



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:

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 (81st Street), one-quarter mile west of 23rd Street (193rd 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

MEH