

**Broken Arrow Planning Commission  
11-20-2025**

**To:** Chairman and Commission Members  
**From:** Community Development Department  
**Title:**  
..title

**Approval of PT-002482-2025|PR-000336-2023, Conditional Final Plat, The Cottages at Battle Creek West, approximately 8.79 acres, 47 lots, CG (Commercial General)/PUD (Planned Unit Development) 94 to RS-P (Single Family Residential – Preservation)/PUD-94Y via BAZ-2087, located one-half mile north of Albany Street (61<sup>st</sup> Street), one-quarter mile east of Aspen Avenue (145<sup>th</sup> E. Avenue)**

..End

**Background:**

**Applicant:** Tulsa Engineering & Planning  
**Owner:** 21st Place Investment Group, LLC  
**Developer:** 21st Place Investment Group, LLC  
**Engineer:** Tulsa Engineering & Planning  
**Location:** one-half mile north of Albany Street (61st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue)  
**Size of Tract** Approximately 8.79 acres  
**Number of Lots:** 47  
**Zoning:** CG/PUD-94 to RS-P/PUD-94Y  
**Comp Plan:** Level 2

PT-002482-2025, conditional final plat for The Cottages at Battle Creek West, proposes to have 47 lots on approximately 8.79 acres. This property, which is located one-half mile north of Albany Street (61st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue), has been approved for rezoning from CG (Commercial General) and PUD (Planned Unit Development) 94 to RS-P (Single Family Residential – Preservation) and PUD-94Y via BAZ-2087. The preliminary plat for this proposed development was approved by the Planning Commission on October 28, 2021.

On June 21, 2021, the City Council approved PUD-94Y on 29.23 acres, subject to the property being platted. The Cottages at Battle Creek Wet includes all of Development Area B of PUD-94Y and is approximately 8.79 acres in size.

The Cottages at Battle Creek West is proposed to be developed with private streets. Access to this subdivision will be provided by one gated access drive onto Albany Drive to the south, one gated access drive onto Granger Street to the north.

According to FEMA maps, none of the property is in a 100-year floodplain area. Water and sanitary sewer service are available from the City of Broken Arrow. This conditional final plat was

reviewed by the Technical Advisory Committee on September 18, 2025 and no stakeholders had any comments or concerns.

**Attachments:**

Checklist

Conditional Final Plat and Covenants

**Recommendation:**

Staff recommends PT-002482-2025|PR-000336-2023, Conditional Final Plat for The Cottages at Battle Creek West, be approved, subject to the attached checklist.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

JAJ