



City of Broken Arrow

Request for Action

File #: 25-1351, **Version:** 1

**Broken Arrow Planning Commission
09-25-2025**

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

Approval of PT-002389-2025|PR-000234-2023, Conditional Final Plat, The Cottages at Battle Creek East, approximately 20.45 acres, 89 lots, CG (Commercial General)/PUD (Planned Unit Development) 94 to RS-P (Single Family Residential - Preservation)/PUD -94Y via BAZ-2087, located one-quarter mile north of Albany Street (61st Street), one-half mile east of Aspen Avenue (145th E. Avenue)

Background:

Applicant: Tulsa Engineering & Planning
Owner: BC Land Holding Co., LLC
Developer: BA Land Holding Co., LLC
Engineer: Tulsa Engineering & Planning
Location: One-quarter mile north of Albany Street (61st Street), one-half mile east of Aspen Avenue (145th E. Avenue)
Size of Tract Approximately 20.45 acres
Number of Lots: 89
Zoning: CG/PUD-94 to RS-P/PUD-94Y
Comp Plan: Level 2

PT-002389-2025, conditional final plat for The Cottages at Battle Creek East, proposes to have 89 lots on approximately 20.45 acres. This property, which is located one-quarter mile north of Albany Street (61st Street), one-half mile east of Aspen Avenue (145th E. Avenue), has been approved for rezoning from CG (Commercial General) and PUD (Planned Unit Development) 94 to RS-P (Single Family Residential - Preservation) and PUD-94Y via BAZ-2087. The preliminary plat for this proposed development was approved by the Planning Commission on October 28, 2021.

On June 21, 2021, the City Council approved PUD-94Y on 29.23 acres, subject to the property being platted. The Cottages at Battle Creek East includes all of Development Area A of PUD-94Y and is approximately 20.45 acres in size. Development Area B is the smaller area to the west and is approximately 8.79 acres and will be platted separately.

The Cottages at Battle Creek East are proposed to be developed with private streets. Access to this subdivision will be provided by one gated access drive onto Albany Drive to the south, one gated access drive onto Granger Street to the north, and one emergency gated access onto Concord Drive to the east.

According to FEMA maps, none of the property is in a 100-year floodplain area. Water and sanitary sewer service are available from the City of Broken Arrow. This conditional final plat was reviewed by the Technical Advisory Committee on September 16, 2025 and no stakeholders had any comments or concerns.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT-002389-2025|PR-000234-2023, Conditional Final Plat for The Cottages at Battle Creek East, be approved, subject to the attached checklist.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

MEH