

# 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 la 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)

**<u>Attachments:</u>** 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:** Condtional 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 (161<sup>st</sup> 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

# File #: 25-1687, Version: 1

# 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

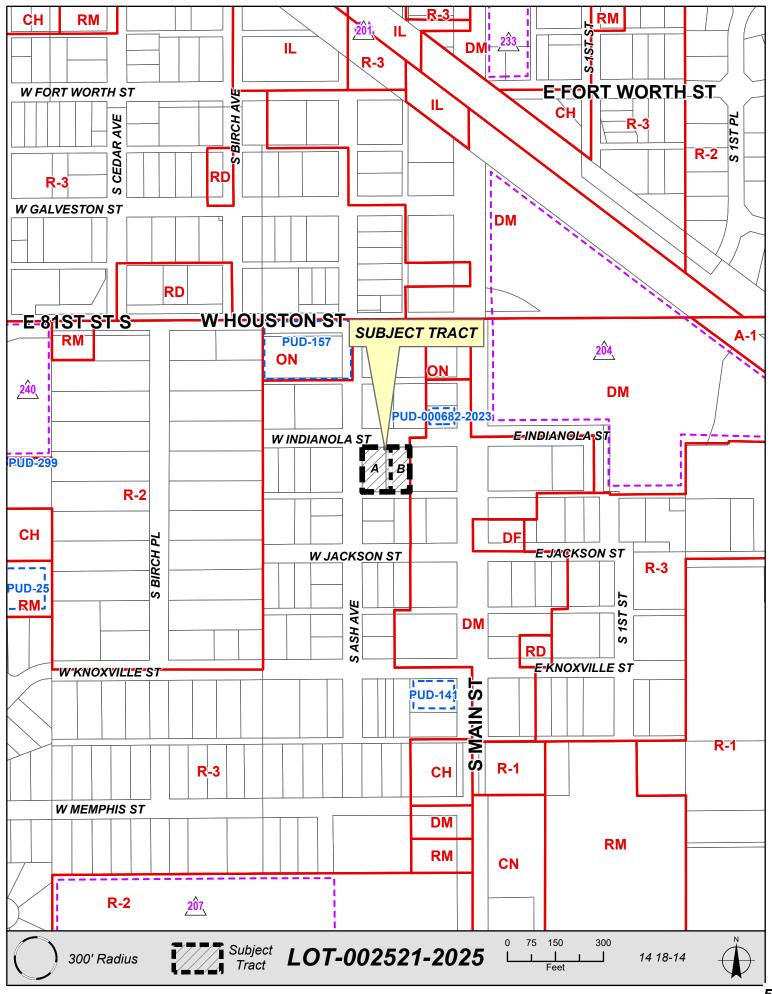
# **Recommendation:**

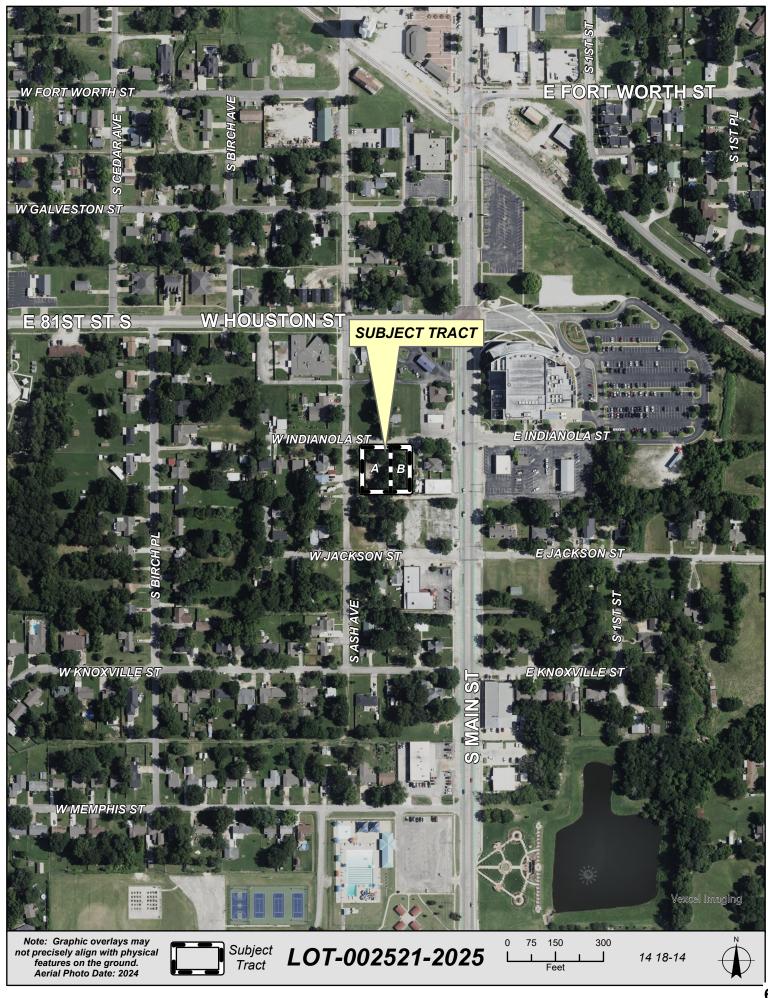
Staff recommends that LOT-002521-2025, Newcomb lot line adjustment be approved subject to the following: The warranty deed for each parcel shall be brought to the City of Broken Arrow Planning and Development Division to be stamped prior to being recorded in Tulsa County.

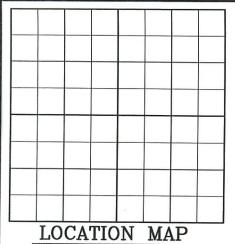
**Reviewed By:** Jane Wyrick

**Approved By:** Rocky Henkel

RLB







SEC. 14

SHEET SIZE 8.5x14 SCALE: 1"= 40

T<u>18</u> N, R 14 E

=IRON PIN =FENCE

=SET LATH

=SPRINKLER

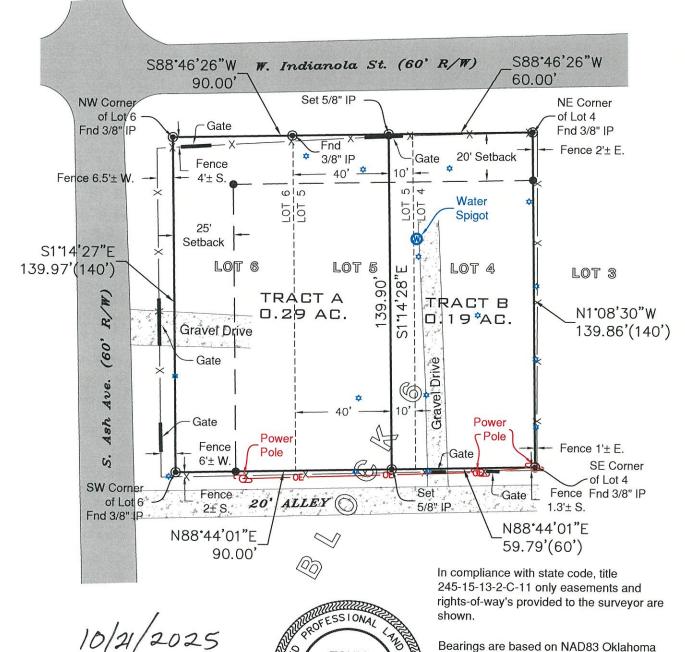
# PLAT OF SURVEY

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.

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



10/2/2025

TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying Mapping, PLLC

FOR: Jim Newcomb

&

123 W. Indianola Street, Tulsa DATE: 10/13/2025

1 CENSED

TONY

ROBISON 1686

> SURVEYED BY: AC/KE DRAWN BY: AM

THIS SURVEY MEETS OKLAHOMA MINIMUM TECHNICAL STANDARDS Last Site Visit: 10/10/25

W.O.# <u>13417</u>

Bearings are based on NAD83 Oklahoma

This survey was performed without the

State Plane Coordinate System.

not shown.

benefit of a title commitment being furnished and may contain easements or rights of ways CAD,

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

FILE Oct 1. S:\CAI

# **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 (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 I FSS



# 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 (41<sup>st</sup> Street) and one-half mile east of 37<sup>th</sup> Street (209<sup>th</sup>

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 45<sup>th</sup> Street South and S 216<sup>th</sup> 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

# File #: 25-1688, Version: 1

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

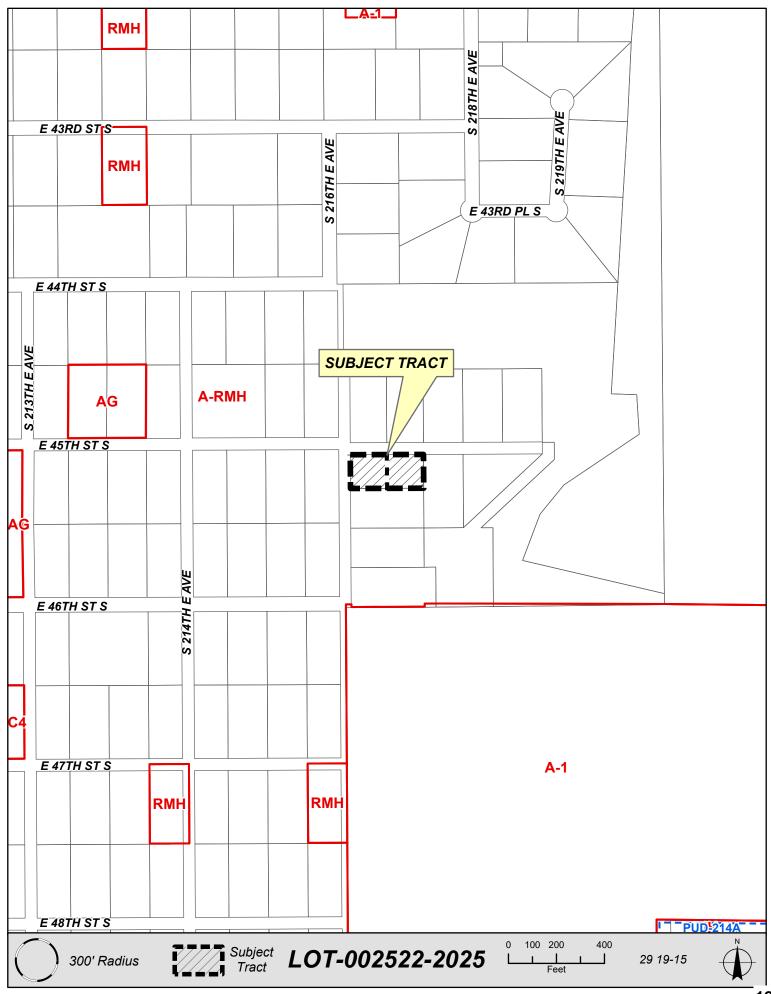
# **Recommendation:**

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

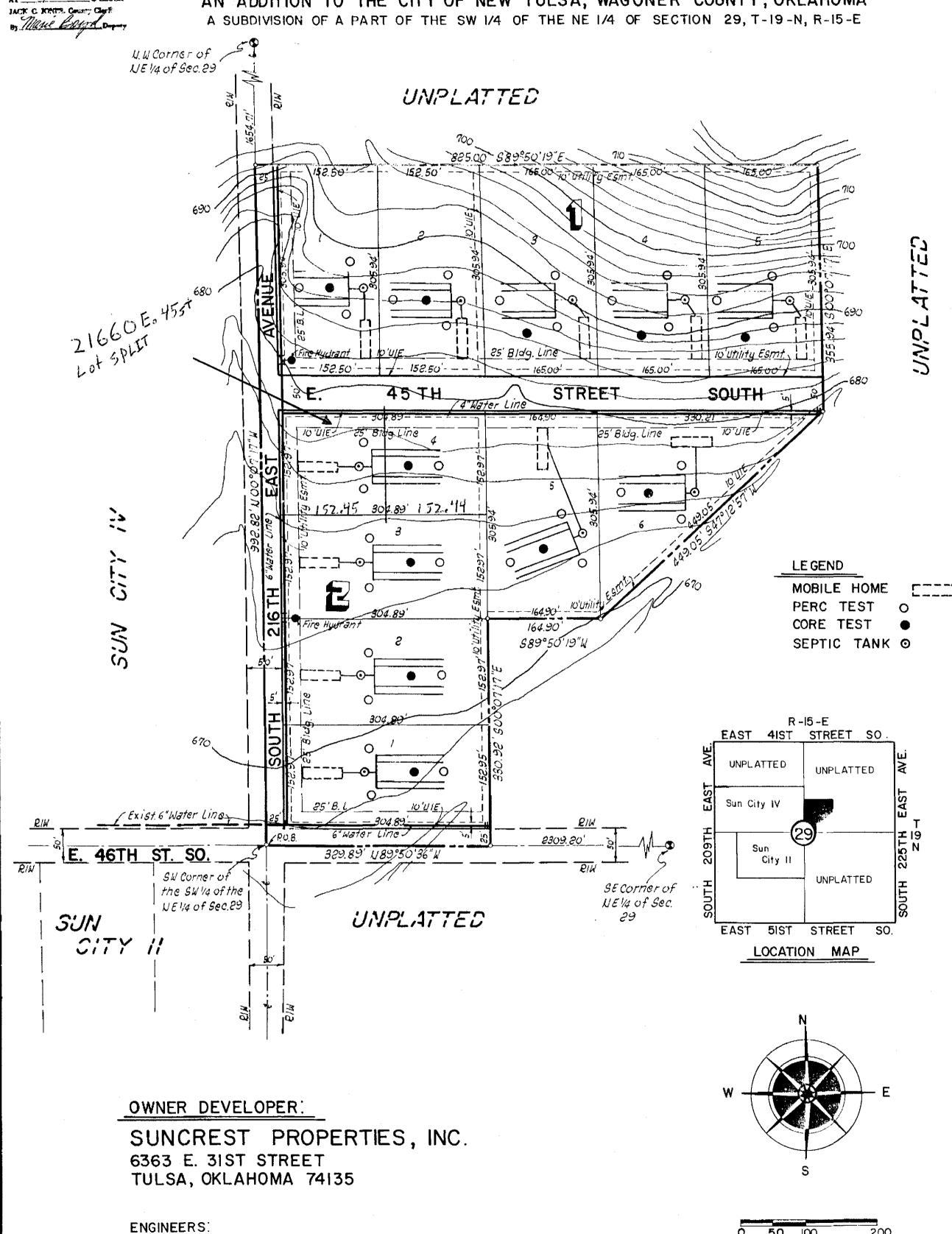
RLB





SEP 26 1980

AN ADDITION TO THE CITY OF NEW TULSA, WAGONER COUNTY, OKLAHOMA



SCALE: 1"=100"

ENGINEERING CONSULTANTS, INC.

5550 SOUTH LEWIS AVENUE

TULSA, OKLAHOMA PH.I-918-749-7968 COUNTY OF WAGONER )

KNOW ALL MEN BY THESE PRESENTS: THAT SUNCREST PROPERTIES, INC., an Oklahoma corporation, being the sole owner of the following described real property situated in wagoner County, State of Oklahoma, to-wit:

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

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 \$ 89°-50'-19" E a distance of 825.00 feet to a point, thence S 00°-07'-17" E a distance of 355.94 feet to a point, thence S 47°-12'-57" W a distance of 449.05 fect to a point, thence N 89°-50'-19" W a distance of 164.90 feet to a point, thence S 00°-07'-17" E a distance of 330.92 feet to a point in the South line of said 40 acre trace, thence N 89°-50'-36" W along said South line a distance of 329.89 feet to THE POINT OF BEC-INNING, said described tract containing 13.88 acres, more-or-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 CTTY 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 power lines and transformers, gas lines and water lines, 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 uses and purposes of aforesaid, 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 on 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 located upon each said lot; provided that upon the installation of such a service cable to a particular dwelling, the supplier of electric service shall 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 such service cable, extending from the service podestal 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 discrict.
- 5. Minimum depth of cover 30" ever 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 Oklanoma Department Health Bulletin No. 600, latest edition.

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 2544 day of Sepienies, 1930.

STATE OF OKLAHOMA, COUNTY OF WAGONER, ss.

Before me, the undersigned Notary Public within and for said County and State, on this 35 day of Arctimber, 1980 personally appeared 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.

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

SURVEYOR'S CLT'TIFICATE

1. 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 SUN CITY V correctly represents a boundary survey made under my supervision on the Z5TY day of SEPT , 1980.

I, County Treasurer of Wagoner County, Oklahoma do hereby coulty that I have examined the records pertaining to ad valorem taxes on the trace learnibed in the accompanying plat and find that all ad valorem taxes have been paid to and including 1979 technical the 1975 rule.

Dated this . . . . day of Olyn C, 198

MEALTH DEPARTMENT APPROVAL

I, Oscar W. Sanks, Sanitorian for the Oklahoma State Departments, certify that this plot SUN CITY V is approved for construction of , Sanitorian for the Oklahoma State Department of individual sewage disposal systems.

Date: Sept. 26, 1980

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Board of Councilmen of New Tulsa, Oklahema, that the dedications shown on the attached plateof SUN CITY V , are hereby necepted.

Adopted by the Board of Councilmen of New Tulsa, Oklahoma, on this 29 nd day of September , 1980 .

Approved by the Chairman of the Board of Councilmen of New Tulsa, Oklahoma, this 33W day of September

PLANNING COMMISSION APPROVA

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 SUN CITY V on 24th \_\_\_\_\_\_ cay of September \_\_\_\_\_, 1950 \_\_\_\_.

# **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 23<sup>rd</sup> 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.

# File #: 25-1689, Version: 1

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

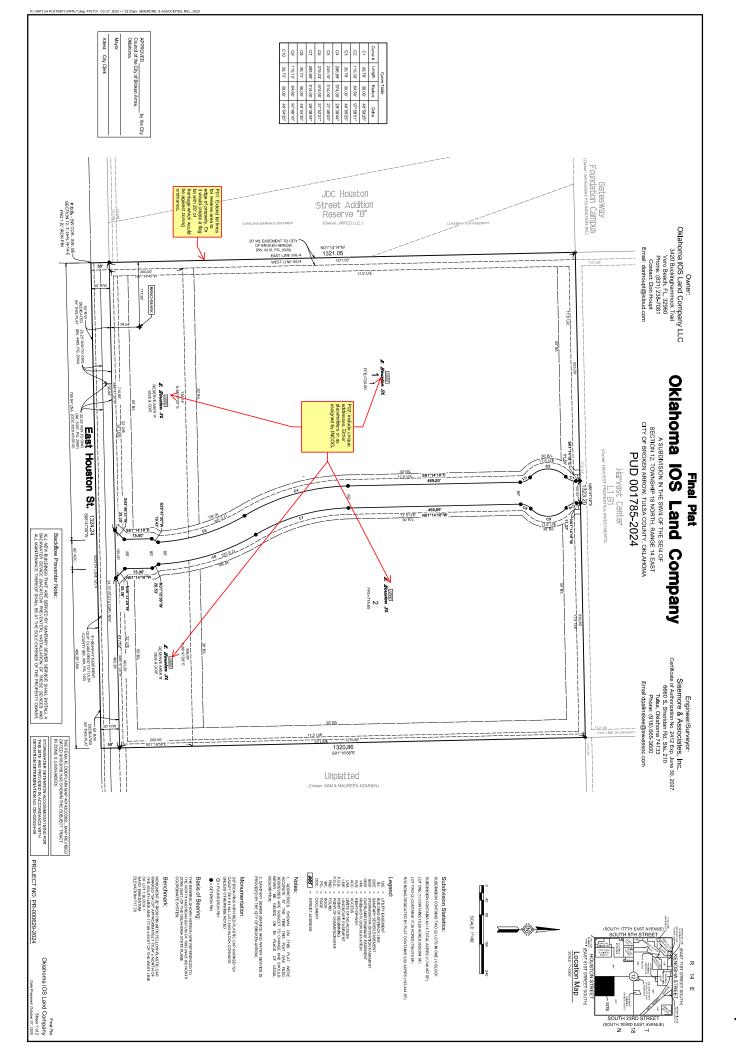
# **Recommendation:**

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



# Deed of Dedication Oklahoma IOS Land Company

OKLAHOMA IOS LAND COMPANY, AN OKLAHOMA CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER LAND IN THE CITY OF BROKEN ARROW, TULISA COUNTY, STATE OF OKLAHOMA, TO-MIT:

A TRACT OF LAKE THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHE BEHTEEN (18) MORTH, SAME FOURTEEN (14) (SEST OF THE NOAM BASE AND MERITIAN, ACCORDING TO THE LIVITED STATES GOVERNMENT SURREY THEREOF, BEING MORTH PARTICULARLY ESCHEROLS OF SELLUTARS.

COMMENDA IT THE SOUTHEAST COMER OF SHAD SCETTAN IZ THENCE SOUTH SATZY WEST ALONO THE SOUTHEAN LIVE OF SHAD SCETTAN IZ THE SOUTHEAN LIVE OF SHAD SCETTAN IZ THE SOUTHEAN LIVE OF SHAD SAW SET FOR AN SET TO A SHAD THE SOUTHEAN LIVE OF SHAD SAW SET FOR AN SET TO A SHAD THE SOUTHEAN LIVE OF SHAD SAW SET TO A SHAD THE SOUTHEAN LIVE OF SHAD SCETTAN IN SECTION THE SOUTHEAN LIVE OF SHAD SCETTAN IN SECTION THE SOUTHEAN LIVE OF SHAD SCETTAN IN SECTION THE SOUTHEAN LIVE OF SHAD SCETTAN CONTROL OF SHAD SCETTAN IN SECTION THE SOUTHEAN LIVE OF SHAD SCENTAR CONTROL OF SHAD SCETTAN IN SHAD SCETTAN LIVE OF SHAD SCENTAR CONTROL OF SHAD SCETTAN IN SHAD SCETTAN LIVE OF SHAD SCENTAR CONTROL OF SHAD SCETTAN IN SHAD SCHOOL SCETTAN IN SHAD SCENTAR CONTROL OF SHAD SCETTAN IN SHAD SCHOOL SCETTAN IN SHAD SCHOOL SCETTAN IN SHAD SCHOOL SCETTAN IN SHAD SCHOOL SC

# SAID TRACT OF LAND CONTAINS 40,139 ACRES OR 1,748,457 SQUARE FEET, MORE OR LESS

AND HAS CAUSED THE ABOVE ESERGIBED TRACTICA LAND TO BE SURVEYED STAKED, PLATTED AND SUBSTYDED NTO 2,003 1,500CK, NI COKKORONITY WITH THE ACCOMPANYING PLAT, AND HAS ESSIGNATED THE SUBDIMBLOW AS "DICLAHOMA IOS LAND COUPLANY". A SUBDIMBLOW IN THE CITY OF BROXEN ARROW TLAS ACCOUNT', CALAHOMA, MISERIAMETER RETERMED TO AS "CALAHOMA, ATS LAND COMPANY" CR. THE "SUBDIMBLOW," IN

# SECTION I. PUBLIC STREETS AND UTILITIES

# PUBLIC STREETS AND UTILITY EASEMENTS

The authority Cort of the was seen previous the services of th

# WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE DIVINER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEVIER MAINS, AND STORM SEVIERS LOCATED ON THE DIVINER'S LOT.

3. THE CITY OF BROYEN ARROW OVLAHOUN, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR PORTINARY MANTENANCE OF PUBLIC WATER SYSTEMS SANIFARY SEMER MANG, AND STORM SEMENS BUT THE OWNERS SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FIGLINES CAUSED OR NECESSITIANED BY ACTS OF THE OWNERS, OR THE DYNERS A DESIGNATION CONTRACTIONS.

HE CITY OF BROKEN ARROW, OKLAHAMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE REAFT OF ACCESS TO ALL UT INTY EXEMENTS, REPORTED ON
THE ACCOMPANING A LATT OR OTHERWISE PROVIDED FOR IT HIS DEED OF EPIDICATION, A POP HE PURPOSE OF INSTITULING, MANTANING, REMOTING OR
REPUACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEMER FACILITIES.

# THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY ER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

ого этом пред на пред замения пред на пред на

т. — объеваю дива бом на виму от выствы, піденама мо сейт підворам втемова му віс достротим на негранетта в заворат на в вамовителя за може може може поство підворать по за подпата на объеват в за водета по достротим на поство на винам водителя за може може може поство підворать по за підворать на объевам водета по достротим по тем поствомом п на венема водителя на межем, під п'являвам мо ті не поріти очим от не надві пітета за верета по не всоражамня та велене педпата да пітета по не води під п'являвам мо ті не поріти очим от не надві пітета за верета по не в соражамня та

MUSESCADANO SERVIZ CALLES MO CAS SERVEZ LINES TO ALL STRUCTURES WITHIN THE SUBDIFICION MAY BE CATEMACD FROM THE REVISESS OF A CONTRACT OF A CO

THE SUPPLIED OF ELECTRE, TELEPONE, CALE TELEPISMA NO CAS SERVEL THOUGHT BY AGENTS AND EMPOYEES, AND ALL AT ALL THESE WAS THE OF ACCESS TO ALL LITTLE CONSENSES AND CONTROL OF THE PLATE OF THE METERIAL PROPERTY OF ALL THE PLATE AND THE PLATE OF THE MADE AND THE PLATE OF THE PLATE

THE COMERG OF AM LOTS SHALL BE RESPONSIBLE FOR THE REPORTEDING OF THE UNDERSHOUND BEAUTIFES LOCATION DEPORTS LOT BEALL PRESENT HEALTERING OF GROUP OF CONTROLLING THE WORK OF THE REPORT HER LETTERS, THE PROPERTY OF THE CONTROLLING OF THE CONT

THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

THE SUPPLIER OF GAS SERVICE THROUGH ITS ACENTS AND EMPLOYEES SHALL AT ALT TIMES HAVE THE RIGHT OF ACCESS TO ALL UTLITY EASEMENTS WAN ON THE PLAT OF AS OTHERWISE PROVIDED FOR ITHIS OEED OF EXECUTION FOR THE PURPOSE OF INSTALING, REMOVING, REPARING, OR LACKING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

HE OWNER OF AM (OT SHALL BE RESPONSEE FOR HE PROTECTION OF THE UNDERGROUND OAS FALITIES LOCATION HINN HE (OT AND SHALL BE SHALL BE SHALL BE AS AND SHALL BE SHALL BE

THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE CAS SERVICE AND THE OWNER OF THE LO REES TO BE BOUND BY THESE COVENANTS.

# LIMITS OF NO ACCESS

O JONAN HERRY REMANDER HEATE OF METALEN MERCES OF GOESES FOOD, ANY POPUDO OF THE ROPERTY ADJACENT ID SEET PAGETONS THESE THE PAGETONS THESE THE PAGETONS THE PAGETON THE PAGET

CECH LOT MIRM THE SUBDINSMY SMAL. RECEIR AND DOMB. IN AN HOUSETRACTED MANNER, THE STOPM AND SHOCK OF MIRES FROM LOTS AND DOMBANGE AMENG OF HIGHER ELEVATION, A OFF OWNERS SHALL CONSTRUCT OR PERSON TO DIE COURSTRUCT ANY FERMENC OR DIENCETIONS OF SHOULD AND FERMENCE OR STRUCTIONS OF MIRES AND ACROSS THE OWNERS LOT. THE FORECOME CONTINUES SET FORTH IN THIS POWER AND ACROSS THE OWNERS LOT. THE FORECOME CONTINUES SET FORTH IN THIS POWER AND ACROSS THE OWNERS LOT. THE FORECOME CONTINUES SET FORTH IN

# Final Plat

# Oklahoma IOS Land Company A SUBDIVISION IN THE SW/4 OF THE SE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 14 EAST CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

# PUD 001785-2024

TO SERVICE AND BY CONSTRUCTED AND MUNICIPAED MAD STREETS DESIGNATED BY AND THE CORRESPONDED TO THE SIGNATION OF THE CONSTRUCT OF THE CONSTRUCT

# CERTIFICATE OF OCCUPANCY RESTRICTIONS

CERTIPACE OF COCEMANY FOR A BLUNG WITHIN THE SERVICION OF MALE SENSE BY THE CITY OF BROCKEN ARROY MALANAM, WITH STREAMED AND THE RECOVER PREVAILS SERVICION OF MALE SERVICION

# RESERVE AREA "A AND B", STORMWATER DETENTION EASEMENT

STORMATED DETENTION PAILTIES SMAL BE CONSTRUCTED BY THE OWNER / DEVELOPEN MITHIN RESERVE AREAS 'X' AND 'E', THE STORMATER PENTRY ASSEMENT AREAS, ESSEMANTED ON THE ACCOMPANYING PAAT, ACCOMDING TO THE SPECIFICATIONS AND STANDARDS APPROVED BY THE CITY REGICEN ARROW, DILLAHOMS.

2. RESERVE AREA Y, THE STORMANTER CETERONAL SERBIET AREA WITHIN THE SERBIGION, SHALL BE MARTHADE OF THE FORMES OF RESERVE Y, OLAHOMAN DISA MOD CHANNEN, RESERVE AREA THE STORMANTS LICE LEIGHD (SEEZE AND FARM HITH) HE SERBIGION, SHALL BE MANTHADE OF THE TORMANTS AND THE TORMANTS OF THE TORMANTS AND THE TORMANTS AND THE TORMANTS OF THE TORMANTS AND THE TORMANTS AN

# A. RESERVE AREAS "A: AND "B", THE STORMWATER DETENTION EASEMENT AREA, SHALL BE KEPT FREE OF LITTER; AND,

IN THE DEBIT THE CONNER OF LIDT LBLOCK I ANDIOR THE OWNERS OF LID Z BLOCK I FAIL TO PROPERLY MANTAN THE DETENTION EASEMENT AREAS ARDIC PROVIDED. THE CONNER OF STORMARDAY OF ALMOND, OR ITS DESIGNATED CONTROLOR MAY BITEST HE STORMANTER DETENTION EASEMENT REAS AND PERFORM SUCH MANTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNERS OF RESIENCE "X" AND "S". 8. RESERVE AREA "A" AND "B". THE STORMINATER DETENTION EASEMENT AREA, SHALL BE MOWED DURING EXCEEDING (FOUR) 4 WEEKS. SEASON AT INTERVALS NOT

# 4. In the bright the Owners of Resinne Area, in and "the Owners Shall be delicated to what has strokeniste activation is seasoff were constructed or the Universease and Resigner of a Strategier of Costs, Aus 310 APV, the Cost of what what of the strokening is certainly because of the Strokening Included Costs and Costs an

AN EIGHT IS PROTHEIGHT WOODEN SCREENING FENCE SHALL BE REQUIRED ALONG THE NORTHERLY SIZES OF THE LOT I BLOCK RESIDERIAL USE, COMPRICIONOUS SICHENING FENCES SHALL BE INJOCREANICE WITH CITY ZONING CODE REQUIREMENTS. BUILT NO THE TIME OF THE BEYELOPMENT. 1 WHERE ABUTTING THE FENCE WILL BE

# SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS PART OR A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 001521-2024 AND AMENDED AS PUD-101785-2024) AS PROVIDED WITHIN THE BROXEN ARROW, OKLAHOMA, CITY CODE (BROXEN ARROW CODE), AND WHEREAS, THE PLANED LINE DERECOMENT PROVISIONS OF THE BROKEN ARROW CODE REQUIRET THE ESTABLISHMENT OF COVENANTS OF RECOMMENDED TO AND EMPOREDULE BY THE CITY OF BROKEN ARROW, SHETRIGHT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLANCE WITH THE APPROVED PLANED WITH THE ELECTRICATE OF THE PLANED WITH THE PLANED WITH THE PLANED THE PLANED WITH THE P WHEREAS, PUD NO. 001527-2024 WAS AFFRAMTIVELY RECOMMENDED BY THE CITY OF BROKEN ARROW PLANNING COMMISSION ON JULY 11, 2024, AND APPROVED BY THE BROKEN ARROW CITY COUNCIL ON AUGUST S, 2024, AND APPROVED BY THE BROKEN ARROW CITY COUNCIL ON AUGUST S, 2024, AND APPROVED BY AND MENDED AS PUD-001785-2024 NOVEMBER 21, 2024, AND

HEREFORE. THE ONWERDENELOPER DOES HERER MAPOSE THE FOLLOWING RESTRICTIONS AND CONSMANTS WHICH SHALL BE COVERWATS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNERDENELOPER, ITS SUCCESSORS AND ASSIONS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH. WHEEKS. THE OWNERDENGLOPER DESIRES TO ESTAILESH RESTRICTIONS ORD THE PURPOSE OF PROMISHING FOR AN ORDERY DESIGNABING WITH THE OWNERDEFIELDPER, ITS SUCCESSORS AND ASSIONS, AND THE CITY OF BROKEN ARROW, OUT-MONA.

# DEVELOPMENT STANDARDS FOR LOT 1 AND LOT 2

PAVED DISTRIBUTION AREA	ROAD WAY	ASPHALT PARKING	BUILDING AREA	LAND AREA FOR LOT 1	LOT 1
544,463.60 SF	25,554.65 SF	11,396,74 SF	12,117.48 SF	19.28 ACRES/839,994.00 SF	

PERMITTED USES: STORAGE YARD AS DEFINED IN THE BROKEN ARROW CODE WITH SUCH USE DISTRIBUTION OF COMPLETED RELOCATABLE BUILDINGS. LIMITED TO THE OUTDOOR STORAGE

# LAND AREA FOR LOT 2 17 36 ACRES/756,019 00 SF

LOT 2

LOWED BY RIGHT IN INDUSTRIAL

# IN NO EVENT SHALL ANY OF THE FORECOING BE CONSTRUED TO MEAN THAT THE DETENTION AREA IN ANY RESERVE AREA SHALL BE LESS THAN REQUIRED THE BROKEN ARROW CODE, ALL FACADES OF BUILDINGS IN LOT 1 AND LOT 2 SHALL COURLY WITH THE BROKEN ARROW CODE.

# RESERVE AREA "A" RESERVES AREAS 'A' AND 'B' STORMWATER DETENTION EASEMENTS

RESERVE JAEA "X" STORMMARTE DETENTION FAULTIES SHALL BE CONSTRUCTED BY THE DINNER (JESTELDEER WITHIN THE TWO HUNDRED (200) FOOT STORMMARTEN DETENTION EASEMENT AREA DESIGNATED ON THE ACCOMPANYING PLAT, ACCORDING TO THE SPECIFICATIONS AND STANDARDS APPROVED BY THE CITY OF BROIZEN AREAU, OIL ANDIA.

# RESERVE AREA 'A', THE STORMWATER DETENTION EASEMENT AREA WITHIN THE SUBDIVISION, SHALL BE MAINTAINED BY THE OWNERS OF LOT 1 BLOCK 1

RESERVE AREA 'T' STORMWATER DETENTION FACILITIES SHALL BE CONSTRUCTED BY THE OWNER STORMWATER DETENTION EASTLEAT HALD DISPONITION ON THE ACCOMPANYING PLAT, ACCORDING BY THE CITY OF BROWNER ARROWS (OLAMONIA). / DEVELOPER WITHIN THE TWO HUNDRED (200) FOOT TO THE SPECIFICATIONS AND STANDARDS APPROVED

# FLOT 2 BLOCK 1

ADDITIONAL LANDSCAPING REQUIREMENTS

RESERVE AREA 'B", THE STORMWATER DETENTION EASEMENT AREA WITHIN

# 

2. LOT 1: NO PARKING SPACE SHALL BE LOCATED MORE THAN SEVENTY-FIVE (75) FEET FROM A LANDSCAPE AREA, FOR EVERY FIFTEEN (15) PARKING SPACES, ONE (1) CALIPER TREE MUST BE PLANTED. ALL NEW LANDSCAPING SHALL BE IRRIGATED BY AN UNDERGROUND RRIGATION SYSTEM. CDT 2. FROM SIGHT THE THAT ANY STRUCTIBE OR PARKING LOTTS CONSTRUCTED ON LOT 2 AND THE PROPERTY TO THE EAST OF LOT 2 MAINTAINS, AS ESSIDENTIAL USE. THE OWNEROED FLOOPEN OF LOT 2 MUST INSTALL A MINIMUM FIFTEEN (5)-FOOT LANDSCAPE BLIFFER BETWEEN THE EASTESN PROPERTY SOUNDARY OF LOT 2 AND JAN'S TRUCTIBE OR PARKING AREA LOCK/TED WITHINLOT 2.

# SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

THE RESTRICTIONS HEEDER SET FORT HARE CONSMITTS ON AN MITH HE LAND AND SHALL BE BROKK LIVEN HE CONNECT IS SCIESCISSION AND ASSISTANT AND THE PROMISENS OF THE PROPERTY OF THE

DURATION

# THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED

COMENTIS CONTINED WITHIN SECTION, IP JULIC STREETS AND UITLIES, MAY BE AMEDIED OR TERMINIED AND THE WHETERS BEFORE OR BETHE PERSONS PERSONED IN SESSECTION. AN AMERITAN METULANENT SHORED AND ACKNOMENCORD ON THE OWNER OF THE TO WHICH THE SOLIETY OR TERMINITY IS TO BE APPLICABLE MOTAPROVED BY THE BROWN LANGROW PLANSHOO COMMISSION, OR TO SUCCESSORS AND THE CITY OF BEALARDY, OLAVIOUA. AMENDMENT

SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HERBIN, OR ANY PART THEREOF, BY AN ORDER, JUDGIABNT, OR DECREE OF ANY COURT, OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HERBIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIONED OWNER

XXLAHOMA IOS LAND COMPANY, AN OKLAHOMA CORPORATION

STATE OF OKLAHOMA ) 88. DON HOUPT OKLAHOMA IOS LAND COMPANY, OWNER

THIS INSTRUMENT WAS ACKNOWLEDGED AN OKLAHOMA CORPORATION. BEFORE ME THIS

IE-JAMINA COURTING OF RESENDER SEASOCIATIES MICH. ALERSIED PHOTERISMA, LAND SUMPRIOR BIT HE STATE OF ANALYMAN, HER CHAMINA COURTING OF RESENDER SEASOCIATIES MICH. ALERSIED PHOTERISMA, LAND SUMPRIOR BIT HE STATE OF ANALYMA, HER CHAMINA COURTING OF THE SUMPRIOR AND THE RESENDED SHEED CERTIFICATE OF SURVEY



SHAWN A. COLLINS LICENSED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1788

COUNTY OF TULSA ) 88 

THE FEMA FLOODPLAIN MAP 40143C0392L, MAP REVISED DATED 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X (UNSHADED)

ACCOMMODATIONS FOR N ACCORDANCE WITH DN NO: DD-020224-09

PROJECT NO. PR-000629-2024 Final Plat
Oklahoma IOS Land Company
Sheet 1 of 2