



City of Broken Arrow

Legislation Details (With Text)

File #:	26-1113	Name:	
Type:	Consent Item	Status:	Agenda Ready
File created:	7/16/2026	In control:	Planning Commission
On agenda:	7/23/2026	Final action:	
Title:	Approval of PT-002741-2026 PR-000899-2026, Conditional Final Plat, The Grove I, 33.66 acres, 105 lots, A-1 (Agricultural) to RS-3 (Single-Family Residential) via BAZ-001459-2024, located south of Jasper Street (131st Street), west of 23rd Street (193rd E Avenue/County Line Road)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2-The Grove Phase 1 CFP with comments, 2. 3-Revised CFP for The Grove Phase 1 E&C comments, 3. 4-The Grove Traffic Impact Analysis		

Date	Ver.	Action By	Action	Result
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Broken Arrow Planning Commission 07-23-2026

To: Chairman and Commission Members
From: Community Development Department
Title: Approval of PT-002741-2026 | PR-000899-2026, Conditional Final Plat, The Grove I, 33.66 acres, 105 lots, A-1 (Agricultural) to RS-3 (Single-Family Residential) via BAZ-001459-2024, located south of Jasper Street (131st Street), west of 23rd Street (193rd E Avenue/County Line Road)

Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: Blue Chip Development, LLC
Developer: Blue Chip Development, LLC
Engineer: Alan Betchan, AAB Engineering, LLC
Location: Located south of Jasper St (131st Street), west of 23rd Street (193rd E Avenue/County Line Road)
Size of Tract Approximately 33.66 acres
Number of Lots: 105 lots, 1 reserve area
Zoning: A-1 (Agricultural) to RS-3 (Single-Family Residential) via BAZ-001459-2024
Comp Plan: Level 2 - Urban Residential

PT-002741-2026 | PR-000899-2026, the conditional final plat for The Grove I, contains 105 proposed lots and one reserve area on 33.66 acres. This property is located south of Jasper Street (131st Street) and west of 23rd Street (193rd E Avenue/County Line Road).

In its early stages, this project was known as Broken Arrow West and Broken Arrow South. It is now being developed as The Grove. The rezoning and preliminary plat included the entire project site. The preliminary plat (PT-001944-2025) consisted of 458 lots on 109.55 acres. This conditional final plat is for Phase 1 only and consists of a proposed 105 lots on 33.66 acres at the eastern portion of the site.

During the City Council meeting of September 17, 2024, for the rezoning of this property (BAZ-001459-2024), it was noted that a Traffic Impact Analysis (TIA) would be performed for this development. Staff received the results of the TIA in conjunction with this conditional final plat request. The analysis concluded that the levels of service will remain acceptable for Phases 1 and 2 of The Grove development; however, once Phase 3 is completed, at around 2030, the intersection of S 23rd Street and Jasper Street would be expected to operate below acceptable levels-of-service during the a.m. and p.m. peak hours. The consultant offered three scenarios to mitigate the future level of service to an acceptable level. Pertinent city staff are reviewing the TIA results and will be working towards determining the most appropriate mitigation measure to address future levels of service. Please see the attached Traffic Impact Analysis for this project for more detailed information.

This property lies across two FIRM (Flood Insurance Rate Map) panels. According to FEMA maps, none of Phase 1 of The Grove property is located within the 100-year floodplain. Water and Sewer are available from the City of Broken Arrow.

This conditional final plat was reviewed by the Technical Advisory Committee (TAC) on July 14, 2026. Staff and TAC recommend approval of the conditional final plat for The Grove I, subject to the attached comments.

Attachments: The Grove I Conditional Final Plat with Initial Comments
 Revised Conditional Final Plat for The Grove I Eng/Construction Comments
 Traffic Impact Analysis

Recommendation:

Staff recommends PT-002741-2026 | PR-000899-2026, Conditional Final Plat for The Grove I, be approved subject to the attached comments.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JMW