

**Broken Arrow Planning Commission
02-12-2026**

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

Public hearing, consideration, and possible action regarding PUD-002592-2025 (Planned Unit Development), JCP Expansion, 0.64 acres, CG (Commercial General), located approximately just south of Washington Street (91st Street) and just west of Aspen Place (145th East Avenue), major amendment of PUD-50

..End

Background:

Applicant: Jessi Stringer, Country City, LLC.
Owner: Jonathan Pride, JCP Investments
Developer: N/A
Engineer: N/A
Location: Approximately just south of Washington Street (91st Street) and just west of Aspen Place (145th East Avenue)
Size of Tract 0.64 acres
Number of Lots: 1
Present Zoning: CG – Commercial General
Comp Plan: Level 4 - Commercial/Employment Nodes

PUD-002592-2025 (Planned Unit Development) is a major amendment to PUD-50 on 0.64 acres which is currently platted as Lot 7, Block 1 of the Brentwood Center addition. The property is located just south of Washington Street (91st Street) and just west of Aspen Place (145th East Avenue).

This amendment is intended to facilitate site plan approval of an expansion to an existing building on site. During the site plan review process a parking requirement of 1 parking space per 200 sq. ft. of building space was identified. This would have required 29 parking spaces for the existing building and proposed expansion; however, the site can only accommodate 12. Parking requirements under current code require “Office, business, or professional” uses to have 1 parking space per 350 sq. ft. which would require the existing building and proposed expansion to have 17 spaces. The applicant is requesting to change this parking ratio from 1 parking space per 200 sq. ft. of building floor area to 1 parking space per 525 sq. ft. of building.

The applicant is also requesting to remove the fire lane standards within PUD-50 in favor of modern fire lane regulations. Any fire lane or other fire safety aspect of the site plan will be reviewed and approved by the Broken Arrow Fire Marshal. There were no objections from the fire marshal to this change.

The applicant is also requesting to remove the requirement of Bradford pear trees along the rear of the property in favor of current landscaping buffer standards. Bradford pear trees are no longer on the list of accepted trees in the current Broken Arrow landscaping regulations.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 4 - Commercial/Employment Nodes	CN – Commercial Neighborhood	General Commercial/Retail
East	Level 4 - Commercial/Employment Nodes	CG – Commercial General/ PUD-50	General Commercial/Retail
South	Level 4 - Commercial/Employment Nodes	CG – Commercial General/ PUD-50	General Commercial/Retail
West	Level 2 - Urban Residential	R-3, Residential Single-Family	Single-Family Residential

According to FEMA National Flood Hazard Layer Maps, no portion of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow.

- Attachments:** Case Map
 Aerial Photo
 Design Statement
 PUD-50 Edited

Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends PUD-002592-2025 (Planned Unit Development) be recommended to the Broken Arrow City Council for approval.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ