



# City of Broken Arrow

## Request for Action

---

**File #: 25-1228, Version: 1**

---

**Broken Arrow Planning Commission  
08-28-2025**

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

Approval of PT-002332-2025|PR-000774-2024, Conditional Final Plat for Tiger Crossing, 17.66 acres, AG (Agricultural) to CG (Commercial General) and CM (Community Mixed-Use)/PUD (Planned Unit Development) 001845-2024 via BAZ-001851-2024, located at the northwest corner of Albany Street (61<sup>st</sup> Street) and 23<sup>rd</sup> Street (193<sup>rd</sup> E. Avenue/County Line Road)

**Background:**

**Applicant:** Sisemore & Associates, Inc.

**Owner:** Bhow Commercial

**Developer:** Bhow Commercial

**Engineer:** Sisemore & Associates, Inc.

**Location:** Northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)

**Size of Tract** 17.66 acres

**Number of Lots:** 9

**Present Zoning:** AG (Agricultural)

**Proposed Zoning:** CG (Commercial General) & CM (Community Mixed-Use)/PUD-001845-2024 via BAZ-001851-2024

**Comp Plan:** Level 4 (Commercial/Employment Nodes)

PT-002332-2025, the conditional final plat for Tiger Crossing, contains 9 lots on 17.66 acres. This property, which is located at the northwest corner of Albany Street and County Line Road, was rezoned from AG (Agricultural) to CG (Commercial General) & CM (Community Mixed-Use)/PUD-001845-2024 via BAZ-001851-2024 subject to platting.

Access to this development is available from Albany Street and County Line Road. Due to the existing platted drives on the opposite sides of the arterial streets, some of these drives are requested to not meet the drive separation requirements. A variance to the engineering design criteria will need to be approved for any locations that do not meet the separation requirements. This approval will be obtained during the engineering review for the site.

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This conditional final plat was reviewed by the Technical Advisory Committee on August 19, 2025, and no stakeholders had any concerns with the plan.

---

**File #: 25-1228, Version: 1**

---

**Attachments:** Conditional Final Plat  
Checklist

**Recommendation:**

Staff recommends PT-002332-2025|PR-000774-2024, the Conditional Final Plat for Aspen Ridge Business Park North, be approved subject to the attached checklist.

**Reviewed by: Rocky Henkel**

**Approved by: Rocky Henkel**

MEH