



# City of Broken Arrow

## Request for Action

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**File #:** 24-1386, **Version:** 1

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**Broken Arrow Planning Commission**  
**10-10-2024**

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

Public hearing, consideration, and possible action regarding BAZ-001744-2024 (Rezoning), Peak Development Rezoning, 14.11 acres, A-1 (Agricultural) to CH (Commercial Heavy), located one-half mile north of Tucson Street (121st Street), west of Aspen Avenue (145th E. Avenue), north of the Creek Turnpike

**Background:**

**Applicant:** Peak Development  
**Owner:** Broken Arrow Economic Development Authority  
**Developer:** Peak Development  
**Engineer:** Animas Civil Engineering  
**Location:** One-half mile north of Tucson Street (121st Street), west of Aspen Avenue (145th E. Avenue), north of the Creek Turnpike  
**Size of Tract** 14.11 acres  
**Number of Lots:** 1  
**Present Zoning:** A-1 (Agricultural)  
**Proposed Zoning:** CH (Commercial Heavy)  
**Comp Plan:** Level 6

BAZ-001744-2024 is a request to change the zoning designation on 14.11 acres from A-1 (Agricultural) to CH (Commercial Heavy). The property is located one-half mile north of Tucson Street (121st Street), west of Aspen Avenue (145th E. Avenue), north of the Creek Turnpike, and is unplatted.

The proposed development will have access both from Aspen Avenue to the west and from Norfolk Drive to the north. Norfolk Drive is shown in the comprehensive plan to be extended as a future frontage road along the north side of the Creek Turnpike. This property is comprehensive plan level 6. Rezoning to CH is in accordance with the comprehensive plan level 6.

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 6	CG and RE	Broken Arrow Fire Station No. 2 and Single-Family Homes
East	Level 6	R-2	Undeveloped
South	Creek Turnpike	N/A	Creek Turnpike
West	Level 6	A-1	Undeveloped

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

**Attachments:** Case Map  
Aerial  
Comprehensive Plan

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001744-2024 be approved subject to the property being platted.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

ALY