



City of Broken Arrow

Request for Action

File #: 26-1284, **Version:** 1

**Broken Arrow Planning Commission
08-13-2026**

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

Approval of PT-002977-2026 | PR-000215-2023, Conditional Final Plat, Adams Creek Town Center Replat, 5 lots, 23.01 acres, CH (Commercial Heavy)/PUD-000751-2023, one-quarter mile north of Kenosha Street (71st Street), west of 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Jason Emmett, Cedar Creek Consulting Inc.
Owner: Robert Martin, The Parkes Companies
Developer: The Parkes Companies
Engineer: Cedar Creek Consulting, Inc.
Location: one-quarter mile north of Kenosha Street (71st Street), west of 23rd Street (193rd E. Avenue/County Line Road)
Size of Tract 23.01 acres
Number of Lots: 5
Present Zoning: CH (Commercial Heavy)/PUD-000751-2023
Comp Plan: Level 6 (Regional Employment/Commercial)

PT-002977-2026, the conditional final plat for Adams Creek Town Center Replat, contains 23.01 acres on 5 lots. This property is located one-quarter mile north of Kenosha Street (71st Street), west of 23rd Street (193rd E. Avenue/County Line Road) and is currently platted as Lot 1, Block 3 The Park at Adams Creek - Phase I amended plat. This property was rezoned to CH (Commercial Heavy) via BAZ-1396 on December 20, 1999 and BAZ-1418 on August 21, 2000, and PUD-000751-2023 was approved by City Council on June 5, 2023.

The applicant is requesting a replat Lot 1, Block 3 of The Park at Adams Creek - Phase I in order to further subdivide the parcel to create 5 new lots. PT-002977-2026 was heard by TAC (Technical Advisory Committee) on August 4, 2026. PSO (Public Service Company of Oklahoma) contacted staff ahead of the TAC meeting to state they were working with the applicant to include additional easements, which the applicant confirmed during the meeting.

Water and sanitary sewer service to this property are available from the City of Broken Arrow. According to the FEMA maps, none of this property is located in the 100-year floodplain.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT-002977-2026 | PR-000215-2023, Conditional Final Plat for Adams Creek Town Center Replat be approved, subject to the attached checklist.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel

MEH