

**Broken Arrow Planning Commission
10-23-2025**

To: Chairman and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding COMP-002424-2025 (Comprehensive Plan Change), Arrow Forge, 99.52 acres, Levels 3, 6, and FD to Level 7 and FD, located on the south of Florence Street (111st Street) and ¼ mile east of Olive Ave (129th E Avenue)

..End

Background:

Applicant: Charlie Bright, City of Broken Arrow
Owner: Broken Arrow Economic Development Authority
Developer: N/A
Engineer: NA
Location: On the south of Florence Street (111st Street) and ¼ mile east of Olive Ave (129th E Avenue)
Size of Tract 99.52 acres
Number of Lots: 1 lot
Present Zoning: AG (Agricultural)
Comp Plan: Level 3 (Transition Area), Level 6 (Regional Employment/Commercial) and FD (Floodplain/Greenway) to Level 7 (Major Industrial) and FD (Floodplain/Greenway)

COMP-002424-2025 is a request to change the Comprehensive Plan designation from Levels 3, 6 and FD to Levels 7 and FD on approximately 99.52 acres which is in the process of being platted. The property is located on the south of Florence Street (111st Street) and ¼ mile east of Olive Ave (129th E Ave.)

The applicant is requesting this change to the comprehensive plan for the purpose of the development of an innovation district. This investment by Broken Arrow voters, who approved the initial infrastructure needed to create an innovation district in the 2018 General Obligation Bond, exemplifies the city's dedication to economic growth and innovation.

Amending the Comprehensive Plan to Level 7 could potentially allow a future rezoning to CH (Commercial Heavy), Industrial Light (IL), or Industrial Heavy (IH). The Arrow Forge innovation district's mission is to create various job opportunities, from advanced manufacturing to technology. These jobs will offer competitive wages and the opportunity for career development and skills building, strengthening our workforce and preparing industries for the future.

Table 4-1: Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Levels 3, 6, FD, and Public	AG	Single-family residential, Vacant, and Public/Institutional
East	Level 1	AG	Agriculture
South	Levels 6 and 3	CH and AG	Vacant
West	Level 6	AG	Vacant

According to FEMA Maps, a portion of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow.

Attachments: Case Map
Aerial Photo
Current Comprehensive Plan Map

Recommendation:

Based on the location of the property being between an arterial road and the Creek Turnpike and 2018 voter approval of bond funds for a Broken Arrow Innovation District, Staff recommends COMP-002424-2025 be approved, subject to the property being platted.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

JAJ