



# City of Broken Arrow

## Request for Action

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**File #:** 26-196, **Version:** 1

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**Broken Arrow Planning Commission**  
**01-22-2026**

**To:** **Chair and Commission Members**  
**From:** **Community Development Department**  
**Title:**

Consideration, discussion, and possible action regarding PUD-002550-2025 (Planned Unit Development) and BAZ-002374-2025 (Rezoning), D&B Processing, 9.15 acres, AG (Agricultural) to IL (Industrial Light)/PUD-002550-2025, abrogation of PUD-193, located one-half mile south of Washington Street (91<sup>st</sup> Street), one-half mile east of the Creek Turnpike

**Background:**

<b>Applicant:</b>	Rob Coday, Rob Coday Architect LLC
<b>Owner:</b>	Doug Burgess, D&B Processing
<b>Developer:</b>	D&B Processing
<b>Engineer:</b>	Daryl Worley, Worley Consulting
<b>Location:</b>	One-half mile south of Washington Street (91st Street), one-half mile east of the Creek Turnpike
<b>Size of Tract</b>	9.15 acres
<b>Present Zoning:</b>	AG (Agricultural)
<b>Proposed Zoning:</b>	IL (Industrial Light)/PUD-002550-2025
<b>Comp Plan:</b>	Level 6 (Regional Commercial/Employment)

Planned Unit Development (PUD)-002550-2025, D&B Processing, is a proposed development consisting of 9.15 acres generally located one-half mile south of Washington Street (91<sup>st</sup> Street), one-half mile east of the Creek Turnpike. BAZ-002374-2025 is a concurrent request to change the underlying zoning on the property from AG (Agricultural) to IL (Industrial Light). The property is currently one unplatte lot. This item was continued from the January 8, 2026 Planning Commission meeting. At that meeting, Planning Commission expressed concern regarding proposed screening details in the PUD, specifically the appearance of the southern frontage-facing fence and the preservation of the existing wire fence to the west.

This development is a proposed storage yard to serve the existing D&B Processing facility across East Gary Street to the south. This property, along with the property to the east, was approved as part of PUD-193 and BAZ-1818 on November 8, 2008 for Coach Port storage facility. The property to the east developed per PUD-193, with the subject property currently under consideration initially planned as a second phase of development. The second phase never developed and was not platted along with the Coach Port subdivision.

PUD-193 restricts the uses on this parcel to indoor RV storage, and the current developer would like to abrogate PUD-193 in order to develop under a different concept.

#### SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

PUD-002550-2025 consists of one development area with two potential phases of development. The site will be used as a storage yard where raw materials will be stored for use at the existing D&B Processing manufacturing facility located in the industrial development to the south across Gary Street. No structures are proposed on this site.

IL (Industrial Light) is a possible use in Level 6 of the Comprehensive Plan, provided certain criteria are met, including the requirement of a PUD and abutting existing industrial areas. Storage yards are allowed in the IL zoning designation.

Item	Zoning Ordinance Requirement	Updated PUD-002550-2025 Request
Permitted Uses:	Uses permitted by right in IL district.	<ul style="list-style-type: none"><li>Office, Business or Professional</li><li>Research Laboratory</li><li>General Industrial Services</li><li>Assembly, Light</li><li>Manufacturing, Light</li><li>Office Warehouse</li><li>Storage Yard</li><li>Warehouse</li><li>Wholesale Establishment</li></ul>
Parking Requirements:	1 space per 2,000 square feet of storage area.	No onsite parking required, offsite parking provided at existing D&B Processing facility.
Screening Fence:	Outdoor storage areas shall be screened with an opaque fence 6'-8" in height	<ul style="list-style-type: none"><li>South: 8' opaque metal fence with gate and columns</li><li>East: No fence required abutting the same zoning designation</li><li>North: Existing wire fence will be preserved as screening between this development and the railroad right-of-way</li><li>West: Existing wire fence will be preserved in order to limit damage to existing vegetation. If vegetation to the west is removed, an opaque screening fence matching the front-facing fence will be constructed.</li></ul>

Landscaping Requirements:	<ul style="list-style-type: none"><li>• 10' wide landscape edge required along street frontage</li><li>• 1 tree per 35 linear feet of frontage required</li><li>• At least 50% of trees shall be medium to large</li><li>• Irrigation required for all landscaped areas</li></ul>	Landscape edge provided along Gary Street per Zoning Ordinance. 8' buffer provided around existing wetland, which will be preserved in its natural state.
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### SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	N/A	AG	Railroad
East	Level 6	IL/PUD-193	RV & Mini Storage
South	Level 6	IL	Industrial
West	Public/Semi-Public	AG	Public School

Access to this site will be available from East Gary Street to the south.

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:** Case map  
Aerial photo  
Comprehensive Plan  
PUD-002550-2025 Design Statement & Fence Detail

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-002550-2025 and BAZ-002374-2025 be approved and that PUD-193 on this property be abrogated.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

MEH