

Broken Arrow Planning Commission
04-23-2026

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding PUD-002519-2025, major amendment to PUD-307, and BAZ-002633-2026, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH) to Single-family Residential – Compact (RS-C), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).

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Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: Chuck Ramsey, S & R Development
Developer: Chuck Ramsey, S & R Development
Engineer: Alan Betchan, AAB Engineering, LLC
Location: North of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).
Size of Tract 90.33 acres
Present Zoning: Commercial Heavy (CH) and PUD-307
Proposed Zoning: RS-C and PUD-002519-2025
Comp Plan: Level 2 – via COMP-001296-2024

PUD-002519-2025 is a major amendment to PUD-307. This property is located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue). The land is currently unplatted and is 90.33 acres in size before ROW dedications are accounted for.

PUD-307 was created for a master development including multifamily residential and commercial uses. PUD-307A amended this PUD and changed the planned location of the multifamily development to where the now constructed multifamily development, The Trails at Aspen Creek, is located. This PUD and rezoning request propose to abandon the commercial development portion of PUD-307 in favor of single-family residential development.

BAZ-002633-2026 is a rezoning request to change the zoning of the property from CH (Commercial Heavy) to RS-C (Single-family residential – Compact). This area is currently classified as Level 2 – Urban Residential under the Land Use Intensity System via COMP-001296-2024 that was approved by City Council on May 7th, 2024. And this Comprehensive Plan designation does support this rezoning request to RS-C.

This proposed PUD development details that the maximum number of dwelling units (lots) is 350. With 225 of those dwelling units (lots) having a width of at least 52 feet in width and the remaining 125 lots having a width of at least 60 feet in width. The minimum lot size for all lots would be 6000 square feet. Building setbacks would be 20 feet from the rear lot lines, 5 feet from the side lot lines, and 25 feet from the front lot lines.

The development outlines a request for zero requirement of open space area. However, staff is requesting that some percentage of land developed for housing is set aside as common open space with requirements as described in Section 3-1-3.G (Open Space Development Standards). This section regulates what land can be considered as open space and how it can be used. A development under the RS-C zoning would be required to dedicate 15 percent of development areas as open space. The applicant has stated that the intention is to provide livable open space on each lot as outlined in Section 2-6-2.1.d of the Zoning Ordinance. Staff recommends that common open space also be provided. This could be accomplished by incorporating trails around ponds, providing a neighborhood park or another open space amenity.

Additionally, staff requests that there be additional information included on how the frontage road along the Creek Turnpike will be accounted for in this development as identified in the Transportation Plan of the NEXT Comprehensive Plan. While the property owner will not be required to build the frontage road, dedication of the 80-foot-wide Right-of-Way is required. The property owner to the east of this property has dedicated an 80-foot-wide Right-of-Way.

There have been previous discussions on the widening of Tucson St (arterial road to the south of PUD area) and this housing development. On April 7, 2026, voters in the City of Broken Arrow approved Proposition 1 of the Broken Arrow GO Bond package which included bond funding for reconstruction and widening improvements to the intersection of Tucson Street (121st Street) and Olive Avenue (129th E Avenue) and on Tucson Street (121st Street) between Olive Avenue (129th E Avenue) and Aspen Avenue (145th E Avenue).

Should this PUD and Rezoning be approved, the development will be required to provide connectivity to adjacent properties in accordance with Action Item LU2-4 of the NEXT Comprehensive Plan which states that new development provide access to more than one roadway to allow for ingress and egress at multiple points and to help alleviate traffic congestion. Further, Transportation and Mobility Policy M15 states that neighborhoods shall be linked together to provide ease of access for pedestrians, bicyclists, and public vehicles, including police, fire, sanitation, school buses, and utility vehicles.

The initial public hearing for this request was held during the February 26, 2026, Planning Commission meeting. An adjacent property owner spoke with concerns about potential drainage impacts from the development. After much discussion, the item was tabled to the March 26, 2026, Planning Commission meeting to allow the applicant time to address dedication of Right-of-Way for a Creek Turnpike frontage road, access to existing billboards, and to consider a mix of lot sizes. The item was tabled again to the April 23, 2026, meeting. The applicant has made some revisions to the development outline.

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 7 and FD, Level 3 - Transition Area	AG – Agriculture & IL – Industrial light	Creek Turnpike, Innovation District and Vacant beyond
East	Level 6 - Regional Employment/Commercial	RM – Residential Multifamily/PUD-307A	Residential Multifamily
South	Level 2 - Urban Residential	RS – Residential Single- Family	Tucson St. (121 st Street) and Residential Single-Family beyond
West	Level 3 – Transition Area and Greenway/Floodplain	AG – Agriculture	Golf Course

According to FEMA maps, no portion of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

Attachments: Case
Map
Aerial
Development Outline
Transportation Plan Map from Comprehensive Plan
Planning Commission Meeting Minutes from February 26, 2026

Recommendation:

Based upon the location of the property, surrounding land uses, existing and planned transportation infrastructure, Staff recommends that PUD-002519-2025 and BAZ-002633-2026 be approved subject to open space, frontage road, and density requirements being discussed by the Planning Commission.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ