



City of Broken Arrow

Legislation Details (With Text)

File #:	26-1145	Name:	
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On agenda:	7/23/2026	Final action:	
Title:	Public hearing, consideration, and possible action regarding PUD-002951-2026 (Planned Unit Development), Salt Dome, 1.09 acres, AG (Agricultural), one-half mile south of Kenosha Street (71st Street), east of 23rd Street (193rd E Ave/County Line Road), at the northeast corner of 23rd Street and E College Street		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 2-Case Map, 2. 3-Aerial, 3. 4-Comprehensive Plan Map, 4. 5-PUD-002951-2026 Salt Dome Design Statement, 5. 6-Salt Dome Plan Rev.6		

Date	Ver.	Action By	Action	Result
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Broken Arrow Planning Commission 07-23-2026

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

Public hearing, consideration, and possible action regarding PUD-002951-2026 (Planned Unit Development), Salt Dome, 1.09 acres, AG (Agricultural), one-half mile south of Kenosha Street (71st Street), east of 23rd Street (193rd E Ave/County Line Road), at the northeast corner of 23rd Street and E College Street

Background:

Applicant: City of Broken Arrow
Owner: City of Broken Arrow
Developer: City of Broken Arrow
Engineer: N/A
Location: One-half mile south of Kenosha Street (71st Street), east 23rd Street (193rd E Ave)/County Line Road
Size of Tract 1.09 acres
Present Zoning: AG (Agricultural)
Proposed Zoning: N/A
Comp Plan: Level 6 (Regional Employment/Commercial)

PUD-002951-2026 is a request for a Planned Unit Development permit for a municipal salt dome as an accessory use to the public right-of-way. The city-owned property is zoned AG (Agricultural) and is located one-half mile south of Kenosha Street (71st Street), east of 23rd Street (193rd E Avenue/County Line Road), at the

northeast corner of 23rd Street and E College Street.

In August 2019, the City of Broken Arrow acquired the 2.19-acre property that is the subject of this request to accommodate the 23rd Street bridge widening project over Highway 51. Prior to the bridge widening, the bridge was narrow and curved, creating public safety concerns including line of sight issues for motorists on the bridge and for turning movements at the intersection of 23rd Street and E College Street.

After allocating the necessary area for the sloped bridge embankment and for drainage (a trickle channel), the remaining lot area is 47,403 square feet or 1.09 acres. The site has an irregular shape and limited access. The northeast boundary abuts Highway 51 that places the property within the Highway Overlay District. However, the nature of the use as a salt dome does not lend itself to meeting aesthetic requirements of the overlay district as it includes an arched metal truss structure covered in vinyl fabric. The applicant is planning for the vinyl fabric cover to be green in color to blend in with the environment. It is strictly a municipal utility facility intended to address roadway safety during icing conditions and will only be used a limited number of days per year, depending on when winter storms occur. Fencing is proposed to be chain link or similar non-opaque material. Due to site constraints after accounting for the salt dome and needing to include a dry pond on the site, the PUD requests that no landscaping be required on the site. There is also an existing billboard easement area near the southeast corner of the site limiting the access area into the site.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

Location	Comprehensive Plan	Zoning	Land Use
North	Level 3	A-1	Highway 51, and undeveloped beyond
South	Level 6	A-1, IL/PUD-231	Old Highway 51, and Light Industrial beyond
East	Level 3	A-1	Highway 51, and undeveloped beyond
West	Level 6	A-1	23 rd Street, and undeveloped beyond

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

Item	Zoning Ordinance Requirement	PUD-002951-2026 Request
Permitted Uses	Uses permitted by right in the AG district	Utility facility, minor is a permitted use in the AG district
Lot frontage	330 feet	None
Setbacks	Front - 50 feet Rear - 50 feet Side - 60 feet total with one side being at least 25 feet Abc - 50 feet adjacent to arterial	None
Building Height	50 feet per Table 3-1-1.1 of the Zoning Ordinance	Per Zoning Ordinance

Parking Requirements	Per Section 4-2-3.C.3 - the Director shall apply the off-street parking and loading standard	None
Screening Fence	Varies by location and reviewed during site plan process	Chain link or other non-opaque fencing is allowed
Landscaping Requirements	Front edge - 10 feet wide Parking lot - All parking spaces to be within 50 feet of a landscaped area	None
Highway Overlay District Requirements	Buildings oriented toward highway with materials and design to be of an equal level as the front of a building	None

According to Section 6-3-4.3 of the Zoning ordinance, the PUD provisions are established for one (1) or more of the following purposes:

1. To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties.
2. To permit great flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Ordinance.
3. To encourage the provision and preservation of meaningful open space.
4. To encourage integrated and unified design and function of the various uses comprising the planned unit development.
5. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility.

In Staff's opinion, PUD-002951-2026 satisfies items 2 and 5 of Section 6-3-4.3 of the Zoning Ordinance. (2) The site is atypical in that is small, has an irregular shape, and it has limited access. Locating the salt dome to a more central location in the city will provide a public benefit in that salt trucks will be able to service roadways in a timelier manner. (5) The use of the site as a salt dome is an accessory use to the right-of-way and will aid in providing safe travel on rights-of-way during icing conditions and will support the City's overall infrastructure.

According to FEMA maps, none of this property is located within the 100-year floodplain. Water and sanitary sewer service are available from the City of Broken Arrow.

Attachments: Case Map

Aerial Map

Plan Map

Dome Design Statement and Salt Dome Plan Rev.6

Comprehensive
PUD-002951-2026 Salt

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and surrounding land uses, staff recommends that PUD-002951-2026 be approved.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JMW