



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, June 22, 2023

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: 4 - Mindy Payne, Jason Coan, Robert Goranson, Jaylee Klempa
Absent: 1 - Jonathan Townsend

3. Old Business

There was no Old Business.

4. Consideration of Consent Agenda

- A. 23-836** Approval of Planning Commission meeting minutes of June 08, 2023
- B. 23-823** Approval of PT-000841-2023 | PR-000140-2022, Conditional Final Plat, Blue Bell XL, 28.56 acres, 1 lot, PUD-67C/IL, located south of Houston Street (81st Street), east of State Highway 51
- C. 23-825** Approval of PT-000837-2023 | PR-000171-2023, Preliminary Plat, Timber Ridge Business Park Amended, 14.03 acres, IL/PUD-000723-2023, one-half mile west of Evans Road (225th East Avenue), south of Kenosha Street (71st Street)
- D. 23-861** Approval of PT-000828-2023 | PR-000199-2023, Conditional Final Plat, Regent Corner, 5 acres, 2 proposed lots, CH/PUD-156, located south of the southwest corner of West Albany Street (61st Street) and North Elm Place (161st East Avenue)
- E. 23-862** Approval of PT-000843-2023 | PR-000286-2023, Conditional Final Plat, 8800 at Indian Springs, 2 lots, 6.44 acres, R-2 (Single Family Residential) to ON (Office Neighborhood)/PUD-285 (Planned Unit Development) via BAZ-2018, one-half mile south of Jasper Street (131st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue)

Staff Planner Henry Bibelheimer presented the Consent Agenda.

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 Items to be pulled from the Agenda; there were none.

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

Move to approve the Consent Agenda

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jason Coan, Robert Goranson, Jaylee Klempa

Chairperson Klempa indicated Items 4B, 4D and 4E would go before City Council on July 31, 2023.

5. Consideration of Items Removed from Consent Agenda

There were no Items removed from the Consent Agenda; no action was taken or required.

6. Public Hearings

- A. 23-864** Public hearing, consideration, and possible action regarding COMP-000825-2023 (Comprehensive Plan Change), Cypress Business Park, 0.28 acres, Level 4 (Commercial/Employment Nodes) to Level 6 (Regional Employment/Commercial). located one-eighth mile northwest of the northwest corner of New Orleans Street (101st Street) and Elm Place (161st E. Avenue)

Acting Planning and Development Manager Amanda Yamaguchi reported the applicant and Staff agreed to withdraw this application and come forward with a PUD at a later date.

The Item was withdrawn. No action was taken or required.

- B. 23-865** Public hearing, consideration, and possible action regarding the proposed modifications

to Section 5.2.B.4.a (Approved Tree List) of the City of Broken Arrow Zoning Ordinance

Ms. Yamaguchi reported modifications to the Broken Arrow Zoning Ordinance were proposed in regard to the removal of Callery Pear trees from the approved tree list in Section 5.2.B.4.a (Approved Tree List) of the City of Broken Arrow Zoning Ordinance. She explained the Callery Pear, was a species of pear tree native to China and Vietnam and was most commonly known in the area as a Bradford Pear tree. She explained the Callery Pear was a weak tree, easily damaged by ice and wind, commonly resulting in utility outages and Callery Pear flowers also produced an unpleasant smell. She noted the Callery Pear was determined by the Oklahoma Wildlife and Conservation Department to be invasive. She reported Staff contacted the City's horticulturist, who was in agreement with removing the Callery Pear from the approved tree list. She recommended approval of proposed modifications to Section 5.2.B.4.a (Approved Tree List) of the City of Broken Arrow Zoning Ordinance, as presented, and an Ordinance be drafted for City Council's consideration.

Commissioner Payne stated she agreed the tree should be removed.

Commissioner Goranson agreed.

Commissioner Coan agreed.

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

Move to approve Item 6B per Staff recommendations

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jason Coan, Robert Goranson, Jaylee Klempa

7. Appeals

There were no Appeals.

8. General Commission Business

A. 23-826

Consideration, discussion, and possible approval of the Aspen Landing Study, prepared by the OU Urban Design Studio (OU UDS)

Mr. Farhad Daroga stated he was present on behalf of the OU Urban Design Studio. He reported Aspen Landing was at the south end of Aspen Avenue where the City of Broken Arrow owned approximately 215 acres of land. He indicated this land had been in the City of Broken Arrow's possession since 1977. He stated in the early 2000s the City acquired additional land on the west side of Aspen. He reported Broken Arrow City Council, on September 6, 2022, approved a proposal to proceed with the Aspen Landing Study; the study was identified as a goal in the 2019 NEXT Comprehensive Plan, as well as the Parks Master Plan. He reported City Staff coordinated an agreement with the University of Oklahoma Urban Design Studio (OU UDS) to provide an opportunity for graduate students to conduct this study, through a graduate course offering, of the Broken Arrow Arkansas River Corridor. He reported the study was conducted under the direction of Professor Shawn Schaefer, starting in the fall semester of 2022, and concluding in the spring semester of 2023. He recognized Professor Shawn Schaefer for his excellent work. He indicated a nine-person advisory group was formed to help with this study; this group met with OU UDS students, Professor Schaefer, and City Staff on a monthly basis to review the preparation and recommendations of this study. He listed the students who participated in the project.

Mr. Daroga reviewed the Aspen Landing Study Report noting the Aspen Landing Area had approximately 39 soccer fields and 11 baseball fields which attracted between 2,000 and 4,000 people. He stated the Comprehensive Plan identified this area for enhancement for the betterment of the community. He noted the Aspen Landing Project Plan included approximately 6 acres of land which the City did not yet own. He noted a stakeholder committee held meetings and public hearings regarding the Aspen Landing Study and a survey of the public was completed revealing economic development, nature, and preservation were top priorities of the public. He displayed and discussed photos of the area's baseball fields, soccer fields, roads, the Arkansas River, sandbars, etc. He noted the Arkansas River was not a navigation river by State Law, it was a water supply source from Key Stone who controlled the 17 dam system. He noted of the 215 acres owned by the City, 200 plus acres were in the flood plain. He indicated visual surveys were done. He indicated surveys were conducted during the Soccer Tournament on October 22, 2023 and the City Expo on February 18, 2023 and the ideas collected were included in the Report; he displayed a slide which illustrated some of the ideas. He discussed previous Arkansas River Corridor plans and indicated going forward the area would be labeled Aspen Landing. He stated the Parks Master Plan was also in connection with the County GO Plan (connectivity plan). He noted Aspen Landing currently had poor connectivity, but connectivity was addressed in the Aspen Landing Plan. He displayed and discussed slides of the area illustrating connectivity, open spaces, flood plain area, existing infrastructure, parking areas, etc. He discussed the difficulties with the current lack of parking. He discussed the recommended "big moves" including to optimize the existing park and make improvements; to connect to destinations with a multiuse trail; conserve and enhance natural environments; create a destination to

attract visitors and retain business; and develop scenarios for Aspen Avenue. He stated Broken Arrow's Economic Development and Tourism teams were very interested in trying to bring more people to Broken Arrow and keep them here. He indicated the soccer clubs requested additional soccer fields which were an item beyond the scope of this study. He displayed and discussed slides illustrating conceptual drawings of the site plan; parking and road layouts; traffic patterns; a proposed roundabout; proposed trail system; proposed dog park and nature center; proposed boardwalk and pier along the river which could include carnival games, Ferris wheel, zipline towers, swimming pools, etc. He reported a wide variety of people came into Aspen Landing from surrounding municipalities for tournament games, but stayed, shopped, and ate in Bixby or Tulsa. He noted another idea for the site was to include a hotel, but this was a low priority according to information collected during the City Expo. He displayed and discussed slides illustrating a proposed amphitheater and beer garden, and the proposed widening of Aspen with walking trails and bike paths. He displayed and discussed the overall Aspen Landing Proposed Plan which included a roadway west to Olive and closing access through the neighborhood to the northeast. He reported the next steps were to listen to Planning Commission feedback, obtain Planning Commission approval and bring it before the City Council for consideration. He noted some of these ideas were long range ideas which might require funding through the next bond issue. He indicated the Study was at no cost to the City and the Soccer Clubs reviewed and approved the Plans. He stated the challenges associated with the site were reviewed in the Study.

Commissioner Jason Coan asked whether the City owned the land on the northwest side of the plan area.

Mr. Daroga explained there was a large transmission line in that area with a 60 to 80 foot wide easement; therefore, any use of the land would require PSO approval.

Commissioner Coan noted in that area many residents parked in the grass along the fence, and the soccer teams used two additional fields for tournaments in that space, so he was surprised to see it was not included in the border, but if there were transmission lines there he understood.

Mr. Daroga noted parking was considered in this space, but he worried neighbors to the north would complain about noise and traffic.

Commissioner Payne stated she was excited about the roundabout.

Commissioner Coan noted those who traveled into Broken Arrow for these soccer fields appreciated the facility, but parking was a challenge. He stated anything which could be done to add parking would help.

Commissioner Payne asked if the bike trail would connect to New Orleans Square and the Creek.

Mr. Daroga responded the bike trail would connect to Liberty Trail on the Creek Turnpike and Aspen. He noted this was a very elementary level scope study; a lot of detailed studies would be needed moving forward.

Commissioner Goranson asked where the south spur was located in relation to Aspen Landing.

Mr. Daroga responded the south spur came from 169th to Elm, adjoining the north side of the Creek Turnpike. He stated the spur was gone now. He stated Liberty Trail which went along the Creek Turnpike from NSU to Tulsa was part of the system which went all the way to Sand Springs; the closest connection to the entire trail system was on Aspen and Liberty Trail.

Commissioner Goranson asked if there were any priority features or project phases.

Mr. Daroga responded in the negative; this plan did not identify priorities. He noted a cost analysis would be needed first.

Commissioner Goranson indicated he could see the roundabout going in first or tying the area into 129th to relieve some of the traffic. He noted the Least Tern was also something to worry about.

Chairperson Klempa stated the Least Tern was now off the endangered species list.

Mr. Daroga stated he met with Dave who was in favor of the Plan. He noted a substantial 404 permit would be required. He indicated one of the concerns Staff could have would be moving the maintenance building, which was on the site, but there was a principal lift station on the site, so the maintenance building and restrooms would most likely be placed near the

lift station.

Discussion ensued regarding tying stormwater into Haikey Creek in the future; the City being required to acquire additional land to accommodate construction of the proposed beer garden and amphitheater; Elam Park being constructed two miles north taking up much of the available park funds for several years.

Mr. Daroga noted this park was unique in the sense that it was a regional draw for sports facilities, but nothing else; there was no place to eat at the facility, and very few places even to sit.

Chairperson Klempa asked what the owners of the Indian Springs School intended.

Mr. Daroga indicated Indian Springs was talking of building an office building but were working on roof repair and air conditioning currently. He noted the site would actually be an excellent hotel site. He indicated building a hotel in Aspen Landing was suggested often during the Expo; however, this was a long term goal. He stated the project itself would likely take 10 to 20 years to complete.

Chairperson Klempa noted there were certain things which could happen quickly, such as the roads and the nature areas.

Commissioner Coan asked about the Soccer Club’s input.

Mr. Daroga stated the Soccer Club had representation at all meetings and provided input. He stated the Soccer Club was happy with the plan but would still like to see more soccer fields.

Commissioner Coan noted the proposed Aspen Landing Plan retained the current soccer field configurations and suggested reconfiguring the soccer fields to create better parking and better road layouts. He noted there was often downtime for families with more than one child in soccer, and having something else to do in the immediate vicinity would provide much needed boredom relief.

Commissioner Payne commended Mr. Daroga.

Mr. Daroga commended and thanked Professor Schaefer and the student participants.

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan.
Move to approve the Aspen Landing Study, prepared by the OU Urban Design Studio (OU UDS)

The motion carried by the following vote:
Aye: 4 - Mindy Payne, Jason Coan, Robert Goranson, Jaylee Klempa

Chairperson Klempa indicated this Item would go before City Council on July 17, 2023.

B. 23-863 Consideration, discussion and possible approval appoint one Planning Commission member to the Subdivision Regulation Update Committee

Ms. Yamaguchi asked Planning Commission to appoint a Planning Commission Member to serve on the Subdivision Regulation Update Committee.

Commissioner Goranson volunteered for one position, while also recommending a second Commissioner join the committee.

Ms. Yamaguchi indicated the Committee would have eleven members representing several different City Departments, Planning Commission, City Council, etc. She stated she felt if the Planning Commission wished to have two members on the Committee there should be no issue; however, once the Committee was settled, she would send out a working document to all of the Planning Commission Members for feedback regarding subdivision regulation changes. She noted the Committee would run for approximately six months with four to six meetings total.

Discussion ensued regarding where and when the Committee Meeting would be held.

Commissioner Goranson discussed the Subdivision Regulations. He noted there were some changes which needed to be made and it was not a terribly large document.

Chairperson Klempa indicated Commissioner Payne might be a good second Planning Commission Member to serve on the Committee

Commissioner Payne volunteered to join the committee if it worked with her schedule.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa.

Move to appoint Robert Goranson and Mindy Payne to serve on the Subdivision Regulation Update Committee

The motion carried by the following vote:

Aye: **4 -** Mindy Payne, Jason Coan, Robert Goranson, Jaylee Klempa

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

Discussion ensued regarding the upcoming new zoning ordinance categories.

Commissioner Goranson asked for training in this regard.

Ms. Yamaguchi indicated a training session with the Planning Commission regarding the new zoning ordinance would be arranged.

Commissioner Payne asked when the TIF training would be held.

Ms. Yamaguchi responded the TIF training would be during the next Planning Commission Meeting.

Chairperson Klempa asked if the Planning Commission should take a new photo for the website as it had a new Member.

Ms. Yamaguchi indicated this could be done right after the next Planning Commission Meeting. She discussed training options for the Planning Commission Members including online training through APA, video training sessions, and the Oklahoma Municipal League Municipal Officials Institute on July 21, 2023 (all day training session). She asked any interested parties to send her an email before July 1, 2023.

Discussion ensued regarding the benefits of attending the OML Municipal training session.

Commissioner Goranson asked when the zoning ordinance proposed changes closed for comments.

Ms. Yamaguchi responded July 21, 2023 the opportunity for comments would close, and then the proposed new zoning ordinance would come before Planning Commission for consideration in August, and before City Council in September, with an effective date of October 1, 2023.

Community Development Director Kevin Maevers discussed his experiences thus far working for Broken Arrow, specifically with the recent storm event. He commended Broken Arrow’s City Staff and Emergency Management.

10. Adjournment

The meeting adjourned at approximately 6:41 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, Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa