



City of Broken Arrow
Meeting Agenda
Planning Commission

Jason Coan Chairman
Jonathan Townsend Vice Chairman
Jaylee Klempa Commissioner
Robert Goranson Commissioner
Mindy Payne Commissioner

Thursday, June 11, 2026

5:30 PM

City of Broken Arrow
Council Chambers
220 South 1st Street
Broken Arrow, OK
74012

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [26-846](#) Approval of Planning Commission meeting minutes of May 28, 2026

Attachments: [05.28.2026 Meeting Minutes](#)

- B. [26-727](#) Approve LOT-002851-2026, Bryan Park Lot Combination, 2 lots to 1 lot, approximately 1.08 acres, R-2 (Single-Family Residential)/ PUD-108A just northwest of the intersection of Jasper Street (131st Street) & S. 9th Street (Lynn Lane/ 177th East Avenue)

Attachments: [LOT-002851-2026a](#)
[LOT-002851-2026b](#)
[LOT-002851 Exhibit](#)

- C. [26-869](#) Approval of PT-002874-2026 | PR-000877-2025, Preliminary Plat, The Farm by Pediatrics Plus, 14.55 acres, RS (Residential Single-Family) and RM (Residential Multi-Family) to AG (Agricultural) and CG (Commercial General) via BAZ-002575-2025 and PUD-002514-2025, located just south of Washington St (91st Street) and just east of Aspen Ave (145th E Avenue)

Attachments: [The Farm by Pediatrics Plus Preliminary Plat WITH comments](#)

- D. [26-834](#) Approval of PT-002870-2026|PR-000934-2026, Conditional Final Plat for Bintree Lift Station, 6.27 acres, AG (Agricultural) & PUD-001983-2025, located one-eighth mile south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)

Attachments: [2-Conditional Final Plat](#)
[3-Checklist](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [26-726](#) Public hearing, consideration, and possible action regarding BAZ-002826-2026 (Rezoning), Tanner Consulting, approximately 39.18 acres, A-1 (Agriculture) to RS-P (Single-Family Residential - Preservation) located approximately one-quarter mile north of the Creek Turnpike and just west of 23rd Street (County Line Road/ 193rd East Avenue)

Attachments: [Case Map](#)
[Aerial Map](#)
[Legal Description](#)
[Comprehensive Plan Map](#)

- B. [26-864](#) Public hearing, consideration, and possible action regarding SP-002852-2026 (Specific Use Permit), Storm Accessory Structure, 13.19 acres, RS (Single Family Residential), located north of East New Orleans St (101st Street) and west of South 9th Street (Lynn Lane Road)

Attachments: [2 - Case Map](#)
[3 - Aerial](#)
[4 - Conceptual Site Plan](#)

7. Appeals

8. General Commission Business

9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)

10. Adjournment

NOTICE:

- 1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.**
- 2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.**
- 3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**
- 4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.**

A paper copy of this agenda is available upon request.

POSTED this ____ day of _____, _____, at _____ a.m./p.m.

City Clerk



City of Broken Arrow

Request for Action

File #: 26-846, **Version:** 1

**Broken Arrow Planning Commission
06-11-2026**

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

Background: Approval of Planning Commission meeting minutes of May 28, 2026
Minutes recorded for the Broken Arrow Planning Commission meeting.

Attachments: 05 28 2026 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held May 28, 2026.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel

Move to table the item to allow for rezoning application and re-notice.

The motion carried by the following vote:

Aye: 4 - Jonathan Townsend, Jaylee Klempa, Mindy Payne, Robert Goranson

B. 26-757 Public hearing, consideration, and possible action regarding PUD-002802-2026 (Planned Unit Development), Advance Alarm, 0.52 acres, IL (Industrial Light), located south of Houston St (81st Street) and west of 9th Street (177 E. Avenue)

Jose Jimenez, Planner II presented to the commission this item regarding Advance Alarm. The applicant on behalf of the property and business owner, Advance Alarms, is proposing to develop a 2,857 square foot structure as part of an expansion of their business. The proposed building will include a few offices, a bathroom, and a storage room. Current Broken Arrow zoning regulations require a 30-foot rear setback in industrial light zones. The side setback in an abutting non-residential zone is also 30 feet and applies to the setback from the east property line. With this PUD, the applicant is requesting a 10-foot wide setback along the east side of the property and a 5-foot wide rear setback along the south boundary abutting the railroad right-of-way. Additionally, the property to the east is a non-conforming use within a commercial heavy zone. The proposed structure will need to meet all other development regulations, including those within the fire code and building code. The applicant is also requesting that no landscape buffer be required to the south against the railroad. The applicant has included a proposed landscaping plan, and this plan does include all other required landscaping, such as trees, landscape edge, landscaped areas, and includes additional bushes as well. Based upon the location of the property and surrounding land uses, staff recommends that PUD002802-2026 be recommended for approval to the Broken Arrow City Council

Applicant Lisa Quinnelly addressed the commission and clarified the building materials on the exterior design.

MOTION: A motion to approve per staff recommendations was made by Mindy Payne, Seconded by Robert Goranson

Move to approve Item 26-757

The Motion carried the following vote:

Aye: 4 - Jonathan Townsend, Jaylee Klempa, Mindy Payne, Robert Goranson

C. 26-758 Public hearing, consideration, and possible action regarding PUD-002802-2026 (Planned Unit Development), Happy Hands, 1.16 acres, ON (Office Neighborhood), located north of Washington St (91st Street) and east of Garnett Road (113th E Ave)

Jose Jimenez, Planner II presented the item to the Happy Hands Education Center is a nonprofit organization focused on families with children who are hard of hearing or deaf and provides licensed and accredited child care. The organization also employs hard of hearing and deaf adults as part of its mission. The organization is currently housed within its campus across from San Antonio Street, across from the subject property. However, families have requested elementary age education opportunities for their children. This would require additional classroom space that is not available or easily added to the original facility. Happy Hands has reached a sensitive agreement with the owner of the subject property to lease a portion of the building to house additional classroom space for elementary age children. The portion of the building intended for classroom use will be updated to meet the needs of Happy Hands Education Center, including updated security measures and an additional bathroom. The main Happy Hands Education Center campus will serve all other functions needed for elementary education, such as gyms, playgrounds, cafeterias, and before and after care. Students will always be escorted by staff when traveling between the buildings and when crossing San Antonio Street. San Antonio Street already has a deaf child area sign, as well as speed bumps, but the applicant is also working with city staff to add more signage and a and crosswalk striping. This PUD only amends the allowed uses for the subject parcel. All of the requirements of the zoning ordinance will still need to be met during the renovation process, and there will be no external changes to the building or property as well. So based upon the location of the property and surrounding land uses, staff recommend PUD-002820-2026 be recommended for approval to the Broken Arrow City Council.

Jan Pride the applicant addressed the commission and answered questions about security procedures for the children attending Happy Hands.

Jonathan Townsend thanked the applicant for their work in education. He then went on to explain the real dangers of students crossing streets and stressed the need for additional measures to ensure the students safety.

Ms. Pride explained that the enrollment numbers are small and staff should manage the street

crossings.

Mr. Dave Hall was also present to speak in support of the item, but did not speak.
MOTION: A motion to approve Jonathan Townend, and seconded by Jaylee Klempa

Move to approve the item 26-758

The motion was carried by the following vote:

- Aye: 3 -** Jonathan Townsend, Jaylee Klempa, Robert Goranson
- Nay: 1 -** Mindy Payne
- Abstain: 1 -** Jason Coan

D. 26-760 Public hearing, consideration, and possible action regarding BAZ-002810-2026 (Rezoning), Garvin Rezoning, 3.33 acres, AG (Agricultural)/PUD-001983-2025 to RS-C (single Family Residential – Compact) and abrogation of PUD-001983, located south of Albany Street (61st Street) , one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)

Mackenzie Hackett, Staff Planner presented this item to the commission. Ms. Hackett clarified that the property owners are Jeremy and Victoria Brown and Danny and Kayla Garvin, not just Jeremy Brown and Victoria Garvin. The PUD was approved by city council on March 18th, 2025, and was implemented to facilitate the development of a lift station to the south of this property. The PUD reduced the agricultural dimensional requirements on the parcel to allow for the continuation of AG zoning after the Southern lot was split off for the lift station.

At the time, the property owner planned to keep the lot as one parcel. And since then, plans have changed to split the lot into three parcels, each of which will meet the RSC dimensional standards. As such, the property owner is requesting to abrogate the PUD on this lot and to change the zoning to RSC. The, uh, according to FEMA's national flood hazard layer, there is a little 100 year floodplain along the Southern property line. The property is designated as level two in the comprehensive plan and RSC zoning is in accordance with that comprehensive plan level. Based on the comprehensive plan, the location of the property and the surrounding land uses staff recommends that BAZ-002810-2026 be approved and PUD-001983-2025 be abrogated on this property.

The applicant was present but did not wish to address the commission.

MOTION: A motion to approve per staff recommendation was made by Jaylee Klempa, and seconded by Mindy Payne

Move to approve Item 26-760.

The motion was carried by the following vote:

- Aye: 5 -** Jonathan Townsend, Jaylee Klempa, Jason Coan, Mindy Payne Robert Goranson

7. Appeals - NONE

8. General Commission Business

A. 26-751 Election of a Chairperson for the Planning Commission for 2026-2027

Robert Goranson nominated Jason Coan to become the Chair of the Planning Commission.

MOTION: A motion to nominate Jason Coan as Chair was made by Robert Goranson, seconded by Mindy Payne

Move to elect Jason Coan as Chairperson of the Planning Commission for 2026-2027

The motion was carried by the following vote:

- Aye: 4 -** Jonathan Townsend, Jaylee Klempa, Mindy Payne, Robert Goranson
- Nay: 1 -** Jason Coan

B. 26-751 Election of a Vice-Chairperson for the Planning Commission for 2026-2027

Jaylee Klempa nominated Jonathan Townsend to be the Vice-Chairperson.

MOTION: A motion was made by Jaylee Klempa, seconded by Jason Coan

Move to Elect Jonathan Townsend as Vice-Chairperson of the Planning Commission for 2026-2027

The motion was carried by the following vote:

Aye: 5 - Jonathan Townsend, Jaylee Klempa, Jason Coan, Mindy Payne, Robert Goranson

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action)

Jonathan Townsend reminded the commission on his absence for the next Planning Commission meeting due to travel to Chicago.

Robert Goranson requested staff to label request to speak forms with the relevant item.

10. Adjournment

The meeting was adjourned at 5:58 p.m.

MOTION: A motion was made by Mindy Payne, seconded by Rober Goranson

Move to Adjourn

The motion carried by the following vote:

Aye: 5 - Jonathan Townsend, Jason Coan, Jaylee Klempa, Robert Goranson, Mindy Payne



City of Broken Arrow

Request for Action

File #: 26-727, Version: 1

Broken Arrow Planning Commission

06-11-2026

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

Approve LOT-002851-2026, Bryan Park Lot Combination, 2 lots to 1 lot, approximately 1.08 acres, R-2 (Single-Family Residential)/ PUD-108A just northwest of the intersection of Jasper Street (131st Street) & S. 9th Street (Lynn Lane/ 177th East Avenue)

Background:

Applicant: Bryan Park
Owner: Bryan Park
Developer: N/A

Location: Just northwest of the intersection of Jasper Street (131st Street) & S. 9th Street (Lynn Lane/ 177th East Avenue)

Size of Tract: 1.08 acres

Number of Lots: 2 existing, 1 proposed

Present Zoning: R-2 (Single-Family Residential)/PUD-108A

Comp Plan: Level 2 (Urban Residential)

LOT-002851-2026 is a request for a lot combination of Lot 28 (0.50 acres) & Lot 29 (0.58 acres) of Block 8 of The Lakes at Indian Springs III. The parcels are zoned R-2 (Single-Family Residential)/PUD-108A and is located just northwest of the intersection of Jasper Street (131st Street) & S. 9th Street (Lynn Lane/ 177th East Avenue) in The Lakes at Indian Springs III. The proposed lot combination would total 1.08 acres. The purpose of this request is to combine lots so that permanent improvements exist and conform to setbacks on a single lot.

This lot line combination was heard by the Technical Advisory Committee on June 2, 2026, where none of the utility companies or other members had any comments.

Attachments: Case Map
Aerial Map
Exhibit

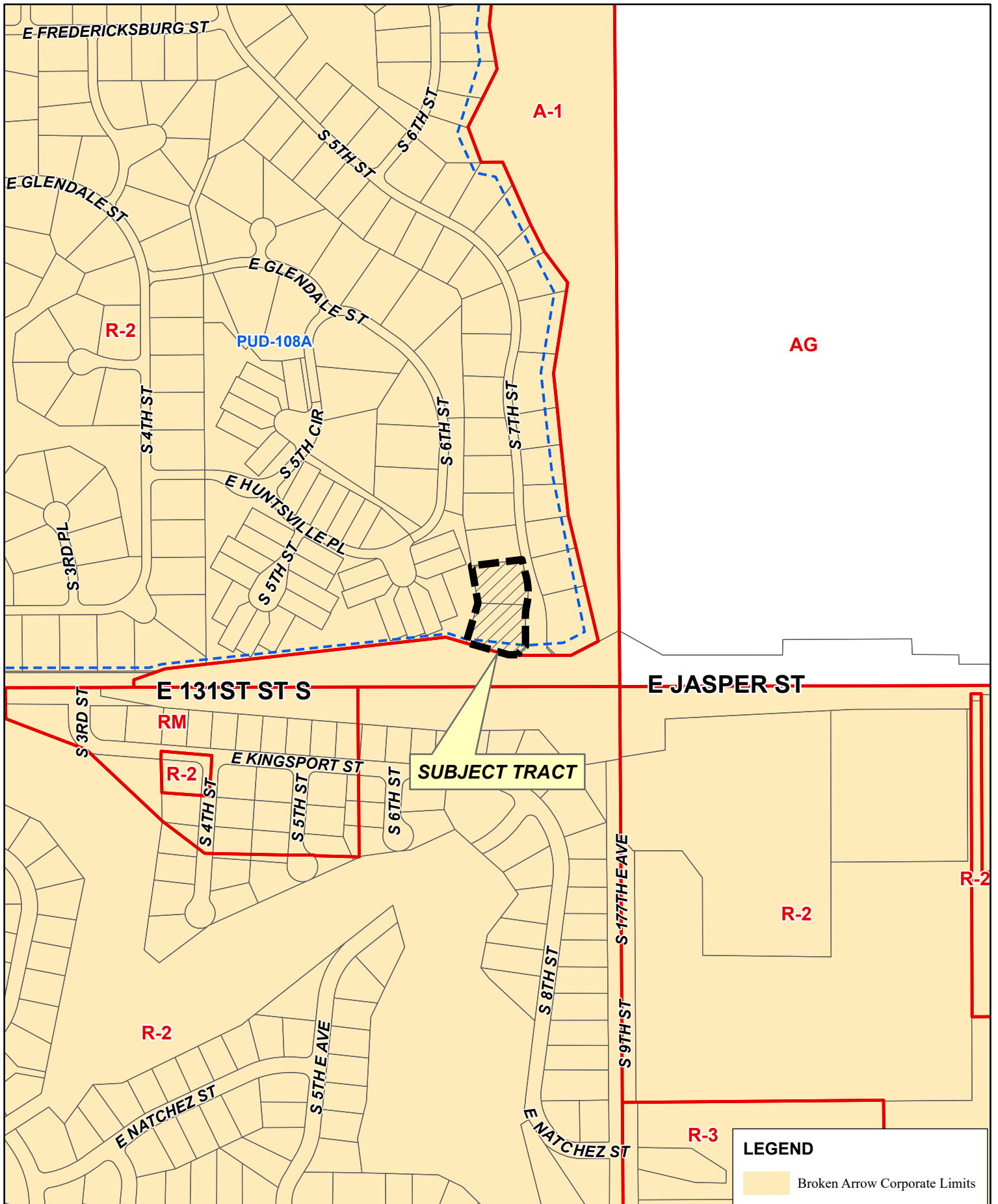
Recommendation:

Staff recommends that LOT-002851-2026 Lot Combination be approved subject to the following: the new warranty deed for shall be brought to the City of Broken Arrow Planning and Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel

RLB



300' Radius Subject Tract **LOT-002851-2026** 0 100 200 400 Feet 02 17-14 N



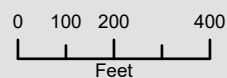
SUBJECT TRACT

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2025



Subject Tract

LOT-002851-2026



02 17-14





City of Broken Arrow

Request for Action

File #: 26-869, **Version:** 1

Broken Arrow Planning Commission
06-11-2026

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

Approval of PT-002874-2026 | PR-000877-2025, Preliminary Plat, The Farm by Pediatrics Plus, 14.55 acres, RS (Residential Single-Family) and RM (Residential Multi-Family) to AG (Agricultural) and CG (Commercial General) via BAZ-002575-2025 and PUD-002514-2025, located just south of Washington St (91st Street) and just east of Aspen Ave (145th E Avenue)

Background:

Applicant: David Tapp, Pediatrics Plus
Owner: Ronald Grigg and Beverly Roberston, Bert M. Grigg and Eva L. Grigg Trust
Developer: McKinley Adams, TAG Construction Co.
Engineer: Garrett Rich, Phillip Lewis Engineering
Location: Located just south of Washington St (91st Street) and just east of Aspen Ave (145th E Avenue)
Size of Tract Approximately 14.55 acres
Number of Lots: 1 lot
Present Zoning: RS (Residential Single-Family) and RM (Residential Multi-Family)
Proposed Zoning: AG (Agricultural) and CG (Commercial General) via PUD-002514-2025 and BAZ-002575-2025
Comp Plan: Level 3 - Transition Area, Level 4 - Commercial/Employment Nodes, Greenway

PT-002874-2026, the preliminary plat for The Farm by Pediatrics Plus, contains 1 proposed lot on 14.55 acres. This property is generally located just south of Washington St (91st Street) and just east of Aspen Ave (145th E Avenue).

BAZ-002575-2025 and PUD-002514-2025 was a rezoning and PUD request for the subject property and allowed for the split zoning to be achieved with the need for 300ft of frontage for the AG zoned area. The rezoning and planned unit development requests were heard by Planning Commission on January 8, 2026 where it was recommended for approval. And then was approved by City Council on February 3, 2026, subject to platting. PT-002874-2026 is the first application towards platting this property and implementing BAZ-002575-2025 and PUD-002514-2025.

This development will have access via West Washington Street (91st Street).

According to FEMA's National Flood Hazard Layer, sections of the property are located within the 100-year floodplain. These areas are planned to be dedicated as Overland Drainage Easements or Reserve Areas. All developments will follow city, FEMA, and US-ACE regulations.

Attachments: The Farm by Pediatrics Plus Preliminary Plat with Comments

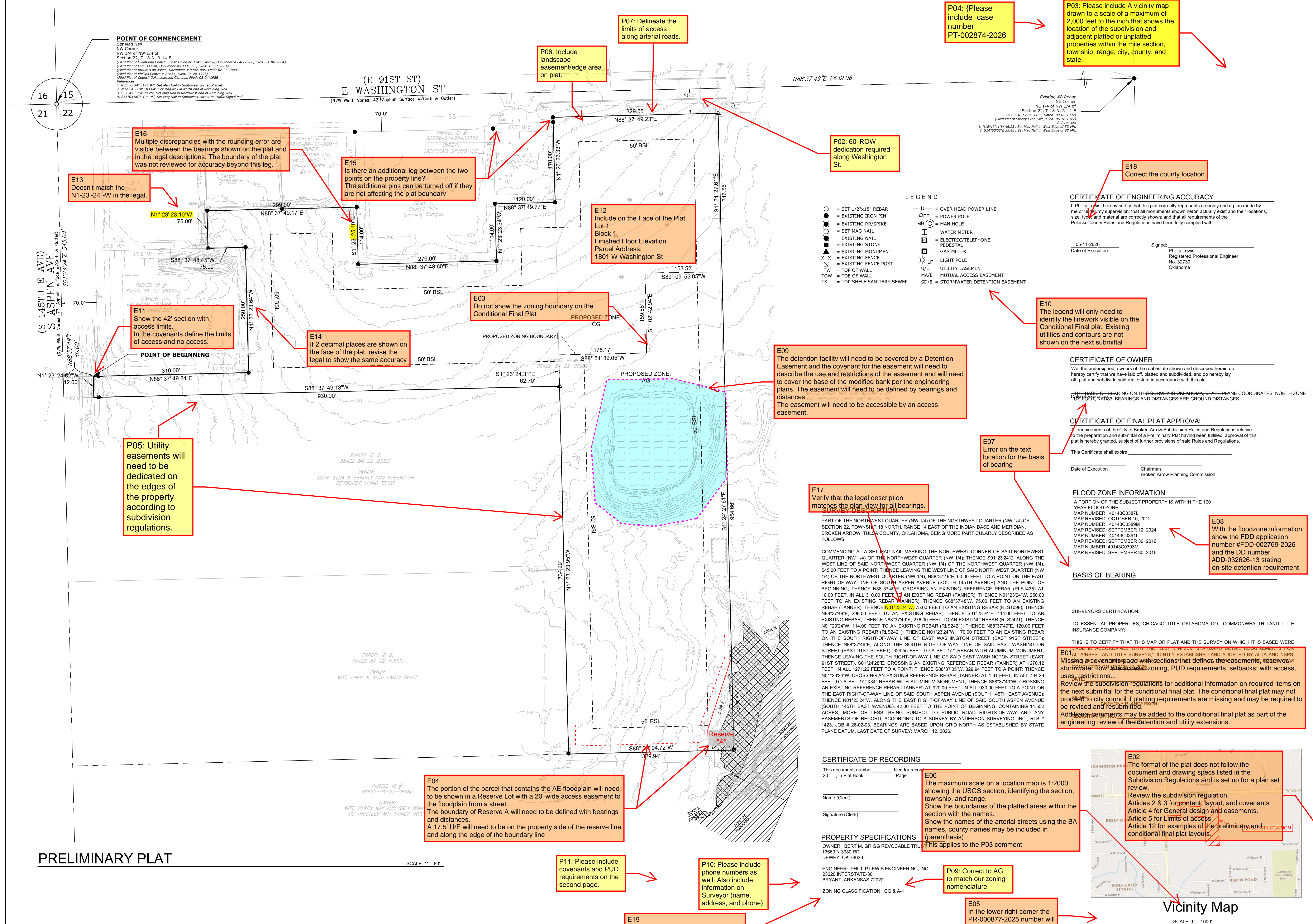
Recommendation:

Staff recommends PT-002874-2026 | PR-000877-2025, Preliminary Plat for The Farm by Pediatrics Plus, be approved subject to the attached comments.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JJR



P03: Please include a vicinity map drawn to a scale of a maximum of 2,000 feet to the inch that shows the location of the subdivision and adjacent platted or unplatted properties within the mile section, township, range, city, county, and state.

P04: Please include case number PR-002874-2026

P07: Delineate the limits of access along arterial roads.

P06: Include landscape easement/edge area on plat.

P02: 60' ROW dedication required along Washington St.

E18: Correct the county location

CERTIFICATE OF ENGINEERING ACCURACY
I, Phillip Lewis, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision, that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the Pulaski County Rules and Regulations have been fully complied with.

Date of Execution: 05-11-2026
Signed: Phillip Lewis
Registered Professional Engineer
No. 32730
Oklahoma

- LEGEND**
- = SET 1/2"x18" REBAR
 - = EXISTING IRON PIN
 - ⊙ = EXISTING RR/SPIKE
 - ⊙ = SET MAG NAIL
 - ⊙ = EXISTING NAIL
 - ⊙ = EXISTING STONE
 - ⊙ = EXISTING MONUMENT
 - X-X- = EXISTING FENCE
 - ⊙ = EXISTING FENCE POST
 - TW = TOP OF WALL
 - TOW = TOE OF WALL
 - TS = TOP SHELF SANITARY SEWER
 - H— = OVER HEAD POWER LINE
 - PP = POWER POLE
 - MH ⊙ = MAN HOLE
 - ⊙ = WATER METER
 - ⊙ = ELECTRIC/TELEPHONE PEDESTAL
 - ⊙ = GAS METER
 - ⊙LP = LIGHT POLE
 - U/E = UTILITY EASEMENT
 - MA/E = MUTUAL ACCESS EASEMENT
 - SD/E = STORMWATER DETENTION EASEMENT

CERTIFICATE OF OWNER
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivided said real estate in accordance with this plat.

CERTIFICATE OF FINAL PLAT APPROVAL
All requirements of the City of Broken Arrow Subdivision Rules and Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

FLOOD ZONE INFORMATION
A PORTION OF THE SUBJECT PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE.

BASIS OF BEARING
THE BASIS OF BEARING ON THIS SURVEY IS OKLAHOMA STATE PLANE COORDINATES, NORTH ZONE. ALL BEARINGS AND DISTANCES ARE GROUND DISTANCES.

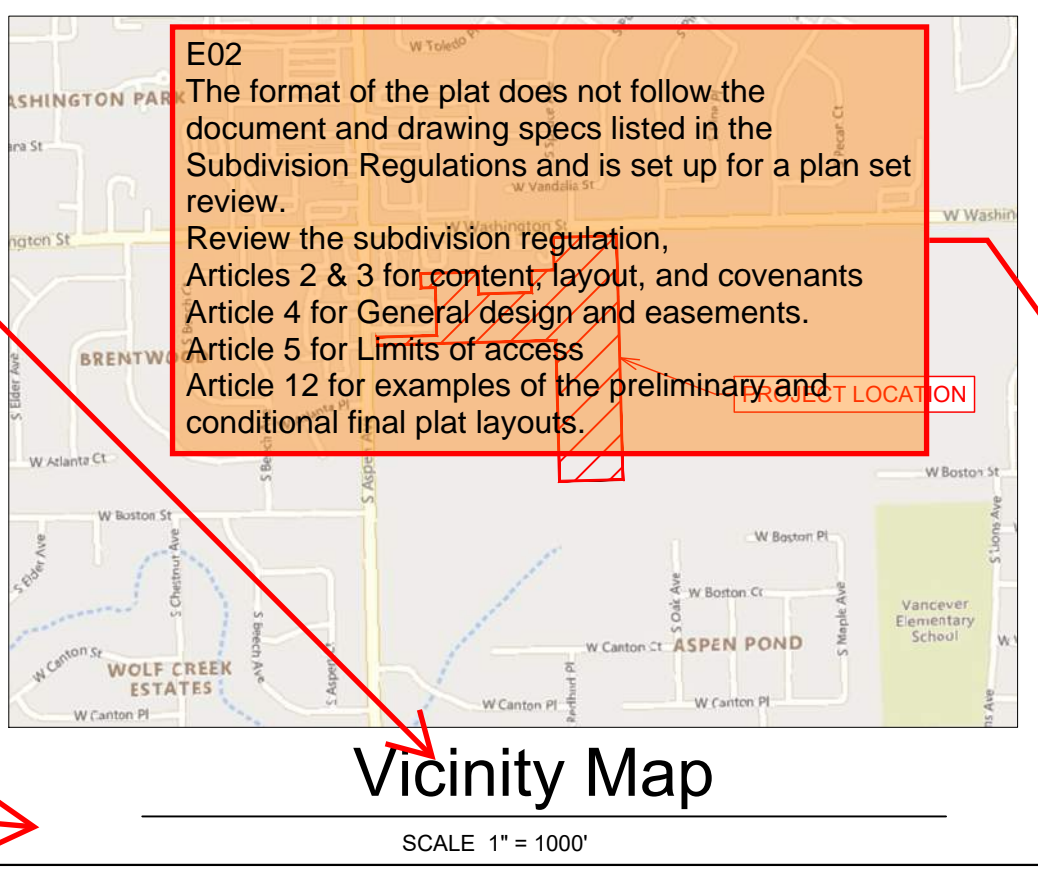
SURVEYORS CERTIFICATION
TO ESSENTIAL PROPERTIES: CHICAGO TITLE OKLAHOMA CO., COMMONWEALTH LAND TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

MISSING COVENANTS
Missing a covenants page with sections that defines the easements, reserves, stormwater flow, site access, zoning, PUD requirements, setbacks, with access, uses, restrictions...

Review the subdivision regulations for additional information on required items on the next submittal for the conditional final plat. The conditional final plat may not proceed to city council if plating requirements are missing and may be required to be revised and resubmitted.

Additional comments may be added to the conditional final plat as part of the engineering review of the detention and utility extensions.



E09
The detention facility will need to be covered by a Detention Easement and the covenant for the easement will need to describe the use and restrictions of the easement and will need to cover the base of the modified bank per the engineering plans. The easement will need to be defined by bearings and distances. The easement will need to be accessible by an access easement.

E17
Verify that the legal description matches the plan view for all bearings.

SURVEY DESCRIPTION
PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, BROKEN ARROW, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A SET MAG NAIL MARKING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE S01°23'24"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), 545.00 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), N88°37'49"E, 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH ASPEN AVENUE (SOUTH 145TH AVENUE) AND THE POINT OF BEGINNING; THENCE N88°37'49"E, CROSSING AN EXISTING REBAR (RLS1435) AT 10.00 FEET, IN ALL 310.00 FEET TO AN EXISTING REBAR (TANNER); THENCE N01°23'24"W, 250.00 FEET TO AN EXISTING REBAR (TANNER); THENCE S88°37'48"W, 75.00 FEET TO AN EXISTING REBAR (TANNER); THENCE N01°23'24"W, 75.00 FEET TO AN EXISTING REBAR (RLS1098); THENCE N88°37'49"E, 299.00 FEET TO AN EXISTING REBAR; THENCE S01°23'24"E, 114.00 FEET TO AN EXISTING REBAR; THENCE N88°37'49"E, 276.00 FEET TO AN EXISTING REBAR (RLS2421); THENCE N01°23'24"W, 114.00 FEET TO AN EXISTING REBAR (RLS2421); THENCE N88°37'49"E, 120.00 FEET TO AN EXISTING REBAR (RLS2421); THENCE N01°23'24"W, 170.00 FEET TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF EAST WASHINGTON STREET (EAST 91ST STREET); THENCE N88°37'49"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST WASHINGTON STREET (EAST 91ST STREET), 329.56 FEET TO A SET 1/2" REBAR WITH ALUMINUM MONUMENT; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST WASHINGTON STREET (EAST 91ST STREET), S01°24'28"E, CROSSING AN EXISTING REBAR (TANNER) AT 1270.12 FEET, IN ALL 1271.22 FEET TO A POINT; THENCE S88°37'05"W, 329.94 FEET TO A POINT; THENCE N01°23'24"W, CROSSING AN EXISTING REBAR (TANNER) AT 1.31 FEET, IN ALL 734.29 FEET TO A SET 1/2"x3/4" REBAR WITH ALUMINUM MONUMENT; THENCE S88°37'49"W, CROSSING AN EXISTING REBAR (TANNER) AT 920.00 FEET, IN ALL 930.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH ASPEN AVENUE (SOUTH 145TH AVENUE); THENCE N01°23'24"W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH ASPEN AVENUE (SOUTH 145TH AVENUE), 42.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.552 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., RLS # 1423, JOB # 26-02-03. BEARINGS ARE BASED UPON GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM, LAST DATE OF SURVEY: MARCH 12, 2026.

CERTIFICATE OF RECORDING
This document, number _____, filed for record _____, Page _____ in Plat Book _____.

Name (Clerk) _____
Signature (Clerk) _____

PROPERTY SPECIFICATIONS
OWNER: BERT M. GRIGG REVOCABLE TRUST
13669 N 3880 RD
DEWEY, OK 74029
ENGINEER: PHILLIP LEWIS ENGINEERING, INC.
23620 INTERSTATE-30
BRYANT, ARKANSAS 72022
ZONING CLASSIFICATION: CG & A-1

E06
The maximum scale on a location map is 1:2000 showing the USGS section, identifying the section, township, and range. Show the boundaries of the platted areas within the section with the names. Show the names of the arterial streets using the BA names, county names may be included in parenthesis. This applies to the P03 comment

P09: Correct to AG to match our zoning nomenclature.

E05: In the lower right corner the PR-000877-2025 number will need to be shown.

E10
The legend will only need to identify the linework visible on the Conditional Final Plat. Existing utilities and contours are not shown on the next submittal

E03
Do not show the zoning boundary on the Conditional Final Plat

E12
Include on the Face of the Plat. Lot 1, Finished Floor Elevation. Parcel Address: 1801 W Washington St

E15
Is there an additional leg between the two points on the property line? The additional pins can be turned off if they are not affecting the plat boundary

E16
Multiple discrepancies with the rounding error are visible between the bearings shown on the plat and in the legal descriptions. The boundary of the plat was not reviewed for accuracy beyond this leg.

E13
Doesn't match the N1-23-24-W in the legal.

E11
Show the 42' section with access limits. In the covenants define the limits of access and no access.

E14
If 2 decimal places are shown on the face of the plat, revise the legal to show the same accuracy

P05
Utility easements will need to be dedicated on the edges of the property according to subdivision regulations.

E04
The portion of the parcel that contains the AE floodplain will need to be shown in a Reserve Lot with a 20' wide access easement to the floodplain from a street. The boundary of Reserve A will need to be defined with bearings and distances. A 17.5' U/E will need to be on the property side of the reserve line and along the edge of the boundary line

P11: Please include covenants and PUD requirements on the second page.

P10: Please include phone numbers as well. Also include information on Surveyor (name, address, and phone)

E19: Add that the parcel is served by the city for water and sanitary.

PRELIMINARY PLAT

SCALE 1" = 80'

Vicinity Map

SCALE 1" = 1000'



City of Broken Arrow

Request for Action

File #: 26-834, Version: 1

**Broken Arrow Planning Commission
06-11-2026**

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

Approval of PT-002870-2026|PR-000934-2026, Conditional Final Plat for Bintree Lift Station, 6.27 acres, AG (Agricultural) & PUD-001983-2025, located one-eighth mile south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Amy OLaughlin, City of Broken Arrow
Owner: Broken Arrow Municipal Authority
Developer: City of Broken Arrow
Engineer: Russell Muzika, GEODECA LLC (Suveyor)
Location: One-eighth mile south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)
Size of Tract 6.27 acres
Number of Lots: 1
Present Zoning: AG (Agricultural)
Proposed Zoning: AG & PUD (Planned Unit Development) 001983-2025
Comp Plan: Level 2 (Urban Residential)

PT-002870-2026, the conditional final plat for Bintree Lift Station, contains 1 lot on 6.27 acres. This property is located one-eighth mile south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road). A Planned Unit Development, PUD-001983-2025, was approved for this property subject to platting on March 18, 2025.

No street frontage is present on this lot, and access to the property is via a mutual access easement located in Lot 21, Block 1 Bintree subdivision to the south. This lot is proposed to be developed as a potential sanitary sewer lift station.

According to FEMA's National Flood Hazard Layer, the north portion of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This conditional final plat was reviewed by the Technical Advisory Committee on June 2, 2026, and no stakeholders had any concerns with the plan.

Attachments: Conditional Final Plat
Checklist

Recommendation:

Staff recommends PT-002870-2026|PR-000934-2026, the Conditional Final Plat for Bintree Lift Station, be approved subject to the attached checklist.

Reviewed by: Rocky Henkel

Approved by: Jane Wyrick

MEH

BENTREE STATION

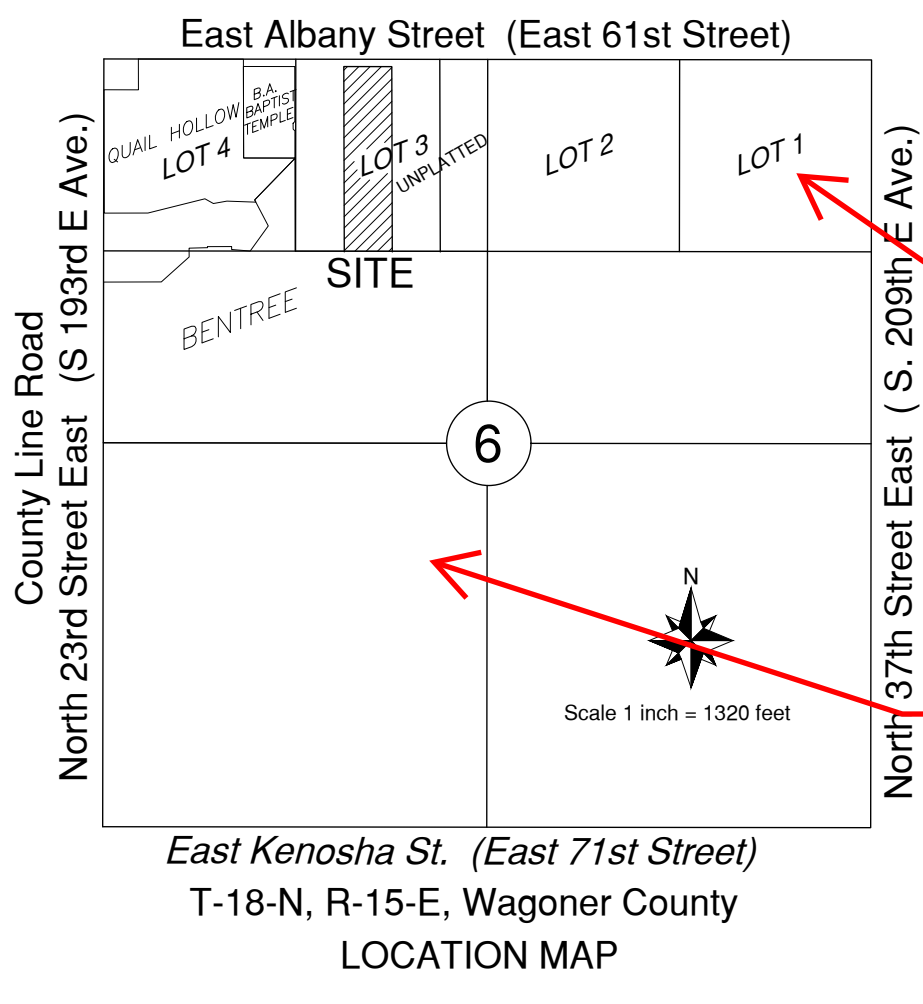
A Part of the West 10 acres of the East 29.97 acres of
Government Lot 3 of Section 6, Township 18 North, Range 15
East of the Indian Base and Meridian, Wagoner County, Oklahoma

PUD-001983-2025

East Albany Street (E. 61st St. S.)

North Line Government Lot 3, Section 6 T18N R15E Wagoner County

NE Corner
Government Lot 3
MAG Nail "CA6318"



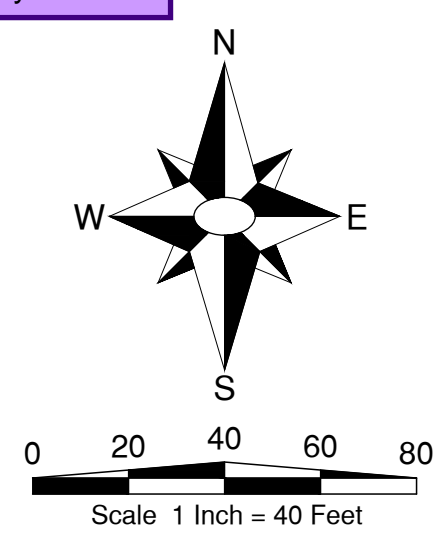
E02
The lot 1 and lot 2 configuration are not correct per the latest land split, add GOVT on the description for the two lots and label as unplatted

E01
Show the missing platted areas in the SW quadrant

P05: Property owner is Broken Arrow Municipal Authority

OWNER:
City of Broken Arrow, a Municipal Corporation
220 S. First Street
Broken Arrow, Oklahoma 74012
918.259.2400

SURVEYOR:
GEODECA, LLC
Russell Muzika, PLS
P.O. Box 33012
Tulsa, Oklahoma 74153
918.949.4064
rmuzika@geodeca.com
CA #5524 exp 6/30/2026



SUBDIVISION STATISTICS

1 BLOCK, 1 LOTS, 1 RESERVES

SUBDIVISION AREA GROSS:
273,104 Square Feet or 6.2696 Acres

BLOCK 1, LOT 1: 231,932 Square Feet or 5.3244 Acres
RESERVE A: 41,171 Square Feet or 0.9452 Acres

ADDRESS: TBD
Block Lot Address
1 1 TBD

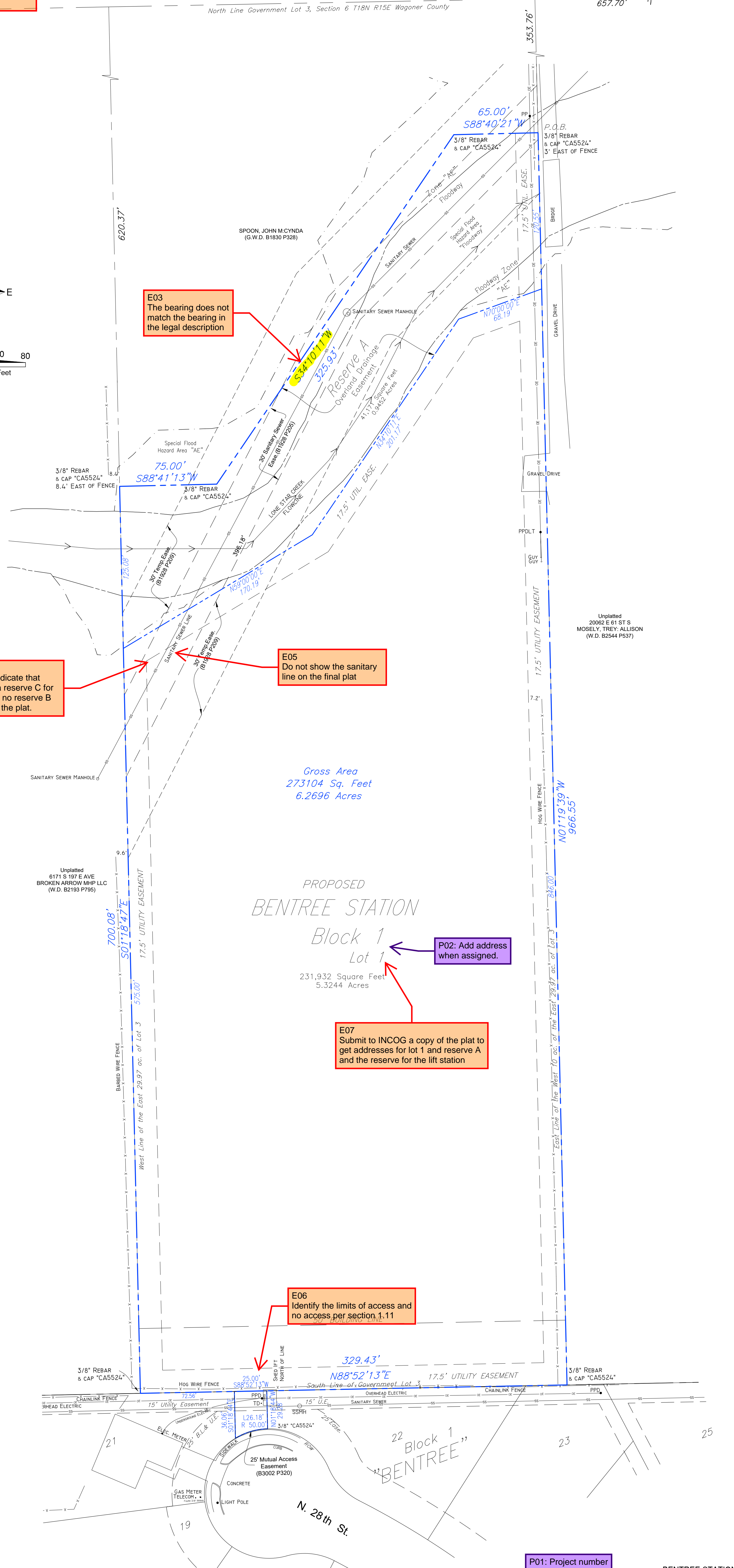
FINISH FLOORS to be in compliance with current City of Broken Arrow Subdivision Regulations.

NOTES:
Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal descriptions.
Monuments Found as shown or set with 3/8" or 1/2" rebar and cap stamped "CA5524"

Horizontal Datum & Bearings and distance based on the Oklahoma State Plane, Zone North NAD83 grid combined scale factor 1.0000769693022900 Grid to Ground
Vertical Datum NAVD 1988

FEMA Special Flood Hazard Areas per FIRM Panel #40145C0085J 9/30/2016

FINISH FLOORS to be in compliance with current City of Broken Arrow Subdivision Regulations.



E03
The bearing does not match the bearing in the legal description

E04
The covenants indicate that there should be a reserve B for the lift station but no reserve B or C is shown on the plat.

E05
Do not show the sanitary line on the final plat

E07
Submit to INCOG a copy of the plat to get addresses for lot 1 and reserve A and the reserve for the lift station

E06
Identify the limits of access and no access per section 1.11

E15
Formatting issue on the certificate for the county

P02: Add address when assigned

P01: Project number will be PR-000934-2026

CERTIFICATE
I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls.
taxes may exceed the amount of the security deposit.
Dated _____
Wagoner County Treasurer
By: _____ Deputy

APPROVED _____ by the City Council of the City of Broken Arrow, Oklahoma.
Chair
Attest: City Clerk

BENTREE STATION
PRELIMINARY PLAT SHEET 1 OF 2
PREPARED: 3/09/2026
Project: (PR-00000-2026)

BENTREE STATION

A Part of the West 10 acres of the East 29.97 acres of
Government Lot 3 of Section 6, Township 18 North, Range 15
East of the Indian Base and Meridian, Wagoner County, Oklahoma

PUD-001983-2025

P03: Deed of Dedication
and Restrictive
Covenants need to
include PUD language.

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, The City of Broken Arrow a Municipal Corporation, is the sole owner in fee simple, hereinafter referred to as the "Developer" of the following described real property in Wagoner County, State of Oklahoma, (the "Property") to-wit;

A Part of the West 10 acres of the East 29.97 acres of Lot 3 of Section 6, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows: Commencing at the Northeast Corner of Government 3; thence along the North line of Section 6, S88°53'47"W a distance of 657.70 feet; thence along the East Line of the West 10 ac. of the East 29.97 ac. of Lot 3, S01°19'39"E a distance of 353.75 feet to the Point of Beginning; thence S88°40'21"W a distance of 65.00 feet; thence S34°10'10"W a distance of 325.93 feet; thence S88°41'13"W a distance of 75.00 feet; thence along the West Line of the East 29.97 ac. of Lot 3, S01°18'47"E a distance of 700.08 feet; thence along the South Line of Government Lot 3, N88°52'13"E a distance of 329.43 feet; thence N01°19'39"W a distance of 966.55 feet to the Point of Beginning.

having an area of 273105 Square Feet, 6.2696 Acres

Bearings based on Oklahoma State Plane Zone North (NAD 83) and hereby certify that they have caused to be surveyed, staked and platted in conformity to the attached plat, which is hereby adopted as the plat of the above land, under the name of "BENTREE STATION", an addition to the City of Broken Arrow, Wagoner County, State of Oklahoma.

SECTION I. STREETS, EASEMENTS, AND UTILITIES.

1. The Owner does hereby dedicate to the public the street rights-of-way as depicted on the accompanying plat. Additionally, the Owner does hereby dedicate to the public the utility easements designated as "U.E." or "Utility Easement" for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters, and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner hereby reserves the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the City of Broken Arrow, Oklahoma, and by the supplier of any affected utility service, that is within the utility easements depicted on the accompanying plat. No building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of an easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences that do not constitute an obstruction. Private service lines and private storm sewer lines may cross the public utility easements but not be located in the easement and run parallel inside the easement. Franchise utilities defined in section 1.2 may be located in the public utility easements.

2. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE.

In connection with the installation of underground electric, telephone, cable television and natural gas service, the lot is subject to the following:

a. Overhead pole lines for the supply of electric, telephone and cable television service may be located within the perimeter easements of the subdivision. Street light poles or standards may be served by overhead line or underground cable and elsewhere throughout the Subdivision. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for the general utility services and in the rights-of-ways of the public streets, as depicted on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.

b. Underground service cables and gas service lines to all buildings which may be located in the Subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located upon said lot: provided that upon the installation of such a service cable or a gas service line to a particular building, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or gas line, extending from the service pedestal transformer or gas main to the service entrance on the building.

- The supplier of gas service through its agents and employees shall at all times have the right of access to all Utility Easements shown on the plat or as otherwise provided for in this Deed of Dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.
- The owner of any lot shall be responsible for the protection of the underground gas facilities located within the lot and shall prevent the alteration of grade or any other construction activity which would interfere with gas service. The supplier of gas service shall be responsible for the ordinary maintenance of its facilities, but the lot owner shall pay for damage or relocation of facilities caused or necessitated by acts of the lot owner, or the lot owner's agents or contractors.
- The covenants set forth in this subsection shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound by these covenants.

c. The supplier of electric, telephone, cable television and gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the Subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas service facilities so installed by it.

d. The owner of BENTREE STATION shall be responsible for the protection of the underground electric, telephone, cable television or gas service lines located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or gas service line facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of BENTREE STATION will pay for damage or relocation so such facilities caused or necessitated by acts of such owner of his agents or contractors.

e. The foregoing covenants set forth in this paragraph "2" shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the owner of the lot agrees to be bound hereby.

3. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

a. Owner of the each Lot shall be responsible for the protection of the public water mains, sanitary sewer mains, and storm sewers located on their lot.

b. Within the utility easements areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main, sanitary sewer main, or storm sewer or any construction activity which would interfere with public water mains, sanitary sewer mains, and storm sewers shall be prohibited.

c. The City of Broken Arrow, Oklahoma, or its successors, shall be responsible for ordinary maintenance of public water mains, sanitary sewer mains, and storm sewers, but the Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Owner his agents or contractors.

d. The City of Broken Arrow, Oklahoma, or its successors, shall at all times have right of access to all easements depicted on the accompanying plat, or otherwise provided for in this Deed of Dedication, for the purpose of installing, maintaining, removing or replacing any portion of underground water, sanitary sewer or storm sewer facilities.

e. All private storm sewer is the responsibility of the lot owner.

f. The foregoing covenants set forth in the above paragraphs shall be enforceable by the City of Broken Arrow, Oklahoma, or its successors, and the Owners of the Lots agrees to be bound.

4. OWNER RESPONSIBILITY WITHIN EASEMENTS

The owner of the BENTREE STATION shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on the plat in the event it is necessary to install, maintain, replace or remove any underground water or sewer mains, electric, gas service lines, cable television, telephone service.

5. LAND USE

All construction is to be strictly according to the City of Broken Arrow, Oklahoma, zoning codes.

6. SIDEWALKS

Sidewalks are required along streets designated by and in accordance with subdivision regulations. Required sidewalks shall be constructed in accordance with City of Broken Arrow Engineering design standards, by the Owner/Developer. Sidewalks will be constructed at the time a building permit is issued on a lot. Sidewalks along street frontages in reserve areas need to be constructed with the streets.

7. LOT SURFACE DRAINAGE

Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot.

8. BUILDING MATERIALS

Building designs, facades and materials shall comply with the minimum standards set forth in all applicable City of Broken Arrow ordinances and regulations.

9. LANDSCAPED AREA AND SCREENING

All landscaping and screening shall meet or exceed the requirements and ordinances of the City of Broken Arrow. Along the southern boundary of Tract B, a 15' landscape buffer shall be required. Within this buffer, 1 tree per 50 lineal feet shall be planted. Utility facility shall be screened by an opaque fence, a minimum of 6-feet in height. No perimeter screening fence shall be required along the property lines.

10. MUTUAL ACCESS EASEMENTS

Mutual access easements are required to be provided by all platted lots and lots created by future lot splits or re-plat for the purposes of permitting vehicular and pedestrian access to and from the streets and areas adjacent to and within the "Property". Such easement(s) shall be for the mutual use and benefit of owners of lots within the "Property", their respective guests, invitees, successors and assigns, and shall be appurtenant to each affected lot owner, provided governmental agencies and the suppliers of utility services shall have the reasonable use of such easements incidental to the provision of services to the lots within the "Property".

11. LIMITS OF NO ACCESS

The owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to the streets as depicted on this plat as "Limits of No Access" (LNA). Limits of access and no access may be amended or released by the Broken Arrow Planning Commission, or its successor and with the approval of the City of Broken Arrow.

SECTION II. RESERVE AREA DRAINAGE AND DETENTION EASEMENT

The owner does dedicate Reserve Areas, Overland Drainage and Detention Easements as designated on this plat for the purposes of permitting the flow conveyance, detention, discharge and perpetual drainage of stormwater runoff over and across property as designated on this Plat as approved by the city of Broken Arrow. Detention and other drainage facilities constructed within said reserve, drainage and detention easement area shall be in accordance with standards and specifications approved by the city of Broken Arrow. No fence, wall, building or other obstruction may be placed or maintained in the detention easement area nor shall there be any alteration of the grades or contours in such easement area unless approved by engineering and construction department of the city of Broken Arrow. The Owner/Developer of BENTREE STATION is permitted to install landscaping, lighting, signage, and irrigation systems in Reserve. It is also expressly understood that the maintenance of Reserve, is the responsibility of the Owner/Developer of BENTREE STATION. The City of Broken Arrow shall have no liability for any damage to, including but, not limited to signage, lighting, landscaping, or irrigation systems within Reserve. The foregoing covenants set forth in this paragraph shall be enforceable by any affected lot owner and by the Broken Arrow Economic Development Authority. Reserve C is a Restricted Sanitary Sewer Easement Area and Lift Station Area not to be used for Detention.

SECTION III. TERM, AMENDMENT, AND ENFORCEMENT

1. The covenants and restrictions set forth herein shall be binding upon and enforceable by the land and which shall be binding upon and enforceable by the beneficiaries of the covenants set forth with respect to such covenants only, for a period of twenty (20) years, at which time such covenants and restrictions shall be extended for successive periods of ten (10) years. The covenants and restrictions may be amended or modified at any time by the Broken Arrow Economic Development Authority.

2. The City of Broken Arrow, reserves the right in its sole discretion and without joinder of any party to amend, revise or abolish any one or more of the above covenants and restrictions by instrument duly executed and acknowledged by Broken Arrow Economic Development Authority and filed in the office of the Wagoner County Clerk.

3. Invalidation of any restriction set forth herein, or any part thereof, by any order, judgment, or decree of any court or otherwise shall not invalidate or affect any of the other restrictions or any part thereof that's set forth herein which shall remain in full force and effect.

In witness whereof _____ has executed this instrument on this _____ day of _____, 2026.

City of Broken Arrow a Municipal Corporation

By: Mayor

STATE OF OKLAHOMA }
COUNTY OF WAGONER }SS

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 20____, personally appeared _____, for City of Broken Arrow a Municipal Corporation, to me known to be the identical person who executed the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes therein set forth.

Given under my hand and seal the day and year last written.

My Commission Expires _____

Notary Public _____

CERTIFICATE OF SURVEY

I, Russell M. Muzika, of GEODECA LLC, A Licensed Professional Land Surveyor in the State of Oklahoma do hereby certify that I have carefully and accurately surveyed, subdivision, and platted the tract of land described above and that the accompanying plat designated herein as "BENTREE STATION" an Addition to the City of Broken Arrow, Wagoner County, State of Oklahoma is a true representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the practice of land surveying.

Executed this _____ Day of November 2026

Russell M. Muzika, Professional Land Surveyor Okla. #1603
GEODECA LLC CA #5524, Renewal June 30, 2026



Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared Russell M. Muzika, to me known to be the identical person who executed the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes therein set forth.

Given under my hand and seal the day and year last written.

My Commission Expires _____

Notary Public _____

E14
Review the 5 planning comments
shown on the sheets.

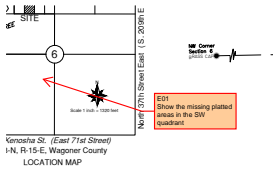
P04: Correct
page number to
'2 of 2'

BENTREE STATION
PRELIMINARY PLAT SHEET 1 OF 1
PREPARED: 3/09/2026
Project: (PR-00000-2026)



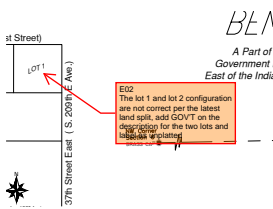
BENTREE STATION COND FIN PLAT Summary

1 (8)



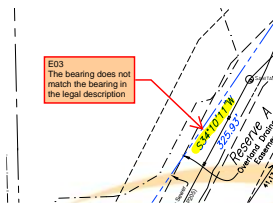
Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (1)
Page Index: 1
Author: jdickeson
Date: 6/1/2026 3:52:04 PM
Creation Date: 6/1/2026 3:24:20 PM
Layer:

E01
Show the missing platted areas in the SW quadrant



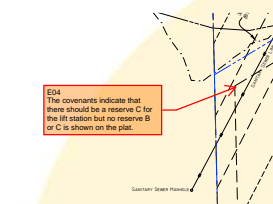
Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (1)
Page Index: 1
Author: jdickeson
Date: 6/1/2026 3:52:07 PM
Creation Date: 6/1/2026 3:25:41 PM
Layer:

E02
The lot 1 and lot 2 configuration are not correct per the latest land split, add GOVT on the description for the two lots and label as unplatted



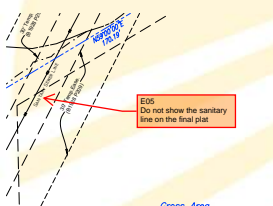
Subject: Group
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (1)
Page Index: 1
Author: jdickeson
Date: 6/1/2026 3:52:14 PM
Creation Date: 6/1/2026 3:31:40 PM
Layer:

E03
The bearing does not match the bearing in the legal description



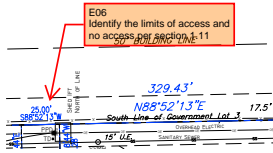
Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (1)
Page Index: 1
Author: jdickeson
Date: 6/1/2026 3:52:17 PM
Creation Date: 6/1/2026 3:36:31 PM
Layer:

E04
The covenants indicate that there should be a reserve C for the lift station but no reserve B or C is shown on the plat.



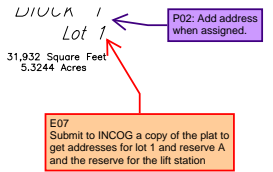
Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (1)
Page Index: 1
Author: jdickeson
Date: 6/1/2026 3:52:21 PM
Creation Date: 6/1/2026 3:38:28 PM
Layer:

E05
Do not show the sanitary line on the final plat



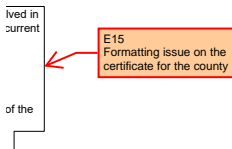
Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (1)
Page Index: 1
Author: jdickeson
Date: 6/1/2026 3:52:25 PM
Creation Date: 6/1/2026 3:41:26 PM
Layer:

E06
Identify the limits of access and no access per section 1.11



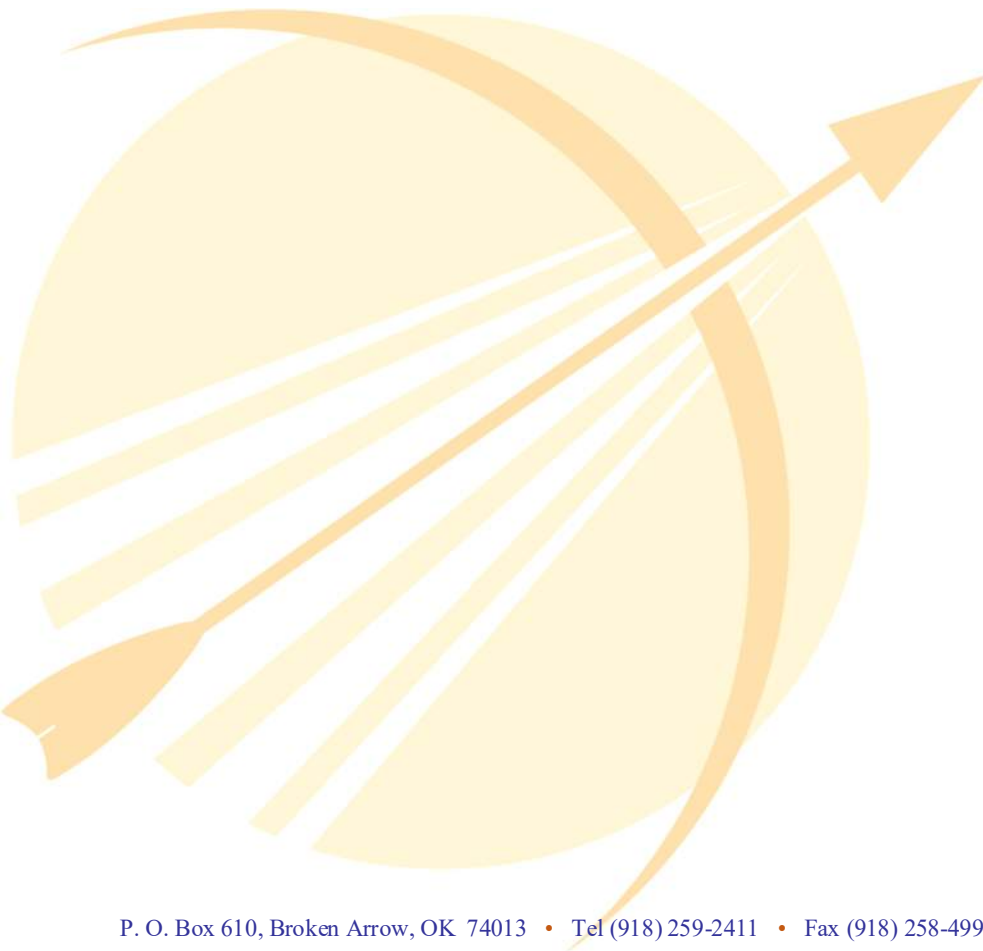
Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (1)
Page Index: 1
Author: jdickeson
Date: 6/1/2026 3:52:28 PM
Creation Date: 6/1/2026 3:50:48 PM
Layer:

E07
Submit to INCOG a copy of the plat to get addresses for lot 1 and reserve A and the reserve for the lift station



Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (1)
Page Index: 1
Author: jdickeson
Date: 6/1/2026 3:55:41 PM
Creation Date: 6/1/2026 3:54:59 PM
Layer:

E15
Formatting issue on the certificate for the county





BENTREE STATION COND FIN PLAT COV Summary

1 (7)

Conveyance, in the sole name in fee simple, hereinafter referred to as the "Donor", the following described real property in Wagoner County, State of Oklahoma, (The "Property"):

A Part of the West 10 acres of the East 29.27 acres of Lot 3 of Section 6, Township North, Range 19 East of the Sixth Range North, Wagoner County, Oklahoma, more particularly described as follows: Commencing at the Northwest Corner of Government's bearing along the North line of Section 6, 088°52'07"W a distance of 661.75 feet; then along the East Line of the West 10 ac. of the East 29.27 ac. of Lot 3, 00°18'34"W a distance of 325.73 feet to the Point of Beginning; thence 088°02'17"W a distance of 4 feet; thence 020°02'07"W a distance of 325.43 feet; thence 084°17'17"W a distance of 72.00 feet; thence along the West Line of the East 29.27 ac. of Lot 3, 00°18'34"W a distance of 700.00 feet; thence along the South Line of Government, 00°3, 088°02'17"W a distance of 329.43 feet; thence N01°19'39"W a distance of 966.55 feet to the Point of Beginning.

based on area of 273105 Square Feet, 6.2696 Acres

The bearing does not match the bearing in the plan view.

Bearings based on Oklahoma State Plane Zone North (NAD83) GCS

and hereby certify that they have caused to be prepared, stated and printed in conformity to the act and which is hereby applied on the plat of the above land, under the name of "BENTREE STATION", the City of Broken Arrow, Wagoner County, State of Oklahoma.

Subject: Group
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (2)
Page Index: 1
Author: jdickeon
Date: 6/1/2026 3:52:38 PM
Creation Date: 6/1/2026 3:32:16 PM
Layer:

E08
The bearing does not match the bearing in the plan view.

SECTION 1. STREETS, EASEMENTS, AND UTILITIES.
1. The Donor does hereby dedicate to the public, the street rights-of-way as depicted

of 329.43 feet; thence N01°19'39"W a distance of 966.55 feet to the Point of Beginning.

area of 273105 Square Feet, 6.2696 Acres

based on Oklahoma State Plane Zone North (NAD83) GCS

and hereby certify that they have caused to be prepared, stated and printed in conformity to the act and which is hereby applied on the plat of the above land, under the name of "BENTREE STATION", the City of Broken Arrow, Wagoner County, State of Oklahoma.

There is no streets or R/W to dedicate to the city.

STREETS, EASEMENTS, AND UTILITIES.
The Donor does hereby dedicate to the public the streets, rights-of-way as depicted on the plat. Additionally, the Donor does hereby dedicate to the public 1 acre designated as "E09" or "Utility Easement" for the several purposes of, maintaining, operating, repairing, replacing, and/or removing any and all existing storm sewers, sanitary sewers, telephone and communication lines, gas lines, water lines and cable television lines, together with the poles, wires, conduits, pipes, valves, meters, and equipment such facilities and any other appurtenances thereto, with the rights of ingress and upon the utility easements for the uses and purposes aforesaid, and the Donor hereby reserves the right to construct, maintain, operate, lay on

Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (2)
Page Index: 1
Author: jdickeon
Date: 6/1/2026 3:53:02 PM
Creation Date: 6/1/2026 3:33:32 PM
Layer:

E09
There is no streets or R/W to dedicate to the city.

linquishes rights of vehicular ingress or the streets as depicted on this plat and no access may be amended or released successor and with the approval of the

E10
Add the reserve area designation "A"

AREA DRAINAGE AND DETENTION EASEMENT

Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (2)
Page Index: 1
Author: jdickeon
Date: 6/1/2026 3:53:06 PM
Creation Date: 6/1/2026 3:35:00 PM
Layer:

E10
Add the reserve area designation "A"

icate Reserve Areas, Overland Drainage plat for the purposes of permitting the tual drainage of stormwater runoff over

liability for any damage to, or irrigation systems within the plat shall be enforceable by any development Authority. Reserve C is a Area not to be used for Detention.

E11
Where is reserve B and C on the plat. If reserve C is needed it will need a separate section to define it's use and restrictions

shall be enforceable by any development Authority. Reserve C is a Area not to be used for Detention.

shall be enforceable by any development Authority. Reserve C is a Area not to be used for Detention.

Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (2)
Page Index: 1
Author: jdickeon
Date: 6/1/2026 3:53:10 PM
Creation Date: 6/1/2026 3:39:06 PM
Layer:

E11
Where is reserve B and C on the plat. If reserve C is needed it will need a separate section to define it's use and restrictions

materials shall comply with the minimum Arrow ordinances and regulations.

E12
Identify tract B on the plat

shall meet or exceed the requirements of the southern boundary of Tract B, a buffer, 1 tree per 50 linear feet shall be on opaque fence, a minimum of 6-feet in l be required along the property lines.

Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (2)
Page Index: 1
Author: jdickeon
Date: 6/1/2026 3:53:14 PM
Creation Date: 6/1/2026 3:43:22 PM
Layer:

E12
Identify tract B on the plat



1/27/2017 10:10 AM
1/27/2017 10:10 AM

E13
Revise the sidewalk section to be appropriate for the plat, there is no frontage for the reserve or the parcel only the MAE. The city should be responsible for the drive and sidewalk within the limits of the MAE.

REVISIONS
The following items are required along streets designated as such in accordance with subdivision. Required sidewalks shall be constructed in conformance with City of engineering design standards, by the Owner/Developer. Sidewalks will be required to be constructed with the streets.

SURFACE DRAINAGE
The owner shall receive and drain, in an unobstructed manner, the storm and surface water and drainage runoff of higher elevation and from public streets and adjacent lots.

Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (2)
Page Index: 1
Author: jdickeson
Date: 6/1/2026 3:53:18 PM
Creation Date: 6/1/2026 3:45:50 PM
Layer:

E13
Revise the sidewalk section to be appropriate for the plat, there is no frontage for the reserve or the parcel only the MAE. The city should be responsible for the drive and sidewalk within the limits of the MAE.

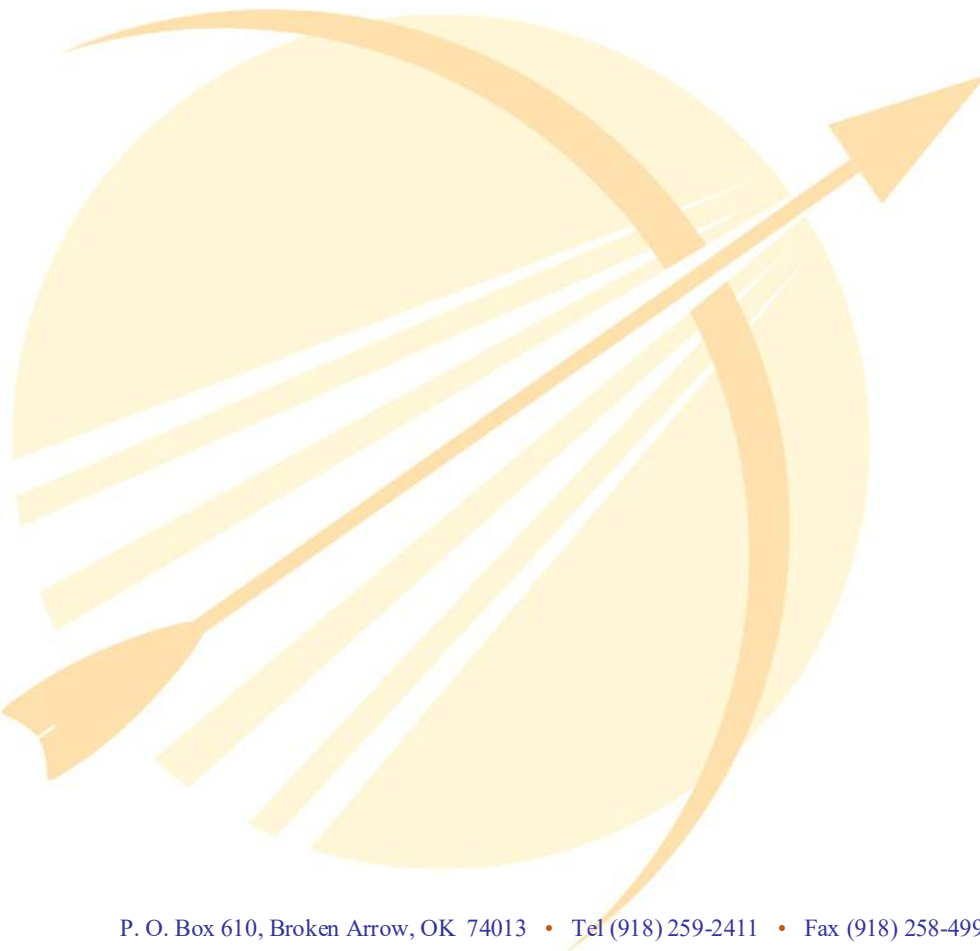
ntten.

Public

E14
Review the 5 planning comments shown on the sheets.

Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (2)
Page Index: 1
Author: jdickeson
Date: 6/1/2026 3:54:29 PM
Creation Date: 6/1/2026 3:53:39 PM
Layer:

E14
Review the 5 planning comments shown on the sheets.





City of Broken Arrow

Request for Action

File #: 26-726, **Version:** 1

**Broken Arrow Planning Commission
06-11-2026**

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

Public hearing, consideration, and possible action regarding BAZ-002826-2026 (Rezoning), Tanner Consulting, approximately 39.18 acres, A-1 (Agriculture) to RS-P (Single-Family Residential - Preservation) located approximately one-quarter mile north of the Creek Turnpike and just west of 23rd Street (County Line Road/ 193rd East Avenue)

Background:

Applicant: Megan Pasco, Tanner Consulting
Owner: Ray & Naomi Medlock
Developer: N/A

Location: Approximately one-quarter mile north of the Creek Turnpike and just west of 23rd Street (County Line Road/ 193rd East Avenue)

Size of Tract 39.18 acres

Number of Lots: 1 lot

Present Zoning: A-1 (Agriculture)

Comp Plan: Level 2 (Urban Residential)/Level 6 (Regional Employment/Commercial)

BAZ-002826-2026 is a rezoning request proposing to change the zoning on this property from A-1 (Agriculture) to RS-P (Single-Family Residential- Preservation) for the purpose of a single-family residential subdivision.

The Comprehensive Plan map reflects approximately 2.07 of the 39.18 acres of the parcel designated for Level 6 (Regional Employment/Commercial) with the remaining 37.11 acres designated for Level 2 (Urban Residential). Under the Implementation Policies of the Comprehensive Plan, Policy 17 states, "A ten percent (10%) variance or adjustment in the gross area of specific LUIS level designations, however, shall be allowed to accommodate errors in surveying or computerization of the INCOG parcel base mapping upon which the Future Development Guide was created. In no case, however, shall this adjustment be allowed to increase or decrease the gross area of the LUIS designation by more than 10%. Adjustments of overall gross area by more than 10% shall only be made after receipt of an amendment to the Future Development Guide as outlined herein." Based on this provision, the 2.07 acres represents 5.28 percent which is under the 10 percent threshold of 3.92 acres.

This application aligns with the Comprehensive Plan which is slated as Level 2 (Urban Residential). Additional

right-of-way totaling 60 feet on 23rd Street (193rd East Avenue/County Line Road) should be dedicated to the City during the platting process.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following zoning designations, land uses, and Comprehensive Plan future development guide levels:

Direction	Comprehensive Plan	Zoning	Land Use
North	Level 1	A-R-1	Single-Family
East	Level 1	A-R-1 & RS-1	Single-Family
South	Level 6	A-1 & PUD 286A	Vacant land & Fire Station 3
West	Level 2	A-1	Single-Family

Attachments: Case Map
Aerial Map
Legal Description
Comprehensive Plan Map

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002826-2026 be approved subject to the property being platted.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel

RLB



SUBJECT TRACT

E PASADENA ST

CREEK TPKE
CREEK TPKE

E 111TH ST S

E 114TH ST S

E 114TH ST S

E 115TH ST S

S 193RD EAST AVE

S 23RD ST

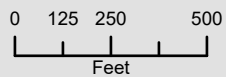
Vexcel Imaging

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024



Subject Tract

BAZ-002826-2026



36 18-14



Exhibit “A”
26060 Creek Line, Broken Arrow, OK
Zoning Property Description

THE FOLLOWING DESCRIPTION IS TAKEN FROM THE QUITCLAIM DEED, RECORDED SEPTEMBER 6, 2011 AS DOCUMENT # 2011077096 AT THE TULSA COUNTY CLERK'S OFFICE:

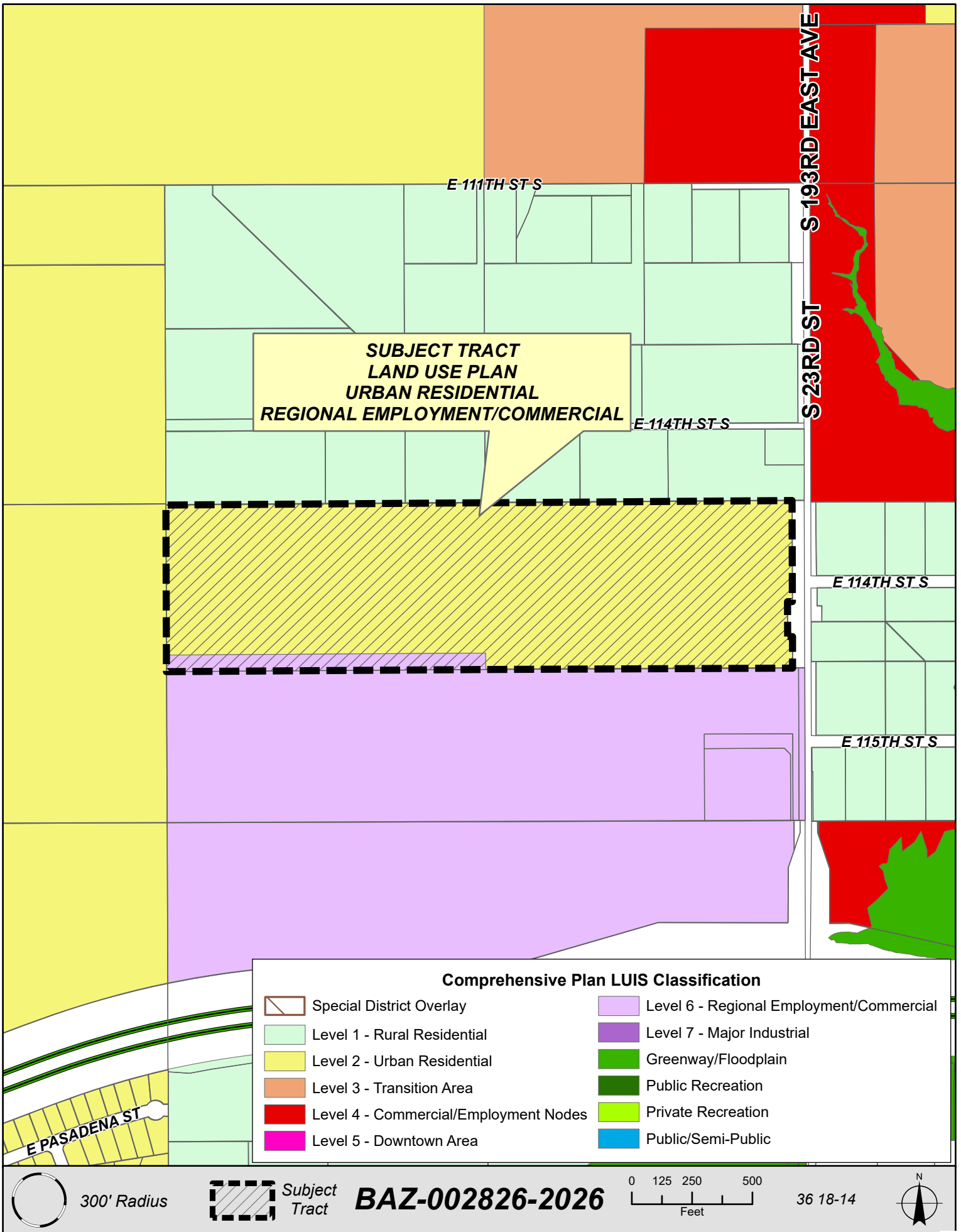
THE NORTH 19 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA,

AND

THE NORTH 1 ACRE OF THE SOUTH 21 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA, (CONTAINING 40 ACRES MORE OR LESS)













BEING ONE AND THE SAME AS LEGALLY DESCRIBED AS:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER (N/2 S/2 NE/4) OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



**SUBJECT TRACT
LAND USE PLAN
URBAN RESIDENTIAL
REGIONAL EMPLOYMENT/COMMERCIAL**

Comprehensive Plan LUIS Classification

- | | |
|---|---|
|  Special District Overlay |  Level 6 - Regional Employment/Commercial |
|  Level 1 - Rural Residential |  Level 7 - Major Industrial |
|  Level 2 - Urban Residential |  Greenway/Floodplain |
|  Level 3 - Transition Area |  Public Recreation |
|  Level 4 - Commercial/Employment Nodes |  Private Recreation |
|  Level 5 - Downtown Area |  Public/Semi-Public |

 300' Radius

 Subject Tract

BAZ-002826-2026

0 125 250 500
Feet

36 18-14





City of Broken Arrow

Request for Action

File #: 26-864, Version: 1

**Broken Arrow Planning Commission
06-11-2026**

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

Public hearing, consideration, and possible action regarding SP-002852-2026 (Specific Use Permit), Storm Accessory Structure, 13.19 acres, RS (Single Family Residential), located north of East New Orleans St (101st Street) and west of South 9th Street (Lynn Lane Road)

Background:

Applicant: Derek Storm
Owner: Derek Storm
Developer: N/A
Engineer: N/A
Location: Located north of East New Orleans St (101st Street) and west of South 9th Street (Lynn Lane Road)
Size of Tract 13.19 acres
Number of Lots: 1
Present Zoning: RS (Single Family Residential) via BAZ-1203
Comp Plan: Level 1 - Rural Residential

SP-002852-2026 is a request for a Conditional Use Permit for an Accessory Structure to exceed the 5,000-square-foot maximum floor area on a lot equal to or greater than two acres in size. The property is located north of East New Orleans St (101st Street) and west of South 9th Street (Lynn Lane Road).

Sec 2-4-1C.2b specifies that lots that are equal to or greater than two acres can have accessory buildings with a floor area up to 5,000 square feet by permit. Structures with a floor area greater than 5,000 square feet may be approved by a Conditional Use Permit. The floor area for the structure is planned to be 60 feet by 120 feet for a floor area of 7,200 square feet. All setbacks for the current zoning are met in the exhibit. The lot is 13.19 acres in size and was created via a lot combination (BAL-2154) to allow for the development of two single family homes.

A single-family home is planned to be constructed on the lot in the future. However, its construction is not required before the construction of the accessory structure as the parcel is larger than two acres. The use of the structure will be limited to personal uses and those home occupation uses allowed under current zoning ordinance.

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 1	AG	Vacant
East	Level 2	AG & RS	Vacant
South	Level 2	RS	Single-Family Residential
West	Level 2	RS	Single-Family Residential

According to FEMA’s National Flood Hazard Layer, sections of the property are located in the 100-year floodplain. The structure will have all stormwater and floodplain related permits approved before the accessory structure permit can be approved.

Attachments: Case map
Aerial map
Conceptual Site Plan

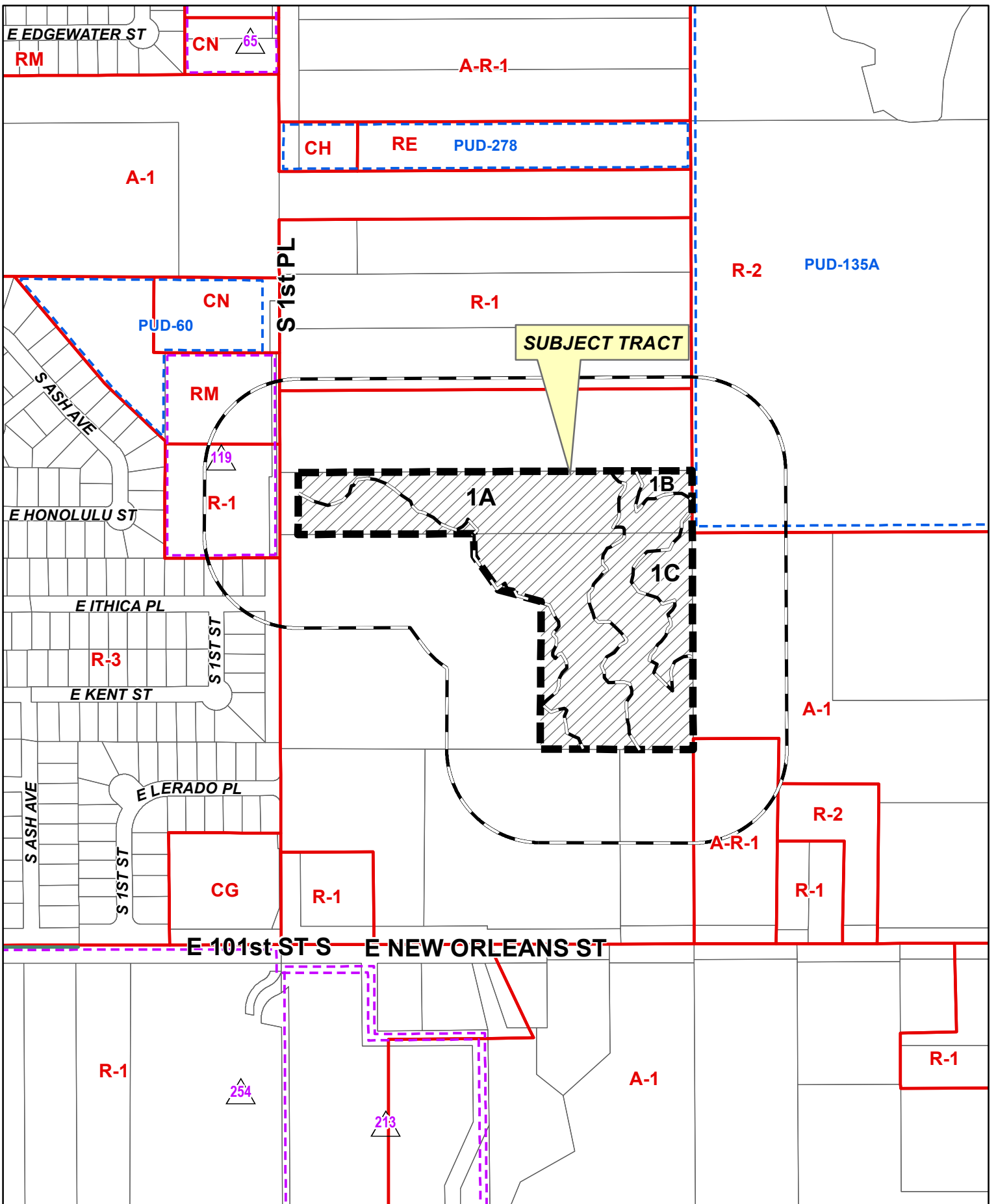
Recommendation:



Based on the current lot size, the location of the property, and the surrounding land uses, Staff recommends that SP-002852-2026 be approved granting a Conditional Use Permit for the construction of an accessory structure with a maximum floor area of 7,200 square feet at the subject property.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel

JAJ




 300' Radius
  Subject Tract

SP-002852-2026

0 100 200 400
 Feet

23 18-14





SUBJECT TRACT

1A

1B

1C

E EDGEWATER ST

S 1st PL

S ASH AVE

E HONOLULU ST

E ITHICA PL

S 1ST ST

E KENT ST

S ASH AVE

S 1ST ST

E LERADO PL

E 101st ST S

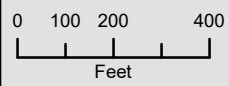
E NEW ORLEANS ST

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021



Subject Tract

SP-002852-2026



23 18-14



