



City of Broken Arrow

Request for Action

File #: 25-1689, **Version:** 1

**Broken Arrow Planning Commission
12-04-2025**

To: Chairman and Commission Members
From: Community Development Department
Title:

Approval of PT-002421-2025|PR-000629-2024, Conditional Final Plat, Oklahoma IOS Land Company Re-Do, 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)

Background:

Applicant: Sisemore & Associates, Inc.

Owner: Oklahoma IOS Land Company, LLC

Developer: Oklahoma IOS Land Company, LLC

Engineer: Sisemore & Associates, Inc.

Location: Approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street)

Size of Tract 40.14 acres

Number of Lots: 2

Zoning: IL (Industrial Light)/PUD-001785-2024

Comp Plan: Level 6 - Regional Employment/Commercial

PT-002421-2025, the conditional final plat for Oklahoma IOS Land Company which proposes to have 2 lots on 40.14 acres. This property, which is located approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street), is approved to be rezoned to IL (Industrial Light)/PUD-001785-2024 and is currently in the process of being developed. A conditional final plat for this project has already been before this commission and approved, however changes in the planned street layout require a new vote on the conditional final plat.

The primary change is the planned street will now extend to the north and allow through access for traffic for a planned development to the north. There will be a roundabout for traffic which is not accessing the development to the north to turnaround. An administrative variance was approved for the length of the street ending in a cul-de-sac to be longer than 550 ft.

Access to this property is primarily from Houston Street to the south. There will also be access for the property to the north which is also in the process of being developed. The west portion is being developed for the outdoor storage and distribution of completed relocatable buildings as approved in the PUD. The east portion does not have a proposed use at this time but will be developed in accordance with the approved PUD.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

Attachments: Conditional Final Plat with Comments

Recommendation:

Staff recommends PT-002183-2025|PR-000629-2024, Preliminary Plat for Oklahoma IOS Land Company, be approved subject to the attached comments and approved engineering plans.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ