

**Broken Arrow Planning Commission**  
**03-12-2026**

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

Approval of PT-002629-2026|PR-000089-2022, Conditional Final Plat, The Enclave at Southern Trails, 20.49 acres, located south of New Orleans Street (101st Street) and east of Olive Avenue (129th Avenue)

..End

**Background:**

**Applicant:** Tanner Consulting, Erik Enyart  
**Owner:** Perkins Development Corporation, Mark Perkins  
**Developer:** N/A  
**Engineer:** Tanner Consulting, Kevin Norton  
**Location:** Southeast and south of New Orleans Street (101st Street) and east of Olive Avenue (129th Avenue)  
**Size of Tract** 20.49 acres  
**Number of Lots:** 3  
**Zoning:** CM (Community Mixed-Use), RM (Residential Multi-family), & CG (Commercial General) via BAZ-000012-2022 and PUD-000126-2022  
**Comp Plan:** Level 3 - Transition Area & Level 4 - Commercial/Employment

PT-002629-2026, the conditional final plat for The Enclave at Southern Trails proposes 3 lots totaling approximately 20.49 acres after right of way has been dedicated. This property, which is located south of New Orleans Street (101st Street) and east of Olive Avenue (129th Avenue), has been approved for rezoning from A-1 (Agricultural) to PUD-001815-2024 (Planned Unit Development) with underlying CM (Community Mixed-Use), RM (Residential Multi-family), & CG (Commercial General zoning, subject to the property being platted. This rezoning was approved in BAZ-000012-2022 and PUD-000126-2022. PUD-002316-2025 regulates landscaping for the development and PUD-001815-2024 regulates all other development and dimensional standards for this development.

The zoning districts and land use designations associated with the plat are in line with the PUD which dictates the development standards. This plat generally meets the minimum standards of the outlined in PUD-001815-2024. Primary access is shown from Olive Avenue and New Orleans Street. PUD-001815-2024 stipulates that no building permit shall be issued for any structure until a detailed site plan has been approved by the Broken Arrow Planning Commission and City Council.

According to FEMA's National Flood Hazard Layer, no area of the property is located within 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 February 3, 2026.

This Conditional Final Plat was first approved at the February 12, 2026 meeting of the Broken Arrow Planning Commission, however, the deed of dedication and covenants were not present on the item so it is being brought before you all once more.

**Attachments:**            Conditional Final Plat with Covenants  
                                 Conditional Final Plat with Comments

**Recommendation:**

Staff recommends approval of PT-002629-2026|PR-000089-2022, Conditional Final Plat for The Enclave at Southern Trails, subject to the attached comments.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

JAJ