

Broken Arrow Planning Commission
05-28-2026

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding PUD-002802-2026 (Planned Unit Development), Advance Alarm, 0.52 acres, IL (Industrial Light), located south of Houston St (81st Street) and west of 9th Street (177th E Avenue)

..End

Background:

Applicant: Lisa Quinnelly, Quinnelly Architecture
Owner: Clint Morrison, Advance Alarms
Developer: NA
Engineer: NA
Location: South of Houston St (81st Street) and west of 9th Street (177th E Avenue)
Size of Tract 0.52 acres
Present Zoning: IL (Industrial Light)
Proposed Zoning: IL/PUD-002802-2026
Comp Plan: Level 6 – Regional Employment/Commercial

PUD-002802-2026 is a proposed Planned Unit Development to alter setback lines on an industrial lot located at 809 E Jackson Pl.

The applicant, on behalf of the property and business owner, Advance Alarms, is proposing to develop a 2,857-square-foot structure as a part of an expansion of their business. The proposed building will include a few offices, a bathroom, and a storage room.

Current Broken Arrow Zoning regulations require a 30-foot rear setback in IL zones. The side setback in abutting nonresidential zones is also 30 feet and applies to the setback from the east property line. With this PUD, the applicant is requesting a 10-foot-wide setback along the east side of the property and a five-foot-wide rear setback along the south boundary abutting the railroad right-of-way. Additionally, the property to the east is a non-conforming use within a CH (Commercial Heavy) zone. This proposed structure will need to meet all other development regulations including those within the fire code and building code.

The applicant is also requesting that no landscape buffer be required to the south against the railroad. The applicant has included a proposed landscaping plan and this plan does include all other required landscaping such as trees, landscape edge, landscaped areas, and includes additional bushes as well.

Attachments: Case Map
Aerial Photo
Applicant Statement
Development Outline

Recommendation:

Based upon the location of the property and surrounding land uses, Staff recommends that PUD-002802-2026 be recommended for approval to the Broken Arrow City Council.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ