



City of Broken Arrow

Legislation Details (With Text)

File #:	26-1119	Name:	
Type:	Public Hearings	Status:	Agenda Ready
File created:	7/16/2026	In control:	Planning Commission
On agenda:	7/23/2026	Final action:	7/23/2026
Title:	Public hearing, consideration, and possible action regarding BAZ-002954-2026 (Rezoning), Tucson28, 33.92 acres, AG (Agricultural) to CG (Commercial General), located at the northwest corner of the intersection of Tucson Street (121st Street) and Aspen Avenue (145th E Avenue)		

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2-Case Map, 2. 3-Aerial, 3. 4-Comprehensive Plan Map, 4. 5-Tucson28 Plaza - Conceptual Site Layout

Date	Ver.	Action By	Action	Result
7/23/2026	1	Planning Commission		

Broken Arrow Planning Commission 07-23-2026

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

Public hearing, consideration, and possible action regarding BAZ-002954-2026 (Rezoning), Tucson28, 33.92 acres, AG (Agricultural) to CG (Commercial General), located at the northwest corner of the intersection of Tucson Street (121st Street) and Aspen Avenue (145th E Avenue)

Background:

Applicant: Michael Ledford, Cyntergy and Steve Wallman, Wallman Commercial
Owner: Tucson28 Development Partners, LLC, and Joseph Nhan Nguyen and Daisy Nguyen
Developer: Tucson28 Development Partners, LLC
Engineer: Michael Ledford, Cyntergy
Location: Northwest corner of the intersection of Tucson Street (121st Street) and Aspen Avenue (145th E Avenue)
Size of Tract 38.39 acres
Number of Lots: 2
Present Zoning: AG (Agricultural)
Proposed Zoning: CG (Commercial General)
Comp Plan: Level 6 (Regional Employment/Commercial); and FD (Greenway/Floodplain)

BAZ-002954-2026 is a request to change the zoning designation on 33.92 acres from AG (Agricultural) to CG (Commercial General) for a commercial development of approximately 42,000 square feet of retail space in

addition to multiple pad sites. Commercial General zoning is allowed in Level 6. The property is located at the northwest corner of Tucson Street (121th Street) and Aspen Avenue (145th E Avenue).

In their meeting of April 19, 2016, the City Council approved a rezoning (BAZ-1956) of this site from A-1 (Agricultural) to CH (Commercial Heavy), subject to the property being platted. The property was never platted, and under the previous Zoning Ordinance, platting was required before a zone change would take effect. Therefore, an ordinance has not been prepared, and the CH zoning was never codified.

In their meeting of October 23, 2025, the Planning Commission approved a lot split (LOT-002447-2025) request to split a 0.69-acre lot from the 33.92-acre site. This current rezone request includes both the 0.69-acre lot and the 33.23-acre lot.

The Transportation Plan of the Broken Arrow NEXT Comprehensive Plan identifies a future frontage road along the south side of the Creek Turnpike in the vicinity of this property. Other properties to the west of this site have either dedicated 80 feet of right-of-way or will be dedicating 80 feet of right-of-way to the City of Broken Arrow for the future frontage road. This project will also be required to dedicate 80 feet of right-of-way for the frontage road. The initial preliminary plat submittal shows an 80-foot right-of-way dedication; however, it does not align adequately with the existing frontage road right-of-way immediately to the west of this site.

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 and FD	AG	Creek Turnpike and vacant beyond
East	Level 6	CH/PUD-001818-2024	Aspen Avenue and commercial currently under construction
South	Levels 2 and FD	RS-3/PUD-181 and AG	Tucson Street, single-family residential and vacant beyond
West	Level 3 and FD	RM/PUD-307A	Floodplain, and multifamily residential

According to FEMA Maps, a portion of the west side of the property is located within the 100-year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow.

Attachments: Case Map
Aerial
Comprehensive Plan Map
Conceptual Site Layout

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002954-2026 be approved.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JMW