

Broken Arrow Planning Commission
07-23-2026

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding PUD-002953-2026 and BAZ-002952-2026, Creekside Commercial, 101.90 acres, AG (Agricultural) and CH (Commercial Heavy) to CH (Commercial Heavy), IL (Industrial light), RMF (Residential multifamily), and RS-C (Single-family residential – Compact), located south of East Kenosha Street (71st Street), north of East Houston Street (81st Street), one-half mile east of 37th Street (209th E Ave), and along the east boundary of the Creek Turnpike (SH-364)

..End

Background:

Applicant: Purvi Patel, Wallace Design Collective
Owner: Broken Arrow Investments, LLC
Developer: Kenosha Development, LLC
Engineer: Nicole Watts, Wallace Design Collective
Location: South of East Kenosha Street (71st Street), north of East Houston Street (81st Street), one-half mile east of 37th Street (209th E Ave), and along the east boundary of the Creek Turnpike (SH-364)
Size of Tract 101.90
Present Zoning: Agricultural (AG) and Commercial Heavy (CH)
Proposed Zoning: CH, IL, RMF and RS-C and PUD-002953-2026
Comp Plan: Level 6, Level 3, Level 2 – via COMP-002721-2026

PUD-002953-2026 and BAZ-002952-2026 are a Planned Unit Development (PUD) and rezoning request on approximately 101.90 acres of vacant land to the north of East Houston Street (81st Street) and east of the Creek Turnpike (SH-364). COMP-002721-2026, a request to change the comprehensive plan on the southern portion of the property from Level 6 (Regional Commercial/Employment) to Level 3 (Transitional Area) and Level 2 (Urban Residential). This request was approved at the May 19, 2026 meeting of the Broken Arrow City Council. This amendment is not yet reflected within the attached Comprehensive Plan Map.

The proposed development outline for PUD-002953-2026 details four development areas with different zoning and allowed uses. Exhibit ‘E’ within the development outline shows the division of the property into the four development areas. Development Area A, located in the northwestern portion, focuses on commercial uses surrounding the central jurisdictional stream and waterway. Development Area B, situated in the northeastern portion, is dedicated to industrial uses, utilizing its southernmost lots to serve as a critical transitional buffer into adjacent residential zones. Development Area C, occupying the southwestern portion, is reserved for either a high-density

multi-family development or supportive commercial uses. Development Area D, located in the southeastern portion, is designated exclusively for single-family compact residential housing.

The site is bisected by an existing jurisdictional stream and waterway which will serve as the backbone for a communal open space for residents and visitors. This open space will include trails and other sidewalk connections to facilitate travel and recreation. The site is also proposed to be served by a collector style road connecting from Kenosha Street to Houston Street.

Attachments: Case
Map
Aerial
Comprehensive Plan Map
Development Outline

Recommendation:

Based upon the location of the property, surrounding land uses, existing and planned transportation infrastructure, Staff recommends that PUD-002953-2026 and BAZ-002952-2026 be recommended for approval.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ