



City of Broken Arrow

Request for Action

File #: 25-565, Version: 1

**Broken Arrow Planning Commission
04/24/2025**

To: Chairman and Commission Members
From: Community Development Department

Title: Public hearing, consideration, and possible action regarding COMP-002091-2025 (Comprehensive Plan Change), Bel Lago, 17.2 acres, Level 2 (Urban Residential) to Level 3 (Transition Area), located approximately one-half mile north of Houston Street (81st Street), one-half mile west of Evans Road (225th E. Avenue)

Background:

Applicant: Jeffrey Tuttle, Tuttle & Associates, Inc.

Owner: John Wealer, Glenwood Homes

Developer: Glenwood Homes

Engineer: Tuttle & Associates, Inc.

Location: approximately one-half mile north of Houston Street (81st Street), one-half mile west of Evans Road (225th E. Avenue)

Size of Tract 17.2 acres

Number of Lots: 1

Present Zoning: A-1 (Agriculture)

Comp Plan: Level 2 (Transition Area)

Request: Level 3 (Transition Area)

COMP-001874-2024 is a request to change the Comprehensive Plan designation from Level 2 to Level 3 on approximately 17.2 acres which is currently unplatted. The property is located approximately one-half mile north of Houston Street, one-half mile west of Evans Road.

This case was previously submitted for review, December 19, 2024, by the Planning Commission as COMP-001874-2024. At that time, the applicant did not provide a draft PUD document or conceptual plans/regulations for this development and the application was denied.

The applicant is requesting this change to the comprehensive plan for the purpose of a potential residential development. The request to change this portion of the property to Level 3 is to bring this area into alignment with existing Level 3 area to the south. The future development of the area would include the entire 57.05 acres.

Pending approval of this amendment to the comprehensive plan, the applicant intends to submit a rezoning request to change the zoning to RM and RD along with a PUD. The conceptual PUD and exhibit provided

shows up to 180 single-family style, detached units on most of the property, with up to 24 duplex lots on the southwest portion of the property. The basic information for each is shown on the table below. More details can be found in the attached draft PUD document. Please note that the PUD is a draft only and not being reviewed for approval.

The property also contains Broken Arrow Floodplain along the eastern boundary of the property, providing a significant buffer area from the existing Bel Lago subdivision to the east. This area will be placed in a reserve area during the platting phase of the project.

Amending the Comprehensive Plan to Level 3 could potentially support a future rezoning to any zoning district identified as possible or allowed within the Comprehensive Plan level. Table 4-1: Land Use Intensity System Zoning District Table, of the Comprehensive Plan identifies these potential districts.

Table 4-1: Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 6	IL & PUD 256	Industrial
East	Level 2	RS-3	Residential
South	Level 2 & 3	RS-3	Residential
West	Level 3	A-1	Undeveloped

According to FEMA Maps, none of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow, but a blue line stream follows the eastern boundary.

Attachments: Case Map
Aerial Photo
Current Comprehensive Plan Map
Bel Lago Conceptual PUD and Exhibits

Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends COMP-002091-2025 be approved, subject to the approval of a PUD similar in context to the draft PUD provided and the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel