



City of Broken Arrow

Request for Action

File #: 25-1363, **Version:** 1

Broken Arrow Planning Commission
09-25-2025

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

Approval of a modification to Section 5.1.a.1 of the Land Subdivision Code for 21141 E. 46th Street, 5 acres, 1 lot to 4 lots, one-half mile south of Dearborn Street (41st Street), one-quarter mile east of 37th Street (209th E. Avenue)

Background:

Applicant: Dan Glowacki, DBA Earthworks

Owner: Dan Glowacki

Developer: Dan Glowacki, DBA Earthworks

Engineer: -

Location: Located one-half mile south of Dearborn Street (41st Street), one-quarter mile east of 37th Street (209th E. Avenue)

Size of Tract 5 acres

Number of Lots: 1 existing, 4 proposed

Present Zoning: RMH (Residential Mobile Home)

Comp Plan: Level 3 - Transition Area

The requested modification to Section 5.1.a.1 of the Land Subdivision Code involves a 5-acre parcel located one-half mile south of Dearborn Street, one-quarter mile east of 37th Street. Particularly, the address for this home is 21141 E. 46th Street, which is Lot 8, Block 5 of Sun City IV. The applicant submitted a lot split for four total lots for this property.

Section 5.1.a.1 of the Land Subdivision Code states “Lot splits, which are non-exempt land divisions of platted or unplatted property resulting in the creation of no more than three (3) lots, including any remainders of the parent tract.” The applicant is requesting the maximum number of lots be increased to four (4) lots.

This lot is zoned RMH (Residential Mobile Home), which requires 50’ of lot frontage and a minimum lot size of 2000 square feet. All proposed lots meet the dimensional requirements of the RMH zoning district.

File #: 25-1363, **Version:** 1

Attachments: Lot Split Case Map
Lot Split Exhibit

Recommendation:

Staff recommends that the Land Subdivision Code variance request for 21141 E. 46th Street be approved as presented.

Reviewed By: Rocky Henkel

Approved By: Rocky Henkel

MEH