



City of Broken Arrow

Request for Action

File #: 25-613, Version: 1

**Broken Arrow Planning Commission
05-08-2025**

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

Approval of PR-000766-2024 | PT-002131-2025, Conditional Final Plat, 81st Street Industrial Park, approximately 12.83 acres, 1 proposed lot, IH (Industrial Heavy) and FD (Flood District), located south of Houston Street (81st Street) and approximately one-sixteenth mile west of 23rd Street (193rd Avenue/County Line Road)

Background:

Applicant: Wallace Design Collective, PC
Owner: 81st Street Properties, LLC
Developer: 81st Street Properties, LLC
Engineer: Tulsa Land Surveying, LLC
Location: South of Houston Street (81st Street) and approximately one-sixteenth mile west of 23rd Street (193rd Avenue/County Line Road)
Size of Tract: Approximately 12.83 acres
Number of Lots: 1
Zoning: IH (Industrial Heavy) and FD (Flood District) via BAZ-001756-2024
Comp Plan: Level 7 (Major Industrial)

PR-000766-2024 | PT-002131-2025 is the conditional final plat for 81st Street Industrial Park, which proposes to have 1 lot on 12.83 acres. The property is located south of Houston Street (81st Street) and approximately one-sixteenth mile west of 23rd Street (193rd Avenue/County Line Road). BAZ-001965-2024 was approved on this property by the City Council on November 19, 2024. The rezoning request to change the zoning from IL (Industrial Light) & CG (Commercial General) to IH (Industrial Heavy) & FD (Floodplain District) was approved subject to the property being platted.

According to FEMA maps, a portion of the property is located in a 100-year floodplain area. This area is proposed to be contained within reserve areas and designated as FD (Flood District). Water and sanitary sewer service are available from the City of Broken Arrow. This item was reviewed by the Technical Advisory Committee on April 29, 2025, where none of the utility companies had concerns.

Attachments:

Conditional Final Plat for 81st Street Industrial Park

Recommendation:

Staff recommends PR-000766-2024 | PT-002131-2025 the conditional final plat for 81st Street Industrial Park, be approved, subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY