



City of Broken Arrow

Request for Action

File #: 25-393, Version: 1

**Broken Arrow Planning Commission
04-10-2025**

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

Consideration, discussion and possible approval of a variance to section 5.1 of the Land Subdivision Code for Timber Ridge Business Park, approximately 3.08 acres, IL (Industrial Light)/PUD-259, located one half mile west of Evans Road (225th East Avenue) and south of Kenosha Street (71st Street)

Background:

Applicant: Tim Terral

Owner: Cheryl Pfeffer

Developer: N/A

Location: One half mile west of Evans Road (225th East Avenue) and south of Kenosha Street (71st Street)

Size of Tract Approximately 3.08 acres

Number of Lots: 1

Present Zoning: IL (Industrial Light)/PUD-259

Comp Plan: Level 6 (Regional Employment/Commercial)

This request for a variance is to allow for a lot split on the subject tract, to create 4 lots as shown on the attached Exhibit. The property has been platted as part of Lot 1, Block 1, Timber Ridge Business Park, is zoned IL (Industrial Light)/PUD-259 and is located approximately one half mile west of Evans Road (225th East Avenue) and south of Kenosha Street (71st Street).

Timber Ridge Business Park Plat was filed with Wagoner County on May 17th, 2019. The applicant has requested to split the subject property into 4 tracts. Section 5.1 of the Land Subdivision Code states that all lot splits which are non-exempt land divisions of platted or unplatted property resulting in the creation of no more than three (3) lots, including any remainders of the parent tract. Article 1 Section 1.4 provides the Planning Commission the authority in administration as a governing body. The applicant is requesting approval by the Planning Commission to create four lots from the original platted Lot 1 Block 1 Timber Ridge Business Park Plat.

A lot split application has not been applied for, but the applicant has expressed the desire to submit a lot split similar to the proposed exhibit if this variance is approved. This property is currently undeveloped.

Attachments:

Land Subdivision Code Section 5.1

Exhibit

Timber Ridge Business Park Plat

Recommendation:

Staff recommends that the variance to section 5.1 of the Land Subdivision Code for Timber Ridge Business Park, be approved.

Reviewed By: Amanda Yamaguchi

Approved By: Rocky Henkel

HMB