



City of Broken Arrow

Request for Action

File #: 25-1520, **Version:** 1

**Broken Arrow Planning Commission
10-23-2025**

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

Approval of PT-002453-2025 | PR-000794-2025, Conditional Final Plat, The Villas at Turnberry Lot 1, Block 1 Replat, 0.84 acres, CG (Commercial General), south of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue)

Background:

Applicant: Jeffrey Tuttle, Tuttle & Associates, Inc.
Owner: Admiral Square, Inc.
Developer: Admiral Square, Inc.
Engineer: Jeffrey Tuttle, Tuttle & Associates, Inc.
Location: South of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue)
Size of Tract 0.84 acres
Number of Lots: 1
Present Zoning: CG (Commercial General)
Comp Plan: Level 4 (Commercial/Employment Nodes)

PT-002453-2025, the conditional final plat for The Villas at Turnberry Lot 1, Block 1 Replat, contains 0.84 acres on one lot. This property is located south of Dearborn Street (41st Street), one-eighth mile west of 37th Street (209th E. Avenue) and is currently platted as Lot 1, Block 1 The Villas at Turnberry. This property was zoned CG on July 1, 2008 via BAZ-1801, and was platted as part of Turnberry Commercial in 2008. This property and surrounding property was replatted as The Villas at Turnberry on September 13, 2019.

The applicant is requesting a replat Lot 1, Block 1 of The Villas at Turnberry in order to update the covenants of the lot. PT-002453-2025 was heard by TAC (Technical Advisory Committee) on October 14, 2025 where none of the stakeholders shared any concerns.

Sanitary sewer service to this property is available from the City of Broken Arrow, and water service is provided by Rural Water District #4.

Attachments: Checklist

Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT-002453-2025 | PR-000794-2025, Conditional Final Plat for The Villas at Turnberry Lot 1, Block 1 Replat be approved, subject to the attached checklist.

Reviewed By: **Jane Wyrick**

Approved By: **Rocky Henkel**

MEH