

Broken Arrow Planning Commission
10-07-2025

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

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

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Background:

Applicant: Sisemore & Associates, Inc.
Owner: Oklahoma IOS Land Company, LLC
Developer: Oklahoma IOS Land Company, LLV
Engineer: Sisemore & Associates, Inc.
Location: Approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street)
Size of Tract 40.14 acres
Number of Lots: 2
Zoning: IL (Industrial Light)/PUD-001785-2024
Comp Plan: Level 6 - Regional Employment/Commercial

PT-002421-2025, the conditional final plat for Oklahoma IOS Land Company which proposes to have 2 lots on 40.14 acres. This property, which is located approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street), is approved to be rezoned to IL (Industrial Light)/PUD-001785-2024 and is currently in the process of being developed.

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

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

Attachments: Preliminary Plat
Checklist

Recommendation:

Staff recommends PT-002183-2025|PR-000629-2024, Preliminary Plat for Oklahoma IOS Land Company, be approved with the final plat including the final requirements shown in the engineering plans.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

JAJ