

City of Broken Arrow Salt Dome Project

PUD-002951-2026



Property Owner Information:

City of Broken Arrow
220 S. 1st Street
Broken Arrow, OK 74012

Applicant:

City of Broken Arrow
220 S 1st Street
Broken Arrow, OK 74012

Property Descriptions

The City of Broken Arrow property is located at the northeast corner of 23rd Street (193rd East Avenue/County Line Road) and College Street, and approximately one-half mile south of Kenosha Street (71st Street). The site currently unplatted. The City of Broken Arrow acquired the 2.19-acre site on August 30, 2019, as part of the 23rd Street bridge widening project over Highway 51. Since acquiring the property, the City of Broken Arrow dedicated sufficient right-of-way to accommodate the bridge project including the area needed for a sloped embankment and for drainage/a trickle channel. The remaining lot area is 47,403 square feet or 1.09 acres. The proposed use of the site is for a municipal utility, minor for a salt dome facility.

Legal Description

A tract of land being a part of Lot 2 of Section 7, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, more particularly described as follows:

Commencing at the Southwest corner of said Lot 2; thence North 01°20'21" West, along the west line of said Lot 2, a distance of 150.40 feet; thence North 88°39'30" East, a distance of 24.74 feet to the Point of Beginning; thence North 01°20'21" West, a distance of 190.06 feet; thence South 43°42'28" East, a distance of 462.45 feet; thence South 88°52'00" West, a distance of 236.40 feet; thence North 27°51'47" West, a distance of 168.50 feet to the Point of Beginning, containing 47,403 square feet or 1.09 acres, more or less.

Basis of bearing is an assumed bearing of North 01°20'21" West along the West line of the NW/4 of Section 7, T-18-N, R-15-E.

Zoning and Comprehensive Plan

The property is zoned AG (Agricultural) and is designated as Level 6 (Regional Commercial/Employment) in the future land use map of the Comprehensive Plan. A minor municipal utility is an approved use in the AG zoning district.

Zoning Map – AG zoning district



Future Land Use Map of the Comprehensive Plan – Level 6



Site Information/Existing Conditions

The property has constraints due to the limited lot area, an embankment and drainage to the west, an existing billboard at the southeast corner of the site, and Highway 51 along the northeast boundary.

Design Concept

The City of Broken Arrow owns the 1.09-acre parcel and is planning to construct a salt dome facility on the site. Due to the utilitarian nature of the facility, the applicant is requesting that the aesthetic requirements for projects located within the Highway Overlay District and for masonry façade requirements be waived. It is anticipated that the site may be used four to five days per year.

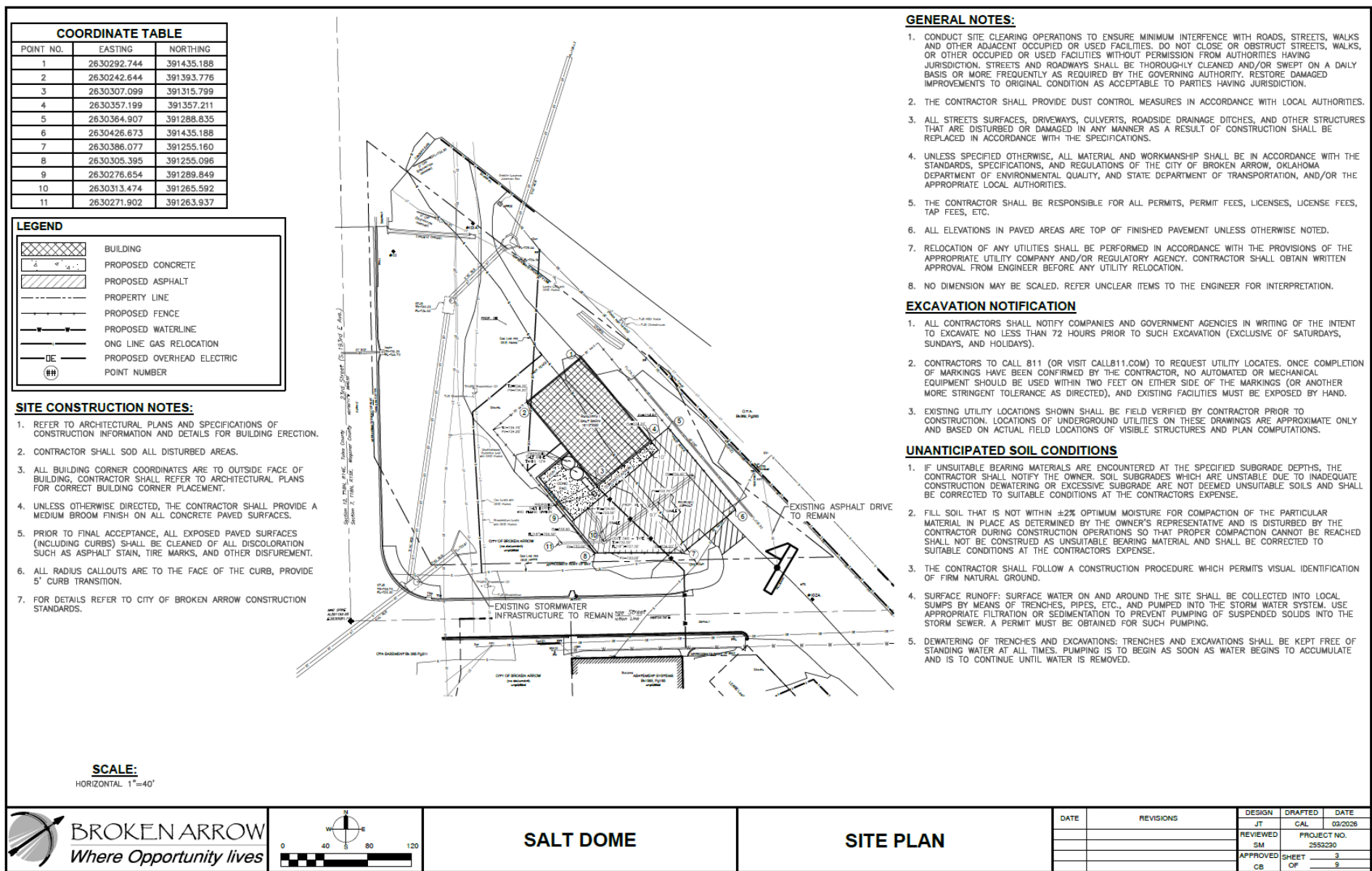
Design Standards

This development area is designed to house a salt dome for municipal use. The property shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the AG (Agricultural) District, except as follows:

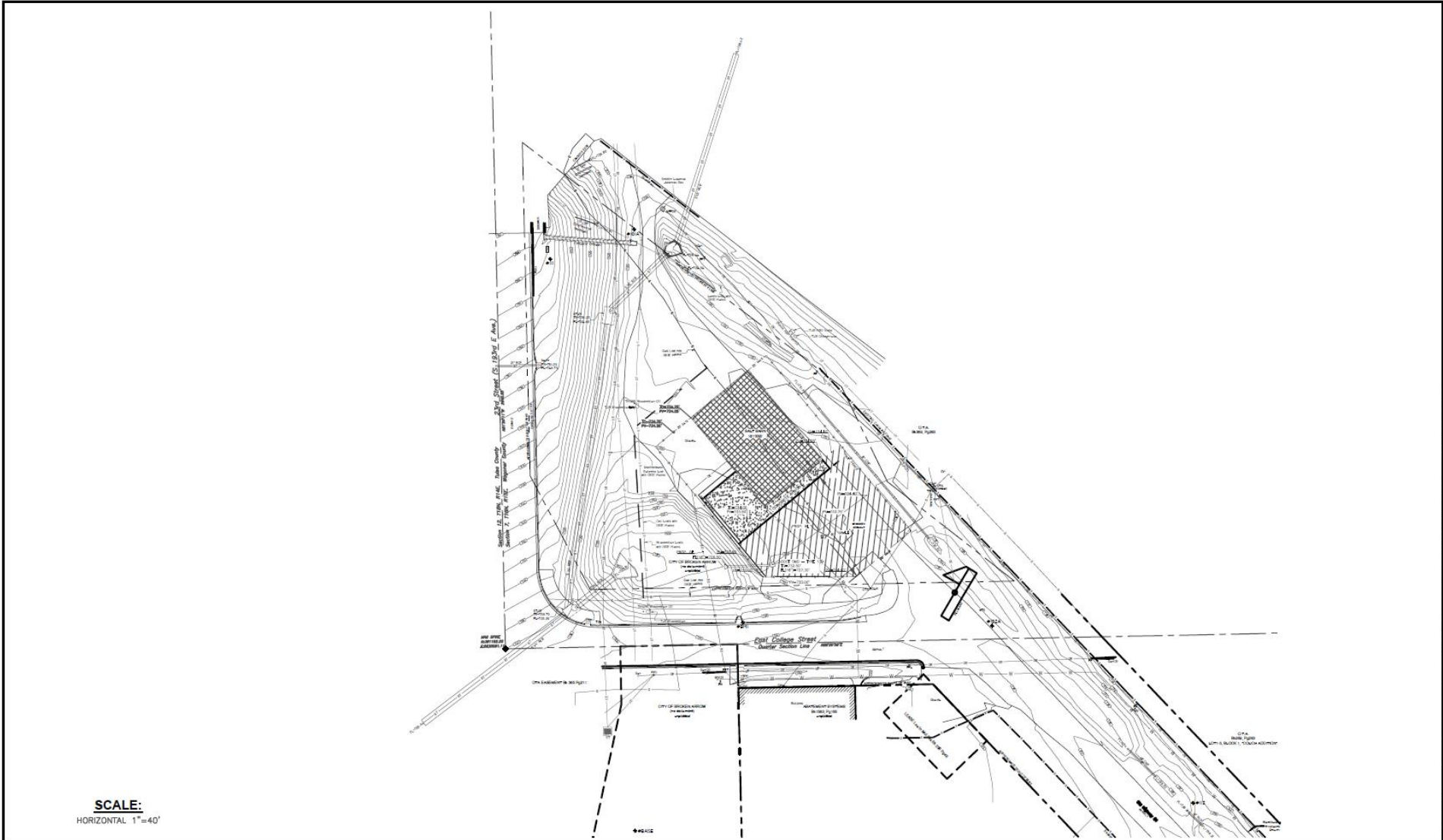
Minimum lot frontage	None
Setbacks	None
Building Height	Per Zoning Ordinance Table 3-1-1-1 – 50 feet
Allowed Uses	Utility Facility, Minor
Required Parking	None
Ground Surface/Drive Aisle Access	Gravel is permitted
Façade Materials	None
Landscaping Requirements	None
Screening	Chain link or other non-opaque fencing is allowed
Highway Overlay District	None

Exhibits

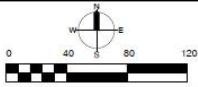
Conceptual Site Plan



Grading Plan



SCALE:
HORIZONTAL 1"=40'

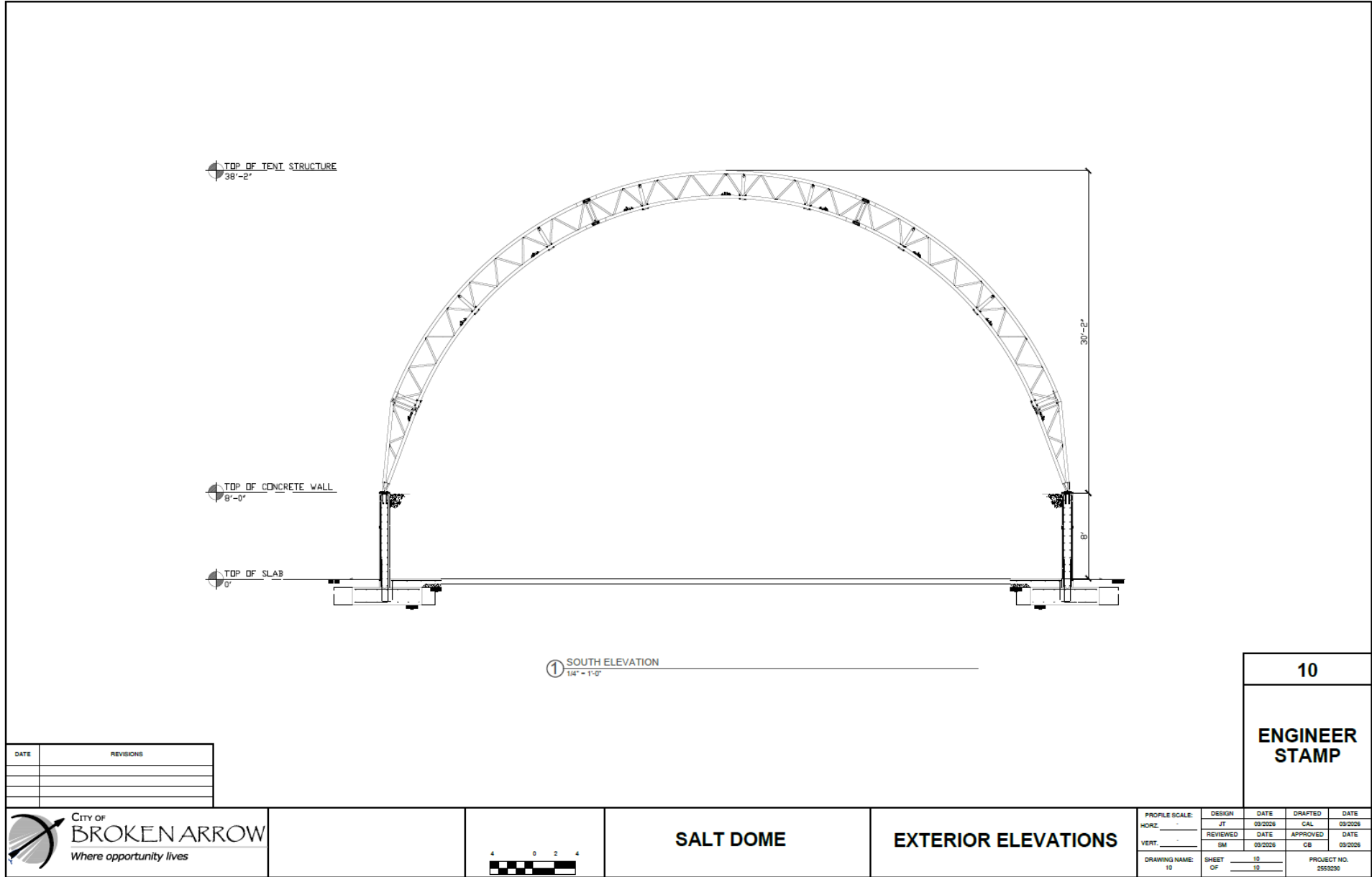


SALT DOME

GRADING PLAN

DATE	REVISIONS	DESIGN	DRAFTED	DATE
		JT	CAL	03/2026
		REVIEWED		PROJECT NO.
		SM		2553230
		APPROVED	SHEET	5
		CB	OF	5

Salt Dome Elevation



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