



**City of Broken Arrow**  
**Meeting Agenda**  
**Planning Commission**

*Robert Goranson Chairman*  
*Jason Coan Vice Chairman*  
*Jaylee Klempa Commissioner*  
*Jonathan Townsend Commissioner*  
*Mindy Payne Commissioner*

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**Thursday, February 26, 2026**

**5:30 PM**

**City of Broken Arrow**  
**Council Chambers**  
**220 South 1st Street**  
**Broken Arrow, OK**  
**74012**

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**1. Call To Order**

**2. Roll Call**

**3. Old Business**

**4. Consideration of Consent Agenda**

- A. [26-332](#) Approval of Planning Commission meeting minutes of February 12, 2026

**Attachments:** [02.12.2026 Meeting Minutes](#)

- B. [26-311](#) Approval of LOT-002648-20290, Aequitas Lot Split, 1 lot to 2 lots 11.72 acres, RS (Residential Single-Family) and RM (Residential Multi-Family) to AG (Agricultural), CG (Commercial General) via PUD-002281-2025 and BAZ-002280-2025, located approximately just south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue)

**Attachments:** [2 - Case Map](#)  
[3 - Aerial](#)  
[4 - Exhibit A](#)  
[5 - Exhibit B](#)

**5. Consideration of Items Removed from Consent Agenda**

**6. Public Hearings**

- A. [26-315](#) Public hearing, consideration, and possible action regarding PUD-002627-2026 (Planned Unit Development), minor amendment to PUD-000725-2023, 15.59 acres, AG (Agricultural) to CG (Commercial General) and PUD-000725-2023 via BAZ-000724-2023, located one-half mile north of New Orleans Street (101st Street), one-half mile west of 9th Street (177th E. Avenue/Lynn Lane Road)

**Attachments:** [2-Case Map](#)  
[3-Aerial](#)  
[4-Design Statement and Exhibits](#)

- B. [26-326](#) Public hearing, consideration, and possible action regarding PUD-002644-2026 (Planned Unit Development) Elysian Fields III, a major amendment to PUD-306, 53.55 acres, AG (Agricultural) to RS-P (Single Family Residential - Preservation) & PUD-306 via BAZ-2050, generally located at the southeast corner of Tucson Street (121st Street) and Garnett Road (113th E. Avenue)

**Attachments:** [2-Case Map](#)  
[3-Aerial Map](#)  
[4-PUD Design Statement and Exhibits](#)

- C. [26-316](#) Public hearing, consideration, and possible action regarding PUD-002519-2025, major amendment to PUD-307, and BAZ-002633-2026, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH) to Single-family Residential - Compact (RS-C), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).

**Attachments:** [2 - Case Map](#)  
[3 - Aerial](#)  
[4 - Radius](#)  
[5 - Aspen Creek Villas Development Outline](#)

## 7. Appeals

## 8. General Commission Business

## 9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)

## 10. Adjournment

**NOTICE:**

- 1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.**
- 2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.**
- 3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**
- 4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.**

**A paper copy of this agenda is available upon request.**

**POSTED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m.**

\_\_\_\_\_  
**City Clerk**



# City of Broken Arrow

## Request for Action

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**File #:** 26-332, **Version:** 1

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**Broken Arrow Planning Commission  
02-26-2026**

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

Approval of Planning Commission meeting minutes of February 12, 2026

**Background:** Minutes recorded for the Broken Arrow Planning Commission meeting.

**Attachments:** 02 12 2026 Planning Commission Minutes

**Recommendation:** Approve minutes of Planning Commission meeting held February 12, 2026.

**Reviewed By:** Jane Wyrick

**Approved By:** Rocky Henkel



# City of Broken Arrow

## Minutes

### Planning Commission

**Robert Goranson Chairman**  
**Jason Coan Vice Chairman**  
**Jaylee Klempa Commissioner**  
**Jonathan Townsend Commissioner**  
**Mindy Payne Commissioner**

City of Broken Arrow  
220 South 1<sup>st</sup> Street  
Broken Arrow, OK  
74012

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**Thursday, February 12, 2026**

**5:30 p.m.**

**Council Chambers**

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#### 1. Call to Order

Chairman Robert Goranson called the meeting to order at 5:30 p.m.

#### 2. Roll Call

**Present: 5 -** Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

#### 3. Old Business - NONE

#### 4. Consideration of Consent Agenda

- A. 26-221 Approval of Planning Commission meeting minutes of January 22, 2026
- B. 26-265 Approval of PT-002629-2026|PR-000089-2022, Preliminary Plat, The Enclave at Southern Hills, 20.49 acres, 3 Lots, located south of New Orleans Street (101st Street) and east of Olive Avenue (129th Avenue)
- C. 26-269 Approval of PR-001291-2024|PT-002600-2026, Conditional Final Plat, The Cedars at the Preserve II, approximately 25.91 acres, 94 Lots, PUD-310 (Planned Unit Development), located one-quarter mile south of Omaha Street (51st Street) on the east side of 37th Street (209th East Avenue)

MOTION: A motion was made by Robert Goranson, seconded by Jason Coan  
**Move to Approve Consent Agenda**

The motion carried by the following vote:

**Aye: 5 -** Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

#### 5. Consideration of Items Removed from Consent Agenda - NONE

#### 6. Public Hearings

- A. 26-183 **Public hearing, consideration, and possible action regarding PUD-002592-2025 (Planned Unit Development), JCP Expansion, 0.64 acres, CG (Commercial General), located approximately just south of Washington Street (91st Street) and just west of Aspen Place (145th East Avenue), major amendment of PUD-50**

Jose Jimenez, Planner II, presented Item 26-183, a public hearing on a major amendment to PUD 50 for a 0.64-acre property in the Brentwood Center Addition, located just south of Washington Street and west of Aspen, to allow expansion of an existing commercial building. During site plan review, the original PUD parking requirement of one space per 200 square feet would require 29 spaces, but the site can only accommodate 12. Under the current code, the requirement is one space per 350 square feet, requiring 17 spaces, and the applicant is requesting an update to the parking ratio accordingly. The applicant also seeks to replace outdated fire lane standards with current regulations, which the Broken Arrow Fire Marshal does not oppose, and to remove the requirement for Bradford pear trees in favor of current landscaping standards, as those trees are no longer approved. Surrounding properties are primarily commercial, with single-family residential to the west. The site is not in a 100-year floodplain, and city water and sewer services are available. Staff received one neighbor letter and confirmation from the Fire Marshal supporting the requested changes.

During the discussion, staff began reading a multi-part letter from a neighboring property owner raising concerns about drainage, potential water ponding, parking surface and use, construction impacts, driveway access, and possible storage containers related to the proposed expansion. The chair clarified that the letter should properly be part of the public hearing

record, but allowed it to be finished. The neighbor, who could not attend, requested that his concerns be read into the record. Staff explained that engineering and fire review of the site plan had already been completed, with remaining issues limited to parking and landscaping tied to the PUD amendment. It was noted that engineering staff had spoken with the neighbor and that some concerns may relate to conditions on his own property rather than the subject site. The commission also confirmed that the PUD would run with the property, not the owner, and then invited the applicant to respond to the concerns.

Jessi Stringer, Eight Point Creative, representing the applicant, explained that the property owner and project engineer spoke directly with the neighboring complainant and believe many of his concerns stem from confusion about property boundaries, with some issues—such as dirt around a utility pole—likely located on the neighbor’s own property. The applicant emphasized that any stormwater impacts would be legally addressed and engineered to prevent runoff onto adjacent properties. The building, constructed in 2014, has consistently operated as a carpet-cleaning business. The owner purchased it and retained the existing tenants, using a portion of the space for storage of his construction trucks, not for automotive repair as the neighbor suspected. The expansion is small but requires a PUD amendment for parking and related updates. Even with the parking modification, the site has historically operated well below capacity, and the applicant does not intend to change the use, anticipating no increase in intensity beyond the current limited occupancy.

During the discussion, commissioners asked about stormwater management, and the applicant confirmed the site was built in 2014 to modern City of Broken Arrow engineering standards, with existing storm drainage remaining unchanged. The primary site modification involves relocating and properly designating a fire lane to meet current accessibility needs, a change already approved by the Fire Marshal. Commissioners expressed comfort with the parking situation after hearing the building operates at low occupancy, with employees typically gone by 6:00 p.m., and that surrounding properties have ample unused parking, should future shared arrangements ever be needed.

Discussion also revisited the neighbor’s concern about a dirt mound near a utility pole, with staff suggesting it may be related to a utility replacement on an adjacent property rather than the subject tract itself. With no additional speakers, the public hearing was closed. Commissioners noted their familiarity with the area and expressed support for allowing the small-scale commercial use to continue, stating that the location is best suited for low-intensity businesses like the existing carpet-cleaning operation.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne  
**Move to Approve Item 26-183 - per the staff report - PUD-002592-2025 (Planned Unit Development), JCP Expansion, 0.64 acres, CG (Commercial General), located approximately just south of Washington Street (91st Street) and just west of Aspen Place (145th East Avenue), major amendment of PUD-50**

The motion carried by the following vote:

**Aye: 5 -** Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

**7. Appeals - NONE**

**8. General Commission Business**

**A. 26-274 Presentation and discussion about the 7 propositions of the 2026 General Obligation Bond package, and a separate 8th proposition to fund improvements at the public sports facilities**

Kenny Schwab, Assistant City Manager, presented Item 26-274 2026 GO Bond Package, Build Our Future BA bond program, emphasizing it as a reinvestment in Broken Arrow’s growth and long-term planning. The proposal includes two funding components: a \$415 million General Obligation bond funded through existing property tax millage with no tax rate increase, and a separate temporary, dedicated five-year sales tax for specific purposes. Projects were selected through extensive public input, surveys, steering committees, and meetings with stakeholders and end users.

The bond contains seven propositions covering streets, public safety, quality-of-life projects, city facilities, stormwater improvements on public property, drainage partnerships on qualifying private property, and a library expansion partnership. Streets receive the largest allocation at \$205 million, reflecting strong public demand to address traffic congestion in a rapidly growing city that has evolved from a bedroom community into a regional employment hub. Public safety funding includes additional fire stations, training facilities, and costly equipment such as fire engines and ambulances. Quality-of-life investments include parks, trails, a new community center at Elam Park, and expanded recreational facilities. The program outlines 91 projects over approximately 10 years, structured around debt capacity as existing obligations roll off, reinforcing that the initiative reinvests existing revenue to support

continued community growth.

Mr. Schwab emphasized that the 2018 bond totaled \$210.5 million across all six propositions, while the proposed \$415 million bond nearly equals that entire amount in street improvements alone under Proposition 1, reflecting strong public demand to address traffic and growth. Other major allocations include \$56 million for public safety, \$74 million for quality of life projects such as a new community center at Elam Park, \$65 million for public facilities including senior centers and museums, \$11 million combined for stormwater and drainage, and \$4 million for the South Library partnership, which has already leveraged additional private fundraising toward an estimated \$13 million expansion.

In addition to the bond, the proposal introduces a new temporary, dedicated half-cent sales tax for five years to fund approximately \$53 million in youth and adult sports improvements across 38 projects, including upgrades to Arrowhead, Indian Springs, Challenger, and Neinhuis sports complexes. The city plans to finance the full amount upfront through a loan, so projects can be completed within about three years rather than phased over a decade, reducing long-term inflationary costs and allowing current youth to benefit sooner. The half-cent sales tax equates to 50 cents per \$100 spent and would increase the city's sales tax rate from 3.55% to 4.05%, keeping it comparable to nearby communities. The tax is dedicated solely to this purpose and expires on June 30, 2031. It could generate additional improvements if revenues exceed projections, while enhanced facilities are expected to boost tournament activity and local economic impact.

During the discussion, officials clarified that the temporary half-cent sales tax would expire June 30, 2031, and that “unnamed projects” apply only to the bond portion, where state law requires at least 70% of projects to be specifically identified, while up to 30% may remain flexible for contingencies or future needs within the same voter-approved proposition. Any use of those unnamed funds would require staff recommendation and City Council approval and must stay within the original proposition category.

The discussion also highlighted new public engagement tools, including an AI-powered phone system that answers bond-related questions and an interactive online project map, as well as upcoming public forums. Questions addressed the addition and relocation of fire stations, with officials emphasizing improved response times, expanded coverage in growing areas, and potential reductions in homeowners’ insurance rates due to better fire ratings. The drainage partnership program was also explained, noting that both staff-identified and citizen-submitted projects are reviewed through a formal application process and the Drainage Advisory Committee.

In response to concerns about dedicating the temporary sales tax to sports, leadership emphasized broader community benefits, including youth development, teamwork, leadership skills, and economic impact from tournaments. Officials noted that if the bond does not pass, infrastructure and facility needs would remain unmet and likely become more expensive later. They also reminded voters that each proposition will appear separately on the ballot, allowing individual votes on each measure. Overall, leaders framed the proposal as a strategic reinvestment in infrastructure, public safety, and community amenities to sustain Broken Arrow’s continued growth.

## 9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action)

Commissioner Jaylee Klempa encourages citizens to vote.

## 10. Adjournment

The meeting was adjourned at 6:33 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Jonathan Townsend

### **Move to Adjourn**

The motion carried by the following vote:

**Aye: 3 -** Jonathan Townsend, Jason Coan, Robert Goranson

**Nay: 2 -** Mindy Payne, Jaylee Klempa



# City of Broken Arrow

## Request for Action

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**File #: 26-311, Version: 1**

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**Broken Arrow Planning Commission  
02-26-2026**

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

Approval of LOT-002648-20290, Aequitas Lot Split, 1 lot to 2 lots 11.72 acres, RS (Residential Single-Family) and RM (Residential Multi-Family) to AG (Agricultural), CG (Commercial General) via PUD-002281-2025 and BAZ-002280-2025, located approximately just south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue)

**Background:**

**Applicant:** Wallace Design Collective  
**Owner:** Aequitas Holdings, LLC  
**Developer:** NA  
**Surveyor:** Aaron Burns, Wallace Design Collective  
**Location:** Approximately just south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue)  
**Size of Tract** 11.72 acres  
**Number of Lots:** 2 proposed  
**Zoning:** RS (Residential Single-Family) and RM (Residential Multi-Family) to AG (Agricultural), CG (Commercial General) via PUD-002281-2025 and BAZ-002280-2025  
**Comp Plan:** Levels 3 6, & Greenway/Floodplain via COMP-002093-2025

Lot Split request LOT-002648-20256 involves 11.72 acres, which is currently unplatted. The property is located just south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue Street). The applicant is requesting this split for the purpose of separate developments on both sides of the creek. The eastern development had its preliminary plat, PT-002609-2025, approved at the January 22, 2026, planning commission meeting. The western portion is under preliminary development and platting discussions with the city but has not set a timeline for development.

According to FEMA National Flood Hazard Layer Maps, portions of both of the properties to be split off are located within the 100-year floodplain. Any development on either parcel will abide by FEMA and City of Broken Arrow flood plain development regulations. Water service is available from the City of Broken Arrow.

Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Windstream, and Cox Communications did not indicate any issues with the proposed lot split. A minor correction requested by Broken Arrow Staff, and that there were no comments from other stakeholders, was sent to the applicant who

corrected the error and is in agreement with the report.

**Attachments:** Case map  
Aerial  
Exhibit A  
Exhibit B

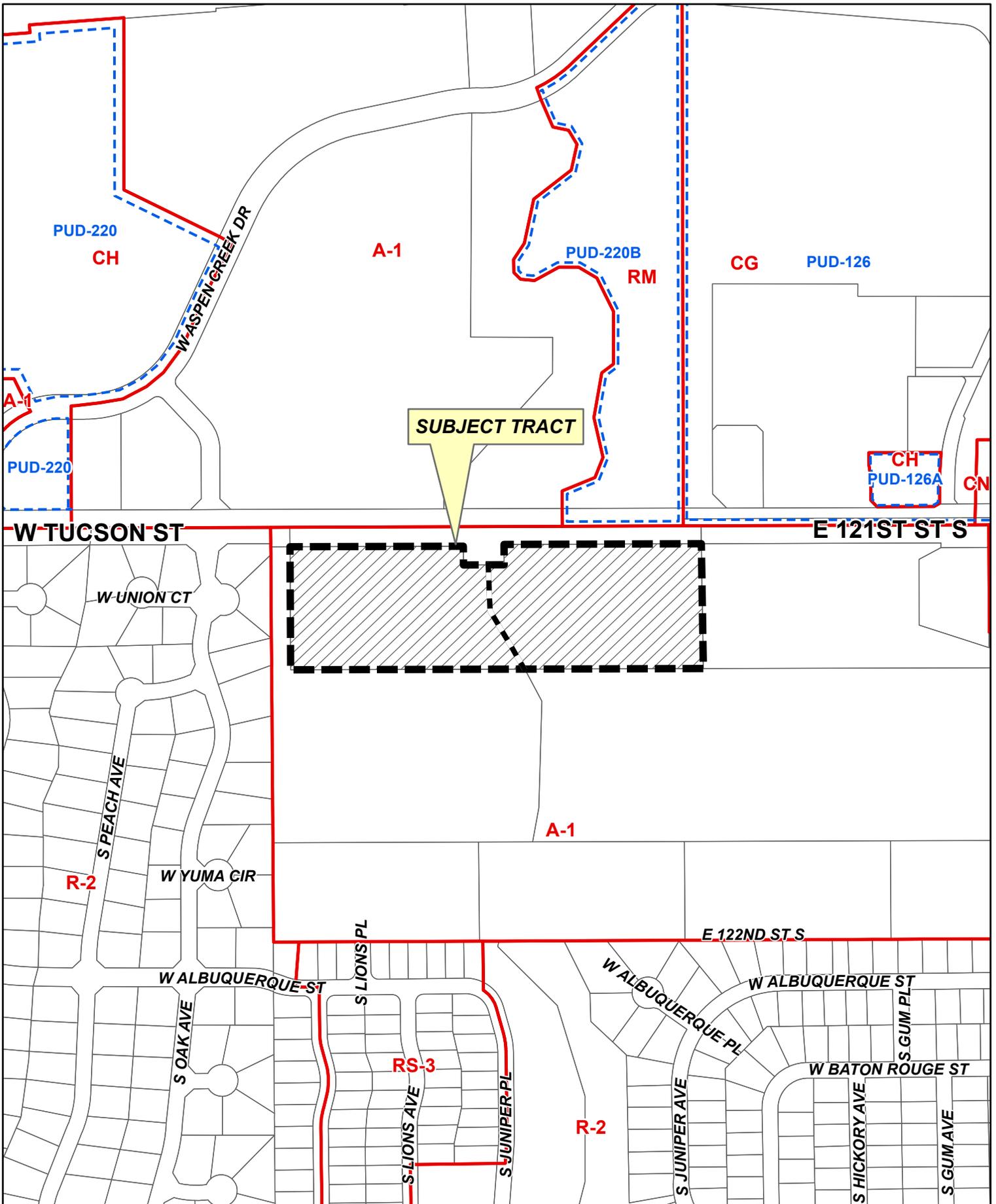
**Recommendation:**

Staff recommends LOT-002648-2025 be approved, subject to new warranty deeds for all parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Tulsa County.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

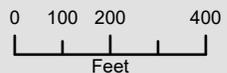
JAJ



SUBJECT TRACT



**LOT-002648-2026**



03 17-14





**SUBJECT TRACT**

W TUCSON ST

E 121ST ST S

W UNION CT

S PEACH AVE

W YUMA CIR

W ALBUQUERQUE ST

S OAK AVE

S LIONS PL

S LIONS AVE

S JUNIPER PL

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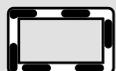
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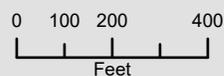
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Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2024



Subject Tract

**LOT-002648-2026**



03 17-14



# Property Exhibit Exhibit "A"

SHEET 1 OF 2

## LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:  
COMMENCING (P.O.C.) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION; THENCE N88°38'50"E ALONG SAID SECTION FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF A SPECIAL WARRANTY DEED RECORDED AS DOCUMENT #2024068973, ACCORDING TO TULSA COUNTY LAND RECORDS; THENCE S01°32'38"E FOR A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING** (P.O.B.); THENCE N88°38'50"E AND PARALLEL TO SAID SECTION FOR A DISTANCE OF 559.80 FEET; THENCE S01°21'10"E FOR A DISTANCE OF 60.00 FEET; THENCE N88°38'50"E FOR A DISTANCE OF 78.92 FEET TO A POINT ON THE EASTERN BOUNDARY OF AN EXISTING 20 FOOT SEWER EASEMENT TO THE CITY OF BROKEN ARROW, OKLAHOMA RECORDED IN BOOK 4166, PAGE 1345, ACCORDING TO TULSA COUNTY LAND RECORDS THEREOF; THENCE S03°32'36"E ALONG THE EASTERN BOUNDARY OF SAID EASEMENT FOR A DISTANCE OF 147.15 FEET; THENCE S31°39'38"E ALONG THE EASTERN BOUNDARY OF SAID EASEMENT FOR A DISTANCE OF 211.93 FEET; THENCE S88°38'50"W AND PARALLEL TO SAID SECTION FOR A DISTANCE OF 749.99 FEET; THENCE N01°32'38"W FOR A DISTANCE OF 390.00 FEET TO THE **POINT OF BEGINNING** (P.O.B.). SAID TRACT CONTAINING 5.86 ACRES, MORE OR LESS.

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY ON THE NORTH LINE OF THE NORTH QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN AS N88°38'50"E.

## SURVEYOR'S CERTIFICATE

I, AARON BURNS, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH THE EXISTING REQUIREMENTS AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 19TH DAY OF FEBRUARY 2026.



A. B.

AARON BURNS, P.L.S.  
OKLAHOMA NO. 1923  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027

LAST SITE VISIT: NOVEMBER 6, 2025



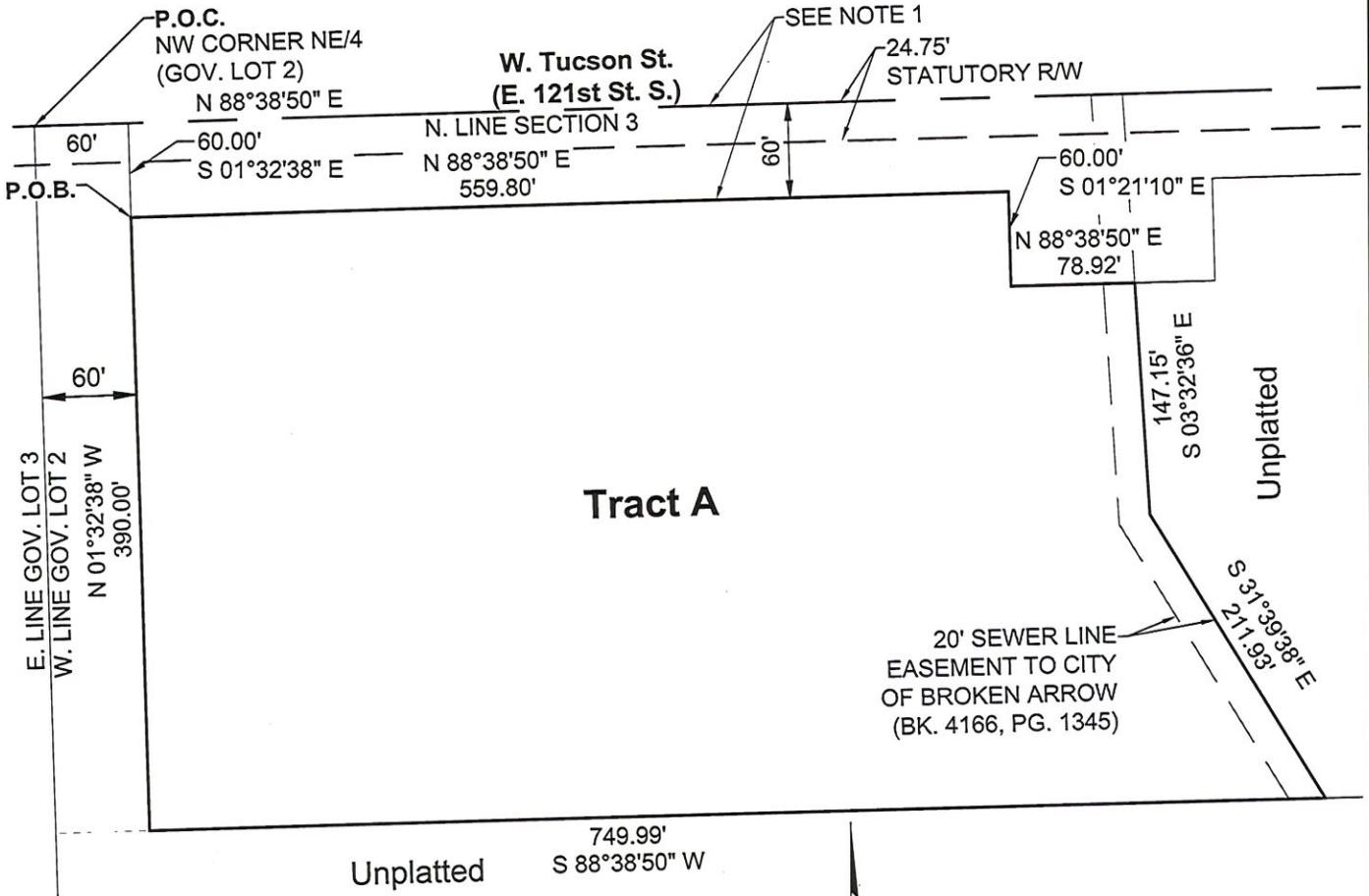
wallace  
design  
collective

wallace design collective, pc  
structural · civil · landscape · survey  
123 north martin luther king jr. boulevard  
tulsa, oklahoma 74103  
918.584.5858 · 800.364.5858  
wallace.design

# Property Exhibit "A"

SHEET 2 OF 2

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.



**NOTE 1**  
SPECIAL WARRANTY DEED TO AEQUITAS HOLDINGS (DOC. #2024068973)

**LEGEND**  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT

**BASIS OF BEARINGS**  
THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY ON THE NORTH LINE OF THE NORTH QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN AS N88°38'50"E.

**SURVEYOR'S LAST SITE VISIT:**  
NOVEMBER 6, 2025

**CERTIFICATION**  
I, AARON BURNS, HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 19TH DAY OF FEBRUARY, 2026.

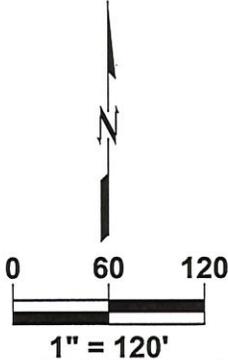
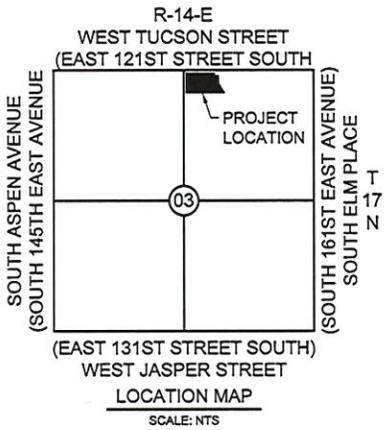


*Aaron Burns*  
AARON BURNS P.L.S.  
OKLAHOMA NO. 1923  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027



wallace design collective

wallace design collective, pc  
structural · civil · landscape · survey  
123 north martin luther king jr. blvd.  
tulsa, oklahoma 74103  
918.584.5858 · 800.364.5858  
wallace.design



ORIG SIZE: 8.5"X14"

I:\Civil-Server\Projects\2440418 - Aequitas Development - BA\04 Production\01 Design Drawings\04 Exhibits\2440418 Tract A Exhibit.dwg

# Property Exhibit

## Exhibit "B"

SHEET 1 OF 2

### LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION; THENCE N88°38'50"E ALONG SAID SECTION FOR A DISTANCE OF 1381.11 FEET; THENCE S01°30'33"E FOR A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH LINE OF A SPECIAL WARRANTY DEED, RECORDED AS DOCUMENT #2024068973, ACCORDING TO TULSA COUNTY LAND RECORDS THEREOF AND THE **POINT OF BEGINNING** (P.O.B.); THENCE CONTINUING S01°30'33"E FOR A DISTANCE OF 395.00 FEET; THENCE S88°38'50"W FOR A DISTANCE OF 570.85 FEET TO A POINT ON THE EASTERN BOUNDARY OF AN EXISTING 20 FOOT SEWER EASEMENT TO THE CITY OF BROKEN ARROW, OKLAHOMA RECORDED IN BOOK 4166, PAGE 1345, ACCORDING TO TULSA COUNTY LAND RECORDS THEREOF; THENCE N31°39'38"W ALONG THE EASTERN BOUNDARY OF SAID EASEMENT FOR A DISTANCE OF 211.93 FEET; THENCE; N03°32'36"W FOR A DISTANCE OF 147.15 FEET; THENCE N88°38'50"E FOR A DISTANCE OF 51.08 FEET; THENCE N01°21'10"W FOR A DISTANCE OF 65.00 FEET; THENCE N88°38'50"E AND PARALLEL TO SAID SECTION FOR A DISTANCE OF 631.26 FEET TO THE **POINT OF BEGINNING** (P.O.B.). SAID TRACT CONTAINING 5.86 ACRES, MORE OR LESS.

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY ON THE NORTH LINE OF THE NORTH QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN AS N88°38'50"E.

### SURVEYOR'S CERTIFICATE

I, AARON BURNS, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH THE EXISTING REQUIREMENTS AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 19TH DAY OF FEBRUARY 2026.



*A. Burns*

AARON BURNS, P.L.S.  
OKLAHOMA NO. 1923  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027

LAST SITE VISIT: NOVEMBER 6, 2025



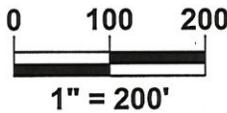
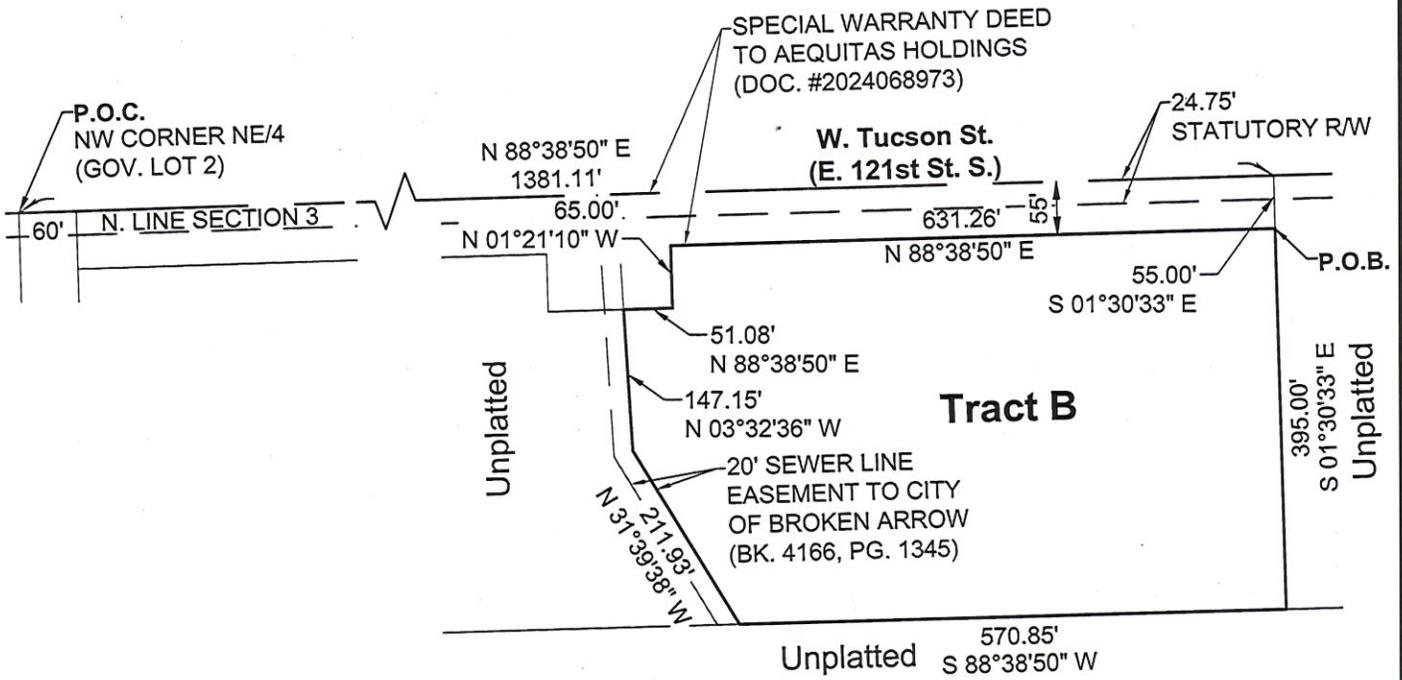
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# Property Exhibit "B"

SHEET 2 OF 2

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.



### LEGEND

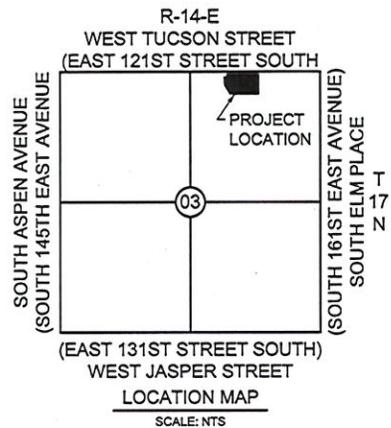
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY ON THE NORTH LINE OF THE NORTH QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN AS N88°38'50"E.

### SURVEYOR'S LAST SITE VISIT:

NOVEMBER 6, 2025



### CERTIFICATION

I, AARON BURNS, HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 19TH DAY OF FEBRUARY, 2026.



*Aaron Burns*

AARON BURNS P.L.S.  
OKLAHOMA NO. 1923  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027



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# City of Broken Arrow

## Request for Action

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**File #: 26-315, Version: 1**

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**Broken Arrow Planning Commission  
02-26-2026**

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

Public hearing, consideration, and possible action regarding PUD-002627-2026 (Planned Unit Development), minor amendment to PUD-000725-2023, 15.59 acres, AG (Agricultural) to CG (Commercial General) and PUD-000725-2023 via BAZ-000724-2023, located one-half mile north of New Orleans Street (101<sup>st</sup> Street), one-half mile west of 9<sup>th</sup> Street (177<sup>th</sup> E. Avenue/Lynn Lane Road)

**Background:**

**Applicant:** Mike Thedford, Wallace Design Collective  
**Owner:** Oklahoma Natural Gas Co.  
**Developer:** Oklahoma Natural Gas Co.  
**Engineer:** Wallace Design Collective  
**Location:** one-half mile north of New Orleans Street (101<sup>st</sup> Street), one-half mile west of 9<sup>th</sup> Street (177<sup>th</sup> E. Avenue/Lynn Lane Road)  
**Size of Tract:** 15.59 acres  
**Present Zoning:** CG (Commercial General) and PUD-000725-2023  
**Proposed Zoning:** CG (Commercial General) and PUD-002627-2026  
**Comp Plan:** Level 4 (Commercial/Employment Nodes)

PUD-002627-2026 is a minor amendment to PUD-000725-2023. The property is located one-half mile north of New Orleans Street (101<sup>st</sup> Street), one-half mile west of 9<sup>th</sup> Street (177<sup>th</sup> E. Avenue/Lynn Lane Road) and is in the process of being platted.

BAZ-000724-2023, a request to rezone 15.59 acres from AG (Agricultural) to CG (Commercial General), was approved by City Council on May 16, 2023. The purpose of this request was to facilitate the expansion of an existing major utility facility. "Utility Facility, Major" is an allowed use in the CG zoning district with a Specific Use Permit or PUD.

PUD-0002627-2026 proposes to amend the screening requirements for the existing major utility facility. The original PUD allows for the preservation of the existing fence, with any new or replaced fencing to meet the screening requirements of Section 5.2.E.2.c in the Zoning Ordinance, with the additional provision for razor wire or barbed wire as a fencing material. Section 5.2.E.2.c requires screening fences in non-residential districts to be a minimum of 8' in height. The applicant is requesting to reduce the minimum height of the screening fence to 6'.

According to FEMA maps, none of the property is located in the 100-year floodplain, although 100-year floodplain is located immediately to the east of the property.

**Attachments:** Case Map  
Aerial Map  
Design Statement and Exhibits

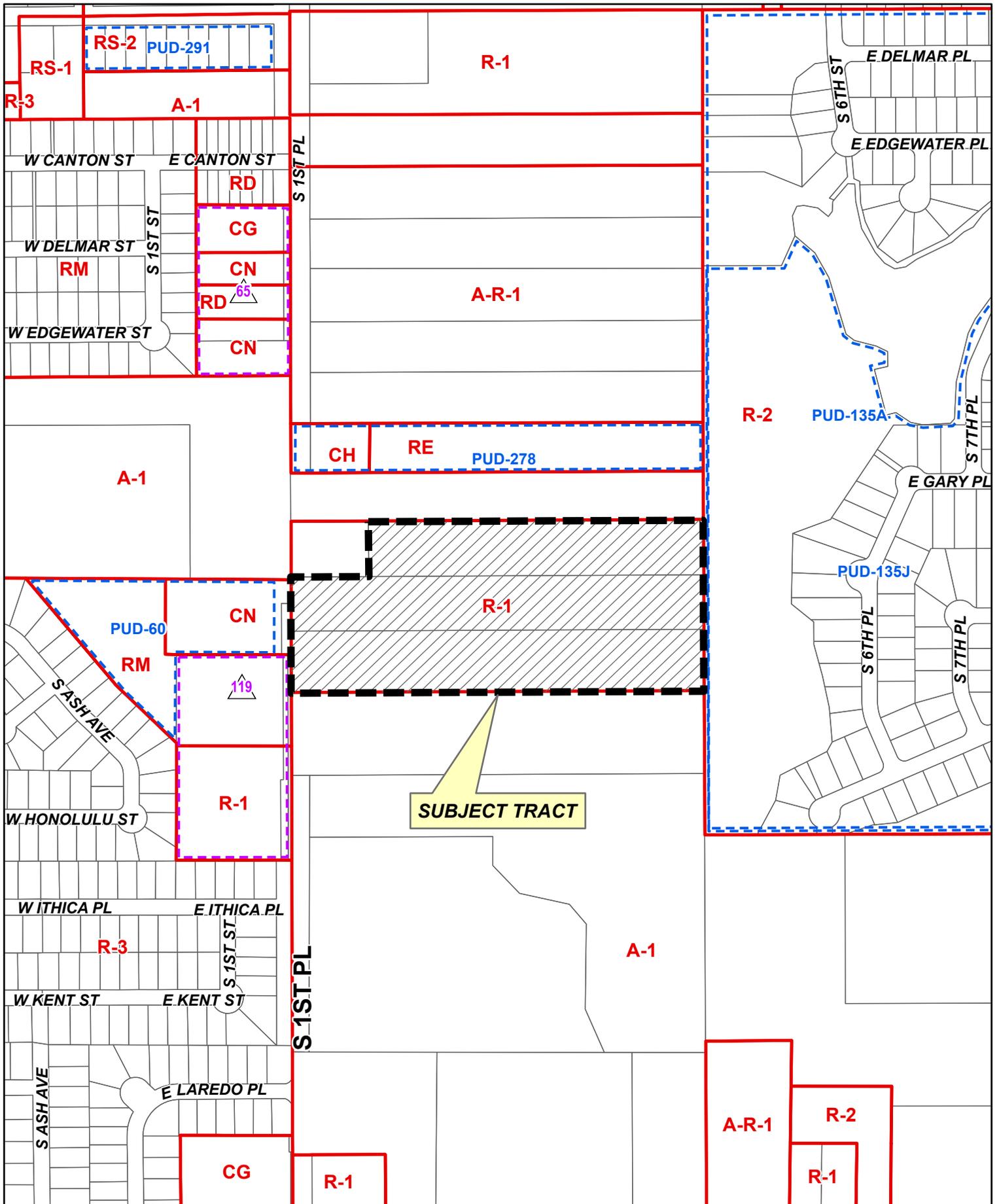
**Recommendation:**

Based upon the location of the property and the surrounding land uses, Staff recommends that PUD-002627-2026 be approved.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

MEH



**SUBJECT TRACT**

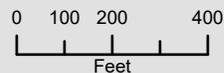


300' Radius



Subject Tract

**PUD-002627-2026**



23 18-14





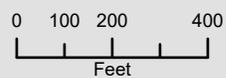
**SUBJECT TRACT**

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2024



Subject Tract

**PUD-002627-2026**



23 18-14



# ONE Gas Service Center Broken Arrow

Planned Unit Development  
PUD-000725-2023

## Date

March 20, 2023

January 9, 2026 *\*amended\**

## Location

2421 South 1<sup>st</sup> Place  
Broken Arrow, Oklahoma

## Developer

ONE Gas  
15 E. Fifth St.  
Tulsa, OK 74103

## Prepared By



wallace  
design  
collective

wallace design collective, pc  
structural · civil · landscape · survey  
123 north martin luther king jr. boulevard  
tulsa, oklahoma 74103  
918.584.5858 · 800.364.5858  
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**I. DEVELOPMENT CONCEPT:**

The proposed ONE Gas facility expansion is a continuation of the existing use. The development concept calls for a new Service Center building with accessory storage structures east of the existing buildings. Proposed site improvements include parking, access drives and a material lay-down yard on the eastern portion of the site.

The site has some grade change with most of the variation being on the eastern, undeveloped portion of the site. The slopes in the undeveloped portion range from 1% to 11% with a maximum elevation difference of 6' across the site. The lowest area being on the far eastern portion of the site within 20' of the east boundary. The site is abutting S 1<sup>st</sup> Pl to the west with approximately 373' of frontage. Existing access to the site is from S 1<sup>st</sup> Pl. The proposed expansion plan shows all access drives to the site will remain in place as well as widening of the south driveway. The site is abutting A-1 zoned property used as residential along the north and south boundaries and the abutting use to the east is developed as R-2 with a floodplain reserve stretching approximately 300' from the eastern boundary of the subject property to the nearest residential lot.

Currently, approximately 30% of the site is developed with existing buildings and associated parking. The proposed expansion will be primarily located immediately to the east of the existing service facility with accessory storage to be located further northeast.

The proposed service facility expansion triggers requirements for a rezone from R-1 to CG with a PUD to accommodate the primary and accessory uses associated with a Utility Facility (Major) use. As a precursor to the Rezone/PUD process, a Comprehensive Plan Change Request is required for a change from Intensity Level 2 – Urban Residential to Level 4 – Commercial/Employment Nodes. This Comprehensive Plan Change application was submitted on February 13, 2023. Upon success of the described entitlements, the property will be subject to plat.

This PUD will be developed in accordance with the Broken Arrow Zoning Ordinance and the Use and Development Regulations of the CG, Commercial General District, except as modified herein.

**II. STATISTICAL SUMMARY:**

Total Project Area 15.60 Acres

**III. DEVELOPMENT STANDARDS – Commercial General (CG):**

- Permitted Uses: Uses permitted by right and by Specific Use Permit in the CG (Commercial General) District; including accessory uses incidental and customarily subordinate to Utility Facility, Major, such as fire training
  
- Minimum Lot Frontage 200 feet
  
- Minimum Front Yard 50 feet
  
- Rear Yard 50 feet
  
- Side Yard (Abutting residential or A-1 district) 30 feet  
Side Yard (Abutting same district) 0 feet
  
- Maximum Height None
  
- Maximum Lot Coverage None
  
- Access Limitations Per plat
  
- Open Space 15%

**IV. LANDSCAPING:**

Landscaping shall be provided as existing vegetation with no less than a 50-foot buffer along the eastern boundary. Note: Adjacent floodplain reserve east of eastern boundary provides an additional 300' (minimum) buffer as undeveloped floodplain. All other vegetation to remain for the balance of the site with exception to the area of expansion. This PUD proposes to supplement all referenced fence screening requirements in Section 5.2.B.1.d of the zoning ordinance through the preservation of existing vegetation. The applicant proposes to use all existing security fencing in its current state and match existing fence material for all new security fence installation. The expanded area of this PUD is excessively vegetated which is more than adequate to meet and exceed the Section 5.2.B.1.d requirements.

**V. FENCING:**

All fencing to remain as it currently exists. For security purposes, additional fencing with barbed/razor wire will be added as necessary for public safety. This PUD proposes to supplement all referenced fence screening requirements in Section 5.2.E.2.c of the zoning ordinance through the preservation of existing vegetation. The applicant proposes to use all existing security fencing in its current state and match existing fence material for all new security fence installation. The expanded area of this PUD is excessively vegetated, which is more than adequate to meet and exceed the Section 5.2.E.2.c requirements. **Minor Amendment – Deviation from Section 5.2.E.2.c of previous Broken Arrow Zoning Code requirement for fence height to allow minimum height of 6' with slats for opaque screening. For public safety and security purposes, continued use of razor-wire shall be permitted for all new perimeter fence installations on the subject property.**

**VI. TOPOGRAPHY, UTILITIES AND DRAINAGE:**

The property has grade changes and slopes, ranging from 1% to 11%. Generally, the expansion will be graded to drain from the high point elevation of 690' toward the east to the low point elevation of 684'.

All storm water collection and drainage improvements will be constructed in accordance with the City of Broken Arrow design standards. Fee-in-lieu of detention may be applicable due to proximity to existing floodplain. Otherwise, all grading and drainage design will meet the requirements of the City of Broken Arrow engineering standards.

All utilities are available to the site. The preliminary utility layout shows water service coming from the existing 8" water line on the west side of S 1<sup>st</sup> St and sanitary sewer service from the existing main along the south boundary. Additional utility easements will be dedicated through the plat process as necessary to provide service to the site. Utility and engineering design is currently underway in the preliminary stages and will be done accordance with the City of Broken Arrow and Oklahoma Department of Environmental Quality requirements.

**VII. SCHEDULE OF DEVELOPMENT**

Initial construction is anticipated to commence the 3rd quarter of 2023. Occupancy is anticipated to begin in the 3rd quarter of 2024 or before.

**VIII. PLATTING:**

No building permit shall be issued until the PUD project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.





# City of Broken Arrow

## Request for Action

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**File #: 26-326, Version: 1**

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**Broken Arrow Planning Commission  
02-26-2026**

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

Public hearing, consideration, and possible action regarding PUD-002644-2026 (Planned Unit Development) Elysian Fields III, a major amendment to PUD-306, 53.55 acres, AG (Agricultural) to RS-P (Single Family Residential - Preservation) & PUD-306 via BAZ-2050, generally located at the southeast corner of Tucson Street (121<sup>st</sup> Street) and Garnett Road (113<sup>th</sup> E. Avenue)

**Background:**

**Applicant:** Jack Taber, Tulsa Engineering & Planning  
**Owner:** Brian Beam, BC Land Holding Co. LLC  
**Developer:** Capital Homes Residential Group, LLC  
**Engineer:** Russ Fischer, Tulsa Engineering & Planning  
**Location:** Southeast corner of Tucson Street (121st Street) and Garnett Road (113th E. Avenue)  
**Size of Tract:** 53.55 acres  
**Present Zoning:** AG to RS-P & PUD-306 via BAZ-2050  
**Proposed Zoning:** RS-P & PUD-002644-2026  
**Comp Plan:** Level 2 (Urban Residential) & Greenway/Floodplain

PUD-002644-2026 is a request for a major amendment to PUD-306 and is located at the southeast corner of Tucson Street (121<sup>st</sup> Street) and Garnett Road (113<sup>th</sup> E. Avenue). On June 2, 2020 City Council approved BAZ-2050, a request to rezone 53.55 acres from AG (Agricultural) to RS-P (Residential Single Family - Preservation) and PUD (Planned Unit Development) 306.

PUD-002644-2026 proposes three primary changes to PUD-306:

1. Increase the maximum number of dwelling units allowed. Currently the maximum number of units allowed is 182, and the applicant is requesting an increase to 186 allowed units.
2. Allow for the potential development of a 2.05-acre commercial area at the hard corner of Tucson Street and Garnett. This amendment only modifies the development area of the PUD, and any further Comprehensive Plan changes, rezonings, or other applications for commercial zoning would be made at a further date.
3. Require arterial sidewalks only along Tucson Street adjacent to Reserves F & G. Internal sidewalks will be provided as required, and arterial sidewalks along the potential future commercial tract will be required when developed. In addition to the PUD amendment, a sidewalk waiver will be required to modify the Land Subdivision Code.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following zoning designation, land use, and Comprehensive Plan future development guide levels:

Direction	Comprehensive Plan	Zoning	Land Use
North	Level 2/Floodplain	AG	Agricultural
East	Level 2	RS-P	Single-Family Residential
South	Level 1, 2, & Floodplain	AG	Large lot residential
West	N/A	Unincorporated	Single-Family Residential

This proposed development is designated as Level 2 (Urban Residential) in the Comprehensive Plan. This level supports RS-P zoning, but a Comprehensive Plan change will be needed for any future commercial development.

According to FEMA maps, there is some 100-year floodplain located at the west of the property.

**Attachments:** Case Map  
Aerial Map  
PUD Design Statement and Exhibits

**Recommendation:**

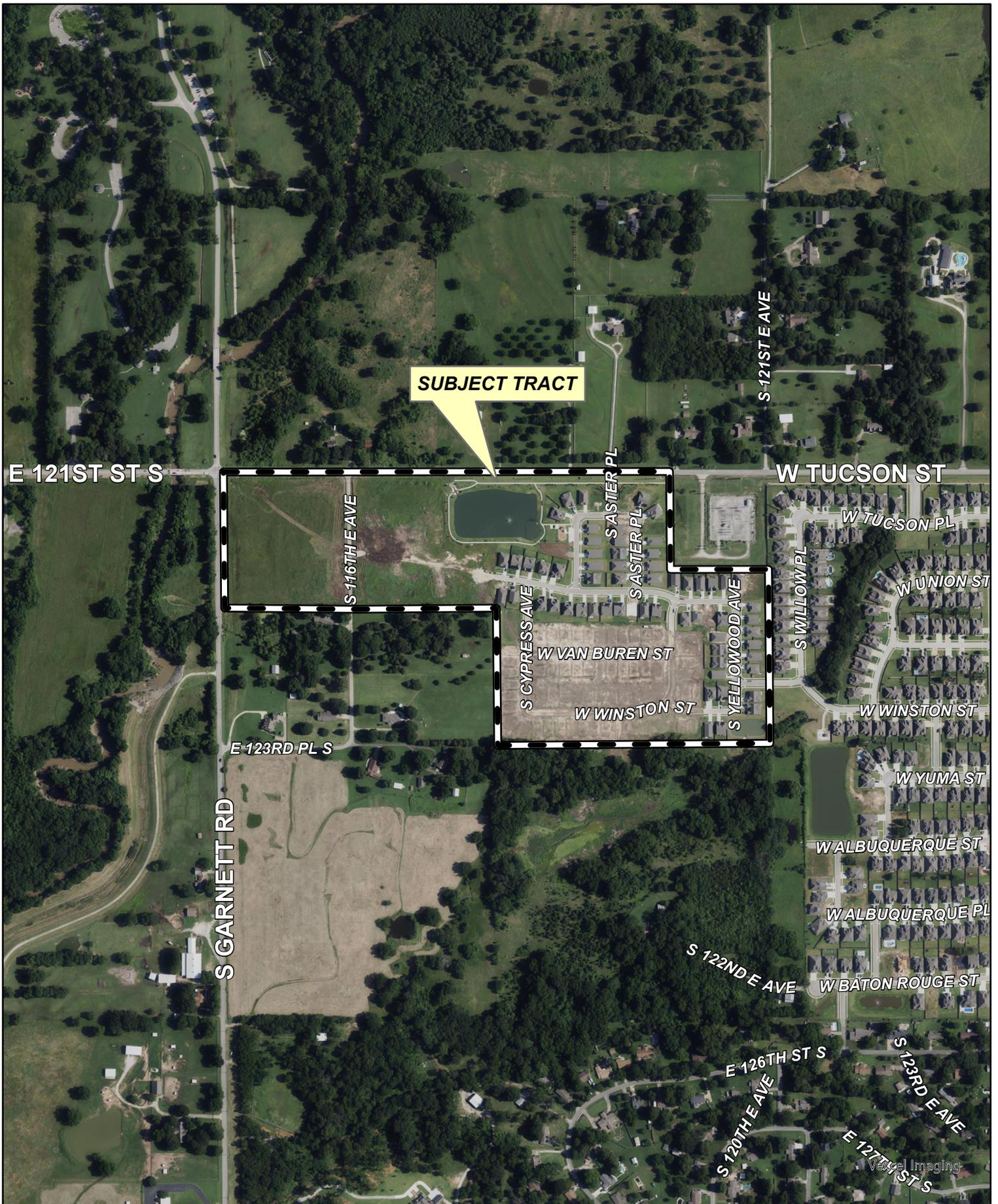
Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-002644-2026 major amendment be approved as presented.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

MEH





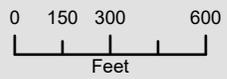
**SUBJECT TRACT**

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2024



Subject Tract

**PUD-002644-2026**



05 17-14



Major Amendment to  
PUD 306

# *Elysian Fields*

Broken Arrow, Oklahoma



**Tulsa Engineering & Planning Associates**

9810 East 42<sup>nd</sup> Street South, Suite 100

Tulsa, Oklahoma 74146

918.252.9621 Fax 918.250.4566

Revised February 3, 2026

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## **I. DEVELOPMENT CONCEPT**

Elysian Fields is a single-family residential subdivision that was submitted as a Planned Unit Development (PUD 306) and approved by the City of Broken Arrow City Council on May 5, 2020. Additionally, a rezoning of the entire site to RS-3 (Residential Single-Family) was approved by the Broken Arrow City Council on that same date (BAZ-2050). The site consists of 53.55 acres, located on the southeast corner of South Garnett Road and West Tucson Street. The site is bounded on the north, across Tucson Street, by Agriculture (A-1 and AG) zoned land, to the east by Shadow Trails residential subdivision (RS-3), to the south by Agriculture (A-1) zoned land and to the west across Garnett Road by Agriculture (AG) zoned land.

The overall site is characterized by moderately sloping terrain, scattered groupings of trees and soil types for the site that are typical for the area and should create no unusual developmental problems. There is 100-year floodplain located along the western portion of the PUD. On September 12, 2024, the FEMA 100-year floodplain was remapped (FIRM Map Number 40143C0451M), which caused the original 100-year floodplain line to shift further to the west. This opened up additional area for development, now outside of the 100-year floodplain.

Two areas of the Elysian Fields PUD have been platted since the initial approval of the PUD. Elysian Fields I, is a 67 lot residential subdivision, located in the northeastern portion of the site and Elysian Fields II, a 59 lot residential subdivision, located in the south central portion of the development. The future Elysian Fields III, located in the northwestern portion of the site, is the area directly affected by this proposed PUD Amendment. There are three items that are the basis of this PUD Amendment:

1. Increase the maximum number of residential dwelling units in the PUD to 186, from 182.
2. Acknowledge the potential to develop a future 2.05 acre commercial tract located in the northwest corner of PUD, at the intersection of South Garnett Road and West Tucson Street, from RS-3 (Residential Single-Family) to CG (Commercial General). The rezoning and additional procedural approvals would happen at a later date.
3. Arterial street sidewalks will only be required along West Tucson Street adjacent to Reserves F & G. Internal sidewalks will be required along the street frontage of the platted lots and Reserve E of Elysian Fields III. Sidewalks for the Future Commercial will be required at such time that the property is developed and the property is platted. Sidewalks will not be required along the South Garnett Road frontage of Reserve H.

The overall increase in the maximum number of residential dwelling units by 4, to a total of 186 dwelling units, is still far below what would be allowed if developed under the RS-3 zoning district. If the site was developed under the RS-3 zoning district, a total of 274 dwelling units would be allowed. We are proposing 88 dwelling units less than what is allowed by the RS-3 zoning district, or only 67.9% of the total allowable number of dwelling units. In addition, combining the dwelling unit count of the two existing platted subdivisions

and the proposed Elysian III subdivision, the PUD requirement of “a minimum of 55% of the development have RS-3 sized lots” is actually exceeded to 59.1% of the total lots being RS-3 sized lots, based on the Conceptual Site Plan.

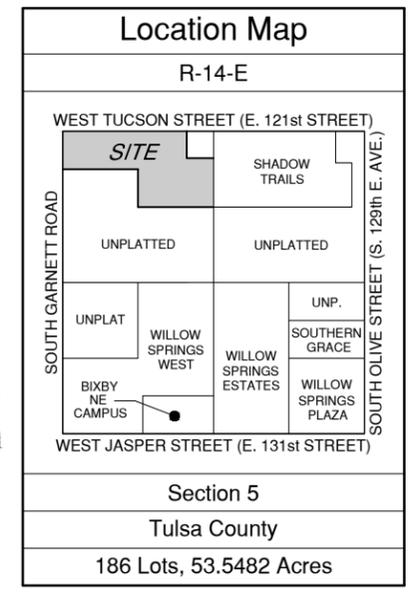
Other than the three proposed changes to the PUD, all other portions of PUD 306 are to remain unchanged.

**II. STATISTICAL SUMMARY**

Total Project Area:	53.55 Acres (Gross) 50.19 Acres (Net)
Commercial Area:	2.05 Acres (Gross) 1.15 Acres (net)
Residential Area:	51.50 Acres (Gross) 49.04 Acres (net)
Maximum Number of Dwelling Units:	186
Maximum Project Density:	3.47 DU/Acres (Gross)
Average Lot Size:	55'-60' x 125'
Total Number of Dwelling Units shown on Conceptual Site Plan:	
- 55' x 125'	76 (40.9%)
- 60' x 125'	110 (59.1%)

**III. DEVELOPMENT STANDARDS - Future Commercial Tract**

The future commercial uses in PUD 306 will be developed in accordance with the City of Broken Arrow Zoning Ordinance and the Use and Development Regulations of the CG Commercial General District.



Data Summary:	
Total Project Area	53.55 Acres (Gross)
	50.19 Acres (Net)
Future Commercial Area Tract	2.05 Acres (Gross)
	1.15 Acres (Net)
Residential Area	51.50 Acres (Gross)
	49.04 Acres (Net)
Maximum # of Residential Lots	186
Total # of Residential Lots Shown	186
- 55' x 125'	76 (40.9%)
- 60' x 125'	110 (59.1%)
Project Density (Max.)	3.47 DUs/Acre
Average Lot Size	55'-60' x 125'

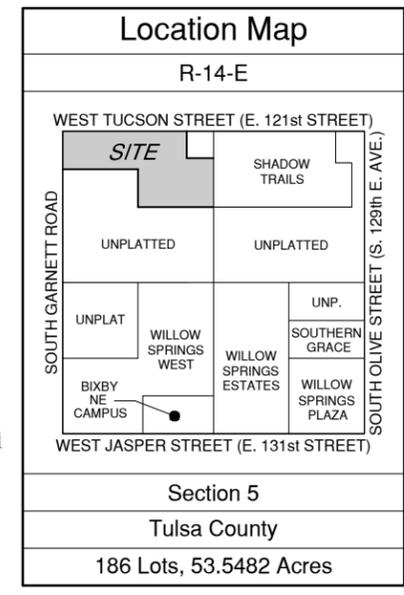


# EXHIBIT 'A'

## Elysian Fields

### Conceptual Site Plan





Data Summary:	
Total Project Area	53.55 Acres (Gross)
	50.19 Acres (Net)
Future Commercial Area Tract	2.05 Acres (Gross)
	1.15 Acres (Net)
Residential Area	51.50 Acres (Gross)
	49.04 Acres (Net)
Maximum # of Residential Lots	186
Total # of Residential Lots Shown	186
- 55' x 125'	76 (40.9%)
- 60' x 125'	110 (59.1%)
Project Density (Max.)	3.47 DUs/Acre
Average Lot Size	55'-60' x 125'



# Elysian Fields

## Sidewalk Exhibit Conceptual Site Plan





# City of Broken Arrow

## Request for Action

**File #:** 26-316, **Version:** 1

**Broken Arrow Planning Commission  
02-26-2026**

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

Public hearing, consideration, and possible action regarding PUD-002519-2025, major amendment to PUD-307, and BAZ-002633-2026, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH) to Single-family Residential - Compact (RS-C), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).

**Background:**

**Applicant:** Alan Betchan, AAB Engineering, LLC  
**Owner:** Chuck Ramsey, S & R Development  
**Developer:** Chuck Ramsey, S & R Development  
**Engineer:** Alan Betchan, AAB Engineering, LLC  
**Location:** North of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).  
**Size of Tract** 90.33 acres  
**Present Zoning:** Commercial Heavy (CH) and PUD-307  
**Proposed Zoning:** RS-P and PUD-002519-2025  
**Comp Plan:** Level 2 - via COMP-001296-2024

PUD-002519-2025 is a major amendment to PUD-307. This property is located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue). The land is currently unplatted.

This PUD major amendment and rezoning request proposes to change the underlying zoning from Commercial Heavy (CH) to Single-family Residential - Compact (RS-C). This area is currently classified as Level 2 - Urban Residential under the Land Use Intensity System via COMP-001296-2024 that was approved by City Council on May 7<sup>th</sup>, 2024.

The PUD development outline details of a minimum lot width of 52 feet, minimum lot size of 6000 sq. ft., rear and front setbacks of 20 ft, and proposes a maximum of 415 dwelling units for this PUD. However, because this property is located along the Creek Turnpike, should the rezoning and planned unit development be approved, 80 feet of right-of-way will need to be dedicated along the north boundary of the site for a frontage road on the south side of the turnpike when this property is platted. Any additional required right-of-way and utility easements will also need to be dedicated at the time of platting. The dimensional requirements are nearly identical to what is within the RS-C zoning requirements of the Broken Arrow Zoning Ordinance that came into effect this past summer.

Developments in RS-C zones are allowed to plat smaller lot sizes in exchange for 15% of the project area being dedicated as open space. Requirements for open spaces are listed in Section 3-1-3.G of the Broken Arrow Zoning Ordinance. The open space requirement will also be discussed in the platting stage of the development.

The Development Outline also details that no final plat for the development shall be approved until funding for the

Tucson Street widening is approved. The April 2026 General Obligation (GO) bond does name Tucson/121<sup>st</sup> - Olive to Aspen as a project to be funded if the bonds are voter approved. The proposed widening would increase the number of traffic lanes from 2 to 5, as well as other improvements such as sidewalks. More information on the 2026 GO bond can be found at buildourfutureBA.org or by contacting the automated bond helpline at 918-228-5921.

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 3 - Transition Area	AG - Agriculture & IL - Industrial light	Creek Turnpike and Vacant beyond
East	Classification Level 3 - Transition Area via BACP-132	RM - Residential Multi-Family/PUD-307	Residential Multi-Family, Trails at Aspen Creek Apartments
South	Level 2 - Urban Residential	RS - Residential Single-Family	Residential Single-Family
West	Level 3 - Transition Area, Level 6 - Regional Employment/Commercial and Floodplain	AG - Agriculture	Residential

According to FEMA maps, no portion of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

**Attachments:** Case Map  
Radius  
Villas PUD Development Outline

Aerial  
Aspen Creek

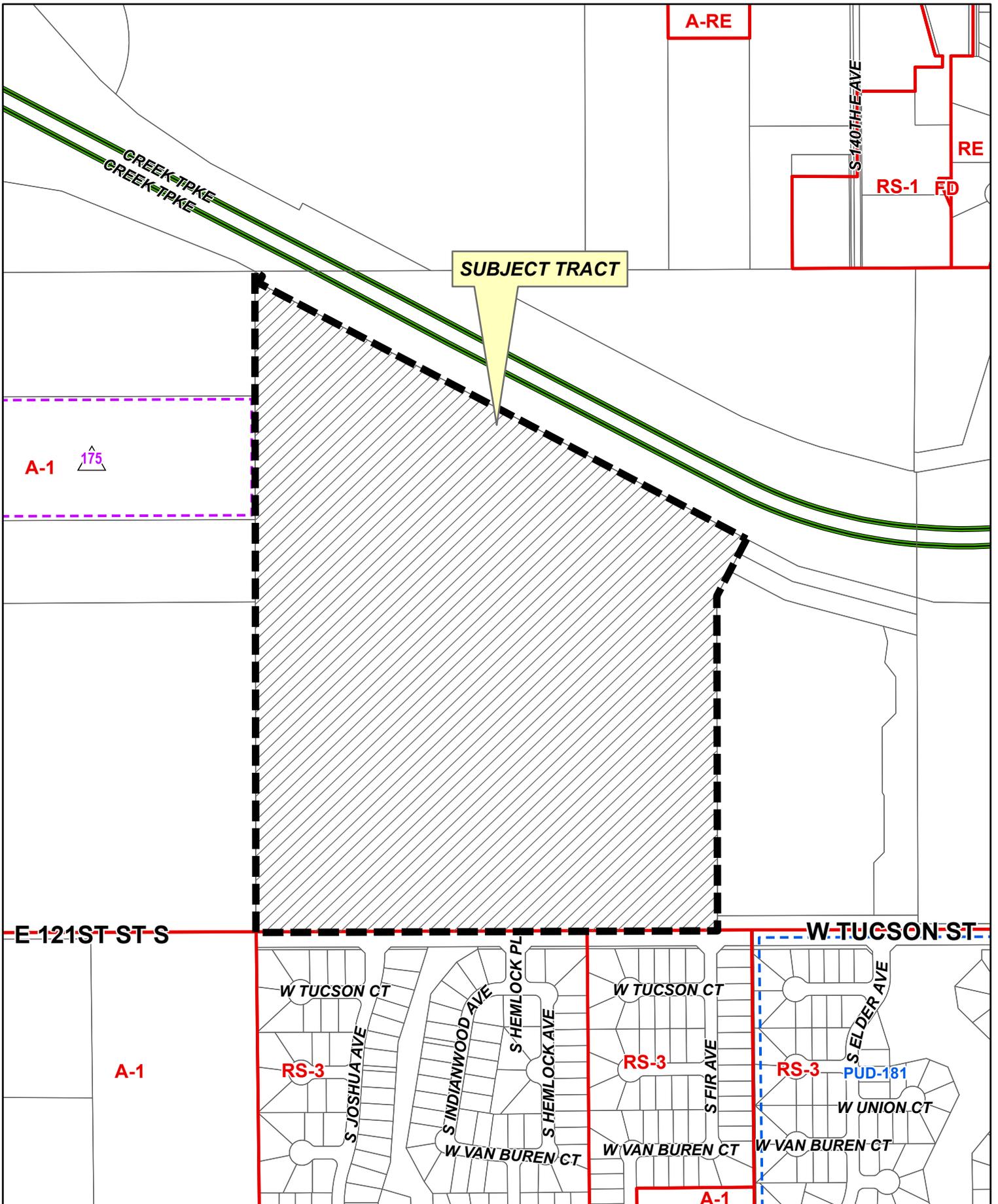
**Recommendation:**

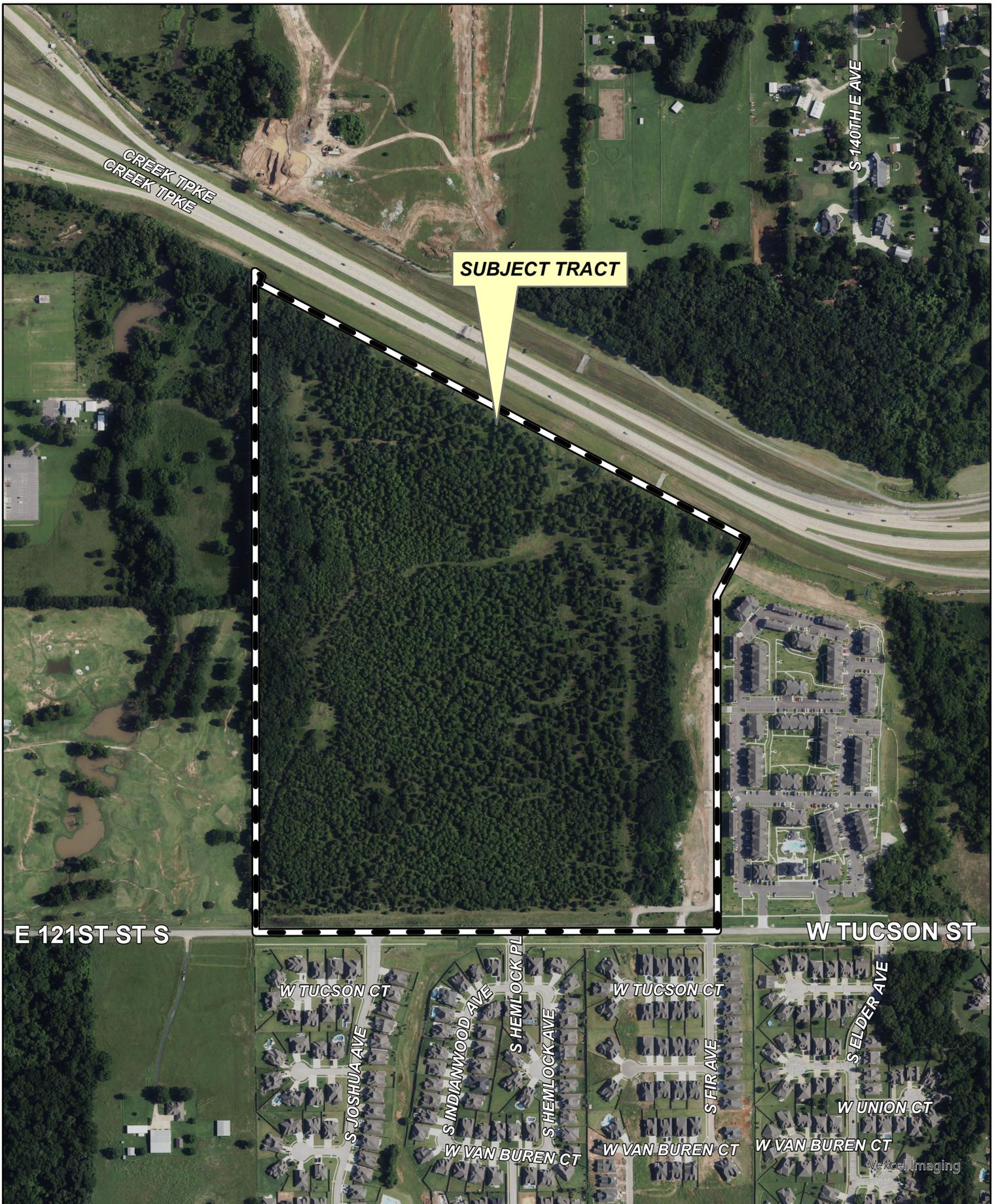
Based upon the surrounding land uses, the location of the property, and the comprehensive plan, staff recommends that PUD-002519-2025 and BAZ-002633-2026 be approved.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

JAJ





**SUBJECT TRACT**

**E 121ST ST S**

**W TUCSON ST**

**W TUCSON CT**

**W TUCSON CT**

**S JOSHUA AVE**

**S INDIANWOOD AVE**

**S HEMLOCK PL**

**S HEMLOCK AVE**

**S FIR AVE**

**S ELDER AVE**

**W VAN BUREN CT**

**W VAN BUREN CT**

**W VAN BUREN CT**

**W UNION CT**

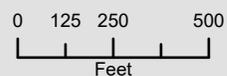
**W UNION CT**

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2024



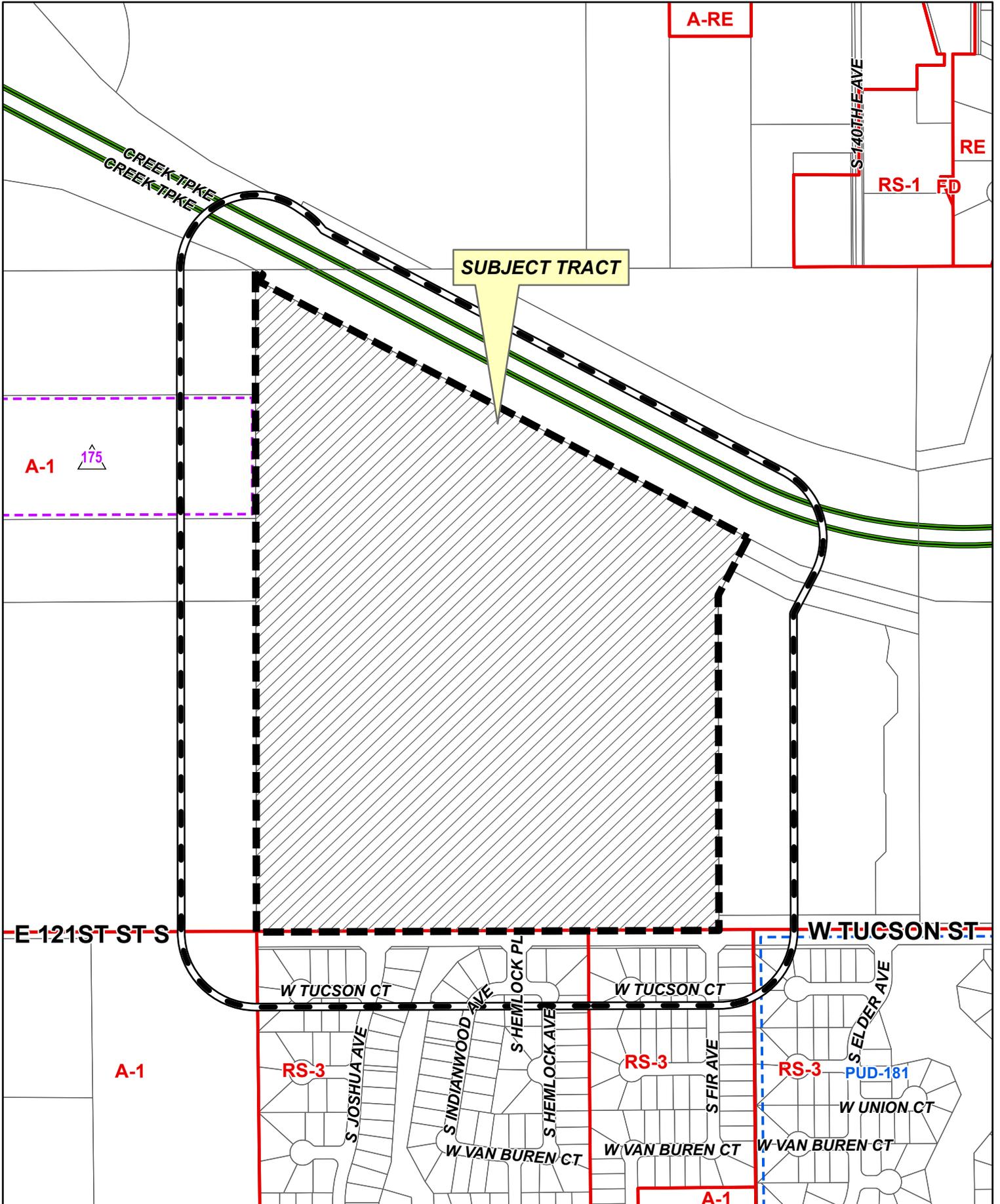
Subject Tract

**PUD-002519-2025**



33 18-14





SUBJECT TRACT

A-1 175

A-RE

RS-1

RE

FD

S 140TH E AVE

E-121ST ST S

W TUCSON ST

W TUCSON CT

W TUCSON CT

A-1

RS-3

RS-3

RS-3

PUD-181

S JOSHUA AVE

S INDIANWOOD AVE

S HEMLOCK PL

S HEMLOCK AVE

S FIR AVE

S ELDER AVE

W VAN BUREN CT

W VAN BUREN CT

W VAN BUREN CT

W UNION CT

A-1

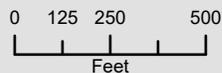


300' Radius



Subject Tract

PUD-002519-2025



33 18-14



# **Aspen Creek Villas**

## **Planned Unit Development**

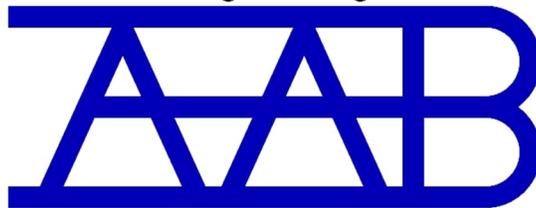
### **PUD-002519-2025**

**Prepared**  
**November 21, 2025**

**Location**  
Part of the south half of Section Thirty Three (33), Township Nineteen (18) North, Range Fifteen(14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma. This PUD contains 90.33 +/- Acres.

**Owner**  
S&R Development LLC  
1420 W. Kenosha St.  
Broken Arrow, OK 74102

**Prepared By:**  
AAB Engineering, LLC



**Engineering • Surveying • Land Planning**

PO Box 2136 Sand Springs, OK 74063  
Office: (918) 514-4283 Fax: (918) 514-4288

## Development Concept

PUD-002519.2025 is an approximately 90 acre development on the north side of Tucson Street between Olive Avenue and Aspen Avenue in Broken Arrow. Exhibit B depicts the project area relative to the surrounding areas. The PUD is presented along with a rezoning application to rezone the entire parcel to RS-C. The site is currently zoned PUD-307 (subject to platting) which is a planned unit development overlay of Commercial Heavy (CH) and Residential Multifamily (RM) zoning. That PUD was amended to PUD 307A in conjunction with the development of the apartment project The Trails at Aspen Creek which lies along the east side of this project. We propose to abandon the remainder of PUD 307. In early 2024 a comprehensive plan amendment was filed requesting the property be reclassified from Level 6 to Level 2 in preparation for this PUD application. That application, COMP-001296-2024, was approved by the Broken Arrow City Council on May 7<sup>th</sup>, 2024.

The general purpose of this project is to provide an affordable detached single family residential neighborhood. To meet the needs of the workforce home buyer this planned unit development requests a minimum lot width of 52'. Escalations in construction and development costs have created a nationwide shortage of affordable housing that is attainable to the general workforce. This lot width allows the home construction type needed to accommodate workforce housing while still maintaining a high-quality product due to the development standards imposed.

The public street and utility systems within the project will be constructed to public standards and dedicated to the City upon completion. Exhibit F depicts the conceptual infrastructure improvements for this project.

The required entrances will connect to Tucson Street and will be designed in accordance with the Broken Arrow Subdivision Regulations with two outbound lanes and one inbound lane. This PUD further requires that funding for the Tucson Street must be approved by the voters prior to approval of a final plat for the development.

## Development Standards

The intended use for this project is to establish affordable single family detached housing which shall be governed by the Broken Arrow Zoning Ordinance and use and dimensional standards in the current RS-C zoning guidelines except as hereinafter modified:

Permitted uses:	Single Family Detached Dwellings
Gross Residential area	90.33 acres
Gross Land Area per Dwelling Unit	9,480 square feet
Maximum number of dwelling units	415
Minimum Lot Width	52 feet
Minimum lot size	6000 square feet
Minimum open space	15%
Minimum Front Yard	20 feet
Minimum Side Yard	5 feet
Minimum rear yard	20 feet

## **Street Design and Access Limitations**

All streets shall be constructed as required to meet public street standards as described in the City of Broken Arrow engineering standards. Sidewalks shall be constructed by the developer along Tucson Street and along any reserve areas abutting a street. No residential lots shall be allowed to have direct access to Tucson Street.

## **Utilities**

Storm sewer, sanitary sewer, and water service will be publicly maintained utilities provided by the City of Broken Arrow and installed by the developer. Detention facilities are proposed in both drainage basins before water discharges offsite. All detention and open space areas will be maintained by the homeowner's association.

Franchise utilities will serve the project with communications, natural gas, and electricity. We anticipate underground services throughout the development.

## **Landscape and Screening Standards**

Landscaping and screening will be provided along Tucson Street and shall conform to the City of Broken Arrow Zoning Ordinance. Required perimeter fencing shall be placed as near to the east line of the reserve or landscape and fence easement as practical provided that required fence articulation shall still be allowed and fully contained within the easement or reserve. All required landscaping and fencing will be maintained by the homeowner's association.

All open space reserve areas shall be owned and maintained by the homeowner's association. All traffic islands surrounded by street right of way shall include appropriate landscaping and berms to add visual character to the community and aid in slowing traffic patterns through the project site.

## **Platting**

No final plat shall be approved until funding for Tucson widening, set to be on April 2026 GO Bond Ballet, is approved by voters. Prior to issuance of a building permit for any habitable structure, the area within the PUD shall have a subdivision plat approved by the Planning Commission and City Council and filed of record at the Tulsa County Courthouse. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the approved Planned Unit Development.

# Exhibit A

## Legal Descriptions

## **PUD Legal Description**

A TRACT OF LAND SITUATED IN THE SOUTH HALF (S/2) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SAID SECTION THIRTY-THREE (33); THENCE NORTH 01°14'14" WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4), A DISTANCE OF 2645.94 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CREEK TURNPIKE; THENCE SOUTH 63°21'44" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 42.30 FEET; THENCE SOUTH 27°02'36" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 29.98 FEET; THENCE SOUTH 63°25'36" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2197.30 FEET; THENCE SOUTH 26°39'36" WEST ALONG THE NORTHWESTERLY LINE OF THE TRAILS AT ASPEN CREEK (PLAT #7093), A DISTANCE OF 259.23 FEET; THENCE SOUTH 01°13'29" EAST ALONG THE WEST LINE OF SAID TRAILS AT ASPEN CREEK, A DISTANCE OF 1340.00 FEET TO THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4); THENCE SOUTH 88°40'49" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 524.06 FEET TO THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4); THENCE SOUTH 88°33'24" WEST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4), A DISTANCE OF 1321.05 FEET TO THE POINT OF BEGINNING. CONTAINING 3,934,766 SQUARE FEET OR 90.33 ACRES.

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) BEING SOUTH 88°33'24" WEST.

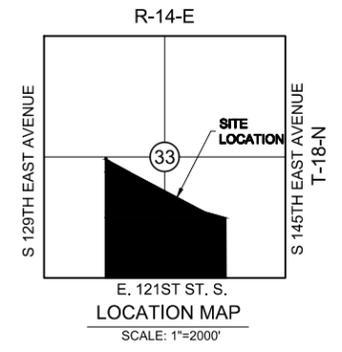
THIS LEGAL DESCRIPTION WAS PREPARED ON DECEMBER 14, 2023, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

# Exhibit B

Surrounding Areas with Conceptual Development Plan  
for  
**Aspen Creek**



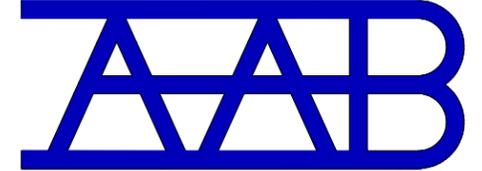
0 150 300 600  
DRAWING SCALE: 1"= 300'



PLOT DATE: Nov. 08 Jun 2025 FILE: P:\19\1833\RAW\116-ASPEN CREEK\ALTERNATIVE BASE\ASPEN CREEK - PUD



AAB Engineering, LLC



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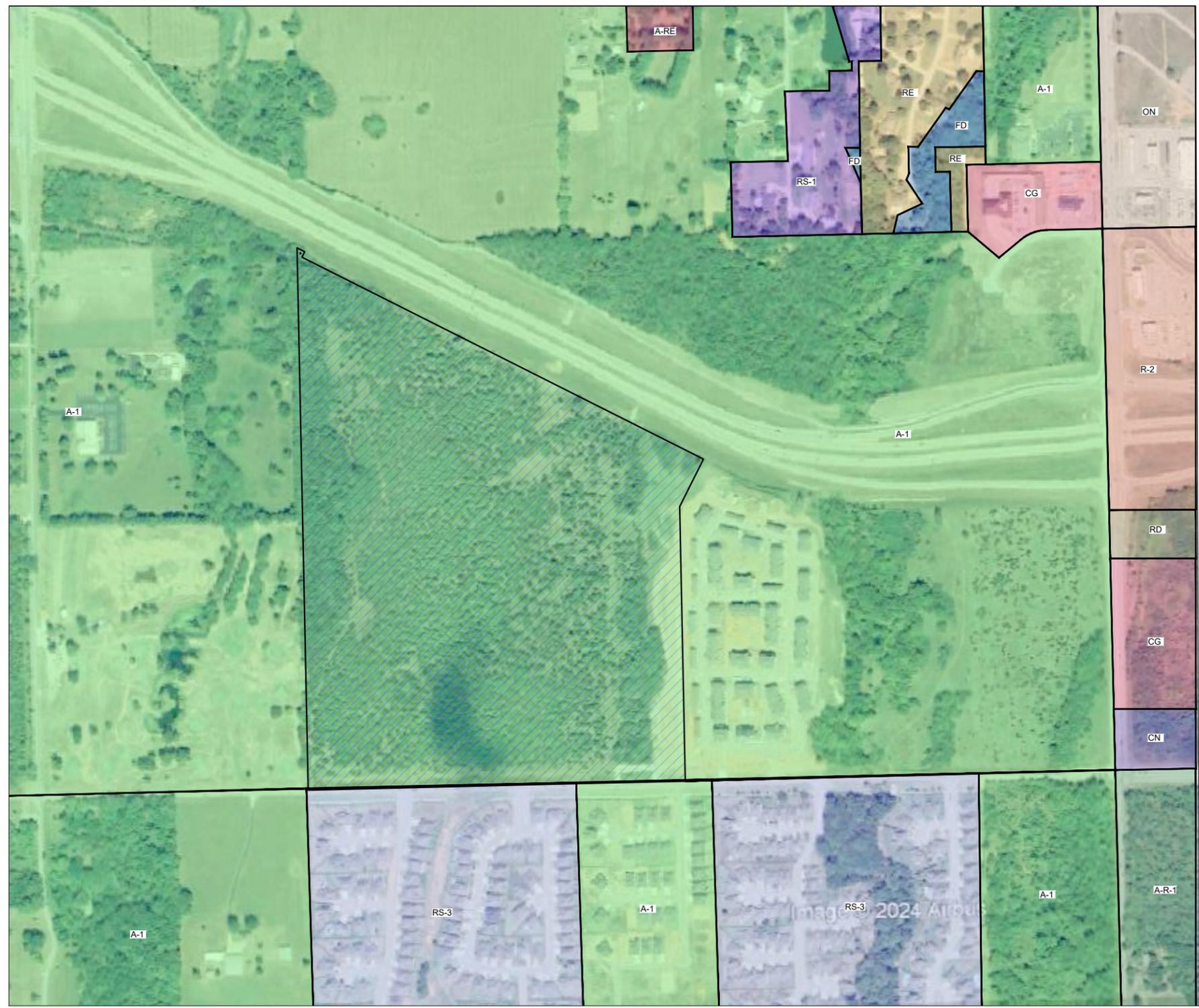
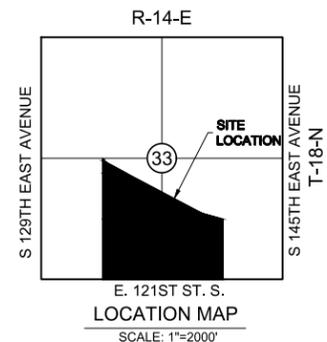
PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2020  
KS CA#2292 Exp: Dec. 31, 2020  
Office: (918) 514-4283 Fax: (918) 514-4288

# Exhibit C

Existing Zoning  
for  
**Aspen Creek**



0 150 300 600  
DRAWING SCALE: 1"= 300'



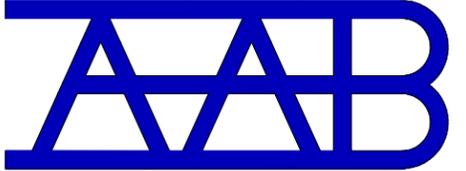
### LEGEND

-  ZONED A-1 (AGRICULTURE)
-  ZONED A-R-1 (AGRICULTURE-RESIDENTIAL SINGLE FAMILY)
-  ZONED A-RE (AGRICULTURE-RESIDENTIAL ESTATE)
-  ZONED CG (COMMERCIAL GENERAL)
-  ZONED CN (COMMERCIAL NEIGHBORHOOD)
-  ZONED FD (FLOOD DISTRICT)
-  ZONED ON (OFFICE NEIGHBORHOOD)
-  ZONED RS-1 (RESIDENTIAL SINGLE FAMILY)
-  ZONED R-2 (RESIDENTIAL SINGLE FAMILY)
-  ZONED RS-3 (RESIDENTIAL SINGLE FAMILY)
-  ZONED RD (RESIDENTIAL DUPLEX)
-  ZONED RE (RESIDENTIAL ESTATE)
-  PROJECT LOCATION - PROPOSED PUD

PLOT DATE: Nov. 08, 2024 FLE: P1181833RANBY 116- ASPEN CREEK/ALTERNATIVE BASE/ASPEN CREEK - PUD



AAB Engineering, LLC

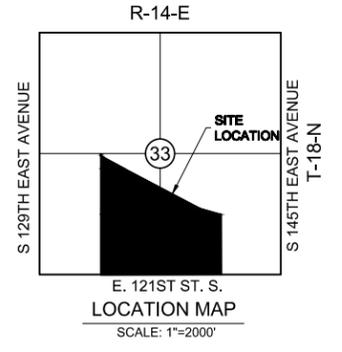
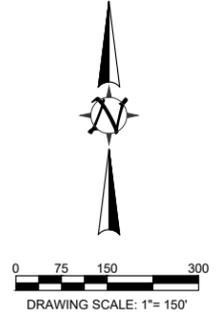


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 KS CA#2292 Exp: Dec. 31, 2020  
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# Exhibit D

Conceptual Development Plan  
for  
**Aspen Creek**



PLOT DATE: Nov. 08, 2025 FILE: P:\18\33\RAMBAY 116- ASPEN CREEK\ALTERNATIVE BASE\ASPEN CREEK - PUD



AAB Engineering, LLC

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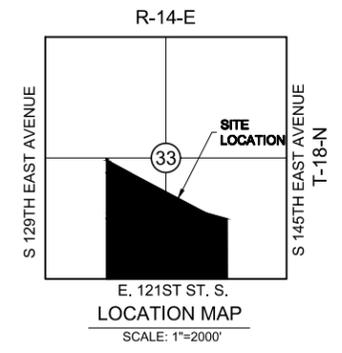
PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2020  
KS CA#2292 Exp: Dec. 31, 2020  
Office: (918) 514-4283 Fax: (918) 514-4288

# Exhibit E

Existing Topo & Aerial  
for  
**Aspen Creek**



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DRAWING SCALE: 1"= 300'

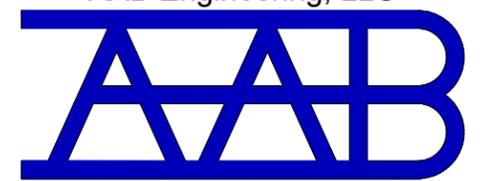


### LEGEND

- 545 --- EXISTING INDEX CONTOUR
- 547 --- EXISTING INTERMEDIATE CONTOUR

Image © 2024 Airbus

AAB Engineering, LLC



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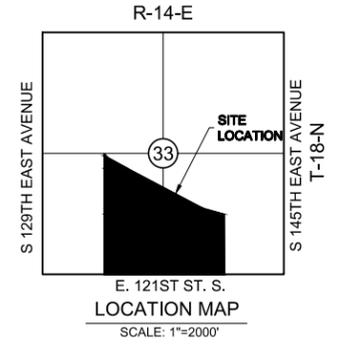
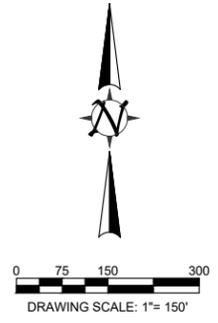
PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2020  
KS CA#2292 Exp: Dec. 31, 2020  
Office: (918) 514-4283 Fax: (918) 514-4288

PLAT DATE: Nov. 08, 2024 FILE: P1181833RANBY 116- ASPEN CREEK ALTERNATIVE BASES ASPEN CREEK - PUD

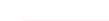


# Exhibit F

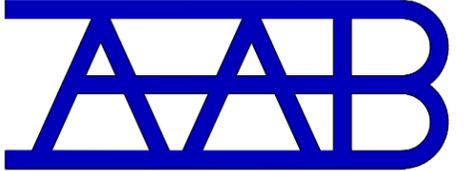
Conceptual Utilities  
for  
**Aspen Creek**



### LEGEND

-  EXISTING WATERLINE
-  PROPOSED WATERLINE
-  EXISTING STORM SEWER
-  PROPOSED STORM SEWER
-  EXISTING SANITARY SEWER
-  PROPOSED SANITARY SEWER

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 KS CA#2292 Exp: Dec. 31, 2020  
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