



City of Broken Arrow

Meeting Agenda

Planning Commission

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

Thursday, December 4, 2025

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. [25-1687](#) Approve LOT-002521 Newcomb Lot Line Adjustment 0.48 acres, 2 lot to 2 lots, RS-P (Single-family residential - Preservation), one-eighth mile south of Houston Street (81st Street) and one-third mile east of Elm Place (161st E Avenue)

Attachments: [2025.12.04 1a LOT-002521-2025 Case Map.RLB](#)
[2025.12.04 1b LOT-002521-2025 Aerial Map](#)
[2025.12.04 1c LOT-002521-2025 Survey Exhibit](#)
[2025.12.04 1d LOT-002521-2025 Existing Legals](#)
[2025.12.04 1e LOT-002521-2025 Proposed Legals](#)

- B. [25-1688](#) Approve LOT-002522 Glowacki Lot Split 1.07 acres, 1 lot to 2 lots, RMH (Residential Manufactured Home), one-half mile south of Dearborn Street (41st Street) and one-half mile east of 37th Street (209th E Avenue)

Attachments: [2025.12.04 1a LOT-002522-2025 Case Map](#)
[2025.12.04 1b LOT-002522-2025 Aerial Map](#)
[2025.12.04 1c LOT-002522-2025 Survey Exhibit](#)
[2025.12.04 1d LOT-002522-2025 Current Legal](#)
[2025.12.04 1e LOT-002522-2025 Proposed Legals](#)

- C. [25-1689](#) Approval of PT-002421-2025|PR-000629-2024, Conditional Final Plat, Oklahoma IOS Land Company Re-Do, approximately 40.14 acres, 2 Lots, IL (Industrial Light)/PUD-001785-2024, located approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street)

Attachments: [Conditional Final Plat with Comments](#)

5. Consideration of Items Removed from Consent Agenda
6. Public Hearings
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 #: 25-1687, **Version:** 1

**Broken Arrow Planning Commission
12-04-2025**

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

Approve LOT-002521 Newcomb Lot Line Adjustment 0.48 acres, 2 lot to 2 lots, RS-P (Single-family residential - Preservation), one-eighth mile south of Houston Street (81st Street) and one-third mile east of Elm Place (161st E Avenue)

Background:

Applicant: Jim Newcomb
Owner: Newcomb, Jimmy & Bonye Revocable Trust
Developer: N/A
Location: Southeast corner of W. Indianola St. & S. Ash Ave.; Fears Addition
Size of Tract Approximately 0.48 acres
Number of Lots: 2 lots
Present Zoning: RS-P (Residential Single-family - Preservation)
Comp Plan: Level 5 (Downtown Area)

LOT-002521-2025 is a request for a lot line adjustment. The property has been historically platted as part of Lot 4, 5, & 6, of Fears Addition, is zoned RS-P (Single-family residential - Preservation) and is located at the southeast corner of W. Indianola St. & S. Ash Ave.

The current configuration is comprised of two lots: all of Lot 4 and the east half of Lot 5 and the west half of Lot 5 with all of Lot 6. The lot line adjustment would reallocate 40' of frontage of Lot 5 with Lot 6 to create a 0.29-acre 'Tract A' to ensure corner lot 25' building setbacks can be met on both W. Indianola St. & S. Ash Ave. The remaining 10' of Lot 5 would combine with Lot 4 to create a 0.19-acre 'Tract B'. Both proposed lots meet minimum dimensional standards for the RS-P (Residential single-family - Preservation) zoning district. The proposed legal descriptions of affected land is as follows:

TRACT A: LOT 6 AND THE WEST 40.00 FEET OF LOT 5 OF BLOCK 6 OF FEARS ADDITION TO BROKEN ARROW CREEK NATION INDIAN TERRITORY EMBRACING THE NE/4 NW/4 OF SECTION 14, T18N, R14E OF THE I.B.&M., TULSA COUNTY, STATE OF OKLAHOMA. CONTAINING 0.29 ACRES OF 12,593 SQUARE FEET, MORE OR LESS.

TRACT B: THE EAST 10.00 FEET OF LOT 5 AND ALL OF LOT 4 OF BLOCK 6 OF FEARS ADDITION TO BROKEN ARROW CREEK NATION INDIAN TERRITORY EMBRACING THE NE/4 NW/4 OF SECTION 14, T18N, R14E OF THE I.B.&M., TULSA COUNTY, STATE OF OKLAHOMA. CONTAINING

0.19 ACRES OR 8,380 SQUARE FEET, MORE OR LESS.

This lot line adjustment request was heard by the Technical Advisory Committee on November 18, 2025, where none of the utility companies or other members had any comments.

Attachments: Case Map
 Aerial Map
 Survey Exhibit
 Existing legal descriptions
 Proposed legal descriptions

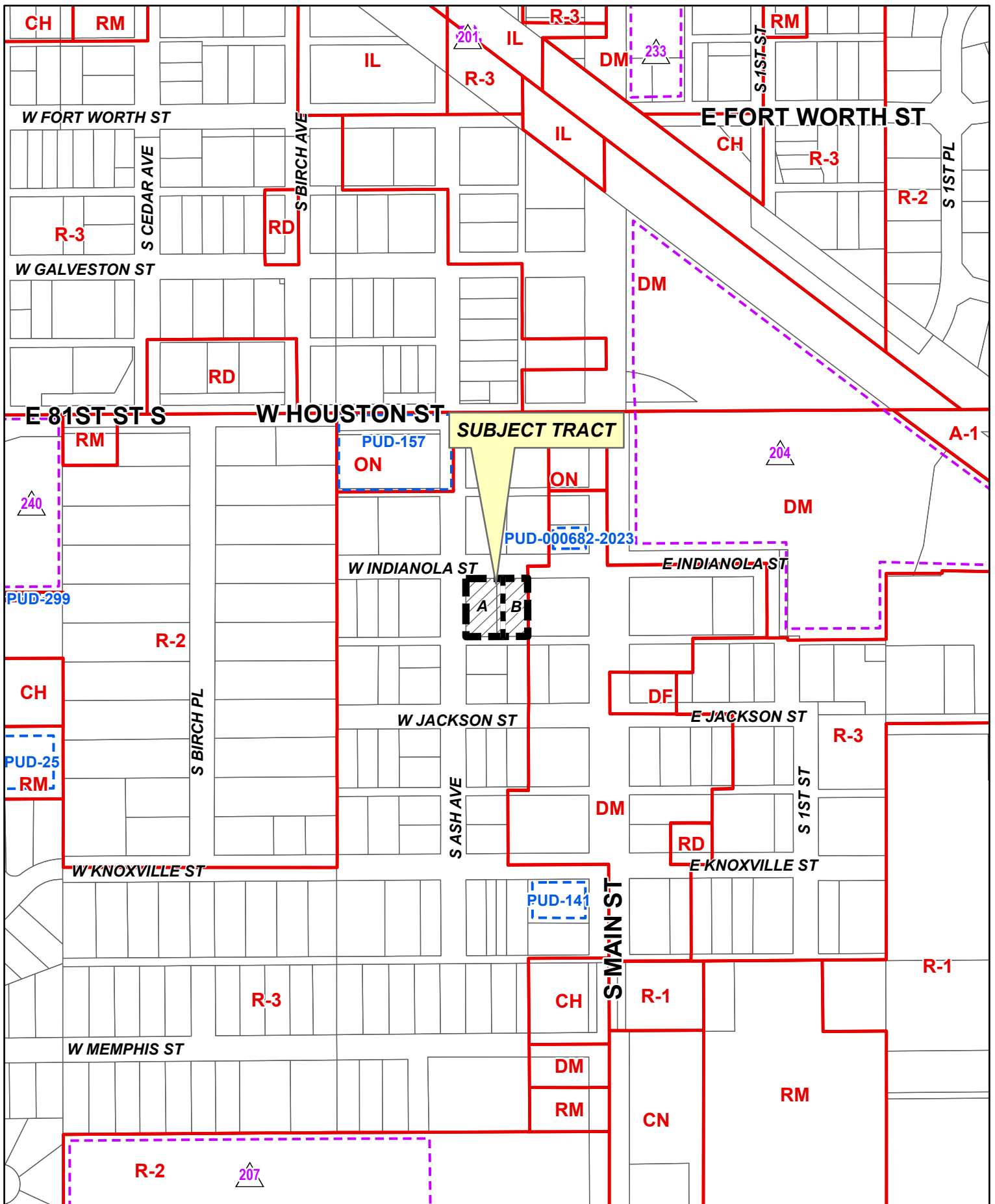
Recommendation:

Staff recommends that LOT-002521-2025, Newcomb lot line adjustment be approved subject to the following:
The warranty deed for each parcel 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

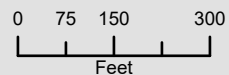


300' Radius



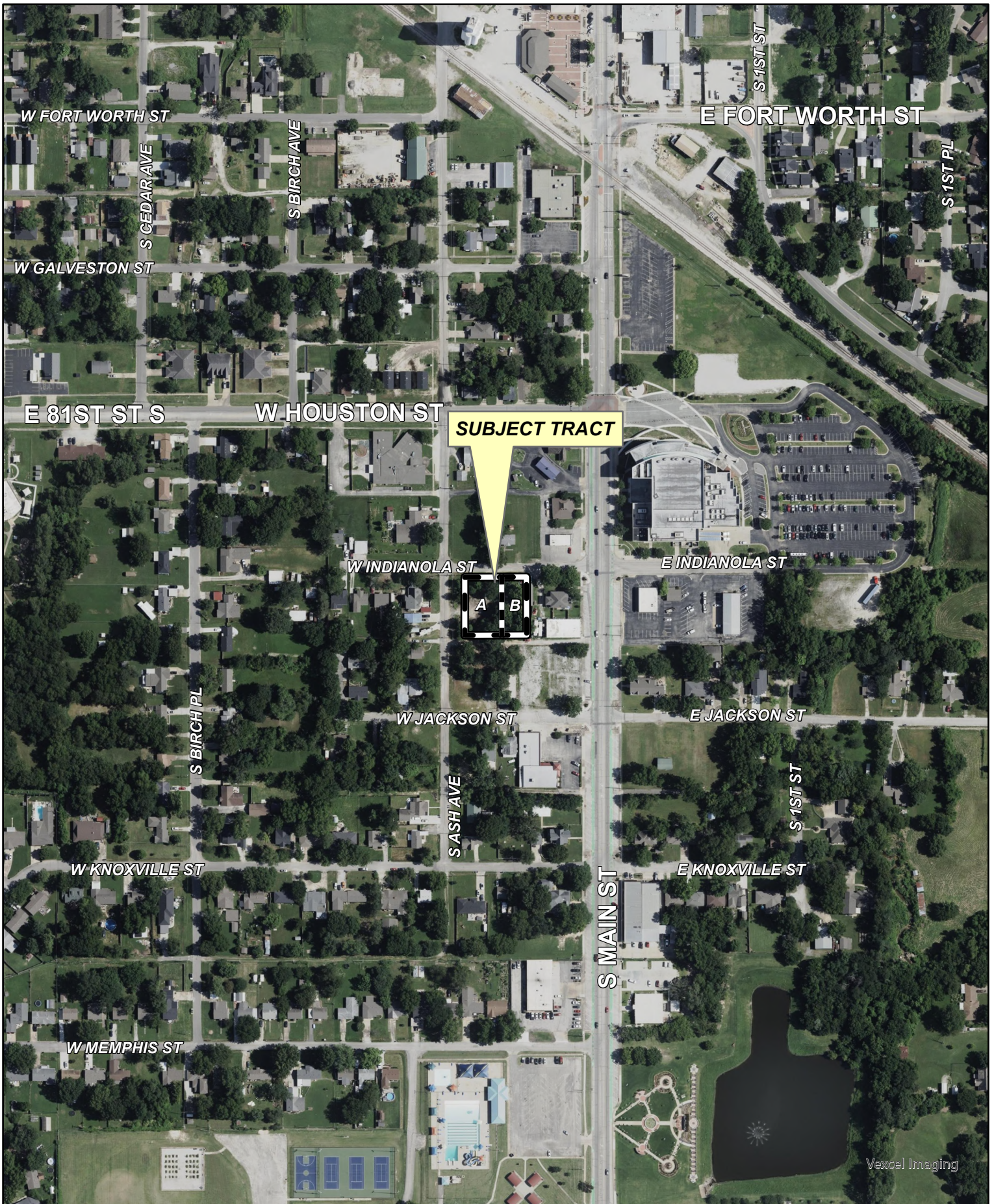
Subject
Tract

LOT-002521-2025



14 18-14



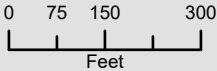


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024



Subject
Tract

LOT-002521-2025



14 18-14



PLAT OF SURVEY

LEGAL DESCRIPTIONS
TRACT A: LOT 6 AND THE WEST 40.00 FEET OF LOT 5 OF BLOCK 6 OF FEARS ADDITION TO BROKEN ARROW CREEK NATION INDIAN TERRITORY EMBRACING THE NE/4 NW/4 OF SECTION 14, T18N, R14E OF THE I.B.&M., TULSA COUNTY, STATE OF OKLAHOMA. CONTAINING 0.29 ACRES OR 12,593 SQUARE FEET, MORE OR LESS.

TRACT B: THE EAST 10.00 FEET OF LOT 5 AND ALL OF LOT 4 OF BLOCK 6 OF FEARS ADDITION TO BROKEN ARROW CREEK NATION INDIAN TERRITORY EMBRACING THE NE/4 NW/4 OF SECTION 14, T18N, R14E OF THE I.B.&M., TULSA COUNTY, STATE OF OKLAHOMA. CONTAINING 0.19 ACRES OR 8,380 SQUARE FEET, MORE OR LESS.

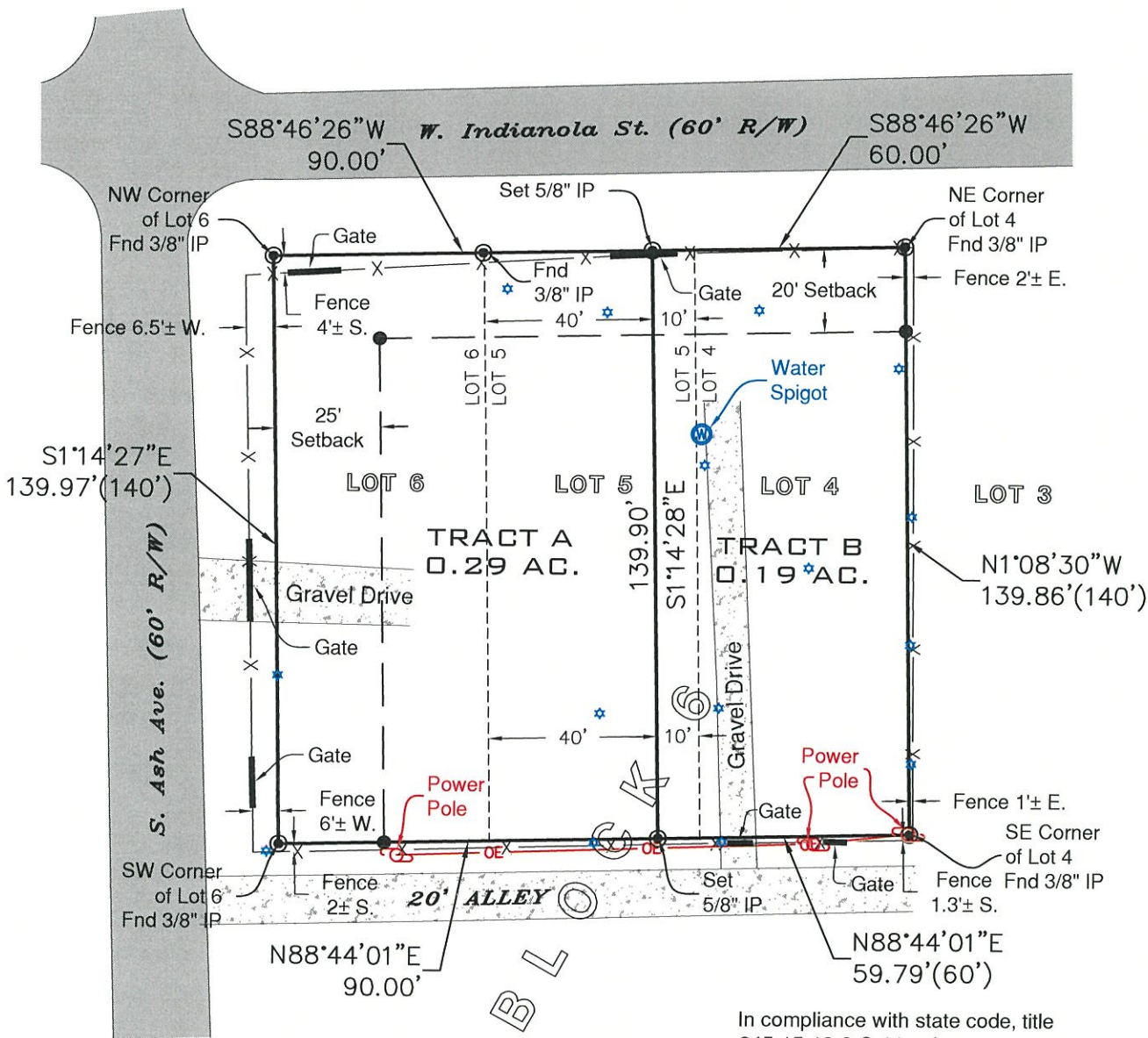
LOCATION MAP

SEC. 14 T 18 N, R 14 E

SHEET SIZE 8.5x14
SCALE: 1"= 40'

- =IRON PIN
- x- =FENCE
- =SET LATH
- * =SPRINKLER

DISTANCES SHOWN IN PARENTHESES ARE RECORD DISTANCES.
ALL OTHERS ARE FIELD MEASURED.



In compliance with state code, title 245-15-13-2-C-11 only easements and rights-of-way's provided to the surveyor are shown.

Bearings are based on NAD83 Oklahoma State Plane Coordinate System.

This survey was performed without the benefit of a title commitment being furnished and may contain easements or rights of ways not shown.

W.O.# 13417

SURVEYED BY: AC/KE

DRAWN BY: AM

Last Site Visit: 10/10/25

FOR: Jim Newcomb

123 W. Indianola Street, Tulsa

DATE: 10/13/2025

THIS SURVEY MEETS OKLAHOMA MINIMUM TECHNICAL STANDARDS



10/21/2025

Tony Robison

TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849
600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7796

FILE NAME
Oct 13, 2025 - 2:05pm
S:\CAD - HEARTLAND-FILES\W013417.dwg

Current Legal Description

THE WEST ½ OF LOT FIVE (5) AND ALL OF LOT SIX (6), BLOCK 6, FEARS ADDITION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLATT THEREOF.

ALSO KNOWN AS: 123 WEST INDIANOLA STREET, BROKEN ARROW, OK 74012
AND

THE EAST ½ OF LOT FIVE (5) AND ALL OF LOT FOUR (4), BLOCK 6, FEARS ADDITION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

ALSO KNOWN AS: 115 WEST INDIANOLA STREET, BROKEN ARROW, OK 74012

LEGAL DESCRIPTIONS

TRACT A: LOT 6 AND THE WEST 40.00 FEET OF LOT 5 OF BLOCK 6 OF
FEARS ADDITION TO BROKEN ARROW CREEK NATION INDIAN
TERRITORY EMBRACING THE NE/4 NW/4 OF SECTION 14, T18N, R14E OF
THE I.B.&M., TULSA COUNTY, STATE OF OKLAHOMA. CONTAINING 0.29
ACRES OR 12,593 SQUARE FEET, MORE OR LESS.

TRACT B: THE EAST 10.00 FEET OF LOT 5 AND ALL OF LOT 4 OF
BLOCK 6 OF FEARS ADDITION TO BROKEN ARROW CREEK NATION
INDIAN TERRITORY EMBRACING THE NE/4 NW/4 OF SECTION 14, T18N,
R14E OF THE I.B.&M., TULSA COUNTY, STATE OF OKLAHOMA.
CONTAINING 0.19 ACRES OR 8,380 SQUARE FEET. MORE OR LESS



City of Broken Arrow

Request for Action

File #: 25-1688, **Version:** 1

**Broken Arrow Planning Commission
12-04-2025**

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

Approve LOT-002522 Glowacki Lot Split 1.07 acres, 1 lot to 2 lots, RMH (Residential Manufactured Home), one-half mile south of Dearborn Street (41st Street) and one-half mile east of 37th Street (209th E Avenue)

Background:

Applicant: Daniel Glowacki

Owner: Daniel Glowacki

Developer: N/A

Location: Southeast corner of E 45th St South & S 216th East Avenue; Lot 4 Block 2 of Sun City V

Size of Tract Approximately 1.07 acres

Number of Lots: 2 lots

Present Zoning: RMH (Residential Manufactured Home)

Comp Plan: Level 3 (Transition Area)

LOT-002522-2025 is a request for a lot split. The property has been historically platted as Lot 4 Block 2 of Sun City V, is zoned RMH (Residential Manufactured Home) and is located at the southeast corner of East 45th Street South and S 216th East Avenue.

The lot split request would create two separate lots of equal size from the originally platted Lot 4 Block 2, creating two lots approximately 0.535 acres each. Although dimensional lot standards are easily met with this proposed split, ODEQ (Oklahoma Department of Environmental Quality) will require minimum 0.5 acre lots to meet septic system requirements for lots where public water is used. This area's water is serviced by Rural Water District #4. Both proposed lots meet minimum dimensional standards for the RMH (Residential Manufactured Home) zoning district. The proposed legal descriptions of affected land are as follows:

TRACT A: WEST ½ of LOT FOUR (4) BLOCK TWO (2) SUN CITY TO BROKEN ARROW CREEK NATION INDIAN TERRITORY EMBRACING THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. CONTAINING 0.535 ACRES OR 23,304.6 SQUARE FEET, MORE OR LESS.

TRACT B: EAST ½ of LOT FOUR (4) BLOCK TWO (2) SUN CITY TO BROKEN ARROW CREEK

NATION INDIAN TERRITORY EMBRACING THE SOUTHWEST QUARTER (SW/4 OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. CONTAINING 0.535 ACRES OR 23,304.6 SQUARE FEET, MORE OR LESS.

This lot split request was heard by the Technical Advisory Committee on November 18, 2025, where none of the utility companies or other members had any comments.

Attachments: Case Map
Aerial Map
Survey Exhibit
Existing legal descriptions
Proposed legal descriptions

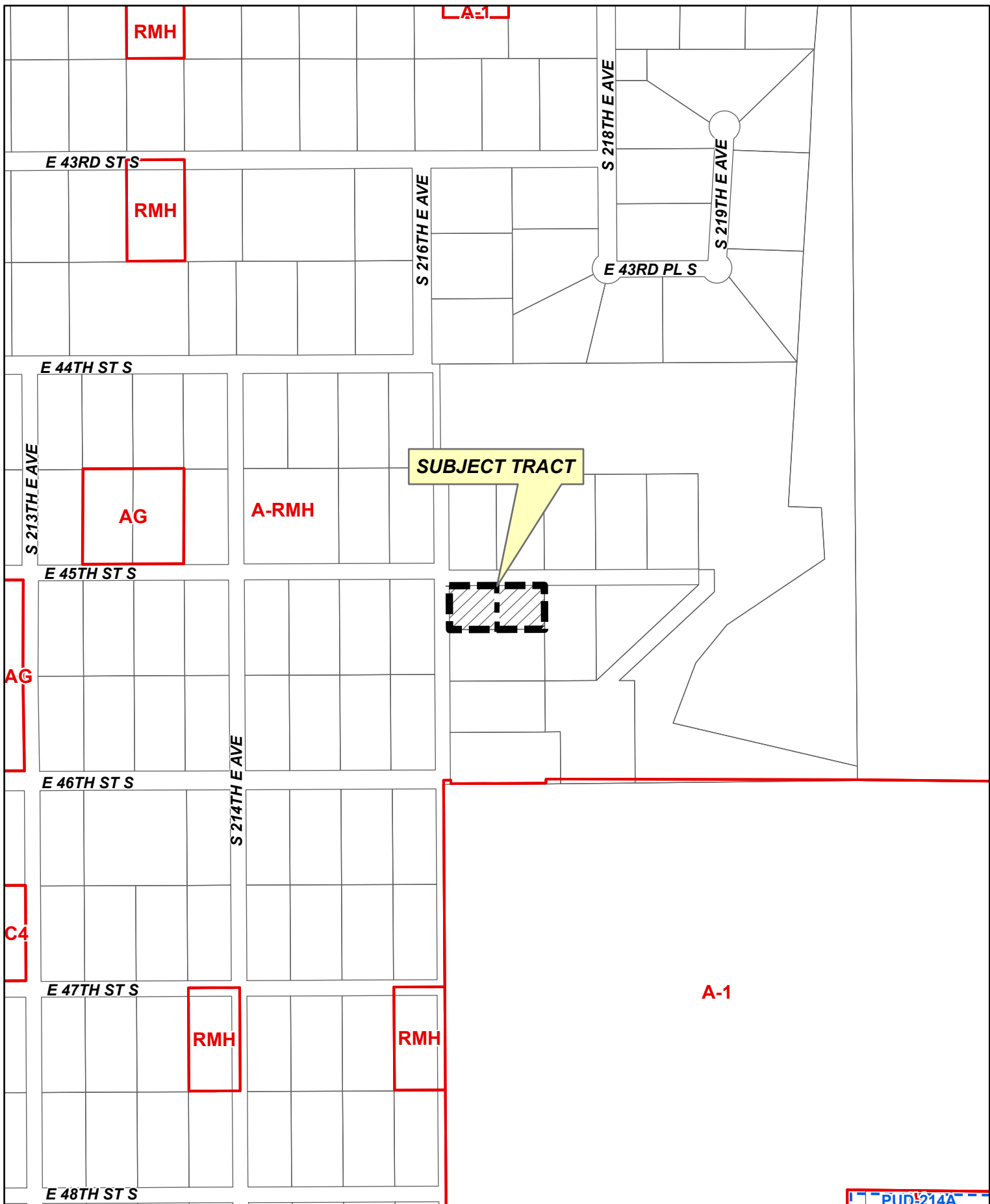
Recommendation:

Staff recommends that LOT-002522-2025, Glowacki lot split be approved subject to the following: The warranty deed for each parcel shall be brought to the City of Broken Arrow Planning and Development Division to be stamped prior to being recorded in Wagoner County.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel

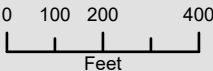
RLB



300' Radius

Subject Tract

LOT-002522-2025

0 100 200 400
Feet

29 19-15

N

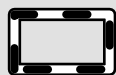
PUD-214A



SUBJECT TRACT

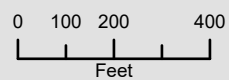


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024



Subject
Tract

LOT-002522-2025



29 19-15



SUN CITY V

STATE OF OKLAHOMA)
) ss.
COUNTY OF WAGONER)

IN WITNESS WHEREOF, SUNCREST PROPERTIES, INC., being the owner of the SUN CITY V division, which is platted herewith, hereby approve the foregoing Deed of Dedication Conditions, Restrictions and plat this 25th day of September, 1980.

Before me, the undersigned Notary Public within and for said County and State,
on this 25 day of September, 1960, personally appeared
George W. Zimmerman to me known to be the identical person who
subscribed the name of the maker thereof to the foregoing instrument as its President
and acknowledged to me that he executed the same as his free and voluntary act and
deed of said Corporation, for the uses and purposes therein set forth.

WITNESS my hand and Official Seal the day and year last above written.

by commission expires:

Notary Public Gertude L. Smith (Seal) 5-19-81

SURVEYOR'S CERTIFICATE

I, LYNDEN L. BURROW, the undersigned, do hereby certify that I am by profession a Registered Land Surveyor in the State of Oklahoma, and that the plat herewith of SEN CITY correctly represents a boundary survey made under my supervision on the 25TH day of SEP, 1980.

CERTIFICATE OF COUNTY TREASURER

1. Charles D. Roberts, County Treasurer of Wagoner County, Oklahoma do hereby certify that I have examined the records pertaining to ad valorem taxes on the tract described in the accompanying plat and find that all ad valorem taxes have been paid to and including 1997 according to the 1997 tax roll

Dated this 22 day of April, 1980.
Don W. Roberts
 County Treasurer

HEALTH DEPARTMENT APPROVAL _____

I, Oscar W. Sparks, Sanitarian for the Oklahoma State Department of Health, certify that this plot SH- CITY V is approved for construction of individual sewage disposal systems.

Date: Sept. 26, 1980 Oscar W. Sparks R.P.S.
Sanitarian, Wagoner County Health

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Board of Councilmen of New Tulsa, Oklahoma, that the dedications shown on the attached plat of SUN CITY V. are hereby accepted.

Adopted by the Board of Councilmen of New Tulsa, Oklahoma, on this _____ 22nd day of September, 1980.

Approved by the Chairman of the Board of Councilmen of New Tulsa, Oklahoma
this 23rd day of September 1920

P. V. Corley
Chairman, New Tulsa City Council

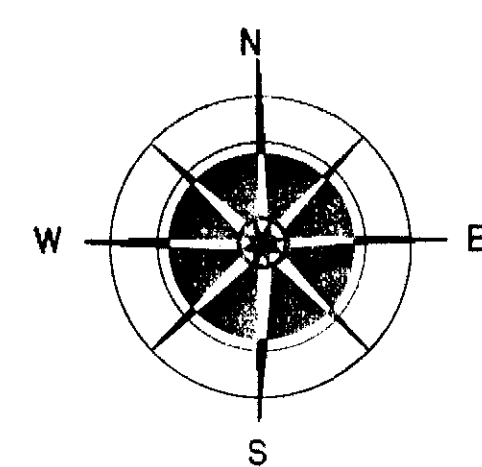
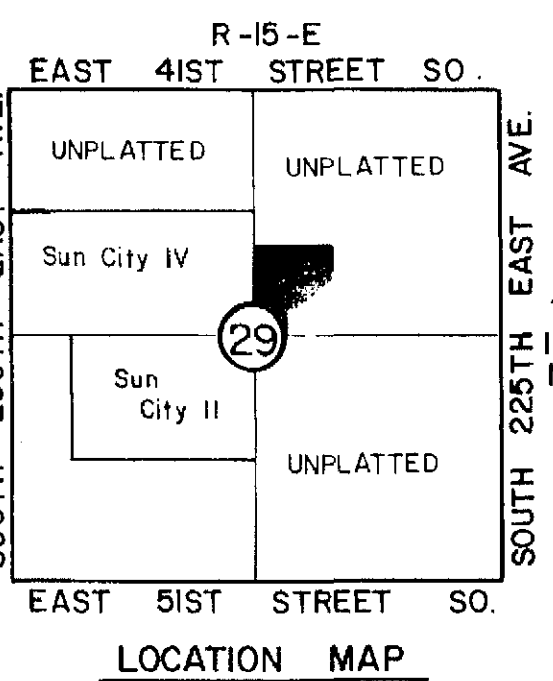
Valencia m Brufner

PLANNING COMMISSION APPROVAL

I, CALVIN L. TINNEY, Chairman of the City of New Tulsa Planning Commission, hereby certify that the said Commission duly approved the annexed map of SA

on 24th day of September, 1980.

Chairman



0 50 100 200
SCALE: 1"=100'

OWNER DEVELOPER:

SUNCREST PROPERTIES, INC.
6363 E. 31ST STREET
TULSA, OKLAHOMA 74135

ENGINEERS:

ENGINEERING CONSULTANTS, INC.
5550 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA
PH 1-918-749-7968

A tract of land located in the Southwest Quarter (SW 1/4), of the Northeast Quarter (NE 1/4), of Section 29, Township 19 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, being more particularly described as follows.

BEGINNING AT A POINT, said point being the Southwest corner of said 40 acre tract and running Thence N 00°-07'-17" W along the West line of said 40 acre tract a distance of 992.82 feet to a point, thence S 89°-50'-19" E a distance of 825.00 feet to a point, thence S 00°-07'-17" E a distance of 31.00 feet to a point, thence S 00°-07'-17" E a distance of 149.05 feet to a point, thence N 89°-50'-19" W a distance of 164.90 feet to a point, thence S 07°-07'-17" E a distance of 330.92 feet to a point in the South line of said 40 acre tract, thence N 89°-50'-36" W along the South line of said 40 acre tract a distance of 12.89 feet to END OF BEGINNING, said described tract containing 13.88 acres, 0.87% less.

hereby certifies that it has caused the same to be surveyed into lots, blocks, streets and avenues in conformity to the annexed plat which it hereby adopts as the plat of the above described land under the name of SUN CITY V, an Addition to the City of New Tulsa, Oklahoma.

DEED OF DEDICATION
(Covenants and restrictions are recorded by separate instrument)

The owners hereby dedicate for public use all the streets as shown on the accompanying plat, and do hereby guarantee clear title to all the land so dedicated.

The undersigned owners further dedicate to the public for use forever, easements and right-of-ways as shown on and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities, including storm and sanitary sewers, telephone lines, electric lines, gas lines, water lines, and other public utilities, together with all fittings and equipment for each of such facilities including the poles, wire conduits, pipes, valves, meters, and any other appurtenances thereto with the right of ingress and egress to and upon said easements and right-of-ways for the view and use of the streets and alleys shown together with similar rights in any and all of the streets and alleys shown on said plat.

The supplier of electric service, through its proper agents and employees, shall at all times have right of access to the easements shown on the accompanying plat, for the purpose of installing, maintaining, removing, or replacing any portion of the electrical facilities required for proper service.

Except to dwellings in lots which may be served from overhead electric service lines, underground service cables to all dwellings which may be located on all lots in said Addition may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such dwelling as may be used upon such lot. The person installing such cable shall station a service cable to a particular dwelling, the supplier of electric service and thereafter be deemed to have a definitive, permanent, effective and exclusive right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of the service cable, from the service pedestal or transformer to the service entrance on said dwelling.

NOTES FOR POTABLE WATER MAINS

1. All P.V.C. is 1220, A.S.T.M. 2241 for potable water service. N.S.F. approved.
2. Excavator is to check with local authorities and companies for all buried wires and pipes before beginning excavation. Damage to same is excavators responsibility and liability.
3. All materials, methods, equipment and workmanship must meet the requirements of the Oklahoma State Department of Health and Green Country Utility Company of Wagoner County. Before beginning construction, contact Mr. Gene Spradling for instruction. 1-918-663-0211.
4. Air bleeds are required where reverse grades are encountered. Concrete blocking is required per the standards of the water district.
5. Minimum depth of cover 36" over top of pipe.

NOTES FOR SEPTIC TANK DISPOSAL SYSTEMS

1. If depth of tile field will exceed health department standards after finish grading, relocate or install retention boxes to comply.
2. Construction shall be in accordance with Oklahoma Department Health Bulletin No. 600, latest edition.

Current Legal Description

Lot Four (4), Block Two (2) Sun City V to Broken Arrow Creek Nation Indian Territory embracing the southwest quarter (SW/4) of the northeast quarter (NE/4) of Section 29, Township 19 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, according to the recorded Plat thereof.

DAN GLOWACKI, SUN CITY V

PROPOSED LEGAL:

TRACT A: WEST ½ of LOT FOUR (4) BLOCK TWO (2) SUN CITY TO BROKEN ARROW CREEK NATION INDIAN TERRITORY EMBRACING THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. CONTAINING 0.535 ACRES OR 23,304.6 SQUARE FEET, MORE OR LESS.

TRACT B: EAST ½ of LOT FOUR (4) BLOCK TWO (2) SUN CITY TO BROKEN ARROW CREEK NATION INDIAN TERRITORY EMBRACING THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. CONTAINING 0.535 ACRES OR 23,304.6 SQUARE FEET, MORE OR LESS.



City of Broken Arrow

Request for Action

File #: 25-1689, **Version:** 1

**Broken Arrow Planning Commission
12-04-2025**

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

Approval of PT-002421-2025|PR-000629-2024, Conditional Final Plat, Oklahoma IOS Land Company Re-Do, approximately 40.14 acres, 2 Lots, IL (Industrial Light)/PUD-001785-2024, located approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street)

Background:

Applicant: Sisemore & Associates, Inc.

Owner: Oklahoma IOS Land Company, LLC

Developer: Oklahoma IOS Land Company, LLC

Engineer: Sisemore & Associates, Inc.

Location: Approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street)

Size of Tract 40.14 acres

Number of Lots: 2

Zoning: IL (Industrial Light)/PUD-001785-2024

Comp Plan: Level 6 - Regional Employment/Commercial

PT-002421-2025, the conditional final plat for Oklahoma IOS Land Company which proposes to have 2 lots on 40.14 acres. This property, which is located approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street), is approved to be rezoned to IL (Industrial Light)/PUD-001785-2024 and is currently in the process of being developed. A conditional final plat for this project has already been before this commission and approved, however changes in the planned street layout require a new vote on the conditional final plat.

The primary change is the planned street will now extend to the north and allow through access for traffic for a planned development to the north. There will be a roundabout for traffic which is not accessing the development to the north to turnaround. An administrative variance was approved for the length of the street ending in a cul-de-sac to be longer than 550 ft.

Access to this property is primarily from Houston Street to the south. There will also be access for the property to the north which is also in the process of being developed. The west portion is being developed for the outdoor storage and distribution of completed relocatable buildings as approved in the PUD. The east portion does not have a proposed use at this time but will be developed in accordance with the approved PUD.

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

Attachments: Conditional Final Plat with Comments

Recommendation:

Staff recommends PT-002183-2025|PR-000629-2024, Preliminary Plat for Oklahoma IOS Land Company, be approved subject to the attached comments and approved engineering plans.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ

