



City of Broken Arrow

Request for Action

File #: 25-250, Version: 1

**Broken Arrow Planning Commission
02-27-2025**

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

Approval of PT-001907-2024|PR-000037-2022, Conditional Final Plat, Honey Springs at Battle Creek Phase I, 28.68 acres, 80 lots, PUD-94Q/A-CG, A-RD and A-R-3 to PUD-94W/CG, RD and RS-3), south and east of the southeast corner of Dearborn Street (41st Street) and Aspen Avenue (145th E. Avenue)

Background:

Applicant: Tim Terral, TEP
Owner: BC Land Holding Company, LLC
Developer: BC Land Holding Company, LLC
Engineer: Tulsa Engineering & Planning Associates, Inc.
Location: South and East of the southeast corner of Dearborn Street (41st Street) and Aspen Avenue (145th E. Avenue)
Size of Tract 28.68 acres
Number of Lots: 80
Present Zoning: PUD-94Q/A-CG, A-RD and A-R-3 to PUD-94W/CG, RD and RS-3 via BAZ-2067)
Comp Plan: Level 2, Level 3, and Level 4

PT-001907-2024, the conditional final plat for Honey Springs at Battle Creek, contains 80 lots on 28.68 acres. This property is located south and east of the southeast corner of Dearborn Street (41st Street) and Aspen Avenue (145th E. Avenue). The preliminary plat for Honey Springs at Battle Creek, PT21-105, approved by Planning Commission on May 13, 2021, contained 168 single-family lots and 14 proposed patio home lots. This conditional final plat is only for Phase I of this development.

On October 20, 2020, the City Council approved (4-1 vote) BACP-170 to change the Comprehensive Plan land use designations for this area by increasing the amount of Level 2 (Urban Residential) and Level 3 (Transition Area) and decreasing the amount of Level 4 (Commercial/Employment Nodes). On December 1, 2020, the City Council approved PUD-94W and BAZ-2067 (Rezoning) to modify the areas zoned for commercial use, patio homes and single-family executive homes, subject to the property being platted. PUD-94W amended the use areas to reflect the sensitive features on the site and modified the development standards to allow for reduced lot frontage.

The site includes ponds and creeks but according to FEMA maps, none of the property is located in a 100-year FEMA floodplain area. Water and sanitary sewer service to this site will be provided by the City of Broken

Arrow.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT-001907-2024, conditional final plat for Honey Springs at Battle Creek Phase I, be approved subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel