned at 8:34 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: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson