

## City of Broken Arrow

### **Request for Action**

File #: 25-1568, Version: 1

# Broken Arrow Planning Commission 11-06-2025

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

11110.

Approval of a modification to Section 4.1(t) of the Land Subdivision Code for IOS Land Company, approximately 40 acres, IL (Industrial Light)/PUD (Planned Unit Development) 001521-2024, north of Houston Street (81st Street), one-quarter mile west of 23rd Street (193rd

E. Avenue/County Line Road)

### **Background:**

This request is for a modification to Section 4.1(t) of the Land Subdivision Code for IOS Land Company, located north of Houston Street (81<sup>st</sup> Street), one-quarter mile west of 23<sup>rd</sup> Street (193<sup>rd</sup> E. Avenue/County Line Road). This property is currently in the process of being platted and is zoned IL (Industrial Light)/PUD-001521 -2025.

IOS Land Company is proposing Right-of-Way through their property that will eventually connect to the property to the north, which is zoned IL (Industrial Light)/PUD-289. This thru street will facilitate industrial traffic flow to Houston Street from both properties. IOS Land Company proposes to end their half of the street in a cul-de-sac until such time as the entire street can connect through.

Section 4.1(t) of the Land Subdivision Code limits the lengths of streets ending in a cul-de-sac to 550' unless the Planning Commission grants permission for a longer street. The length of the street needed to reach the property to the north is 1215'.

On behalf of the property owner, city staff request a modification to Section 4.1(t) of the Land Subdivision Code to increase the maximum cul-de-sac length from 550' to 1215' for this property.

**Attachments:** Exhibit

#### **Recommendation:**

Staff recommends the modification to Section 4.1(t) of the Subdivision Regulations be approved for IOS Land Company.

**Reviewed by:** Jane Wyrick

Approved by: Rocky Henkel

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MEH