

Broken Arrow Planning Commission
04-09-2026

To: Chairman and Commission Members
From: Community Development Department
Title:
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Approval of PR-000848-2025 | PT-002731-2026, Conditional Final Plat, The Villages at Rose Hill, 12.86 acres, AG (Agricultural) to RMF (Residential Multifamily) via PUD-001787-2024 and BAZ-001788-2024, located approximately one-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (177th E. Avenue/Lynn Lane Road)

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Background:

Applicant: Danyell Blankenship (Route 66 Engineering)
Owner: Gatesway Foundation, Inc.
Developer: Gatesway Foundation, Inc.
Engineer: Billy Cox (Route 66 Engineering)
Location: One-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (177th E. Avenue/Lynn Lane Road)
Size of Tract: 12.86 acres
Number of Lots: 1 lot and 1 reserve area
Present Zoning: A-1 (Agricultural)
Proposed Zoning: AG (Agricultural) to RMF (Residential Multi-Family) via PUD-001787-2024 and BAZ-001788-2024
Comp Plan: Level 3 – Transition Area

PT-002731-2026-2025 proposes to replat 12.86 acres, which is platted as Lot 3, 4 & 5, Block 1 of Gatesway Foundation Campus. BAZ-001788-2024 and PUD-001787-2024 were approved by City Council on January 21, 2025 which rezoned the property to RMF (Residential Multi-Family). The property is located one-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (177th E. Avenue/Lynn Lane Road).

The owner would like to develop the property as a multi-family workforce development. The development would serve both Gatesway Foundation and the general public.

The Technical Advisory Committee reviewed the Conditional Final Plat on March 31, 2026. While there were no comments from utility stakeholders, City staff had three items for the applicant to address. Engineering noted that additional utility easements may be needed and can be added to the final plat once those exact locations are set. Additionally, Planning noted that the plat covenants need to be updated to include the changes from PUD-001787-2024 and to reflect the project's new name, "The Villages at Rose Hill."

According to FEMA's National Flood Hazard Layer, no portions of the property are located within the 100-year floodplain. All developments will follow city, FEMA, and US-ACE stormwater regulations.

Attachments: The Villages at Rose Hill Plat and Covenants

Recommendation:

Staff recommends PR-000848-2025 | PT-002731-2026, conditional final plat for The Villages at Rose Hill, be approved subject to items mentioned above.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JJR