



# City of Broken Arrow

## Request for Action

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**File #:** 26-400, **Version:** 1

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**Broken Arrow Planning Commission**  
**03-12-2026**

**To:** Chairman and Commission Members  
**From:** Development Services Department

**Title:** Public hearing, consideration, and possible action regarding BAZ-002651-2026, The Pines IV, 119.05 acres, AG to RS-P, one-quarter mile south of Omaha Street 51<sup>st</sup> Street), west of 37<sup>th</sup> Street (209<sup>th</sup> E. Avenue)

**Background:**

**Applicant:** Alan Betchan, AAB Engineering, LLC

**Owner:** New Bedford Park, LLC

**Developer:** New Bedford Park, LLC

**Engineer:** AAB Engineering, LLC

**Location:** one-quarter mile south of Omaha Street (51st Street), west of 37th Street (209th E. Avenue)

**Size of Tract** 119.05 acres

**Number of Lots:** 1

**Present Zoning:** AG

**Proposed Zoning:** RS-P

**Comp Plan:** Level 2 (Urban Residential) & Greenway/Floodplain

BAZ-002651-2026 is a request to change the zoning designation on 119.05 acres from AG (Agricultural) to RS-P (Single-Family Residential - Preservation). The unplatted property is located one-quarter mile south of Omaha Street (51st Street), west of 37th Street (209th E. Avenue). Applicant is proposing to develop single-family detached residential dwelling units on the property, which would be the fourth phase of the Pines at the Preserve development to the north.

According to the FEMA maps, some 100-year floodplain is present in the central part of the property. Access to this development would be available directly from 37<sup>th</sup> Street and indirectly from Omaha Street via the existing development to the north.

Surrounding land uses and zoning classifications include the following:

North	RS-P	The Pines at The Preserve addition
East	PUD-310 & RS-P	The Cedars at the Preserve
South	AG	Large lot residential
West	AG and RMH	Vanguard Academy and Johanna Woods

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 2. The RS-P zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 2.

**Attachments:** Case Map  
Aerial Map  
Comprehensive Plan

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002651-2026 be approved.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

MEH