

Broken Arrow Planning Commission
03-12-2026

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

Approval of PR-000101-2022 | PT-002659-2026, Conditional Final Plat, RoseWood Village, 4.49 acres, RM (Residential Multifamily), and PUD-000737-2023, located approximately one-fourth of a mile north of Houston Street (81st Street) and one-eighth of a mile east of Aspen Avenue (145th East Avenue)

..End

Background:

Applicant: TEP, Tim Terral
Owner: Homan Homes, LLC
Developer: Homan Homes, LLC
Engineer: TEP
Location: Approximately one-fourth of a mile north of Houston Street (81st Street) and one-eighth of a mile east of Aspen Avenue (145th East Avenue)
Size of Tract 4.49 acres
Number of Lots: 20
Zoning: RM (Residential Multifamily), FD (Floodplain District)/PUD-000737-2023
Comp Plan: Level 3 (Transition Area) and Greenway/Floodplain

PT-002659-2026, the conditional final plat for RoseWood Village proposes 20 lots and six reserve areas totaling approximately 20.49 acres after right of way has been dedicated. This property is located approximately one-fourth of a mile north of Houston Street (81st Street) and one-eighth of a mile east of Aspen Avenue (145th East Avenue).

COMP-000390-2023 was approved by City Council on February 21, 2023. PUD-00737-2023 and BAZ-000735-2023 was approved by City Council on June 5, 2023. PUD-000737-2023 proposes to have up to 30 dwelling units comprising of single-family detached houses on minimum 2,500 sq. ft. individual lots, duplex buildings on minimum 4,000 sq. ft. lots, and four-plex buildings on minimum 3,000 sq. ft. lots.

According to FEMA's National Flood Hazard Layer, a portion of the property is located within the 100-year floodplain. All development will abide by FEMA and City of Broken Arrow floodplain development regulations. Water and sanitary sewer are available from the City of Broken Arrow.

This conditional final plat was reviewed by the Technical Advisory Committee on March 3, 2026. Staff and utility stakeholders had no comments for this review of the Conditional Final Plat.

Attachments: Conditional Final Plat and Covenants

Recommendation:

Staff recommends approval of PR-000101-2022|PT-002659-2026, Conditional Final Plat for RoseWood Village.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ