



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, August 28, 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. [25-1227](#) Approval of Planning Commission meeting minutes of August 14, 2025

Attachments: [08-14-2025 Meeting Minutes](#)

- B. [25-1228](#) Approval of PT-002332-2025|PR-000774-2024, Conditional Final Plat for Tiger Crossing, 17.66 acres, AG (Agricultural) to CG (Commercial General) and CM (Community Mixed-Use)/PUD (Planned Unit Development) 001845-2024 via BAZ-001851-2024, located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)

Attachments: [2-Conditional Final Plat](#)
 [3-Checklist](#)

- C. [25-1238](#) Approval of LOT-002338-2025, Still Lot Line Adjustment, 2 lots, 2.60 acres, RE (Residential Estate) located one-quarter mile north of New Orleans Street (101st Street), east of 23rd Street (County Line Road)

Attachments: [2 - Case Map](#)
 [3 - Aerial](#)
 [4 - Current Legal Description](#)
 [5 - Proposed Legal Description](#)
 [6 - Proposed Lot Split Survey](#)

- D. [25-1250](#) Approval of PR-000671-2024 | PT-002022-2025, Conditional Final Plat, Arrow Forge Innovation District, approximately 92.20 acres, 4 proposed lot, A-1 (Agricultural), located approximately one-eighth mile east of Olive Avenue (129th East Avenue), south of Florence Street (111th Street)

Attachments: [2-Conditional Final Plat Arrow Forge](#)
 [3-Arrow Forge Roundabout](#)

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 #: 25-1227, **Version:** 1

**Broken Arrow Planning Commission
08-28-2025**

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

Background: Approval of Planning Commission meeting minutes of August 14, 2025
Minutes recorded for the Broken Arrow Planning Commission meeting.

Attachments: 08 14 2025 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held August 14, 2025.

Reviewed By: Rocky Henkel

Approved By: Rocky Henkel



City of Broken Arrow

Minutes

Planning Commission

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

City of Broken Arrow
220 South 1st Street
Broken Arrow, OK
74012

Thursday, August 14, 2025

5:30 p.m.

Council Chambers

1. Call to Order

Chairman Robert Goranson called the meeting to order at 5:30 p.m.

2. Roll Call

Present: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

3. Old Business

4. Consideration of Consent Agenda

- A. 25-1143 Approval of Planning Commission meeting minutes of July 24,2025
- B. 25-1150 Approval of PT-002323-2025, Preliminary Plat, The Estates at Ridgewood North, 43.95 acres, 108 Lots, AG (Agricultural) to RS-P (Single-Family Residential - Preservation) via BAZ-1992, one-quarter mile north of Houston Street (81st Street), one-quarter mile east of Midway Road (257th East Avenue)
- C. 25-1153 Approval of LOT-002322-2025 Mayer Lot Split, approximately 5 acres, 1 lot to 2 lots, RS (Single Family Residential), located one-third mile south of Albany Street (61st Street), west of Oak Grove Road (273rd E. Avenue)
- D. 25-1155 Approval of PT-002295-2025|PR-000692-2025, Preliminary Plat for Ven Park, 10.84 acres, 71 lots, Community Mixed Use via BAZ-001623-2024, located one-quarter mile north of Kenosha Street (East 71st Street South) and one-quarter mile east of North Elm Place (North 161st East Avenue)

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa
Move to Approve consent Agenda minus Item D. 25-1155

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

5. Consideration of Items Removed from Consent Agenda

- D. 25-1155 Approval of PT-002295-2025|PR-000692-2025, Preliminary Plat for Ven Park, 10.84 acres, 71 lots, Community Mixed Use via BAZ-001623-2024, located one-quarter mile north of Kenosha Street (East 71st Street South) and one-quarter mile east of North Elm Place (North 161st East Avenue)

Jose Jimenez, Planner II, presented Item 25-1155. The preliminary plat for Ven Park, identified as Plat 002295-2025, proposes 71 lots on 10.9 acres. The property is situated about a quarter mile north of Kenosha Street (East 71st Street) and a quarter mile east of North Elm Place (North 161st). Currently unplatted, the land was rezoned from agricultural (A1) to RS2 (single-family residential) and CM (community mixed-use) through case BAZ001624-2024, which was recommended for approval by the Planning Commission on August 19, 2024, and later approved by City Council on September 3, 2024. This plat application is the first step toward implementing that zoning. Access to the development will be provided through North Circle Drive and the existing neighborhood to the south. FEMA's National Flood Hazard Layer shows that none of the property lies within the 100-year floodplain. City staff recommends approval of the plat, contingent upon meeting the conditions outlined in the attached checklist.

Linda Bisdorf, a resident of 114 East Madison Street, raised two major concerns about the Ven Park development. The first issue was related to North Circle Drive. According to earlier discussions and a neighborhood meeting on August 4 at the library, residents had been told the connection to Kenwood Hills would be gated and used only for emergency traffic. However,

the latest information suggested it might be opened for general access, raising concerns about increased traffic through their neighborhood. The resident stressed that it is already difficult to access 71st Street due to heavy traffic, and additional cars would worsen the problem and create safety risks for the many pedestrians in the area, particularly given the number of parked cars and trash cans along the streets.

The second concern centered on stormwater runoff. The Kenwood Hills neighborhood already struggles with drainage issues and flooding during heavy rains, and the removal of vegetation from the Ven Park site has intensified the problem. The resident noted that while a retention pond exists, much of the runoff in the area also carries water from Bass Pro and other nearby developments, creating even greater pressure on the system. They questioned how the developer plans to address these issues and emphasized the need to ensure water and sewer connections do not negatively affect existing homes. The resident highlighted that their family has lived on the property for over five decades, has consistently dealt with water problems, and fears the new development will significantly worsen conditions if not carefully managed.

Gayle Fritts, a resident of Broken Arrow's Kenwood Hills Addition, voiced concerns similar to those of a previous speaker regarding the Bend Park development. Their primary issue was the proposed entrance and exit connecting the development to Circle Drive in Kenwood Hills. They explained that residents had previously been told this connection would be reserved for emergency vehicles only. Opening it to regular traffic, they argued, would contradict the city's land use intensity system, which requires high-density developments to access arterial streets rather than filter into low-density neighborhoods.

The resident also raised serious concerns about stormwater runoff. Since the site was cleared, runoff has dramatically increased, reaching levels where water flows over curbs and into yards and shops. They described flooding so severe that their shop had to be repeatedly squeegeed out, and new sinkholes have formed in their front yard. Despite asking the city to investigate in June, no follow-up had occurred, and they emphasized the urgency of addressing this ongoing problem even before the new development proceeds.

A third, less pressing concern related to street naming. The plat shows an extension of Circle Drive into the neighborhood, but the resident argued it should instead be named Birch to stay consistent with the city's naming system. They noted that Circle is not a tree name, and using it would create confusion in neighborhood navigation. Safety was highlighted throughout their comments, pointing to the steady presence of walkers, bicyclists, and children in the neighborhood. The resident clarified they are not opposed to the development itself, but strongly oppose access points connecting it to Kenwood Hills through Circle Drive or Ash.

Steve Goforth, a resident at 1112 North Circle Drive, whose property directly borders the Ven Park development, described severe flooding problems that began after construction work started. He explained that his backyard has effectively turned into a river, and the flooding has repeatedly destroyed a newly installed pool. After putting in the pool on July 31, heavy rain on August 1 caused three feet of water to collect beneath it, lifting it out of the ground. He rebuilt the pool by August 10, but another storm the next day caused the same damage, resulting in thousands of dollars in losses. He has since invested in drainage work estimated at \$7,000, but remains doubtful that it will solve the problem.

Mr. Goforth said he contacted city staff, filed a formal complaint, and even provided photos and video evidence. Although an inspector came out, the flooding has continued, with water flowing through his property, flooding the street, and overwhelming storm drains nearby. He emphasized that these drainage issues had never occurred in his two and a half years living there until the past 45 days. He suspects that his neighbors are experiencing similar flooding.

While city staff acknowledged the seriousness of the problem and compared it to drainage failures in other developments, the resident stressed that his main opposition to the project is the water issue. He fears that even with additional drainage improvements, the scope of runoff from the development will overwhelm his property and cause further damage.

John Lindemann, a resident of 1201 North Kenwood Avenue, addressed the Planning Commission with several requests and concerns regarding the Ven Park development. He began by reiterating that both Circle Drive and Ash connections were previously described as emergency access only, and he asked that this be formally stipulated in the plat. Specifically, he requested a push gate on the west end of the Ash access road, with clear emergency-only signage, to prevent general neighborhood traffic from entering near his property. He also objected to the presence of a sidewalk in that area, as it would bring foot traffic directly to his fence line, and requested that no lighting be installed in Reserve Area K to avoid illuminating the back of his home.

Mr. Lindemann further raised an issue with property line markings. On the current plat, the line for Reserve Area K appears to cut directly through his shed, which has long been in place. He

asked for clarification from the developer about their intent regarding his shed and fence line.

Finally, he expressed concern about the neighborhood's aging water infrastructure. The plat shows a utility connection to the water line on Ash, but he was unsure whether it would draw water from or push water into the neighborhood system. He explained that Kenwood Avenue residents have already dealt with repeated water line breaks, repairs, and even sinkholes, with multiple service outages in recent months. He asked the city to ensure the existing lines are adequate to handle the new development's demand and prevent further strain on already fragile infrastructure.

Susan Massie, a resident at 1116 North Kenwood Avenue, explained that, like others in the neighborhood, her primary concern with the Ven Park development is drainage. She described how water issues have worsened despite installing new gutter drains and pipes just two years ago, leaving her yard damaged again. During a major storm two weeks earlier, the flooding became so severe that police blocked off 71st Street between the QuikTrip and the nearby gully, something she said had never happened before. She attributed the increased flooding to the removal of trees and vegetation during site clearing and questioned whether the retention pond is large enough to handle the runoff.

In addition to drainage, she raised concerns about the developer's practice of burning cleared trees and debris on site. Ms. Massie said the burning created significant smoke that drifted into surrounding homes, calling it both an environmental and health hazard for neighbors. She contrasted this with local restrictions that prevent residents from burning their yard waste, questioning the fairness and safety of allowing large-scale burns by the developer.

Chris Newbrough, a resident at 1120 North Circle Drive, whose driveway connects directly to the street at issue in the Ven Park development, expressed significant concerns about both traffic and water. He acknowledged that he never expected the land behind his home to remain undeveloped. Still, he did not anticipate a higher-density project that does not align with the character of the existing low-density neighborhood.

Mr. Newbrough's primary worry is traffic. While residents were previously told the Circle Drive connection would be for emergency access only, the latest plans appear to make it a central entrance. With 71 new homes potentially adding up to two cars each, he warned that hundreds of daily vehicle trips would be funneled into the narrow Kenwood Hills streets. This raises serious safety concerns, especially since the neighborhood lacks sidewalks and residents must walk on the roads.

Mr. Newbrough also addressed worsening drainage issues. Since vegetation and trees were cleared, water runoff has increased, leading to flooding in his backyard and even onto his porch. He shared photos of the damage with city staff. Additionally, he noted that debris from the development is flowing into the neighborhood's retention pond through Circle Drive, filling it more quickly and forcing residents to consider the costly task of digging it out again. He concluded by emphasizing his community's strong sense of care for one another, but urged the city to take these impacts seriously.

Chad Watchorn, A resident at 118 East Norman Drive, opened his comments by suggesting that the city's forum format, which requires speakers to declare themselves either for or against a development, creates unnecessary division. He noted that many residents support growth in principle but still have significant concerns that fall somewhere between full support and outright opposition.

Mr. Watchorn's concerns mirrored many of their neighbors': roads, water runoff, and access points. He said there has been confusion over the status of emergency access. Earlier discussions indicated all access points would be gated, but current materials show inconsistencies. Some maps show Ash Avenue as emergency access only, while others omit it entirely or depict it as greenbelt. Mr. Watchorn asked for clarity from the developer about whether Circle Drive and Ash will remain emergency-only, as initially described, or if broader neighborhood access is being proposed.

He also echoed concerns about the existing water system's capacity, questioning whether it could adequately support 81 to 95 new homes without degrading service to current residents. The neighborhood has already experienced frequent breaks and service disruptions due to aging infrastructure.

Finally, He raised a question about broader connectivity: whether the city or developer is considering allowing golf carts from Kenwood Hills or Ven Park to cross 71st Street into the Rose District. Mr. Watchorn explained that this could impact traffic patterns through the neighborhood and should be addressed openly, since it may influence how residents use and travel through the new development.

Jose Jimenez, Planner II, read two emails into the record: Joel Hone & Lauren Caldwell, and one from Chad & Cindy Watchorn.

Joel Hone & Lauren Caldwell, residents of the Kenwood IV Homeowners Association, submitted a formal public comment regarding Agenda D, Item 25-1155, the preliminary plat for Ven Park (Plat 2295-2025, Project 692-2025)—their concerns center on stormwater management and traffic impacts from the proposed 71-lot, 10.84-acre development.

On stormwater, they noted that the preliminary plat shows runoff being directed into a detention pond owned and maintained by the Kenwood IV HOA. This pond is privately funded and maintained, and the HOA has not been consulted or granted any easement for the additional burden. They cautioned that runoff from 71 new homes could exceed the pond's design capacity, leading to flooding, erosion, or infrastructure damage. They pointed out that a recent storm had already produced a marked increase in runoff flowing toward the pond, with residents having captured videos of the flooding. They argued that the drainage plan amounts to a material change to the stormwater system without mitigation measures or formal consent.

On traffic and safety, they expressed concern that the development would funnel vehicles through Kenwood IV streets, which were not designed to accommodate the increased load of 70-plus homes and service vehicles. The neighborhood lacks continuous sidewalks, creating pedestrian safety risks, and no traffic study has been conducted to evaluate the impact. They also highlighted that earlier communications indicated a fire access gate would be installed to prevent through traffic, but that feature no longer appears in the current plan.

The residents requested that the Planning Commission delay approval until: (1) the legal status of the stormwater connection is verified and a formal agreement is made with the HOA; (2) a hydrological study is conducted to ensure the downstream system can handle the increased capacity; (3) a traffic impact study is required, including consideration of alternate access points or reinstating the fire access gate; and (4) formal notification is provided to all residents and HOAs affected by drainage or traffic impacts. They asked that their letter be included in the public record for the August 14, 2025, meeting.

Chad & Cindy Watchorn, regarding Agenda Item D—the preliminary plat for Ven Park, scheduled for review on August 14, 2025—outlined several concerns from residents of the neighboring low-density, R2-zoned Kenwood Hills community near the Rose District. The letter emphasized that Broken Arrow's zoning guidelines caution against placing high-density developments adjacent to low-density neighborhoods, specifically prohibiting high-density traffic from being directed into such areas. Residents noted that this issue has been one of the most pressing concerns for Kenwood Hills.

On emergency access roads, the letter requested clarification on whether a road connecting Ven Park to North Ash Avenue is required by code and asked for the specific regulation that justifies this necessity. The MAP utility concept page for the meeting shows Reserve Area K as containing emergency access and a utility easement. At the same time, the current PUD depicts the same area as green space, creating confusion. The residents also recalled that when Ven Park was last tabled, both the developer and city committed to exploring alternate ingress and egress options for emergency vehicles. Furthermore, they criticized the lack of details in the updated PUD for ensuring emergency-only access. While the plat notes the restriction, it does not require signage, barriers, or bollards to prevent regular traffic. They requested confirmation that signage, bulkheads, or similar measures would be installed and stressed that such roads should not be used for construction traffic.

On water infrastructure, the residents expressed concern that the utility plan shows water line connections to both North Circle Drive and North Ash Drive to serve up to 95 dwellings. The area's water system has a history of line breaks, with the most recent occurring on June 19, which required excavation of streets and yards and remains incompletely repaired. Given this aging system, they asked the city to verify that the water lines can sustain the additional demand without reducing pressure or service quality for existing residents.

Lastly, the letter raised questions about whether the Downtown Residential Overlay District (DROD) might be expanded to include Kenwood Hills and, if so, whether golf carts would be permitted to cross 71st Street into the Rose District. If such plans exist, the residents asked what infrastructure or safety measures would be introduced to address the traffic and safety implications of this expanded access.

Chairman Robert Goranson invited the Ven Park applicant to address several recurring concerns raised by residents. He noted that while some issues fall outside the applicant's control, others require clarification.

Chairman Goranson emphasized that the Planning Commission cannot decide matters such as golf cart usage across Kenosha (71st Street) and would instead be a broader city policy issue.

Similarly, questions about the aging potable water lines in Kenwood Hills and whether they can sustain additional demand must be addressed by the city's engineering department, not by the developer. He also acknowledged that drainage problems existed in the area even prior to construction and encouraged residents to continue working with the city for solutions. However, he asked the applicant to explain what construction-phase measures—such as dewatering trenches—might be in place to mitigate runoff.

Chairman Goranson then turned to what he described as one of the most pressing concerns: the emergency gate on North Circle Drive. Many residents were told the connection to Kenwood Hills would be gated and reserved for emergency vehicles only, but confusion persists about whether that remains the plan. Goranson asked the applicant to clarify the current status of the gate, specifically, and whether the City Council had altered or removed that requirement, noting that this point in particular had captured significant neighborhood attention.

Nick Parker – Born Again Restored, Ven Park developer, stated that it has always been their intent for both the Circle Drive and Ash connections to remain gated for emergency access only, with no through traffic allowed. They added that they had offered Kenwood residents the option of removing the gates to provide a secondary exit, since some neighbors had previously voiced concerns about difficulties accessing 71st Street due to traffic.

During the Planning Commission discussion, applicant Nick Parker clarified several issues about the Ven Park development. He confirmed that the City Council approved the project with emergency gates required at both Circle Drive and Ash. Earlier plans had proposed a separate fire access near the detention pond, but this option was eliminated due to the city's re-engineering of the pond to increase its capacity. Both Circle and Ash will therefore serve as gated emergency-only access points, with signage details to be coordinated by the city.

On infrastructure, Mr. Parker explained that water line connections will follow the city's direction, and the assumption is that those lines are sufficient unless the city indicates otherwise. He denied that the development had burned debris on-site, noting that a burn permit had only just been applied for, and suggested any earlier burning was unrelated. He also said he is unaware of any HOA-owned detention pond being used by the project, believing runoff concerns may relate instead to existing city or private facilities. He acknowledged that the unusual amount of rainfall this year has worsened drainage issues citywide. Still, he maintained that he does not believe the development's clearing work directly caused the neighbors' flooding.

Finally, Mr. Parker addressed property line disputes raised by nearby homeowners. He stated that surveys clearly show several sheds and fences encroaching onto the development's property. While some residents have removed survey stakes, the developer is seeking legal counsel to resolve the issue and noted that this type of encroachment dispute is not uncommon.

Cindy Watchorn, a resident of 118 East Norman Place, questioned the layout of the planned emergency access gates for Ven Park. She pointed out that the development map shows two gates meeting at the same intersection—one leading to Ash and the other to North Circle—and asked whether it was necessary to place both gates at that exact location.

During the Planning Commission meeting, Cindy Watchorn questioned whether Ven Park's two proposed emergency gates were unnecessarily close together. Chad Watchorn followed by requesting the exact fire code requiring both gates, noting they appeared to meet at the same intersection. Developer Nick Parker clarified that the gates would not be side by side: one will connect to North Circle Drive, which city code requires because it is a substreet, and the other will connect eastward through the development's "panhandle" to Ash Avenue, as mandated by the fire marshal for secondary egress. Both will be gated for emergency use only.

Commissioners then shifted the discussion to infrastructure. Residents had asked for verification that water lines and stormwater systems could handle the new development. Staff explained that such reviews are part of the conditional final plat stage, when detailed engineering, drainage, and utility plans are analyzed, and that documents are available to the public. Commissioners noted that residents' concerns would be carried forward into that stage and encouraged them to continue working with city staff.

Commissioners recalled prior concerns about the nearby city-owned detention pond and its capacity. They requested a follow-up report before the conditional final plat is considered. The commission agreed that when the project returns, it should not be placed on the consent agenda but set aside for discussion, ensuring transparency and an opportunity to review drainage and infrastructure issues in detail.

**MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend
Move to Approve Item 25-1155, PT-002295-2025|PR-000692-2025, Preliminary Plat for
Ven Park, 10.84 acres, 71 lots, Community Mixed Use via BAZ-001623-2024, located one-**

quarter mile north of Kenosha Street (East 71st Street South) and one-quarter mile east of North Elm Place (North 161st East Avenue)

The motion carried by the following vote:

Aye: 4 -

Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

Nay: 1 -

Mindy Payne

6. Public Hearings

- A. 25-1156 **Public hearing, consideration, and possible action regarding PUD-002316-2025 (Planned Unit Development), minor amendment to PUD-000126-2022 and PUD-001815-2024, The Enclave at Southern Trails, 20.49 acres, BAZ-00012-2022, CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed-Use), and PUD-000126-2022, located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)**

Jose Jimenez, Planner II, presented Item 25-1156, PUD 002316-2025, a minor amendment to PUD 00126-2022 and PUD 001818-2024 for The Enclave at Southern Trails, a 20.49-acre site at the southeast corner of Olive Avenue and New Orleans Street. The property is currently unplatted and undeveloped. The amendment primarily updates landscaping requirements to align with the city's new zoning ordinance rather than relying on boundary-specific standards. FEMA maps show the site is outside the 100-year floodplain, and the City of Broken Arrow will provide water and sewer service. Given the property's location and surrounding land uses, staff recommended approval of the amendment.

Questions then turned to the specifics of the amendment. The commission asked which landscaping requirements were being changed. Staff explained that the update relates to Section 436C1, which governs the number of trees required per parking space. The applicant is requesting a 25% reduction from the standard set in the new zoning ordinance.

Natalie Cornett, of Eller & Dietrich, explained that the requested minor amendment is intended to align the project's landscaping requirements with the city's updated zoning code. While the amendment allows for a potential reduction in trees near parking areas if they conflict with utility easements, she noted that current preliminary site plans show no such conflicts, and no reductions are anticipated.

During the discussion, commissioners questioned whether trees removed from parking areas due to utility conflicts could be relocated elsewhere. Ms. Cornett explained that the project consists mainly of individual townhomes with small visitor and clubhouse parking areas, not large surface lots, so conflicts are unlikely. She emphasized that the requested 25 percent reduction applies only to parking-area landscaping and not to overall site landscaping.

Commissioners voiced concern that the public, particularly nearby Rabbit Run residents who opposed earlier phases, may not understand the change since the updated zoning ordinance is not yet accessible online. They worried it could appear as if promised landscaping was being reduced after earlier assurances. Cornett responded that the development team has shared its conceptual landscape plan with the transitioning Rabbit Run HOA and reiterated that the amendment is not intended to lessen overall landscaping quality. Commissioners acknowledged the project has improved significantly over time, but stressed the importance of transparency so residents do not perceive it as a bait-and-switch.

Mark Perkins of Perkins Development Corp. explained that his development shares a conservation area for detention with Rabbit Run and that the original landscaping requirements were tied to old zoning code provisions created before a real site plan existed, making them unworkable. With the adoption of the new zoning code, he said the team worked with the city to ensure compliance and designed a plan that is heavily landscaped with trees. The request for a minor amendment is to be held to the same standards as other developers under the updated code. Mr. Perkins emphasized that they fully intend to meet zoning requirements and that any reduction would only apply in the rare case where a tree conflicts with utility lines, likely affecting no more than four trees given the site's limited parking and prevalence of two-car garages.

Mr. Perkins further explained that the phrasing "if necessary" in the landscaping amendment referred only to the possibility of conflicts with utility lines, since the final utility plan has not yet been submitted. He emphasized that the project fully complies with the city's new zoning code, which calls for 152 trees, more than 700 shrubs, and over 1,100 ground coverings, and that the site plan already provides lush landscaping. Mr. Perkins noted that his team has met with neighbors at Rabbit Run, shared conceptual plans, and received no opposition.

Commissioners expressed concern that the "if necessary" language, combined with strikethroughs in the document and the lack of public access to the updated zoning ordinance online, might create confusion or mistrust. After discussion, Mr. Perkins agreed that the

language could be changed to state that no trees or shrubs will be planted over utility lines, removing ambiguity. Commissioners acknowledged the progress of the project since its early stages, praised the quality of the design, and commended Mr. Perkins for working with neighbors to address concerns.

Stacy Hardin, peaking as the head of the transition board for the Lakes at Rabbit Run HOA, voiced support for Perkins Development. Representing a neighborhood of about 100 homes directly south of the project, she noted that communication between the developer and the community has been excellent and expressed appreciation for the ongoing collaboration.

Mr. Hardin clarified that she was speaking on behalf of the Lakes at Rabbit Run transition board, which the neighborhood had empowered until the HOA is formally handed over. He explained that the board met with developer Mark Perkins for a two-hour discussion about the landscaping amendment, reviewed it in detail, and unanimously agreed to support it. He praised Mr. Perkins for his transparency and consistent communication with residents, noting that this has dramatically improved trust and cooperation. Commissioners acknowledged how far the project had come since its contentious beginnings, commended the positive relationship now established between the developer and neighbors, and thanked Mr. Hardin for setting an example of constructive dialogue.

Natalie Cornett confirmed agreement with the residents' support for the project. She told the Commission that the development team had no objection to removing the phrase "if necessary" from the amendment language. She emphasized that, as someone who drafts PUDs, she prefers to avoid any ambiguity for future interpretation. The commission agreed that the phrase was too open-ended, and Ms. Cornett reiterated that the team would update the text to ensure clarity.

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne
Move to Approve Item 25-1156 PUD-002316-2025 (Planned Unit Development), minor amendment to PUD-000126-2022 and PUD-001815-2024, The Enclave at Southern Trails, 20.49 acres, BAZ-00012-2022, CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed-Use), and PUD-000126-2022, located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

7. Appeals - NONE

8. General Commission Business - NONE

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action)

Vice Chairman Jason Coan expressed condolences on the passing of former Mayor Thurman, noting that while they did not always agree with him, his loss is deeply felt. They highlighted his 20 years of volunteer service and dedication to the growth and development of Broken Arrow. Chairman Coan extended heartfelt sympathy to his family in recognition of his many contributions to the city.

Toward the close of the meeting, commissioners discussed scheduling conflicts with the upcoming Go Bond Committee town hall on August 28 at 6:30 p.m. Since two members also serve on the Planning Commission, they considered whether to shorten or reschedule their meeting. Still, they noted that the current agenda for that date only contains consent items, making it likely they can attend both.

Commissioners also praised city staff for handling the evening's workload effectively despite limited personnel. On a lighter note, Robert Goranson mentioned seeing remote-controlled mowers being used by the city along Kenosha Street near the turnpike, joking about applying for a "remote control mower technician" job and remarking on Broken Arrow's high-tech approach to maintenance.

10. Adjournment

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan
Move to Adjourn

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson



City of Broken Arrow

Request for Action

File #: 25-1228, Version: 1

**Broken Arrow Planning Commission
08-28-2025**

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

Approval of PT-002332-2025|PR-000774-2024, Conditional Final Plat for Tiger Crossing, 17.66 acres, AG (Agricultural) to CG (Commercial General) and CM (Community Mixed-Use)/PUD (Planned Unit Development) 001845-2024 via BAZ-001851-2024, located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Sisemore & Associates, Inc.

Owner: Bhow Commercial

Developer: Bhow Commercial

Engineer: Sisemore & Associates, Inc.

Location: Northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)

Size of Tract 17.66 acres

Number of Lots: 9

Present Zoning: AG (Agricultural)

Proposed Zoning: CG (Commercial General) & CM (Community Mixed-Use)/PUD-001845-2024 via BAZ-001851-2024

Comp Plan: Level 4 (Commercial/Employment Nodes)

PT-002332-2025, the conditional final plat for Tiger Crossing, contains 9 lots on 17.66 acres. This property, which is located at the northwest corner of Albany Street and County Line Road, was rezoned from AG (Agricultural) to CG (Commercial General) & CM (Community Mixed-Use)/PUD-001845-2024 via BAZ-001851-2024 subject to platting.

Access to this development is available from Albany Street and County Line Road. Due to the existing platted drives on the opposite sides of the arterial streets, some of these drives are requested to not meet the drive separation requirements. A variance to the engineering design criteria will need to be approved for any locations that do not meet the separation requirements. This approval will be obtained during the engineering review for the site.

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This conditional final plat was reviewed by the Technical Advisory Committee on August 19, 2025, and no stakeholders had any concerns with the plan.

Attachments: Conditional Final Plat
Checklist

Recommendation:

Staff recommends PT-002332-2025|PR-000774-2024, the Conditional Final Plat for Aspen Ridge Business Park North, be approved subject to the attached checklist.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

MEH

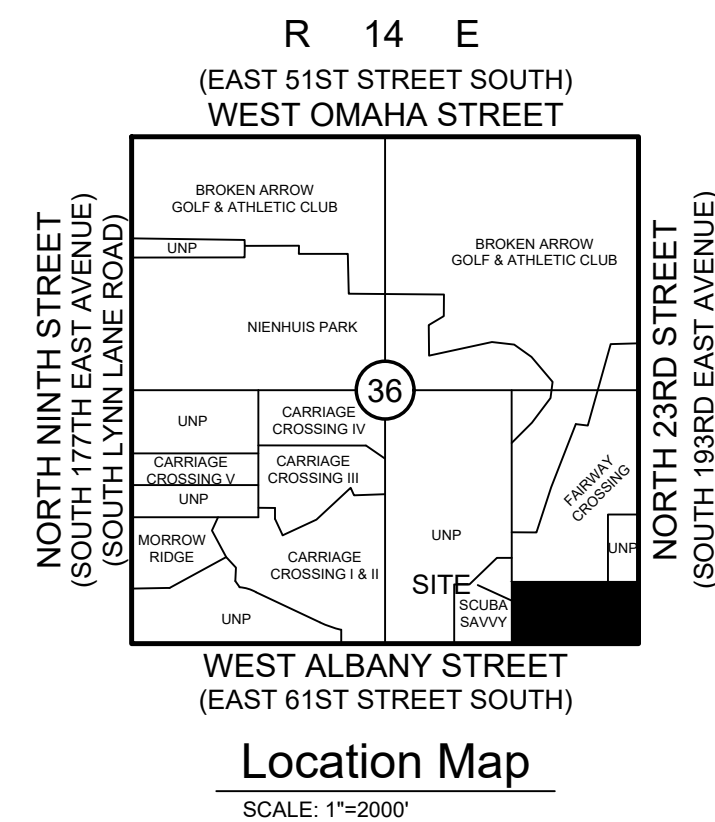
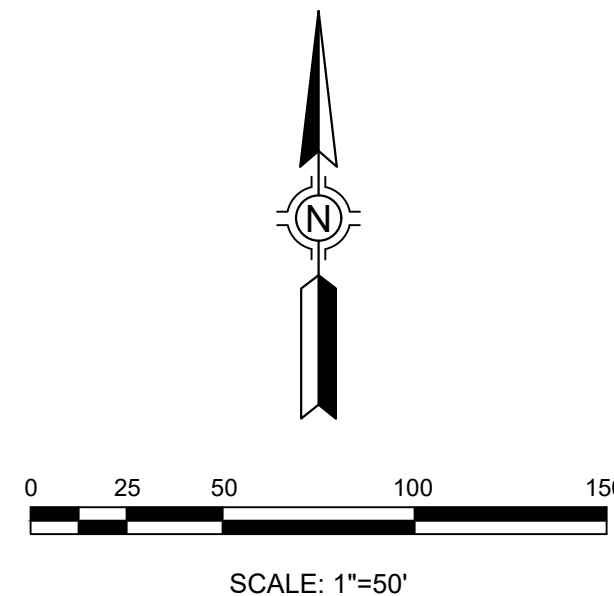
Conditional Final Plat Tiger Crossing

PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD 001845-2024

Owner/Developer:
Bhow Capital, LLC
110 S. Hartford Ave., Suite 110
Tulsa, OK 74120
Phone: (918) 607-8362
Contact: Shaun Bhow
E-mail: shaun@bhowcapital.com

Engineer/Surveyor:
Sisemore & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2027
6660 S. Sheridan, Suite 210
Tulsa, Oklahoma 74133
Phone: (918) 665-3600
E-mail: dpalinskee@sw-assoc.com



Subdivision Statistics:

SUBDIVISION CONTAINS SEVEN (9) LOTS IN TWO (2) BLOCKS
SUBDIVISION CONTAINS 17.66 TOTAL ACRES (769,248 SF)
R/W BEING DEDICATED BY PLAT CONTAINS 0.14 ACRES (6,303 SF)

Legend:

U/E = UTILITY EASEMENT
B/L = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY
SD/E = STORM SEWER EASEMENT
SS/E = SANITARY SEWER EASEMENT
FFE = FINISHED FLOOR ELEVATION
F/U/E = FENCING & UTILITY EASEMENT
M/A/E = MUTUAL ACCESS EASEMENT
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
L/S = LANDSCAPE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
FND = FOUND
BK. = BOOK
PG. = PAGE
DOC. = DOCUMENT
905 = STREET ADDRESS

Note:

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE
AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE
SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED
ON IN PLACE OF LEGAL DESCRIPTION.

Monumentation:

SET 3/8" IRON PINS WITH RED PLASTIC CAPS STAMPED "SA
CA 2421" AT ALL LOT CORNERS UNLESS OTHERWISE
NOTED.

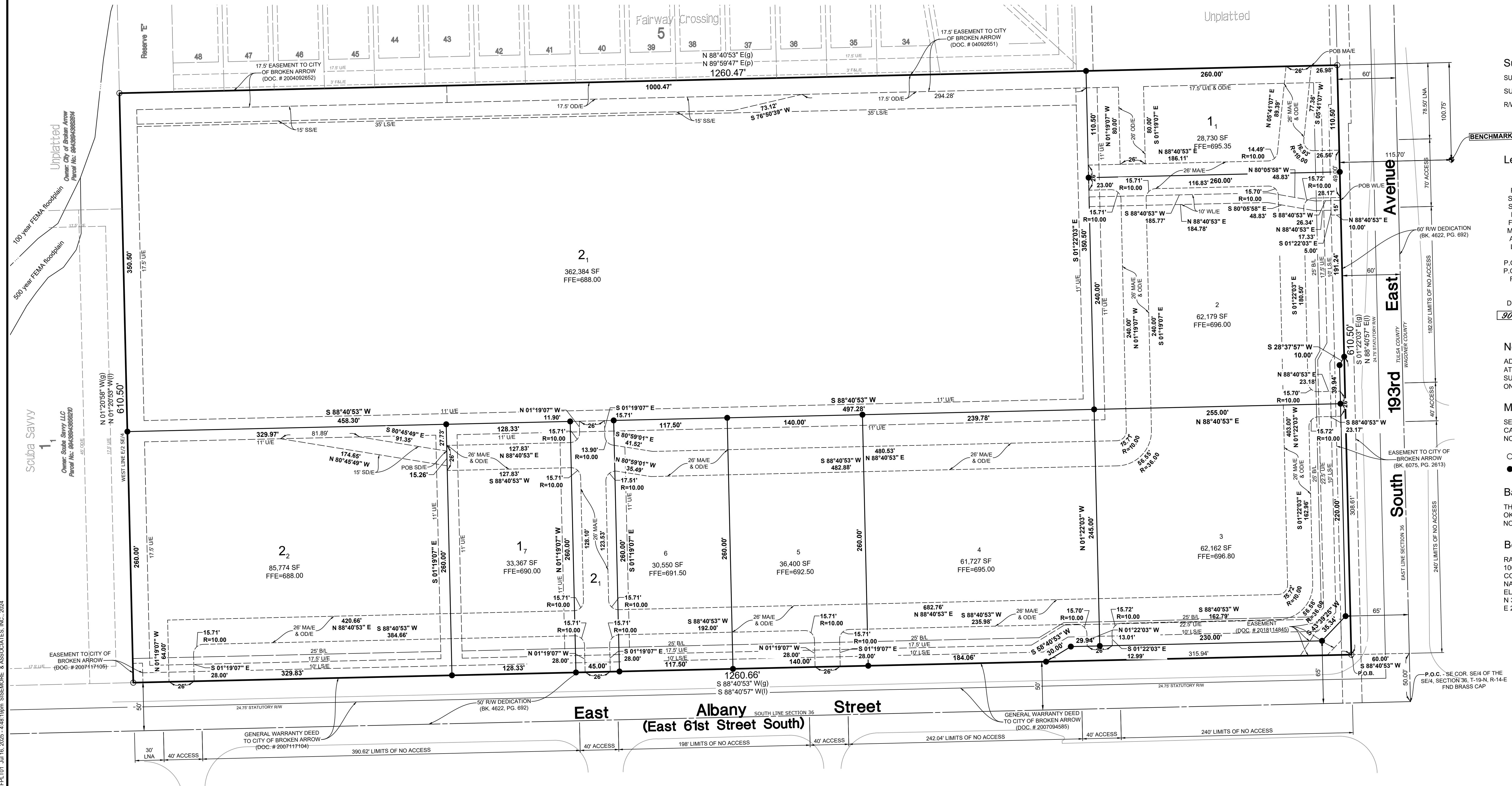
○ = FOUND IRON PIN
● = SET IRON PIN

Basis of Bearing:

THE BEARINGS SHOWN HEREON ARE BASED ON THE
OKLAHOMA STATE PLANE COORDINATE SYSTEM,
NORTH ZONE 3501.

Benchmark:

RAILROAD SPIKE IN PP LOCATED APPROXIMATELY
100.75' SOUTH AND 115.70' EAST OF THE NORTHEAST
CORNER OF PROPOERTY.
NAVD 1988 DATUM
ELEVATION=699.55
N 399676.00
E 2629939.94



THE FEMA FLOODPLAIN MAP 40143C0391L REVISED
DATE 9/30/2016 HAS SHOWN THE SUBJECT TRACT
IN ZONE X UNSHADED.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS
SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU
OF DETENTION DETERMINATION NO: DD-101424-60

Conditional Final Plat
Tiger Crossing
Sheet 1 of 3
Date Prepared: July 16, 2025

Project Number: PR-000774-2024

Conditional Final Plat Tiger Crossing

PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD 001845-2024

Deed of Dedication Tiger Crossing

KNOW ALL BY THESE PRESENTS:

BHOW CAPITAL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 01°22'03" WEST ALONG THE EASTERLY LINE OF SAID SECTION 36 FOR 50.00 FEET; THENCE SOUTH 88°40'53" WEST FOR 60.00 FEET TO A POINT THAT IS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SOUTH 193RD EAST AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF SOUTH ALBANY STREET, SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 88°40'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 36 FOR 1260.66 FEET TO A POINT ON THE WESTERLY LINE OF THE E/2 SE/4 OF SAID SECTION 36; THENCE NORTH 01°20'58" WEST ALONG THE WESTERLY LINE OF SAID E/2 SE/4 FOR 610.50 FEET TO A POINT THAT IS THE SOUTHWEST CORNER OF RESERVE "E" OF FAIRWAY CROSSING, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 88°40'53" EAST ALONG THE SOUTHERLY LINE OF SAID RESERVE "E", THE SOUTH LINE OF BLOCK 5 OF SAID FAIRWAY CROSSING AND AN EASTERLY EXTENSION THEREOF FOR 1260.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH 193RD EAST AVENUE; THENCE SOUTH 01°22'03" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 60.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 36 FOR 610.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINS 17.667 ACRES OR 769,576 SQUARE FEET, MORE OR LESS.

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 7 LOTS, 2 BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "TIGER CROSSING", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "TIGER CROSSING" OR THE "SUBDIVISION").

SECTION I. PUBLIC UTILITIES

A. UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS; GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF BROKEN ARROW, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER OF A LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.

4. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS SERVING SUCH LOT AS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

D. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE. ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES SERVING SUCH LOT CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

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

E. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES SERVING SUCH LOT CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST ALBANY STREET AND SOUTH 193RD EAST AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.

G. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BROKEN ARROW, OKLAHOMA, AND ALL SUCH SIDEWALKS SERVING A LOT SHALL BE CONSTRUCTED BY THE LOT OWNER, PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT FOR ANY BUILDING LOCATED ON SUCH LOT. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF BROKEN ARROW ENGINEERING DESIGN STANDARDS.

I. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN LOT SHALL BE ISSUED BY THE CITY OF BROKEN ARROW, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE LOT HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF BROKEN ARROW, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY AS PROVIDED HEREIN.

J. MUTUAL ACCESS EASEMENT

THE OWNER HEREBY GRANTS AND ESTABLISHES A PERPETUAL NON-EXCLUSIVE MUTUAL ACCESS EASEMENT FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN PASSAGE TO AND FROM THE LOTS TO AND FROM ADJOINING PUBLIC STREETS ON OVER AND ACROSS THE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "MUTUAL ACCESS EASEMENT".

K. SCREENING/FENCING REQUIREMENT

AN EIGHT (8) FOOT TALL WOODEN SCREENING FENCE SHALL BE REQUIRED ALONG THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 2 WHERE ABUTTING RESIDENTIAL USE. CONSTRUCTION OF SUCH SCREENING FENCING SHALL BE IN ACCORDANCE WITH CITY OF BROKEN ARROW'S ZONING CODE. THE FENCE WILL BE BUILT AT THE TIME OF THE DEVELOPMENT OF SAID LOT 1, BLOCK 2.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, TIGER CROSSING WAS SUBMITTED AS A PLANNED UNIT (ENTITLED PUD-001845-2024) AS PROVIDED WITHIN SECTION 4 OF CHAPTER 6 OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA, (ORDINANCE NO. 2931) AS AMENDED AND EXISTING ON JANUARY 7, 2025, (HEREINAFTER THE "BROKEN ARROW ZONING CODE"), WHICH PUD-001845-2025 WAS AFFIRMATIVELY RECOMMENDED BY THE BROKEN ARROW PLANNING COMMISSION ON DECEMBER 5, 2024, AND APPROVED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA, ON JANUARY 7, 2025; AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT; AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW, OKLAHOMA.

THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH:

THE DEVELOPMENT OF TIGER CROSSING SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE, AS THE PROVISIONS EXISTED ON JANUARY 7, 2025.

A. DEVELOPMENT AREA "A" (LOTS 1-7, BLOCK 1) STANDARDS

DEVELOPMENT AREA "A" SHALL BE GOVERNED BY THE CODE AND USE AND DEVELOPMENT REGULATIONS OF THE CG (COMMERCIAL GENERAL) DISTRICT, EXCEPT AS OTHERWISE MODIFIED BELOW:

PERMITTED USES	AS PERMITTED WITHIN THE CG ZONING DISTRICT. NO OUTDOOR STORAGE SHALL BE PERMITTED.
NET DEVELOPMENT AREA	7.37 ACRES
MAXIMUM FLOOR AREA RATIO PER LOT	0.75
MINIMUM LOT FRONTAGE	100 FEET
MINIMUM BUILDING SETBACKS:	
FROM COUNTY LINE ROAD	25.0 FEET
FROM ALBANY STREET	25.0 FEET
FROM DEVELOPMENT AREA B BOUNDARY	25.0 FEET
FROM DEVELOPMENT AREA C BOUNDARY	10.0 FEET
INTERNAL LOT BOUNDARIES	0 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET*
*UNOCCUPIED ARCHITECTURAL FEATURES, NOT TO EXCEED 42 FEET, ARE PERMITTED WITH DETAIL SITE PLAN APPROVAL.	

1. INTERIOR PARKING LOT LANDSCAPING:

INTERIOR PARKING LOT LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CODE, PROVIDED LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 9'X18". A LANDSCAPE ISLAND SHALL BE PROVIDED FOR EVERY 15 PARKING SPACES AND SHALL BE SPACED, ON AVERAGE, EVERY 15 SPACES.

2. SCREENING:

ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH THE CODE, PROVIDED, THE INTERNAL FACING SIDE OF SUCH EQUIPMENT THAT FACES DEVELOPMENT AREA B SHALL NOT BE REQUIRED TO BE SCREENED SO LONG AS THE 3 SCREENED SIDES BLOCK VISIBILITY FROM COUNTY LINE ROAD AND EAST ALBANY STREET. WALL-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH THE CODE.

THE FINISHED SIDE OF SCREENING FENCING WILL FACE OUT TOWARD DEVELOPMENT AREA B AND SHALL BE ALLOWED TO FACE OUT ON THE OTHER PROPERTY LINES.

3. SIGNAGE:

SIGNAGE SHALL BE PERMITTED IN ACCORDANCE WITH THE CODE, EXCEPT AS MODIFIED BELOW:

FREESTANDING SIGNAGE:

ONE (1) DEVELOPMENT IDENTIFICATION MONUMENT SIGN NOT EXCEEDING A HEIGHT OF 24-FT WILL BE PERMITTED TO BE INSTALLED AT THE CORNER OF ALBANY AND COUNTY LINE ROAD WITH A PANEL SIZE ALLOWED BY THE CODE. EACH LOT IS ALLOWED ONE (1) FREESTANDING SIGN THAT SHALL HAVE A MONUMENT BASE MADE OF SIMILAR MATERIALS AS THE MAIN STRUCTURE/BUILDING ON THAT LOT. EXCEPT AS PROVIDED HEREIN, ALL SIGNAGE SHALL COMPLY WITH THE CODE.

4. PARKING RATIO:

AS REQUIRED FOR THE APPLICABLE USE TYPE AS SET FORTH WITHIN THE CODE. CROSS PARKING WILL BE ALLOWED.

B. DEVELOPMENT AREA "B" (LOT 1, BLOCK 2) STANDARDS

DEVELOPMENT AREA "B" SHALL BE GOVERNED BY THE CODE AND USE AND DEVELOPMENT REGULATIONS OF THE CM (COMMUNITY MIXED USE) DISTRICT, EXCEPT AS OTHERWISE MODIFIED BELOW:

PERMITTED USES	OFFICE, BUSINESS OR PROFESSIONAL; DWELLING, MULTI-FAMILY; DWELLING, SINGLE-FAMILY ATTACHED; AND CUSTOMARY ACCESSORY USES THERETO, INCLUDING BUT NOT LIMITED TO A PRIVATE DOG PARK, PRIVATE CLUBHOUSE AND POOL.
NET DEVELOPMENT AREA	8.32 ACRES
MINIMUM LOT AREA	AS PERMITTED WITHIN THE CM ZONING DISTRICT.
MINIMUM LOT FRONTAGE	NONE.
MAXIMUM NUMBER OF DWELLING UNITS	150
MINIMUM BUILDING SETBACKS:	
FROM NORTH PROPERTY BOUNDARY:	35 FEET
FROM WEST PROPERTY BOUNDARY:	20 FEET
FROM EAST PROPERTY BOUNDARY:	0 FEET
FROM SOUTH PROPERTY BOUNDARY:	0 FEET
MAXIMUM BUILDING HEIGHT	AS PERMITTED WITHIN THE CM ZONING DISTRICT.

1. INTERIOR PARKING LOT LANDSCAPING:

INTERIOR PARKING LOT LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CODE, PROVIDED, LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 9'X18". A LANDSCAPE ISLAND SHALL BE PROVIDED FOR EVERY 15 PARKING SPACES AND SHALL BE SPACED, ON AVERAGE, EVERY 15 SPACES.

2. LANDSCAPE BUFFER:

A THIRTY-FIVE FOOT (35') WIDE LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE NORTH BOUNDARY OF DEVELOPMENT AREA B. WITHIN THE LANDSCAPE BUFFER, A MINIMUM OF TEN (10) SHRUBS AND ONE (1) EVERGREEN TREE SHALL BE PLANTED FOR EVERY THIRTY (30) LINEAR FEET THEREOF. THE LANDSCAPE BUFFER SHALL BE PERMITTED TO REMAIN IN ITS NATURAL, FORESTED STATE UNTIL SUCH TIME A LANDSCAPE PLAN IS SUBMITTED FOR APPROVAL IN CONJUNCTION WITH THE ACTUAL DEVELOPMENT OF DEVELOPMENT AREA B.

3. PARKING RATIO:

- a. RESIDENTIAL: 1.5 PARKING SPACES PER ONE-BEDROOM UNITS AND 2 PARKING SPACES PER TWO OR MORE-BEDROOM UNITS.
b. OFFICE: AS PERMITTED FOR THE APPLICABLE USE TYPE AS SET FORTH IN THE CODE.

4. EXTERIOR BUILDING MATERIALS:

AT LEAST SIXTY-FIVE PERCENT (65%) OF THE EXTERIOR OF RESIDENTIAL BUILDINGS, EXCLUDING DOORS AND WINDOWS, SHALL BE CONSTRUCTED OF MASONRY CONCRETE PANELS, EXTERIOR INSULATED FINISH SYSTEMS (EIFS) AND/OR STUCCO. FIBER CEMENT EXTERIOR SIDING PRODUCTS ARE ACCEPTABLE FINISH MATERIALS TO COMPLY WITH "MASONRY CONCRETE PANELS" AS DEFINED BY THE CODE. ADDITIONALLY, AT LEAST TWENTY-FIVE PERCENT (25%) OF ANY STREET FACING FACADE OF RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED OF NATURAL BRICK OR MASONRY ROCK, PROVIDED, HOWEVER, INTERNAL PARKING AREAS, COMMON AREAS, AND FACADES SCREENED BY OPAQUE SCREENING WALLS SHALL NOT BE CONSIDERED "STREET FACING".

5. SIGNAGE AS PERMITTED WITHIN THE CM ZONING DISTRICT.

C. DEVELOPMENT AREA "C" (LOT 2, BLOCK 2) STANDARDS

DEVELOPMENT AREA "C" SHALL BE GOVERNED BY THE CODE AND USE AND DEVELOPMENT REGULATIONS OF THE CM (COMMUNITY MIXED USE) DISTRICT, EXCEPT AS OTHERWISE MODIFIED BELOW:

PERMITTED USES	AS PERMITTED WITHIN THE CM ZONING DISTRICT. NO OUTDOOR STORAGE SHALL BE PERMITTED.
NET DEVELOPMENT AREA	1.97 ACRES
MINIMUM BUILDING SETBACKS:	
FROM ALBANY STREET	25.0 FEET
FROM DEVELOPMENT AREA B BOUNDARY ...	20.0 FEET
FROM DEVELOPMENT AREA A BOUNDARY ...	10.0 FEET
FROM WEST PROPERTY BOUNDARY	20.0 FEET

1. COMMERCIAL DEVELOPMENT STANDARDS:

ALL COMMERCIAL AND MIXED-USE DEVELOPMENT WITHIN DEVELOPMENT AREA C SHALL COMPLY WITH THE COMMERCIAL DEVELOPMENT STANDARDS OF DEVELOPMENT AREA A.

2. RESIDENTIAL DEVELOPMENT STANDARDS:

ALL RESIDENTIAL DEVELOPMENT WITHIN DEVELOPMENT AREA C SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS OF DEVELOPMENT AREA B.

Conditional Final Plat

Tiger Crossing

PART OF THE SE/4 OF THE SE/4 IN
SECTION 36, TOWNSHIP 19 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

PUD 001845-2024

D. GENERAL REQUIREMENTS

1. LANDSCAPING AND SCREENING:

THE TIGER CROSSING LANDSCAPING PLAN WILL BE DESIGNED IN ACCORDANCE WITH THE CODE EXCEPT AS NOTED HEREIN. ANY LANDSCAPE MATERIAL THAT FAILS SHALL BE REPLACED IN ACCORDANCE WITH SECTION 5.2.C4 OF THE CODE.

THE WIDTH OF THE INTERNAL LANDSCAPED AREAS SHALL BE NO LESS THAN 10 FEET MEASURED FROM THE BACK OF PARKING LOT CURB TO THE LOT LINE. A LANDSCAPE BUFFER SHALL BE PROVIDED ALONG NORTH COUNTY LINE ROAD AND EAST ALBANY STREET, WHICH SHALL NOT BE LESS THAN 10 FEET IN WIDTH.

AT LEAST ONE (1) TREE SHALL BE PROVIDED PER 50 LINEAR FEET ALONG NORTH COUNTY LINE ROAD AND EAST ALBANY STREET. ALL TREES WILL BE SELECTED FROM THE APPROVED TREE LIST CONTAINED IN THE CODE. REQUIRED TREES WILL BE PLANTED AT A MINIMUM SIZE OF 2" CALIPER. ALL OF THE REQUIRED TREES WILL BE MEDIUM TO LARGE TREES AS IDENTIFIED IN THE CODE. ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM AND MAINTAINED PER REQUIREMENTS OF THE CODE.

OUTDOOR REFUSE COLLECTION RECEPTACLES WILL NOT BE LOCATED WITHIN A REQUIRED SETBACK. THE REFUSE COLLECTION RECEPTACLE SHALL BE SCREENED FROM VIEW ON ALL SIDES BY A DURABLE SIGHT-OBSCURING ENCLOSURE CONSISTING OF AN OPAQUE FENCE OR WALL BETWEEN SIX FEET (6') AND EIGHT FEET (8') IN HEIGHT. WHERE THE ACCESS TO THE ENCLOSURE IS VISIBLE FROM ADJACENT STREETS OR RESIDENTIAL PROPERTIES, THE ACCESS SHALL BE SCREENED WITH AN OPAQUE GATE.

AN EIGHT FOOT (8') TALL SCREENING FENCE SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINE ABUTTING THE RESIDENTIAL DEVELOPMENT OF FAIRWAY CROSSING TO THE NORTH.

2. ACCESS AND CIRCULATION:

A TOTAL OF SIX (6) CURB CUTS SHALL BE PERMITTED TO ACCESS THE PROJECT. THE CURB CUTS ARE NOT REQUIRED TO MEET THE 250-FOOT SEPARATION REQUIREMENT OF SECTION 5.3.B.3.B. OF THE CODE.

- VIA SOUTH 193RD EAST AVENUE/COUNTY LINE ROAD, A MAXIMUM OF TWO (2) CURB CUTS SHALL BE PERMITTED.
- VIA EAST ALBANY STREET/EAST 61ST STREET SOUTH, A MAXIMUM OF FOUR (4) CURB CUTS SHALL BE PERMITTED.
- THE LOCATION OF THE CURB CUTS MUST BE APPROVED BY THE CITY'S ENGINEERING AND CONSTRUCTION DEPARTMENT. PUD SITE PLAN APPROVAL FOR EACH OF THE CURB CUTS TO ACCESS THE PROJECT MUST BE OBTAINED AT SUCH TIME AS THE LOTS ARE DEVELOPED AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE RESPECTIVE LOT.

3. DETAIL SITE PLAN REVIEW:

A DETAIL SITE PLAN SHALL BE APPROVED BY THE CITY OF BROKEN ARROW PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE PROJECT. DETAIL SITE PLANS MAY BE APPROVED FOR THE RESPECTIVE DEVELOPMENT AREAS, OR LOTS CONTAINED THEREIN AS DEVELOPMENT OCCURS.

4. EXTERIOR SITE LIGHTING:

ALL EXTERIOR SITE LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF BROKEN ARROW REQUIREMENTS. BEFORE ANY EXTERIOR LIGHT POLE OR BUILDING WALL PACK IS INSTALLED, A PHOTOMETRIC STUDY SHALL BE SUBMITTED TO THE CITY OF BROKEN ARROW FOR APPROVAL.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. PUBLIC UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF BROKEN ARROW, OKLAHOMA. WITHIN THE PROVISIONS OF SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION II SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF BROKEN ARROW, OKLAHOMA AND BY ANY LOT OWNER WITHIN THE SUBDIVISION. IF ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME WHETHER BEFORE OR AFTER THE PERIOD(S) SPECIFIED IN SUBSECTION B., BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BROKEN ARROW, OKLAHOMA.

D. SEVERABILITY

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

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS DEED OF DEDICATION.

BHOW CAPITAL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____

NEAL BHOW
BHOW CAPITAL, LLC, OWNER

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY NEAL BHOW, AS OWNER OF BHOW CAPITAL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, INC., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED HEREON, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "TIGER CROSSING", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.



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

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED SHAWN A. COLLINS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC

THE FEMA FLOODPLAIN MAP 40143C0391L REVISED
DATE 9/30/2016 HAS SHOWN THE SUBJECT TRACT
IN ZONE X UNSHADED.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS
SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU
OF DETENTION DETERMINATION NO: DD-101424-60

PT-002332-2025 Tiger Crossing Preliminary Plat Checklist

- P01: Add addresses when assigned.
- E01: The grading paving drainage engineering plans are not completed to date. Changes to this CFP may need to be made to the Final Plat to reflect finalized engineering plans.



City of Broken Arrow

Request for Action

File #: 25-1238, **Version:** 1

**Broken Arrow Planning Commission
08-28-2025**

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

Approval of LOT-002338-2025, Still Lot Line Adjustment, 2 lots, 2.60 acres, RE (Residential Estate) located one-quarter mile north of New Orleans Street (101st Street), east of 23rd Street (County Line Road)

Background:

Applicant: Roy Still and Tina Still

Owner: Roy Still and Tina Still

Developer: N/A

Surveyor: N/A

Location: One-quarter mile north of New Orleans Street (101st Street), east of 23rd Street (County Line Road)

Size of Tract 2.60 acres

Number of Lots: 2

Zoning: RS (Single-family residential)

Comp Plan: Level 1 (Rural Residential)

This lot line adjustment request LOT-002338-2025 involves two parcels totaling 2.60 acres. These properties are located approximately one-quarter mile north of New Orleans Street (101st Street), east of 23rd Street (County Line Road).

These two lots were created in a lot split under previous zoning ordinance which required a 175' frontage for properties in the Rural Estate (RE) zone. The new zoning ordinance which came into effect on July 1, 2025, places these two properties under the RS zone which requires only 60 ft of lot frontage towards the street. The applicants' goal with this request is to adjust the lot line to match existing concrete pylons that were part of a previous fence before the lots were split.

According to FEMA Maps, none of this property is located within the 100-year floodplain.

LOT-002338-2025 was discussed by the Technical Advisory Committee on August 19, 2025, and one stakeholder did request a utility easement be placed for an overhead electric line which serves both lots with the lot line adjustment.

Attachments: Case map
Aerial
Current Legal Description
Proposed Legal Description
Proposed Lot Split Survey

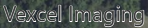
Recommendation:

Staff recommends LOT-002338-2025 be approved, subject to evidence of an acceptable utility easement for the overhead electric line that serves both lots and new warranty deeds for both parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Tulsa County.

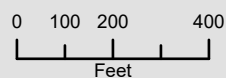
Reviewed by: RRH

Approved by: RRH

JAJ



LOT-002338-2025





1913 W Tacoma, Suite A
Broken Arrow, Oklahoma 74012

Office: 918.258.3737
Fax: 918.258.2554

EXHIBIT 'A'

TRACT 'A'

A TRACT OF LAND CONTAINED WITHIN THE NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4); THENCE NORTH 88°41'35" EAST, ALONG THE SOUTH LINE OF SAID NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4), A DISTANCE OF 740.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°18'25" WEST A DISTANCE OF 304.87 FEET; THENCE NORTH 88°42'08" EAST A DISTANCE OF 370.36 FEET; THENCE SOUTH 1°18'32" EAST A DISTANCE OF 304.81 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4); THENCE SOUTH 88°41'35" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 370.37 FEET TO THE POINT OF BEGINNING. CONTAINING 112,902 SQUARE FEET OR 2.59 ACRES. SAID TRACT BEING ONE AND THE SAME AS PROPERTY DESCRIBED IN PERSONAL REPRESENTATIVE DEED, DOCUMENT NO. 2016065035, FILED IN THE OFFICE OF THE TULSA COUNTY CLERK.



1913 W Tacoma, Suite A
Broken Arrow, Oklahoma 74012

Office: 918.258.3737
Fax: 918.258.2554

EXHIBIT 'B'

TRACT 'B'

A TRACT OF LAND CONTAINED WITHIN THE NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4); THENCE NORTH 88°41'35" EAST, ALONG THE SOUTH LINE OF SAID NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4), A DISTANCE OF 740.76 FEET; THENCE NORTH 1°18'25" WEST A DISTANCE OF 304.87 FEET; THENCE NORTH 88°42'08" EAST A DISTANCE OF 195.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°42'08" EAST A DISTANCE OF 175.00 FEET; THENCE SOUTH 1°18'32" EAST A DISTANCE OF 140.00 FEET; THE SOUTH 88°42'08" WEST A DISTANCE OF 175.00 FEET; THENCE NORTH 1°18'32" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. CONTAINING 24,500 SQUARE FEET OR 0.56 ACRES.



1913 W Tacoma, Suite A
Broken Arrow, Oklahoma 74012

Office: 918.258.3737
Fax: 918.258.2554

EXHIBIT `C`

TRACT `C`

A TRACT OF LAND CONTAINED WITHIN THE NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4); THENCE NORTH 88°41'35" EAST, ALONG THE SOUTH LINE OF SAID NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4), A DISTANCE OF 740.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°18'25" WEST A DISTANCE OF 304.87 FEET; THENCE NORTH 88°42'08" EAST A DISTANCE OF 370.36 FEET; THENCE SOUTH 1°18'32" EAST A DISTANCE OF 304.81 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4); THENCE SOUTH 88°41'35" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 370.37 FEET TO THE POINT OF BEGINNING, **LESS AND EXCEPT:** A TRACT OF LAND CONTAINED WITHIN THE NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4); THENCE NORTH 88°41'35" EAST, ALONG THE SOUTH LINE OF SAID NORTH-HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4), A DISTANCE OF 740.76 FEET; THENCE NORTH 1°18'25" WEST A DISTANCE OF 304.87 FEET; THENCE NORTH 88°42'08" EAST A DISTANCE OF 195.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°42'08" EAST A DISTANCE OF 175.00 FEET; THENCE SOUTH 1°18'32" EAST A DISTANCE OF 140.00 FEET; THE SOUTH 88°42'08" WEST A DISTANCE OF 175.00 FEET; THENCE NORTH 1°18'32" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. TOTAL TRACT CONTAINING 88,402 SQUARE FEET OR 2.03 ACRES.

LEGAL DESCRIPTION TRACT "A" (PARENT TRACT)

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (N/2 NW/4 SE/4) OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID N/2 NW/4 SE/4: THENCE, N 88°41'35"E FOR A DISTANCE OF 740.76 FEET TO THE POINT OF BEGINNING; THENCE, N 01°18'25" W FOR A DISTANCE OF 304.87 FEET; THENCE, N 88°42'08" E FOR A DISTANCE OF 370.36 FEET; THENCE, S 01°18'32" E FOR A DISTANCE OF 304.81 FEET; THENCE S 88°41'35" W FOR A DISTANCE OF 370.37 FEET TO THE POINT OF BEGINNING. CONTAINING 112,902.0 SQ FT OR 2.6 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT "B"

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (N/2 NW/4 SE/4) OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID N/2 NW/4 SE/4: THENCE, N 88°41'35"E FOR A DISTANCE OF 740.76 FEET; THENCE, N 1°18'25" W FOR A DISTANCE OF 304.87 FEET; THENCE, N 88°42'08" E FOR A DISTANCE OF 225.46 FEET TO THE POINT OF BEGINNING; THENCE, N 88°42'08" E FOR A DISTANCE OF 144.91 FEET; THENCE, S 01°18'32" E FOR A DISTANCE OF 140.00 FEET; THENCE, S 88°42'08" W FOR A DISTANCE OF 145.86 FEET; THENCE, N 00°55'40" W FOR A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. CONTAINING 20,355.2 SQ FT OR 0.5 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT "C"

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (N/2 NW/4 SE/4) OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID N/2 NW/4 SE/4: THENCE, N 88°41'35"E FOR A DISTANCE OF 740.76 FEET TO THE POINT OF BEGINNING; THENCE, N 01°18'25" W FOR A DISTANCE OF 304.72 FEET; THENCE, N 88°42'08" E FOR A DISTANCE OF 225.46 FEET; THENCE, S 00°55'40" E FOR A DISTANCE OF 140.00 FEET; THENCE N 88°42'08" E FOR A DISTANCE OF 145.86 FEET; THENCE, S 01°18'32" E FOR A DISTANCE OF 164.81 FEET; THENCE, S 88°41'35" W FOR A DISTANCE OF 370.37 FEET TO THE POINT OF BEGINNING. 92,554.9 SQ FT OR 2.1 ACRES MORE OR LESS.

Salvador Titone

SALVADOR TITONE
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1460



BOUNDARY SURVEY

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (N/2 NW/4 SE/4) OF SECTION 24, TOWNSHIP 18 NORTH, RANGE FOURTEEN EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

B KER

DATE: JULY 16TH, 2025

SCALE: 1"=20'

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CHECKED BY: ST



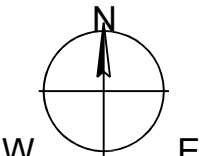
SURVEYING, LLC

S H O W	N T O T	H E E X	REVISION



BEFORE YOU DIG
CONTACT OKLAHOMA
ONE-CALL:

1-800-522-6543

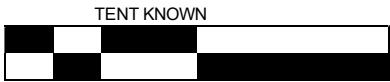


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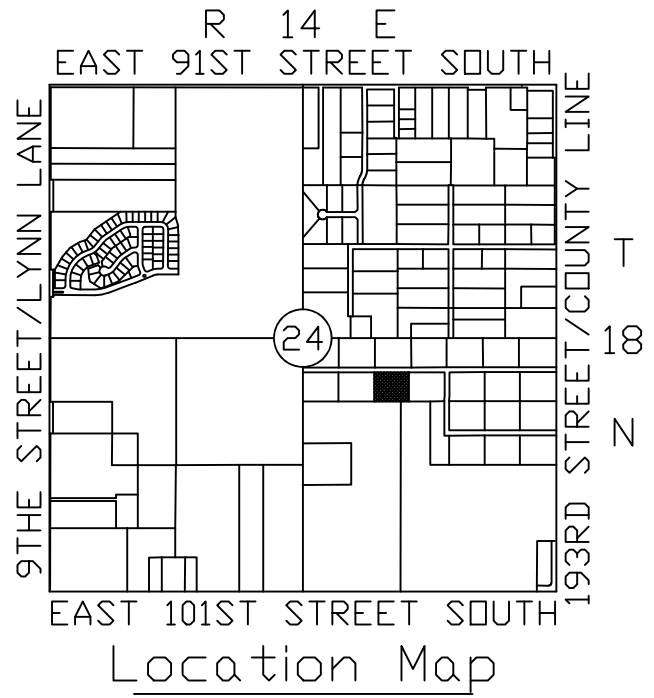
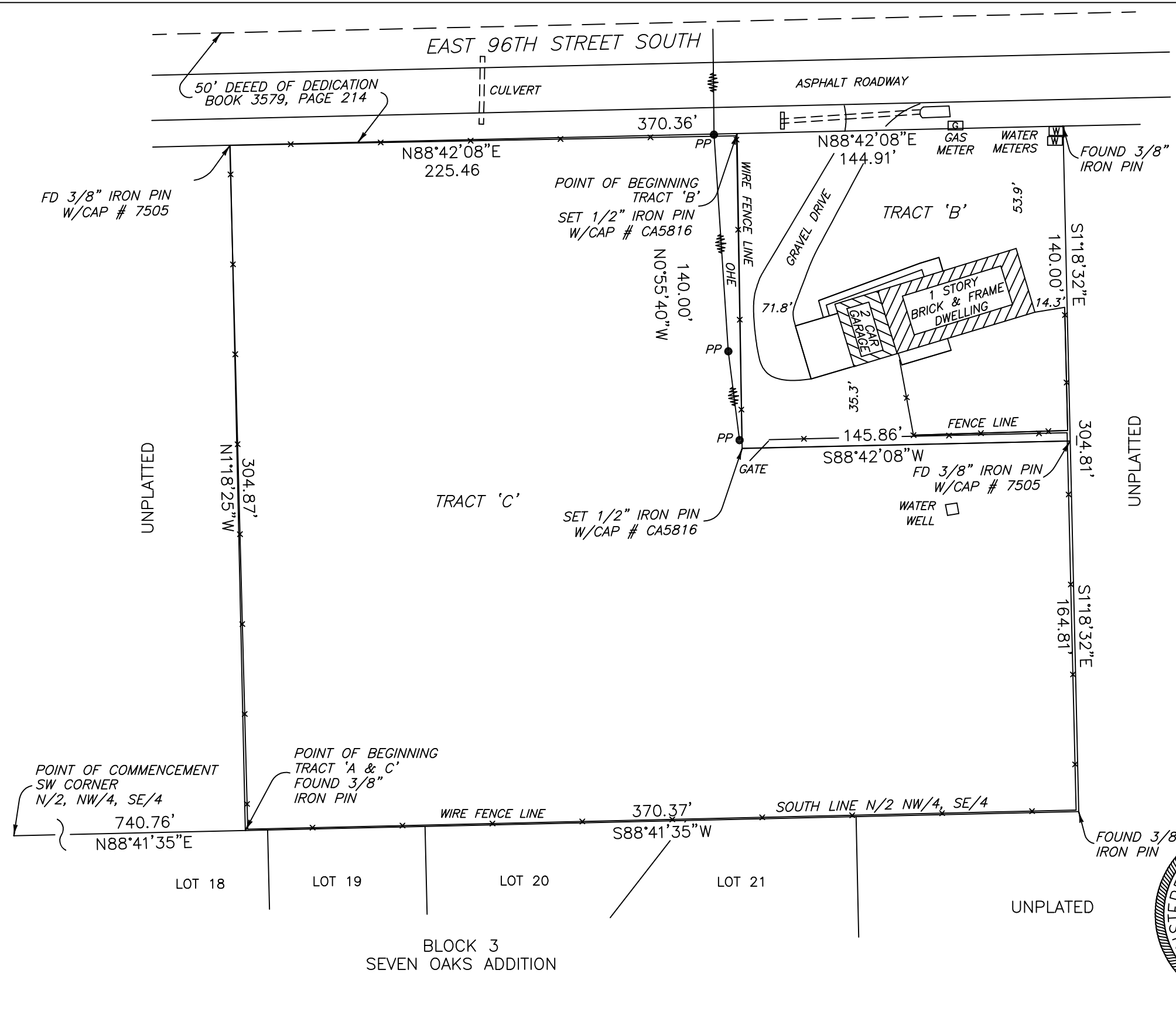
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2 OF

4677
SOUTH
83RD EAST
AVE.
Tulsa,
OK
74145
CA #5816
Expires
6/30/26

2

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Plat of Survey

Legal Description

SEE EXHIBITS A, B & C FOR TRACT DESCRIPTIONS

Surveyor's Statement

BAKER SURVEYIG LLC AND I, SALVADOR TITONE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S AS OF THIS DATE.

Salvador Titone

SALVADOR TITONE
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1460
WITNESS MY HAND AND SEAL THIS 17TH DAY OF JULY, 2025



BEFORE YOU DIG
CONTACT OKLAHOMA
ONE-CALL:
1-800-522-6543

EXISTING UNDERGROUND LINES HAVE
BEEN SHOWN TO THE EXTENT KNOWN

SCALE: 1"=50'

PREPARED FOR: ROY S. & TINA L. STILL			
CHECKED BY:	ST	SCALE:	1"=50'
SURVEY BY:	GT	DRAFTED BY:	DWM
SURVEY DATE:		JOB NUMBER:	160802.21
BOOK / PAGE:	FILE	FILE NUMBER:	1814.2442

DATE: JULY 16TH, 2025			
SCALE: 1"=20'			
DWG BY: GB			
CHECKED BY: ST			
MAPPING PROJECTION: OK-NORTH			
DRAWING #: 001		SHEET 1 OF 2	REVISION 1
JOB #: LORD001			



City of Broken Arrow

Request for Action

File #: 25-1250, **Version:** 1

**Broken Arrow Planning Commission
08-28-2025**

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

Approval of PR-000671-2024 | PT-002022-2025, Conditional Final Plat, Arrow Forge Innovation District, approximately 92.20 acres, 4 proposed lot, A-1 (Agricultural), located approximately one-eighth mile east of Olive Avenue (129th East Avenue), south of Florence Street (111th Street)

Background:

Applicant: GEODECA, LLC

Owner: Broken Arrow Economic Development Authority

Developer: Broken Arrow Economic Development Authority

Engineer: BLK, Inc.

Location: Approximately one-eighth mile east of Olive Avenue (129th East Avenue), south of Florence Street (111th Street)

Size of Tract Approximately 92.20 acres

Number of Lots: 4

Zoning: A-1 (Agricultural)

Comp Plan: Level 3 (Transition area), Level 4 (Commercial/Employment Nodes), and Greenway/Floodplain

PR-000671-2024 | PT-002022-2025 is the conditional final plat for Arrow Forge Innovation District, proposes to have 4 lots on 92.20 acres and is located approximately one-eighth mile east of Olive Avenue (129th East Avenue), south of Florence Street (111th Street). The property is currently zoned A-1 and is unplatted and undeveloped. Each proposed lot meets the frontage and size requirement of the A-1 zoning district.

Access will be provided by two access points from Florence Street. The main spine road is to act as a future frontage road connecting to Norfolk Drive to the east.

According to FEMA maps, the western portion of the property is in a 100-year floodplain area. Areas designated as floodplain will be placed in a Reserve Area. Water and sanitary sewer service are available from the City of Broken Arrow. This item was reviewed by the Technical Advisory Committee on March 4, 2025, and recommended for approval.

Attachments: Conditional Final Plat & Covenants
Roundabout Design

Recommendation:

Staff recommends PR-000671-2024 | PT-002022-2025 is the conditional final plat for Arrow Forge, be approved, subject to the attached checklist.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

JAJ

NOTES:

Stormwater detention accommodations for this site are provided by Fee-in-Lieu of Detention Determination #DD-043024-23, 4/30/2024, onsite required.

Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal descriptions.

Monuments Found as shown or set with $\frac{1}{8}$ " or $\frac{3}{8}$ " rebar and cap stamped "CA5524"

Horizontal Datum & Bearings and distance based on the Oklahoma State Plane, Zone North NAD83 grid combined scale factor 1.0000769693022900 Grid to Ground

Vertical Datum NAVD 1988

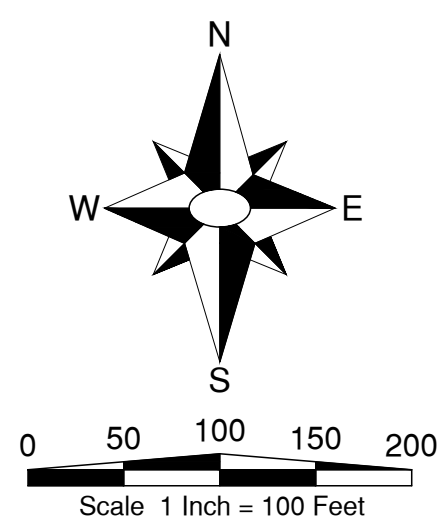
Benchmark #1
1" Rebar at North Quarter Corner (N/4c) of Section 33 North 372276.034, East 2612025.688, Elevation 692.51
Benchmark #2
Brass Cap at Northwest Corner (NWc) of Section 33 North 372210.508, East 2609385.401, Elevation 675.21

FEMA Special Flood Hazard Areas per
FIRM Panel #40143C0452L 10/16/2012
FIRM Panel #40143C0389L 10/16/2012

OWNER:
Broken Arrow Economic
Development Authority
220 S. First Street
Broken Arrow, Oklahoma 74012
918.259.2400

ENGINEER:
BKL, Inc.
Ryan Mahaffey, PE
1623 E. 8th Street
Tulsa, Oklahoma 74120
918.835.9588
mahaffey@bklinc.com
CA #262 exp 6/30/2026

SURVEYOR:
GEODECA, LLC
Russell Muzika, PLS
P.O. Box 33012
Tulsa, Oklahoma 74153
918.949.4064
rmuzika@geodeca.com
CA #5524 exp 6/30/2026



FINAL PLAT

ARROW FORGE

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-THREE (33)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

SUBDIVISION STATISTICS

4 BLOCKS, 4 LOTS, 5 RESERVES

SUBDIVISION AREA GROSS:
4,335,143 Square Feet or 99.5212 Acres

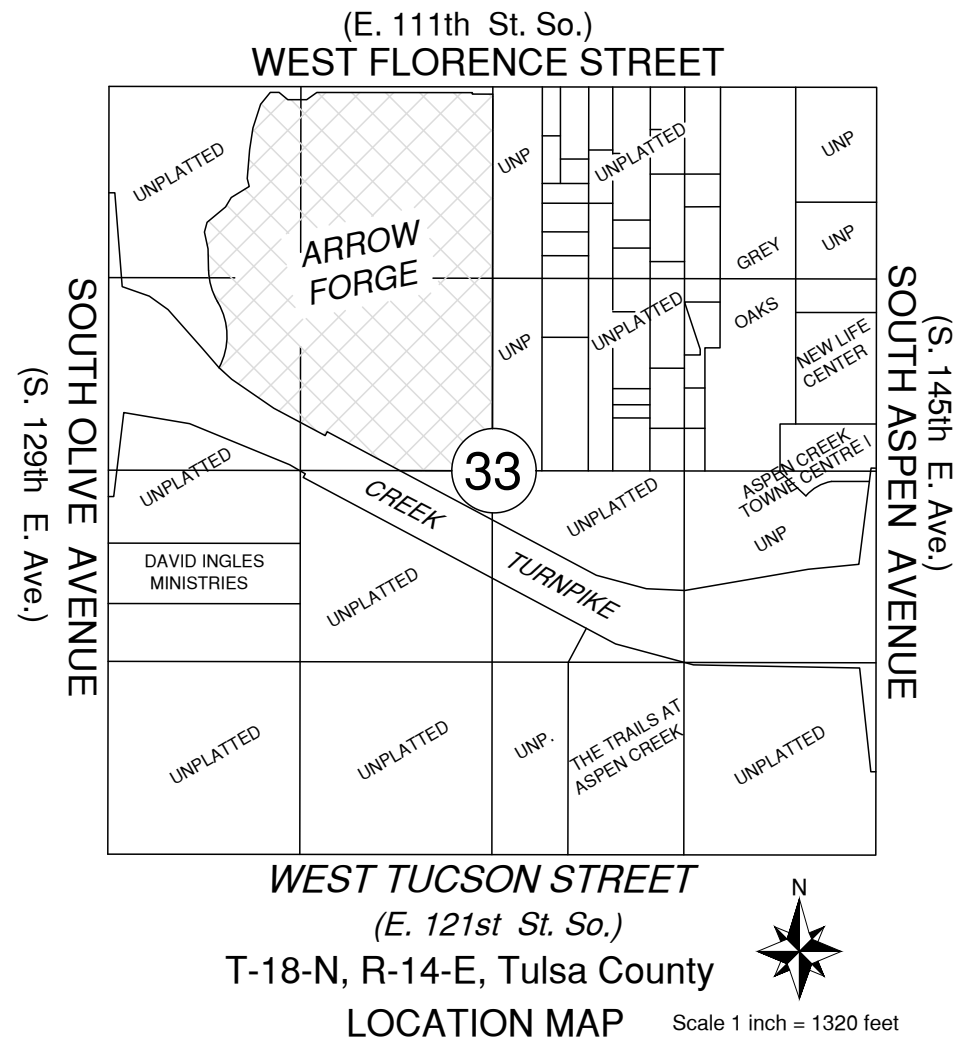
SUBDIVISION AREA NET (less right of way):
4,010,626 Square Feet or 92.0713 acres

BLOCK 1, LOT 1 : 231,566 Square Feet or 5.3160 Acres
BLOCK 2, LOT 1 : 217,837 Square Feet or 5.0008 Acres
BLOCK 3, LOT 1 : 1,033,128 Square Feet or 23.7174 Acres
BLOCK 4, LOT 1 : 1,305,764 Square Feet or 29.9762 Acres
RESERVE A:
154,565 Square Feet or 3.5483 Acres
RESERVE B:
144,792 Square Feet or 3.3240 Acres
RESERVE C:
33,302 Square Feet or 0.7645 Acres
RESERVE D:
808,396 Square Feet or 18.5582 Acres
RESERVE E:
81,276 Square Feet or 1.8658 Acres

ADDRESS: 4800

Block	Lot	Address
1	1	4800 S. Joshua Ave. (or) 3201 W. Gulfport St.
2	1	4803 S. Joshua Ave. (or) 3206 W. Gulfport St. (or) 4800 S. Indianwood Ave. 5155 S. Indianwood Ave.
3	1	3205 W. Gulfport St. (or)
4	1	5156 S. Indianwood Ave.

FINISH FLOORS to be in compliance with current
City of Broken Arrow Subdivision Regulations.



APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma.

Mayor _____
Attest: City Clerk _____

ARROW FORGE
SHEET 1 OF 2
PREPARED: 08/25/2025 PM
Project: (PR-000671-2024)

FINAL PLAT

ARROW FORGE

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-THREE (33)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS
ARROW FORGE

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, Broken Arrow Development Authority, is the sole owner in fee simple, hereinafter referred to as the 'Developer' of the following described real property in Tulsa County, State of Oklahoma, (the "Property") to--wit;

A tract of land that is a part of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being more particularly described as follows: Commencing at the Northeast Corner of said NW/4; Thence South 1°14'45" East and along the East line of the NW/4, for a distance of 50.00 feet to a point on the present South right-of-way line of West Florence street, said point being the Point of Beginning; Thence continuing South 1°14'45" East and along said East line, for a distance of 2597.02 feet to the Southeast Corner thereof; Thence South 88°36'01" West and along the South line of the NW/4, for a distance of 616.52 feet to a point on the present Northerly right-of-way line of the Creek Turnpike; Thence along said Northerly right-of-way line for the following Five (5) courses: Thence 63°26'36" West for a distance of 579.83 feet; Thence South 26°33'23" West for a distance of 30.00 feet; Thence North 63°26'36" West for a distance of 400.58 feet; Thence North 56°54'49" West for a distance of 351.70 feet; Thence North 49°03'43" West for a distance of 118.08 feet; Thence Northerly along a 460.00 foot radius non-tangent curve to the left, having an initial tangent bearing of North 26°41'34" East, a central angle of 58°03'11", with a chord bearing and distance of North 2°20'01" West for 446.40 feet, for an arc distance of 466.08 feet to a point of tangency; Thence North 31°21'37" West for a distance of 12.00 feet to a point of curvature; Thence along a 450.00 foot radius curve to the right, having a central angle of 28°24'11", with a chord bearing and distance of North 17°09'31" West for 220.80 feet, for an arc distance of 223.08 feet to a point of tangency; Thence North 2°57'25" West for a distance of 148.00 feet; Thence North 13°27'36" West for a distance of 118.00 feet; Thence North 13°26'14" East for a distance of 70.00 feet; Thence North 48°52'56" East for a distance of 165.00 feet; Thence North 29°45'30" East for a distance of 76.00 feet; Thence North 56°50'08" East for a distance of 145.00 feet; Thence North 15°33'10" West for a distance of 56.00 feet; Thence North 3°18'42" East for a distance of 200.00 feet; Thence North 7°04'09" East for a distance of 150.00 feet; Thence North 16°26'17" East for a distance of 172.00 feet; Thence North 37°45'14" East for a distance of 105.60 feet to point on said South right-of-way line of West Florence street; Thence along the South right-of-way line for the following Seven (7) courses: North 88°34'42" East and parallel with the North line of the NW/4, for a distance of 60.35 feet; Thence South 51°36'57" East for a distance of 78.10 feet; Thence North 88°34'42" East and parallel with said North line, for a distance of 130.00 feet; Thence North 53°02'27" East for a distance of 86.02 feet; Thence North 88°34'42" East and parallel with the North line, for a distance of 1069.71 feet; Thence South 1°25'18" East and perpendicular to the North line, for a distance of 10.00 feet; Thence North 88°34'42" East and parallel with the North line, for a distance of 140.95 feet to the Point of Beginning.

and hereby certify that they have caused to be surveyed, staked and platted in conformity to the attached plat, which is hereby adopted as the plat of the above land, under the name of 'ARROW FORGE', an addition to the City of Broken Arrow, Tulsa County, State of Oklahoma.

SECTION I. STREETS, EASEMENTS, AND UTILITIES.

1. The Owner does hereby dedicate to the public the street rights-of-way as depicted on the accompanying plat. Additionally, the Owner does hereby dedicate to the public the utility easements designated as "U.E." or "Utility Easement" for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters, and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner hereby reserves the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the City of Broken Arrow, Oklahoma, and by the supplier of any affected utility service, that is within the utility easements depicted on the accompany plat. No building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of an easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences that do not constitute an obstruction. Private service lines and private storm sewer lines may cross the public utility easements but not be located in the easement and run parallel inside the easement. Franchise utilities defined in section 1.2 may be located in the public utility easements.

2. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE.

In connection with the installation of underground electric, telephone, cable television and natural gas service, the lot is subject to the following:

- a. Overhead pole lines for the supply of electric, telephone and cable television service may be located within the perimeter easements of the subdivision. Street light poles or standards may be served by overhead line or underground cable and elsewhere throughout the Subdivision. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for the general utility services and in the rights-of-ways of the public streets, as depicted on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.
- b. Underground service cables and gas service lines to all buildings which may be located in the Subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located upon said lot; provided that upon that the installation of such a service cable or a gas service line to a particular building, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or gas line, extending from the service pedestal transformer or gas main to the service entrance on the building.
- The supplier of gas service through its agents and employees shall at all times have the right of access to all Utility Easements shown on the plat or as otherwise provided for in this Deed of Dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.
 - The owner of any lot shall be responsible for the protection of the underground gas facilities located within the lot and shall prevent the alteration of grade or any other construction activity which would interfere with gas service. The supplier of gas service shall be responsible for the ordinary maintenance of its facilities, but the lot owner shall pay for damage or relocation of facilities cause of necessitated by acts of the lot owner, or the lot owner's agents or contractors.
 - The covenants set forth in this subsection shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound by these covenants.

c. The supplier of electric, telephone, cable television and gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the Subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas service facilities so installed by it.

d. The owner of ARROW FORGE shall be responsible for the protection of the underground electric, telephone, cable television or gas service lines located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or gas service line facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of ARROW FORGE will pay for damage or relocation so such facilities caused or necessitated by acts of such owner of his agents or contractors.

e. The foregoing covenants set forth in this paragraph "2" shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the owner of the lot agrees to be bound hereby.

3. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- a. Owner of the each Lot shall be responsible for the protection of the public water mains, sanitary sewer mains, and storm sewers located on their lot.
- b. Within the utility easements areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main, sanitary sewer main, or storm sewer or any construction activity which would interfere with public water mains, sanitary sewer mains, and storm sewers shall be prohibited.
- c. The City of Broken Arrow, Oklahoma, or its successors, shall be responsible for ordinary maintenance of public water mains, sanitary sewer mains, and storm sewers, but the Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Owner his agents or contractors.
- d. The City of Broken Arrow, Oklahoma, or its successors, shall at all times have right of access to all easements depicted on the accompanying plat, or otherwise provided for in this Deed of Dedication, for the purpose of installing, maintaining, removing or replacing any portion of underground water, sanitary sewer or storm sewer facilities.
- e. All private storm sewer is the responsibility of the lot owner.
- f. The foregoing covenants set forth in the above paragraphs shall be enforceable by the City of Broken Arrow, Oklahoma, or its successors, and the Owners of the Lots agrees to be bound.

4. OWNER RESPONSIBILITY WITHIN EASEMENTS

The owner of the ARROW FORGE shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on the plat in the event it is necessary to install, maintain, replace or remove any underground water or sewer mains, electric, gas service lines, cable television, telephone service.

5. LAND USE

All construction is to be strictly according to the City of Broken Arrow, Oklahoma, zoning codes.

6. SIDEWALKS

Sidewalks are required along streets designated by and in accordance with subdivision regulations. Required sidewalks shall be constructed in conformance with City of Broken Arrow Engineering design standards, by the Owner/Developer. Sidewalks will be constructed at the time a building permit is issued on a lot. Sidewalks along street frontages in reserve areas need to be constructed with the streets.

7. LOT SURFACE DRAINAGE

Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot.

8. BUILDING MATERIALS

Building designs, facades and materials shall comply with the minimum standards set forth in all applicable City of Broken Arrow ordinances and regulations.

9. LANDSCAPED AREA AND SCREENING

All landscaping and screening shall meet or exceed the requirements and ordinances of the City of Broken Arrow.

10. MUTUAL ACCESS EASEMENTS

Mutual access easements are required to be provided by all platted lots and lots created by future lot splits or re-plat for the purposes of permitting vehicular and pedestrian access to and from the streets and areas adjacent to and within the "Property". Such easement(s) shall be for the mutual use and benefit of owners of lots within the "Property", their respective guests, invitees, successors and assigns, and shall be appurtenant to each affected lot owner, provided governmental agencies and the suppliers of utility services shall have the reasonable use of such easements incidental to the provision of services to the lots within the "Property".

11. LIMITS OF NO ACCESS

The owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to the streets as depicted on this plat as "Limits of No Access" (LNA). Limits of access and no access may be amended or released by the Broken Arrow Planning Commission, or its successor and with the approval of the City of Broken Arrow.

SECTION II. RESERVE AREA DRAINAGE AND DETENTION EASEMENT

The owner does dedicate Reserve Areas, Overland Drainage and Detention Easement as designated on this plat for the purposes of permitting the flow conveyance, detention, discharge and perpetual drainage of stormwater runoff over and across property as designated on this Plat as approved by the city of Broken Arrow. Detention and other drainage facilities constructed within said reserve, drainage and detention easement area shall be in accordance with standards and specifications approved by the city of Broken Arrow. No fence, wall, building or other obstruction may be placed or maintained in the detention easement area nor shall there be any alteration of the grades or contours in such easement area unless approved by engineering and construction department of the city of Broken Arrow. The Owner/Developer of ARROW FORGE is permitted to install landscaping, lighting, signage, and irrigation systems in Reserve. It is also expressly understood that the maintenance of Reserve, is the responsibility of the Owner/Developer of ARROW FORGE. The City of Broken Arrow shall have no liability for any damage to, including but, not limited to signage, lighting, landscaping, or irrigation systems within Reserve. The foregoing covenants set forth in this paragraph shall be enforceable by any affected lot owner and by the Broken Arrow Development Authority. Reserve C is a Restricted Sanitary Sewer Easement Area and Lift Station Area not to be used for Detention.

SECTION III. TERM, AMENDMENT, AND ENFORCEMENT

1. The covenants and restrictions set forth herein shall be covenants which shall run with the land and which shall be binding upon and enforceable by the owner, its successors, grantees and assigns, by the beneficiaries of the covenants set forth with respect to such covenants only, for a period of twenty (20) years, at which time such covenants and restrictions shall be extended for successive periods of ten (10) years. The covenants and restrictions may be amended or modified at any time by the Broken Arrow Development Authority.
2. Broken Arrow Development Authority, reserves the right in its sole discretion and without joinder of any party to amend, revise or abolish any one or more of the above covenants and restrictions by instrument duly executed and acknowledged by Broken Arrow Development Authority and filed in the office of the Tulsa County Clerk.
3. Invalidation of any restriction set forth herein, or any part thereof, by any order, judgment, or decree of any court or otherwise shall not invalidate or affect any of the other restrictions or any part thereof that's set forth herein which shall remain in full force and effect.

In witness whereof _____ has executed this instrument on this _____ day of _____, 2025.

Broken Arrow Development Authority

By: _____ Manager

STATE OF OKLAHOMA }
COUNTY OF TULSA }SS

This instrument was acknowledged before me on this_____ day of _____ 2025, by _____ for Broken Arrow Development Authority

Notary Public

My Commission expires:

CERTIFICATE OF SURVEY

I, Russell M. Muzika, of GEODECA LLC, A Licensed Professional Land Surveyor in the State of Oklahoma do hereby certify that I have carefully and accurately surveyed, subdivision, and platted the tract of land described above and that the accompanying plat designated herein as "ARROW FORGE an Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma" is a true representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the practice of land surveying.

Executed this _____ Day of _____, 2025

Russell M. Muzika, Professional Land Surveyor Okla. #1603
GEODECA LLC CA #5524, Renewal June 30, 2026

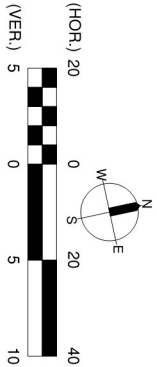
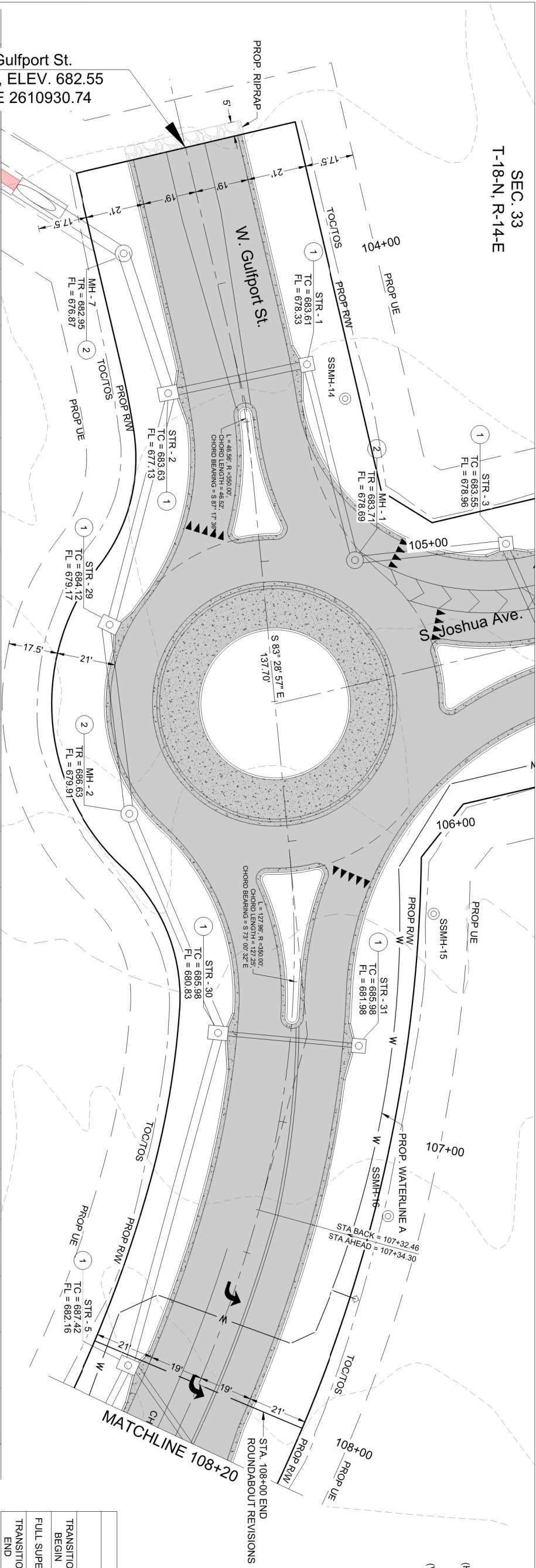
STATE OF OKLAHOMA }
COUNTY OF TULSA }SS

This instrument was acknowledged before me on this_____ day of _____ 2025, by _____ for Russell M. Muzika

Notary Public

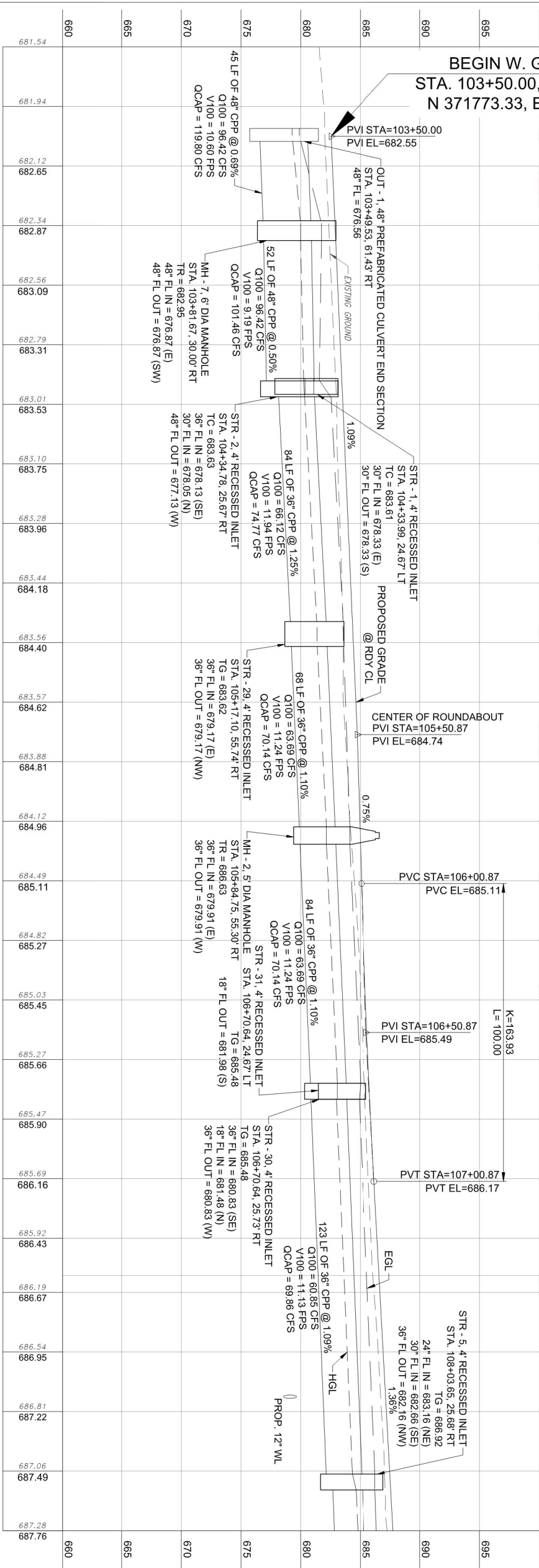
My Commission expires:

SEC. 33
T-18-N, R-14-E



- LEGEND**
- PAYEMENT
 - SIDEWALK
 - CURB & GUTTER
 - TOC/TOS
 - DITCH
 - PROP. INLET
 - PROP. MH

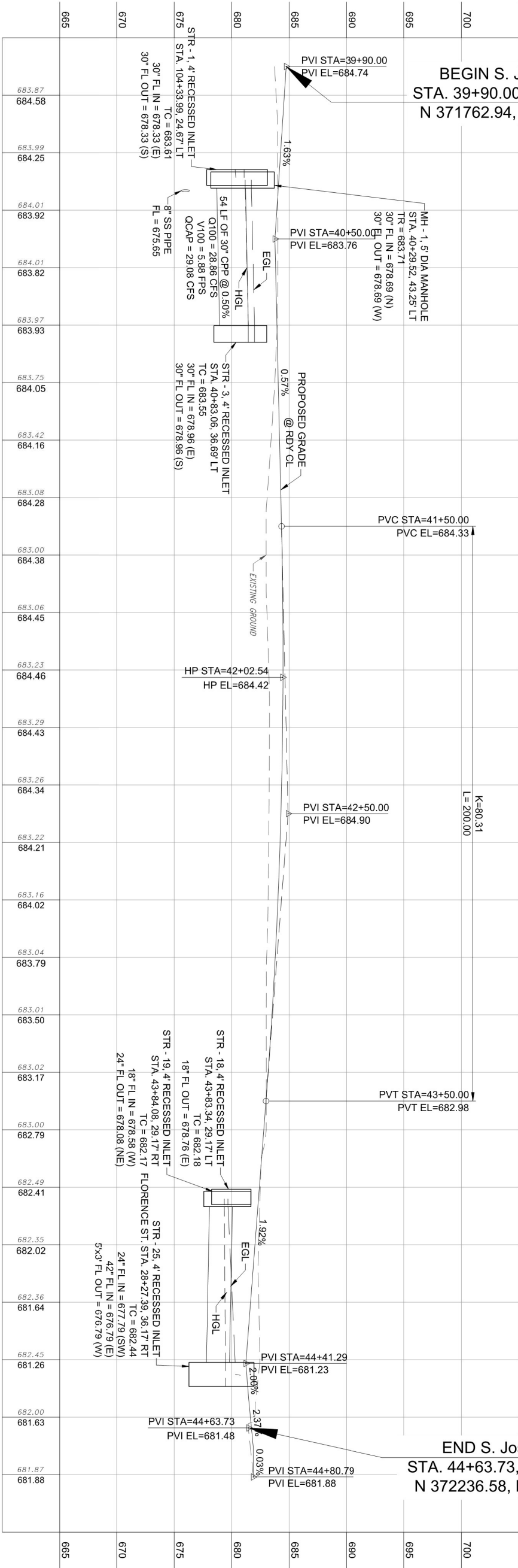
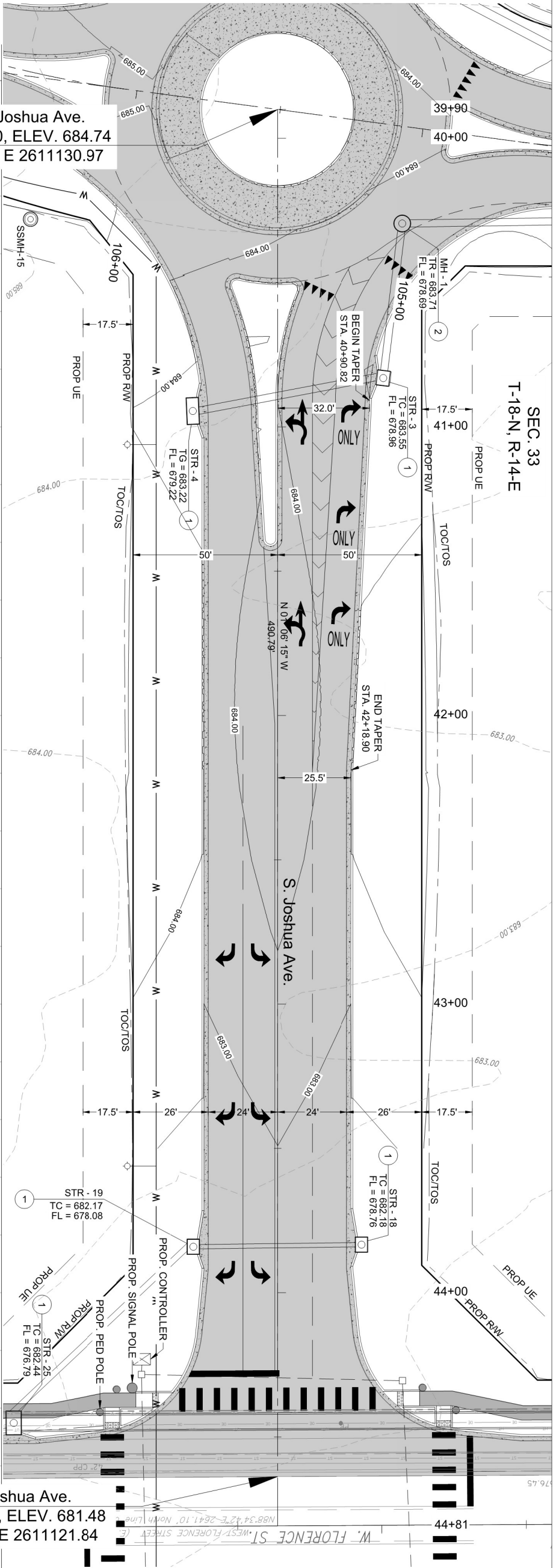
SUPERELEVATION TABLE			
STA. TO	CROSS	CROSS	
STA.	SLOPE RT	SLOPE LT	
107+00 TO 108+00	-1.5% TO -3.1%	-1.5% TO 1.0%	
108+00 TO 109+50	-3.1%	1.0%	
109+50 TO 111+00	-3.1%	1.0% to -3.1%	



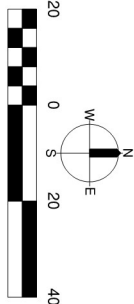
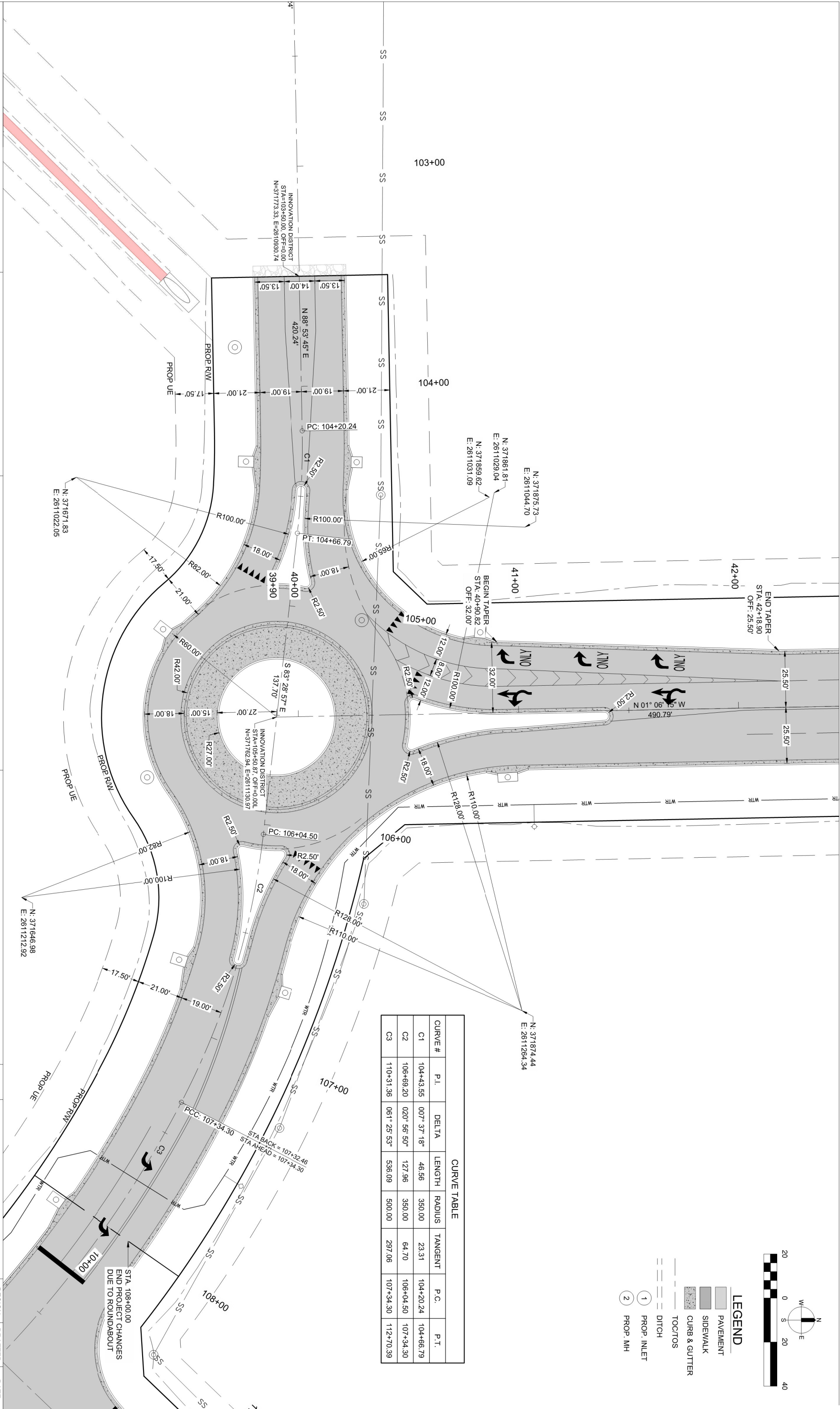
ARROW FORGE

ROADWAY PLAN AND
PROFILE (1 OF 6)

DATE		DESIGN		DRAFTED		DATE	
		JCD	MRW			6/25	
		REVIEWED	PROJECT NO.			2352100	
		RJM					
		APPROVED	SHEET			R001	
		COBA	OF			115	



DATE		REVISIONS	
DESIGN	DRAFTED	DATE	
JCD	MRW	6/25	
REVIEWED	PROJECT NO.	2352100	
RJM			
APPROVED	SHEET	R007	
COBA	OF	115	



- LEGEND
- PAVEMENT
- SIDEWALK
- CURB & GUTTER
- TOC/TOS
- DITCH
- 1

PROP. INLET
- 2

PROP. MH

CURVE TABLE						
CURVE #	P. I.	DELTA	LENGTH	RADIUS	TANGENT	P. C. P. T.
C1	104+43.55	007° 37' 18"	46.56	350.00	23.31	104+20.24 104+66.79
C2	106+69.20	020° 56' 50"	127.96	350.00	64.70	106+04.50 107+34.30
C3	110+31.36	061° 25' 53"	536.09	500.00	297.06	107+34.30 112+70.39

CITY OF
BROKEN ARROW

Where opportunity lives

ARROW FORCE

ROUNDBABOUT - DIMENSION
PLAN

DATE		REVISIONS		DESIGN	DRAFTED	DATE
				JCD	MRW	6/25
				REVIEWED	PROJECT NO.	
				RJM	2352100	
				APPROVED	SHEET	RFI
				COBA	OF	115

X:\Projects\828-BAEDA – Innovation District\DWG\Sheets\828 - PL01.dwg, 8/14/2025 - 1:15 PM, MRW