



City of Broken Arrow

Request for Action

File #: 25-1358, **Version:** 1

Broken Arrow Planning Commission
09-25-2025

To: Chairman and Commission Members
From: Development Services Department

Title: Public hearing, consideration, and possible action regarding SP-002329-2025 Cell Tower, 8.16 acres, CH (Commercial Heavy), located at the northwest corner of Kenosha Street (71st Street) and 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Gregory Ferris
Owner: Gary Owens, Century Investments LLC
Developer: Tillman Infrastructure
Architect: N/A
Location: Northwest corner of Kenosha Street and County Line Road
Size of Tract: 8.16 acres
Number of Lots: 1
Present Zoning: CH (Commercial Heavy)
Comp Plan: Level 6

SP-002329-2025 is a request for a Specific Use Permit for a freestanding cell tower on property presently zoned CH (Commercial Heavy) that is located at the northwest corner of Kenosha Street (71st Street) and 23rd Street (193rd E. Avenue/County Line Road). A shopping center containing approximately 106,000 square feet is located on the 8.16-acre parcel.

The proposed cell tower will be approximately 160 feet tall and be located at the northwest corner of the property. Access to the cell tower site will be from Kenosha Street via a 30-foot access easement through the existing parking lot.

According to the Zoning Ordinance Section 2-7-2.B.1 telecommunication towers that exceed 50 feet in height require a Conditional Use Permit (previously referred to as a Specific Use Permit). Section 2-7-2.B.8 states that telecommunication towers are allowed by right in CH zoning, but section 2-7-2.A limits the height of telecommunication towers in developed commercially zoned lots over 2.5 acres, with a height up to 120 feet. Since this tower is taller than 120 feet, section 2-7-2.B.10 allows for the permit to go through Planning Commission and City Council for approval of the tower with additional height.

Cell towers located in commercial zoning districts that are over 100 feet tall must provide at least four antenna co-locations. This cell tower is designed to accommodate up to six antenna co-locations.

Surrounding land uses and zoning classifications include the following:

North:	CH	Medical Office/Clinic
East:	CN, PUD-254	Restaurant, Gas Station
South:	CH, CN, CG/PUD-84	Restaurant, Retail
West:	CH	Restaurant

Attachments: Case map
Aerial photo
Cell Tower Exhibit
Propagation Map

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that SP-002329-2025 be approved.

Reviewed By: Rocky Henkel

Approved By: Rocky Henkel