



**City of Broken Arrow**  
**Meeting Agenda**  
**Planning Commission**

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

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**Thursday, April 23, 2026**

**5:30 PM**

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

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**1. Call To Order**

**2. Roll Call**

**3. Old Business**

**4. Consideration of Consent Agenda**

- A. [26-530](#) Approve COA-002750-2026, Lynn Lane Plaza East Change of Access, approximately 1.89 acres, IL (Industrial Light), located one-tenth mile south of E. Houston Street (81st Street) and just east of S. 9th Street (Lynn Lane/177th East Avenue)

**Attachments:** [COA-002750-2026 Case Map](#)  
[COA-002750-2026 Aerial Map](#)  
[COA-002750-2026 Exhibit](#)

- B. [26-548](#) Approval of LOT-002767-2026, GPM Albany St (lot consolidation), 2 lots to 1 lot, 1.47 acres, CH (Commercial Heavy), located on the southwest corner of Albany St (61st Street) and Aspen Ave (145th E Ave)

**Attachments:** [1 - Case Map](#)  
[2 - Aerial Map](#)  
[3 - Lot Consolidation Exhibit](#)

- C. [26-553](#) Approval of Planning Commission meeting minutes of April 9, 2026

**Attachments:** [04.09.2026 Meeting Minutes](#)

- D. [26-554](#) Approval of LOT-002749-2026 Bronze Oak LLC Lot Split, 2.31 acres, 1 lot to 2 lots, RS (Single Family Residential), one-quarter mile south of Florence Street (111th Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)

**Attachments:** [2-Case Map](#)  
[3-Aerial](#)  
[4-Exhibit](#)

## 5. Consideration of Items Removed from Consent Agenda

### 6. Public Hearings

- A. [26-547](#) Public hearing, consideration, and possible action regarding COMP-002721-2026 (Comprehensive Plan Change), Creekside Commercial Center, 52.6 acres, Level 6 to Level 2 and Level 3, located north of Houston Street (81st Street) and east of the Creek Turnpike (SH-364)

**Attachments:** [2 - Case Map](#)  
[3 - Aerial Map](#)  
[4 - Current Comprehensive Plan Map](#)  
[5 - Development Area Plan](#)  
[6 - Transportation Plan Map](#)

- B. [26-565](#) Public hearing, consideration, and possible action regarding PUD-002519-2025, major amendment to PUD-307, and BAZ-002633-2026, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH) to Single-family Residential - Compact (RS-C), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).

**Attachments:** [2 - Case Map](#)  
[3 - Aerial](#)  
[3 - Development Outline](#)  
[4 - Transportation Plan Map](#)  
[5-Planning Commission Mtg Minutes 02262026](#)

### 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

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**File #: 26-530, Version: 1**

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**Broken Arrow Planning Commission  
04-23-2026**

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

Approve COA-002750-2026, Lynn Lane Plaza East Change of Access, approximately 1.89 acres, IL (Industrial Light), located one-tenth mile south of E. Houston Street (81<sup>st</sup> Street) and just east of S. 9<sup>th</sup> Street (Lynn Lane/177<sup>th</sup> East Avenue)

**Background:**

**Applicant:** Luke DeNeui, Daniels & Daniels Construction, Inc.  
**Owner:** CAD Commercial Properties, LLC  
**Developer:** Daniels & Daniels Construction, Inc.  
**Location:** One-tenth mile south of E. Houston Street (81<sup>st</sup> Street) and east of S. 9<sup>th</sup> Street (Lynn Lane/177<sup>th</sup> East Avenue)  
**Size of Tract** Approximately 1.89 acres  
**Number of Lots:** 2  
**Present Zoning:** IL (Industrial Light)  
**Comp Plan:** Level 6 (Regional Commercial/Employment)

COA-002750-2026 is a request to amend the platted limits of no access on S. 9<sup>th</sup> Street (Lynn Lane/177<sup>th</sup> East Avenue) for a proposed office/warehouse development. The property has been platted as Lot 4 & 5, Block 1, Lynn Lane Plaza East, is zoned IL (Light Industrial) and is located approximately one-tenth mile south of E. Houston Street (81<sup>st</sup> Street) and east of S. 9<sup>th</sup> Street (Lynn Lane/177<sup>th</sup> East Avenue)

The recorded plat for Lynn Lane Plaza East has a Limits of No Access (LNA) access along the 9th Street frontage except for the 40-foot access as shown on the attached exhibit. The applicant is requesting to move the 40-foot approved access 40 feet to the north to align with the site drive between Building A and Building B.

Neither the original access or proposed access can meet the driveway separation minimum of 200 feet of minimum separation for non-residential driveways on an arterial street referenced in Section 6.47 of the Engineering Design Criteria Manual; however, the proposed access will improve vehicular circulation within the site. This Change of Access request was heard by the Technical Advisory Committee on April 14<sup>th</sup>, 2026, where none of the stake holders had any comments.

**Attachments:** Case Map  
Aerial Map  
Exhibit

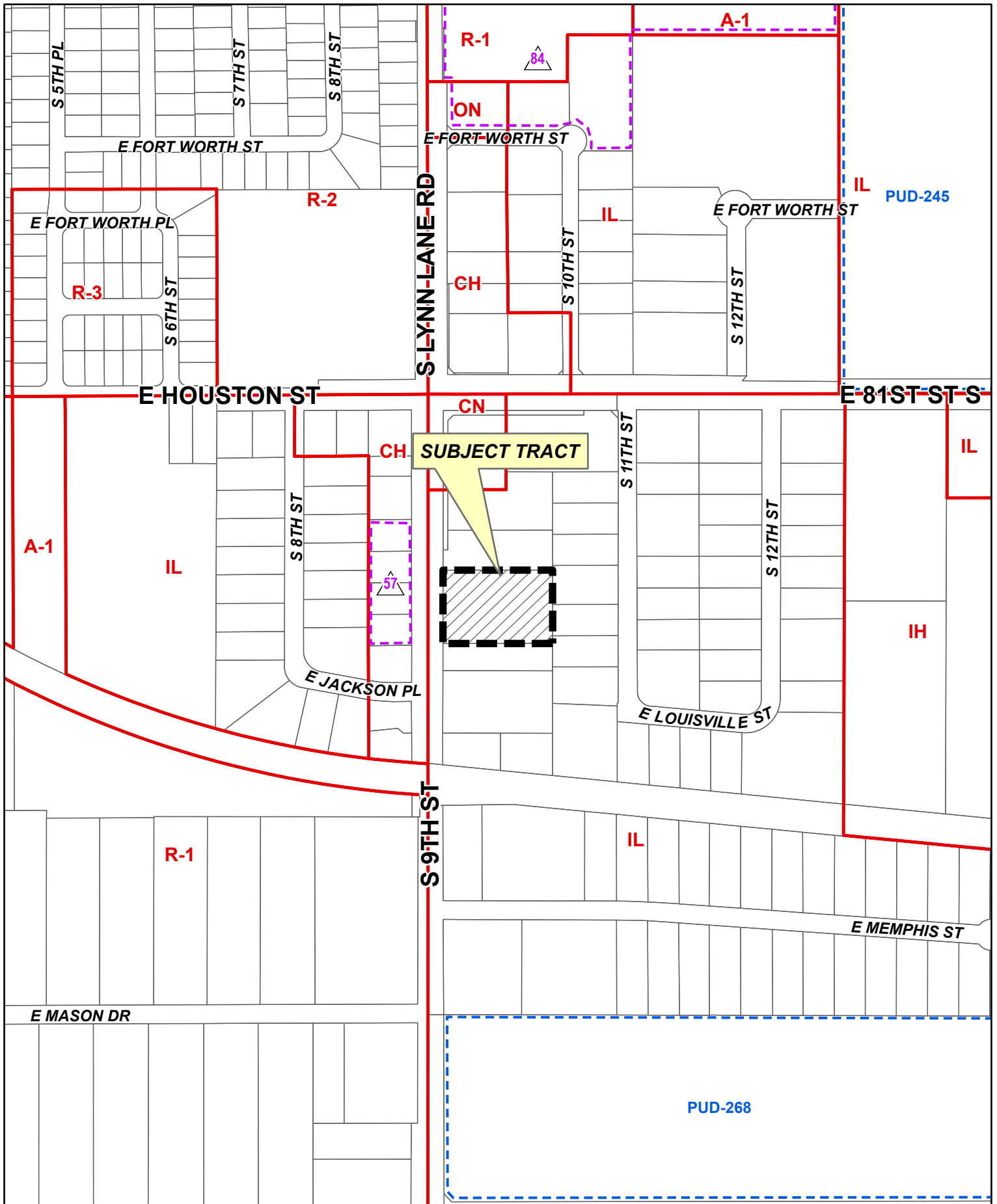
**Recommendation:**

Staff recommends that COA-002750-2026, Lynn Lane Plaza East, be approved. The change of access documentation shall be recorded in Tulsa County.

**Reviewed By:** Jane Wyrick

**Approved By:** Rocky Henkel

RLB

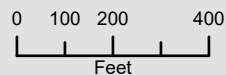


300' Radius



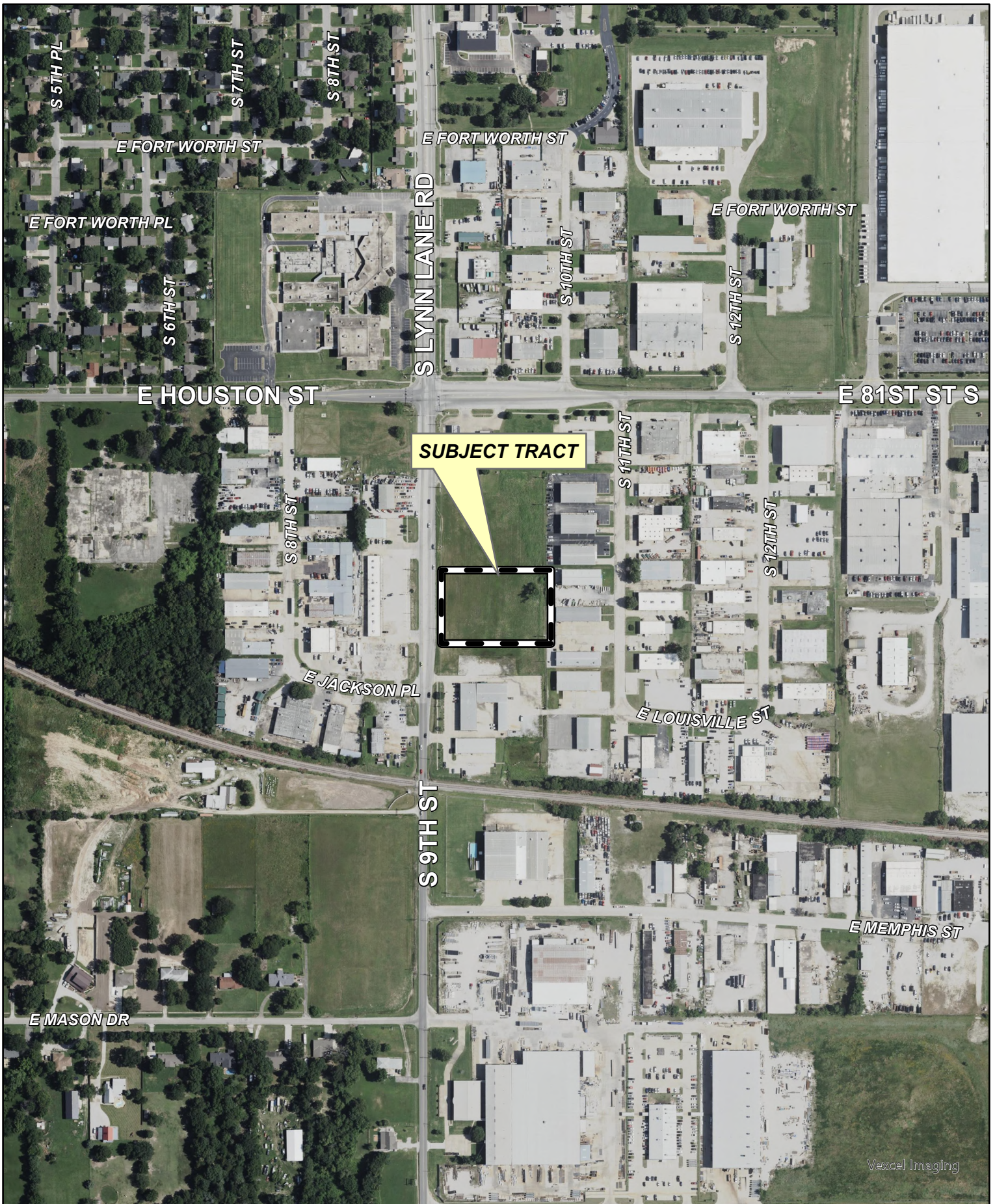
Subject Tract

**COA-002750-2026**



13 18-14



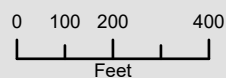


Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2024



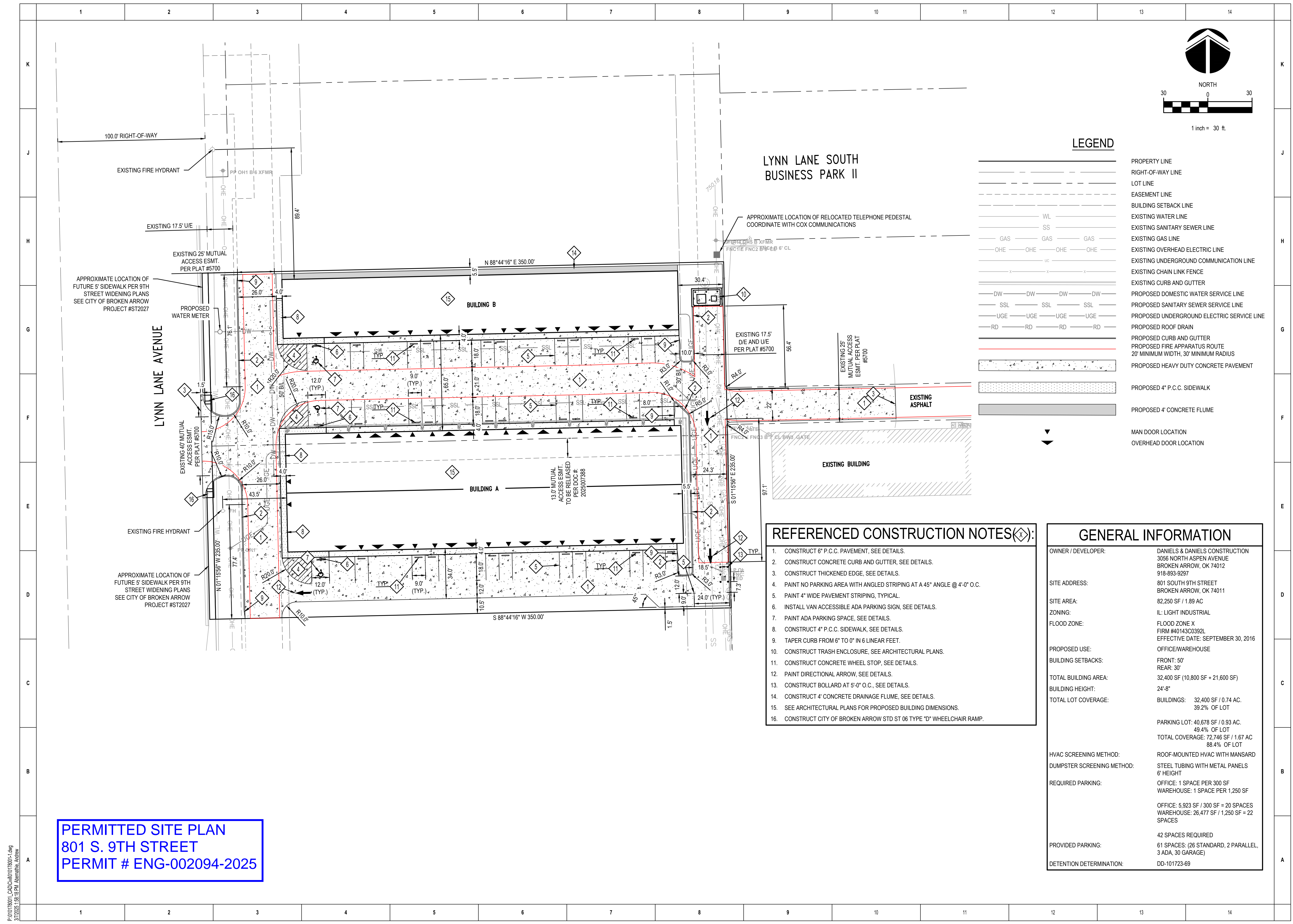
Subject Tract

**COA-002750-2026**



13 18-14





**PERMITTED SITE PLAN**  
**801 S. 9TH STREET**  
**PERMIT # ENG-002094-2025**

**LEGEND**

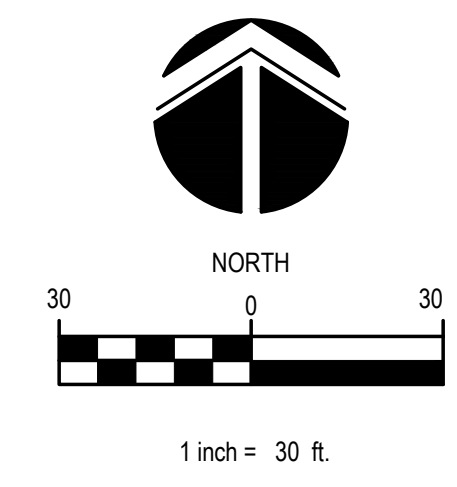
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND COMMUNICATION LINE
	EXISTING CHAIN LINK FENCE
	EXISTING CURB AND GUTTER
	PROPOSED DOMESTIC WATER SERVICE LINE
	PROPOSED SANITARY SEWER SERVICE LINE
	PROPOSED UNDERGROUND ELECTRIC SERVICE LINE
	PROPOSED ROOF DRAIN
	PROPOSED CURB AND GUTTER
	PROPOSED FIRE APPARATUS ROUTE 20' MINIMUM WIDTH, 30' MINIMUM RADIUS
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 4" P.C.C. SIDEWALK
	PROPOSED 4" CONCRETE FLUME
	MAN DOOR LOCATION
	OVERHEAD DOOR LOCATION

**REFERENCED CONSTRUCTION NOTES (X):**

1. CONSTRUCT 6" P.C.C. PAVEMENT, SEE DETAILS.
2. CONSTRUCT CONCRETE CURB AND GUTTER, SEE DETAILS.
3. CONSTRUCT THICKENED EDGE, SEE DETAILS.
4. PAINT NO PARKING AREA WITH ANGLED STRIPING AT A 45° ANGLE @ 4'-0" O.C.
5. PAINT 4" WIDE PAVEMENT STRIPING, TYPICAL.
6. INSTALL VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAILS.
7. PAINT ADA PARKING SPACE, SEE DETAILS.
8. CONSTRUCT 4" P.C.C. SIDEWALK, SEE DETAILS.
9. TAPER CURB FROM 6" TO 0" IN 6 LINEAR FEET.
10. CONSTRUCT TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS.
11. CONSTRUCT CONCRETE WHEEL STOP, SEE DETAILS.
12. PAINT DIRECTIONAL ARROW, SEE DETAILS.
13. CONSTRUCT BOLLARD AT 5'-0" O.C., SEE DETAILS.
14. CONSTRUCT 4" CONCRETE DRAINAGE FLUME, SEE DETAILS.
15. SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING DIMENSIONS.
16. CONSTRUCT CITY OF BROKEN ARROW STD S 06 TYPE "D" WHEELCHAIR RAMP.

**GENERAL INFORMATION**

OWNER / DEVELOPER:	DANIELS & DANIELS CONSTRUCTION 3056 NORTH ASPEN AVENUE BROKEN ARROW, OK 74012 918-893-9297
SITE ADDRESS:	801 SOUTH 9TH STREET BROKEN ARROW, OK 74011
SITE AREA:	82,250 SF / 1.89 AC
ZONING:	IL: LIGHT INDUSTRIAL
FLOOD ZONE:	FLOOD ZONE X FIRM #40143C0392L EFFECTIVE DATE: SEPTEMBER 30, 2016
PROPOSED USE:	OFFICE/WAREHOUSE
BUILDING SETBACKS:	FRONT: 50' REAR: 30'
TOTAL BUILDING AREA:	32,400 SF (10,800 SF + 21,600 SF)
BUILDING HEIGHT:	24'-8"
TOTAL LOT COVERAGE:	BUILDINGS: 32,400 SF / 0.74 AC. 39.2% OF LOT
	PARKING LOT: 40,678 SF / 0.93 AC. 49.4% OF LOT
	TOTAL COVERAGE: 72,746 SF / 1.67 AC 88.4% OF LOT
HVAC SCREENING METHOD:	ROOF-MOUNTED HVAC WITH MANSARD
DUMPSTER SCREENING METHOD:	STEEL TUBING WITH METAL PANELS 6' HEIGHT
REQUIRED PARKING:	OFFICE: 1 SPACE PER 300 SF WAREHOUSE: 1 SPACE PER 1,250 SF
	OFFICE: 5,923 SF / 300 SF = 20 SPACES WAREHOUSE: 26,477 SF / 1,250 SF = 22 SPACES
PROVIDED PARKING:	42 SPACES REQUIRED
	61 SPACES: (26 STANDARD, 2 PARALLEL, 3 ADA, 30 GARAGE)
DETENTION DETERMINATION:	DD-101723-69



DESIGNED: AA ISSUE DATE: MARCH 07, 2025  
 REVISIONS: AA No.: DATE: BY: DESCRIPTION:  
 DRAWN: AA  
 CHECKED: JT

THE DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. THE ENGINEER ASSUMES NO LIABILITY FOR ANY USE OF THE DRAWING IN ACCORDANCE WITH THE TERMS OF THE PROFESSIONAL AGREEMENT.

**PROFESSIONAL ENGINEER**  
 John A. Taber  
 28812  
 OKLAHOMA  
 07 MAR 2025

**SCHEMMER**  
 Design with Purpose. Build with Confidence.

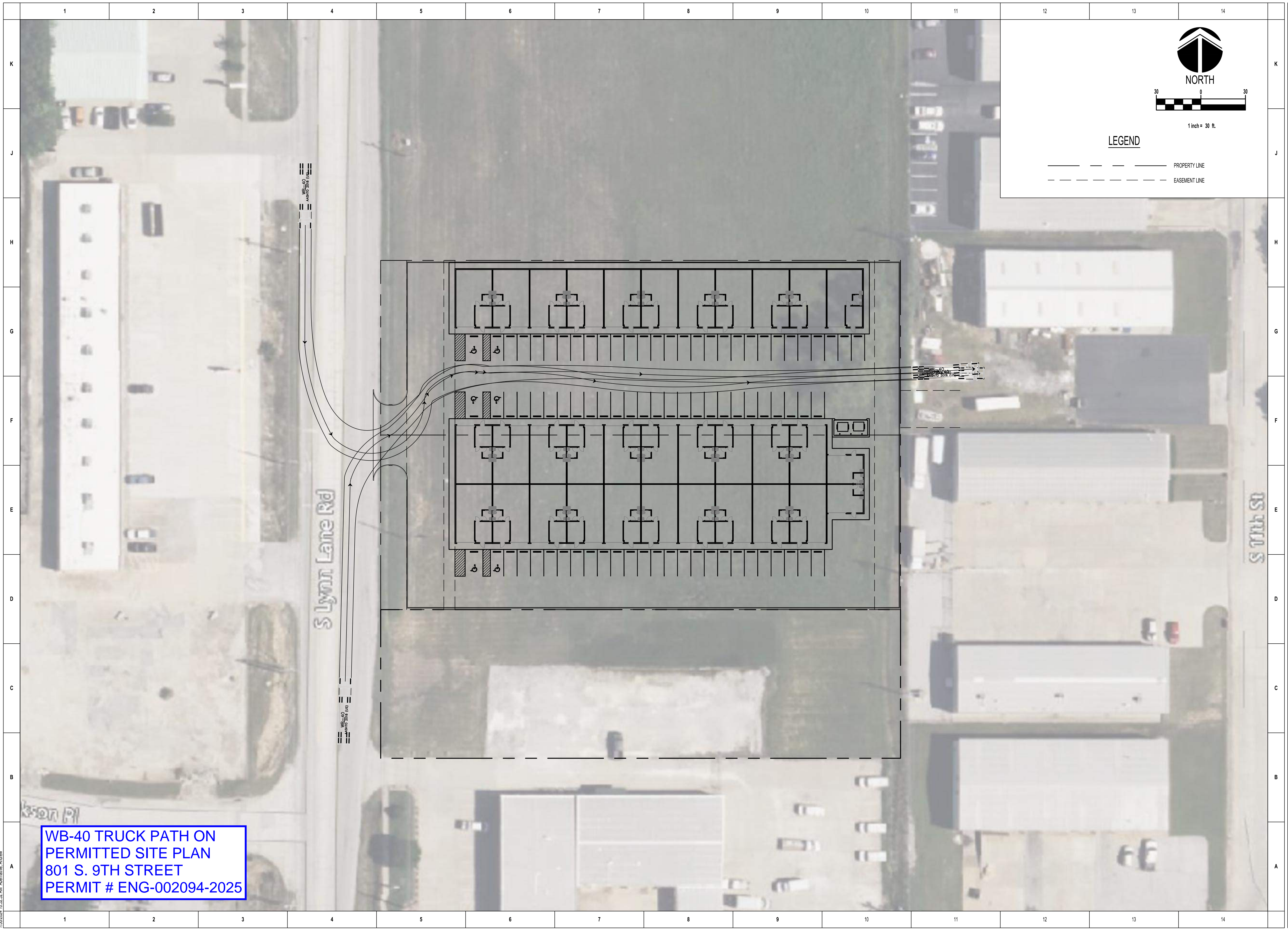
DANIELS & DANIELS  
 DANIELS OFFICE & WAREHOUSE  
 801 SOUTH 9TH STREET  
 BROKEN ARROW, OK 74011  
**SITE LAYOUT PLAN**

PROJECT NO.: 010178.001  
**C101**

10820 EAST 45TH STREET, SUITE 307 TULSA, OK. 74146  
 CA#45964 EXP. 06/30/2025

P:\010178\01 CAD\CAD\010178\01.dwg  
 3/7/2025 1:58:38 PM Altemish, Andrew

P:\010178001\_CAD\CAD\010178001\_CAD\WB-40\_Truck Turning.dwg  
7/30/2024 10:53:23 AM Alexander Aghajani



**WB-40 TRUCK PATH ON  
PERMITTED SITE PLAN  
801 S. 9TH STREET  
PERMIT # ENG-002094-2025**

**LEGEND**

----- PROPERTY LINE  
 - - - - - EASEMENT LINE

**NORTH**

1 inch = 30 ft.

DESIGNED:	JAT	ISSUE DATE:	AUGUST 01, 2024
DRAWN: <td>DCG <td>REVISIONS: <td></td> </td></td>	DCG <td>REVISIONS: <td></td> </td>	REVISIONS: <td></td>	
CHECKED: <td>RWD <td>No.:</td> <td></td> </td>	RWD <td>No.:</td> <td></td>	No.:	
		DATE:	
		BY:	
		DESCRIPTION:	

**CONCEPT**

**SCHEMMER**  
 Design with Purpose. Build with Confidence.

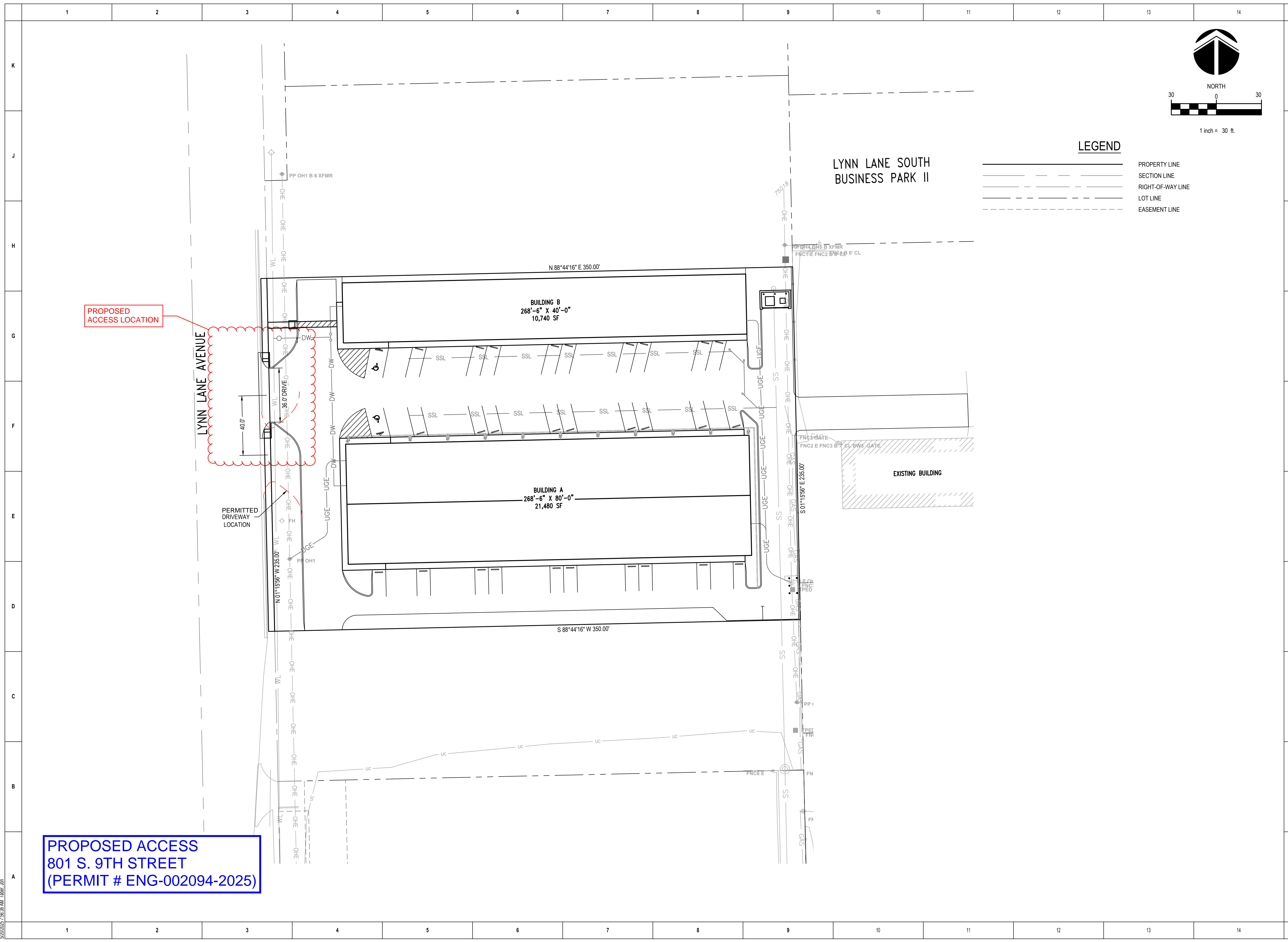
10820 EAST 45TH STREET, SUITE 307 TULSA, OK. 74146  
 CA#45964 EXP. 06/30/2025

**DANIELS & DANIELS**  
 DANIELS OFFICE & WAREHOUSE  
 801 SOUTH 9TH STREET  
 BROKEN ARROW, OK 74011

**TRUCK TURNING EXHIBIT 2 - WB-40**

PROJECT NO.: 010178.001

**1**



**PROPOSED ACCESS**  
801 S. 9TH STREET  
(PERMIT # ENG-002094-2025)

DESIGNED:	AA	ISSUE DATE:	APRIL 18, 2025
DRAWN:	AA	REVISIONS:	
CHECKED:	JT	No.:	
		DATE:	
		BY:	
		DESCRIPTION:	

THE DRAWING IS BEING MADE FOR THE PROJECT DESCRIBED ABOVE AND IS NOT TO BE USED FOR ANY OTHER PROJECT. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR ANY USE OF THIS DRAWING IN ACCORDANCE WITH THE TERMS OF THE ABOVE AGREEMENT.

**DANIELS & DANIELS**  
DANIELS OFFICE & WAREHOUSE  
801 SOUTH 9TH STREET  
BROKEN ARROW, OK 74011

**CHANGE OF ACCESS EXHIBIT**

PROJECT NO.: 010178.001

**SCHEMMER**  
Design with Purpose. Build with Confidence.

10820 EAST 45TH STREET, SUITE 307 TULSA, OK. 74146  
CA#45964 EXP. 06/30/2025



# City of Broken Arrow

## Request for Action

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**File #: 26-548, Version: 1**

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**Broken Arrow Planning Commission  
04-23-2026**

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

Approval of LOT-002767-2026, GPM Albany St (lot consolidation), 2 lots to 1 lot, 1.47 acres, CH (Commercial Heavy), located on the southwest corner of Albany St (61<sup>st</sup> Street) and Aspen Ave (145<sup>th</sup> E Ave)

**Background:**

**Applicant:** Michael J. Feldbusch, U.S. Surveyor  
**Owner:** GPM RE, LLC  
**Developer:** NA  
**Surveyor:** Michael J. Feldbusch, PLS  
**Location:** Southwest corner of Albany St (61st Street) and Aspen Ave (145th E Ave)  
**Size of Tract:** 1.47 acres  
**Number of Lots:** 2 lots to 1 lot  
**Zoning:** CH (Commercial Heavy)  
**Comp Plan:** Level 6 - Regional Employment / Commercial

LOT-002767-2026, GPM Albany St, is a lot consolidation request of 1.47 acres of land within the Dobbs Park Addition. The property is located on the southwest corner of Albany St (61st Street) and Aspen Ave (145th E Ave). The applicant is requesting this consolidation as part of the development of a commercial trucking fuel center.

According to FEMA National Flood Hazard Layer Maps, no portions of both properties to be consolidated are located within the 100-year floodplain. Water and sanitary sewer service are available from the City of Broken Arrow.

Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Windstream/Kinetic, and Cox Communications did not indicate any issues with the proposed lot consolidation. Broken Arrow City Staff had no comments or corrections for this lot consolidation request.

This lot consolidation request was reviewed by the Technical Advisory Committee (TAC) meeting on April 14, 2026. Staff and stakeholders presented no comments or questions on this request.

**Attachments:** Case map  
Aerial  
Lot Consolidation Exhibit

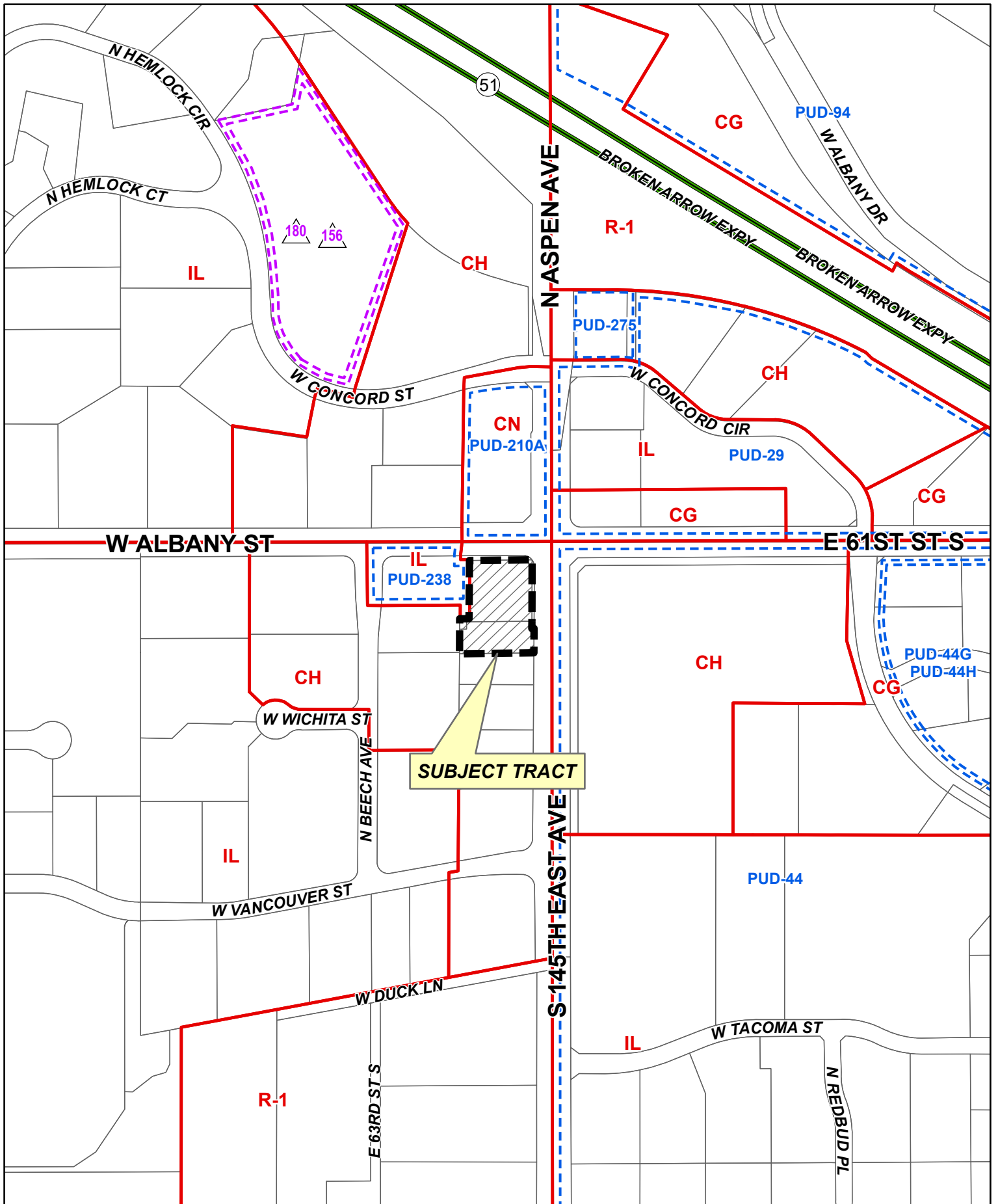
**Recommendation:**

Staff recommend LOT-002767-2026 be approved, subject to a new deed for the consolidated parcel being brought to the Planning & Development Division to be stamped prior to being recorded in Tulsa County.




**Reviewed by:** Jane Wyrick

**Approved by:** Rocky Henkel

JAJ



**SUBJECT TRACT**

 300' Radius    
  Subject Tract    
**LOT-002767-2026**    
 0 100 200 400 Feet    
 04 18-14    


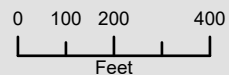


Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2025



Subject Tract

**LOT-002767-2026**



04 18-14







# City of Broken Arrow

## Request for Action

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**File #:** 26-553, **Version:** 1

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**Broken Arrow Planning Commission  
04-23-2026**

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

**Background:** Approval of Planning Commission meeting minutes of April 9, 2026  
Minutes recorded for the Broken Arrow Planning Commission meeting.

**Attachments:** 04 09 2026 Planning Commission Minutes

**Recommendation:** Approve minutes of Planning Commission meeting held April 9, 2026.

**Reviewed By:** Jane Wyrick

**Approved By:** Rocky Henkel



**City of Broken Arrow**  
**Planning Commission**  
**Minutes**

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

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**Thursday, April 9, 2026**

**Council Chambers**

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**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 - NONE**

**4. Consideration of Consent Agenda**

- A. 26-475 Approval of Planning Commission meeting minutes of March 12, 2026**
- B. 26-476 Approval of Planning Commission meeting minutes of March 26, 2026**
- C. 26-489 Approval of LOT-002711-2026, Aspen Ridge Business Park North Lot Line Adjustment, 2 lots, 3.7 acres, CG (Commercial General) & PUD-001405-2024, located one-third mile south of Florence Street (111th Street), east of Aspen Avenue (145th E. Avenue)**
- D. 26-482 Approval of LOT-002712-2026, Boyko Lot Split, 1 lot to 2 lots, 0.39 acres, DROD Area 3, located approximately one-third mile north of Houston Street (81st Street) and one-third mile west of 9th Street (177th E Avenue/Lynn Lane)**
- E. 26-491 Approval of PT-002636-2026|PR-000934-2026, Preliminary Plat, Bentree Lift Station, approximately 6.27 acres, 1 Lot, AG (Agricultural)/PUD-001983-2025, located one-eighth mile south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)**
- F. 26-472 Approval of PR-000848-2025 | PT-002731-2026, Conditional Final Plat, The Villages at Rose Hill, 12.86 acres, AG (Agricultural) to RMF (Residential Multifamily) via PUD-001787-2024 and BAZ-001788-2024, located approximately one-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (177th E. Avenue/Lynn Lane Road)**
- G. 26-492 Approval of PR-000768-2024|PT-002601-2025, Conditional Final Plat, The Pines III, 19.14 acres, 71 lots, AG (Agricultural) to RS-P (Single Family Residential - Preservation) via BAZ-2041, at the southeast corner of Omaha Street (51st Street) and 37th Street (209th E. Avenue)**

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa

**Move to Approve Consent Agenda**

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 - NONE**

**6. Public Hearings - NONE**

**7. Appeals - NONE**

**8. General Commission Business - NONE**

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

Mindy Payne and Jason Coan thanked voters for coming out.

**10. Adjournment**

The meeting was adjourned at 5:33 p.m.

MOTION: A motion was made by Jonathan Townsend, seconded by Jason Coan  
**Move to Adjourn**

The motion carried by the following vote:

**Aye: 4 -**

Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

**Nay: 1-**

Mindy Payne



# City of Broken Arrow

## Request for Action

---

**File #:** 26-554, **Version:** 1

---

**Broken Arrow Planning Commission  
04-23-2026**

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

Approval of LOT-002749-2026 Bronze Oak LLC Lot Split, 2.31 acres, 1 lot to 2 lots, RS (Single Family Residential), one-quarter mile south of Florence Street (111<sup>th</sup> Street), one-third mile west of 23<sup>rd</sup> Street (193<sup>rd</sup> E. Avenue/County Line Road)

**Background:**

**Applicant:** Brent Page, Bronze Oak LLC

**Owner:** Margaret Flanagan

**Developer:** N/A

**Surveyor:** Cliff Bennett

**Location:** One-quarter mile south of Florence Street (111<sup>th</sup> Street), one-third mile west 23<sup>rd</sup> Street (193<sup>rd</sup> E. Avenue/County Line Road)

**Size of Tract** 2.31 acres

**Number of Lots:** 2 proposed

**Zoning:** RS (Single Family Residential)

**Comp Plan:** Level 1 (Rural Residential)

Lot Split request LOT-002749-2026 involves 2.31 acres. The property is currently 1 lot, and the proposed exhibit shows 2 lots. The property, which is located one-quarter mile south of Florence Street (111<sup>th</sup> Street), one-third mile west of 23<sup>rd</sup> Street (193<sup>rd</sup> E. Avenue/County Line Road) at 18817 E. 114<sup>th</sup> Street, is currently unplatted.

This lot split is being proposed in order to facilitate a new single-family residence being built on the west proposed lot. A single-family residence currently exists on the proposed east lot. Access to both parcels is available from E. 114<sup>th</sup> Street to the south.

According to FEMA Maps, none of this property is located within the 100-year floodplain. Well water and septic sanitary sewer are available to the property.

LOT-002749-2026 was discussed by the Technical Advisory Committee on April 14, 2026. No stakeholders had any comment.

**Attachments:** Case map  
Aerial  
Exhibit

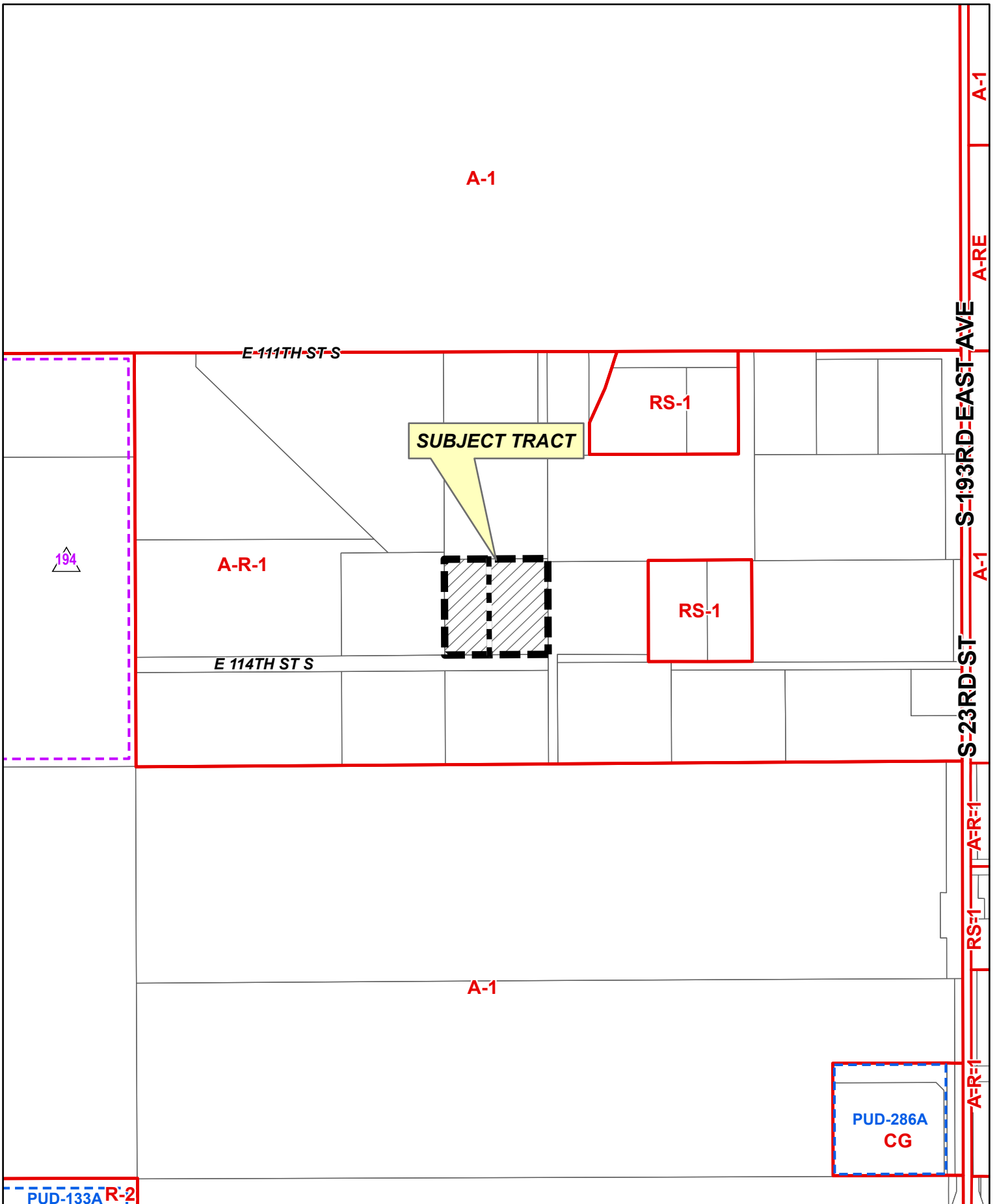
**Recommendation:**

Staff recommends LOT-002749-2026 be approved, subject to 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: Jane Wyrick**

**Approved by: Rocky Henkel**

MEH

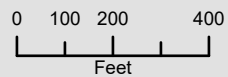


300' Radius



Subject Tract

**LOT-002749-2026**



36 18-14





E 111TH ST S

**SUBJECT TRACT**

E 114TH ST S

S 193RD EAST AVE

S 23RD ST

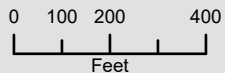
Vexcel Imaging

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2024



Subject Tract

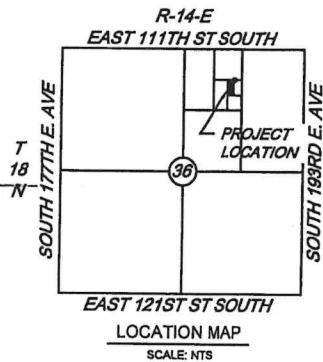
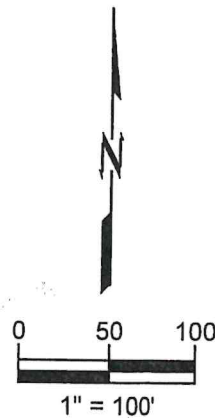
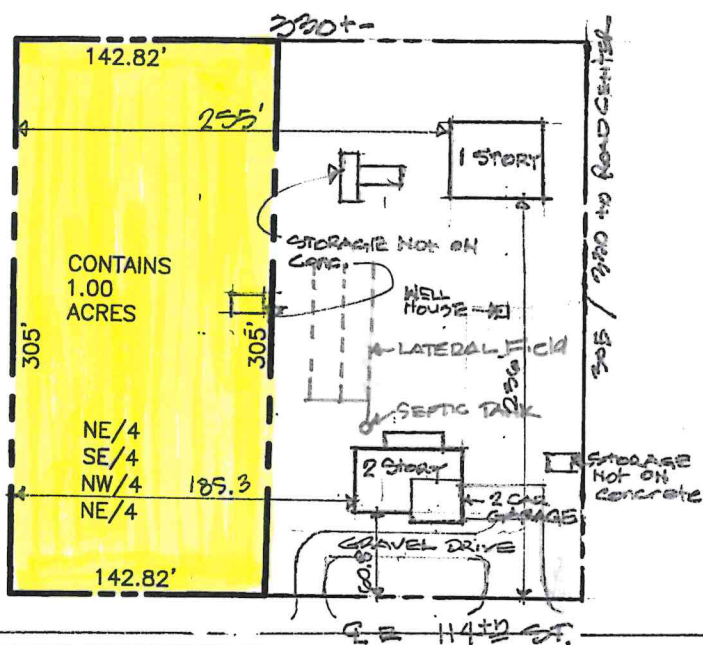
**LOT-002749-2026**



36 18-14



# EXHIBIT SHEET 1 OF 1



### LEGAL DESCRIPTION

THE WEST 142.82 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 SE/4 NW/4 NE/4), LESS THE SOUTH 25 FEET THEREOF, OF SECTION THIRTY SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

### CERTIFICATION

I, CLIFF BENNETT, HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SLAB SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 19TH DAY OF SEPTEMBER 2025.

*Cliff Bennett*

CLIFF BENNETT P.L.S.  
OKLAHOMA NO. 1815  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027



wallace  
design  
collective

wallace design collective, pc  
structural · civil · landscape · survey  
123 north marlin luther king jr. blvd.  
tulsa, oklahoma 74103  
918.584.5958 · 800.364.5958  
wallace.design



# City of Broken Arrow

## Request for Action

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**File #: 26-547, Version: 1**

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**Broken Arrow Planning Commission  
04-23-2026**

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

Public hearing, consideration, and possible action regarding COMP-002721-2026 (Comprehensive Plan Change), Creekside Commercial Center, 52.6 acres, Level 6 to Level 2 and Level 3, located north of Houston Street (81st Street) and east of the Creek Turnpike (SH-364)

**Background:**

**Applicant:** Purvi Patel, Wallace Design Collective

**Owner:** Broken Arrow Investments, LLC

**Developer:** Kenosha Development LLC

**Engineer:** Nicole Watts, Wallace Design Collective

**Location:** Northwest of the intersection of Houston Street (81st Street) and the Creek Turnpike (SH-364)

**Size of Tract:** 2.42 acres

**Number of Lots:** 2 lots

**Present Zoning:** AG (Agricultural)

**Comp Plan:** Level 6 (Regional Commercial/Employment) to Level 3 (Transitional Area) and Level 2 (Urban Residential)

COMP-002721-2026 is a request to change the Comprehensive Plan designation from Level 6 to Level 2 and Level 3 on approximately 52.6 acres which is currently unplatted. The property is located north of Houston Street (81st Street) and east of the Creek Turnpike (SH-364).

The applicant is requesting this change to the comprehensive plan for the purpose of a future rezoning and development of the property. The applicant intends to apply for a Planned Unit Development and Rezoning in the near future.

The “Development Area Plan” document attached details the proposed development areas. Area C is proposed to be the Level 3 area. Area D is proposed to be the Level 2 area. Area A and Area B will be other areas as part of a master planned development.

The comprehensive plan’s Transportation Plan Map does describe a “frontage road” connecting from Kenosha Street and Houston Street along the eastside of the Creek Turnpike. This road will be dedicated during the platting process of any future development in the subject area.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

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

Location	Comprehensive Plan	Zoning	Land Use
North	Level 6	AG	Vacant/Agricultural
East	Level 3	AG	Vacant/Agricultural
South	N/A	N/A	Highway Interchange
West	Level 6	IL / PUD-002489-2025	Vacant/Agricultural

According to FEMA Maps, none of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow

- Attachments:** Case Map  
Aerial  
Current Comprehensive Plan Map  
Development Area Plan  
Transportation Plan Map

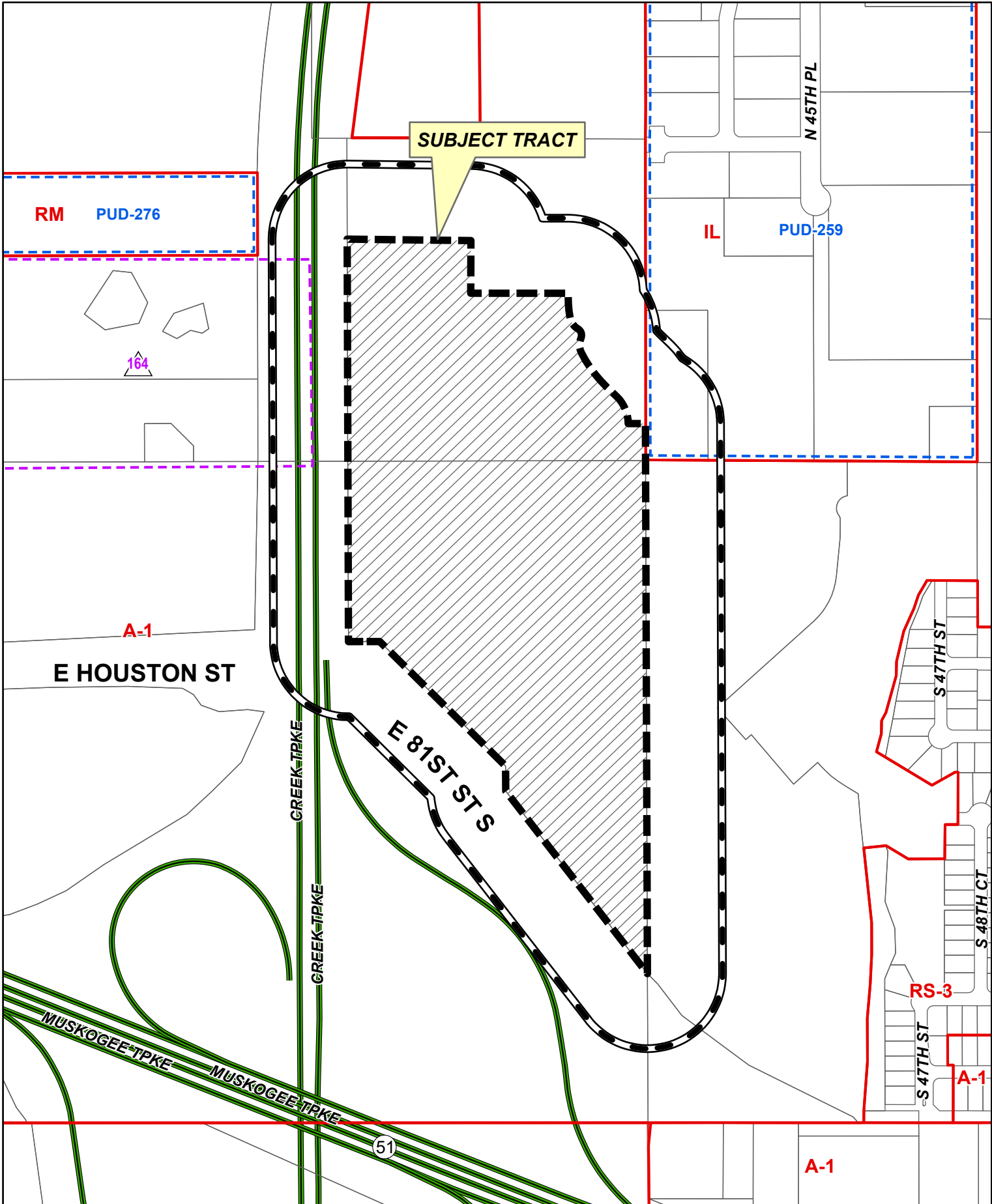
**Recommendation:**

Based on the location of the property and surrounding land uses, Staff recommends COMP-002721-2026 be approved.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

JAJ



SUBJECT TRACT

RM PUD-276

IL PUD-259

164

A-1

E HOUSTON ST

CREEK-TPKE

E 81ST ST S

CREEK-TPKE

MUSKOGEE-TPKE

51

N 45TH PL

S 47TH ST

S 48TH CT

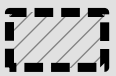
RS-3

A-1

A-1

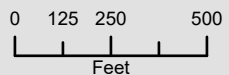


300' Radius



Subject Tract

COMP-002721-2026



08 18-15





**SUBJECT TRACT**

**E HOUSTON ST**

**CREEK TPKE**

**E 81ST ST S**

**N 45TH PL**

**S 47TH ST**

**S 48TH CT**

**S 47TH ST**

**51**

*Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2025*



**Subject Tract**

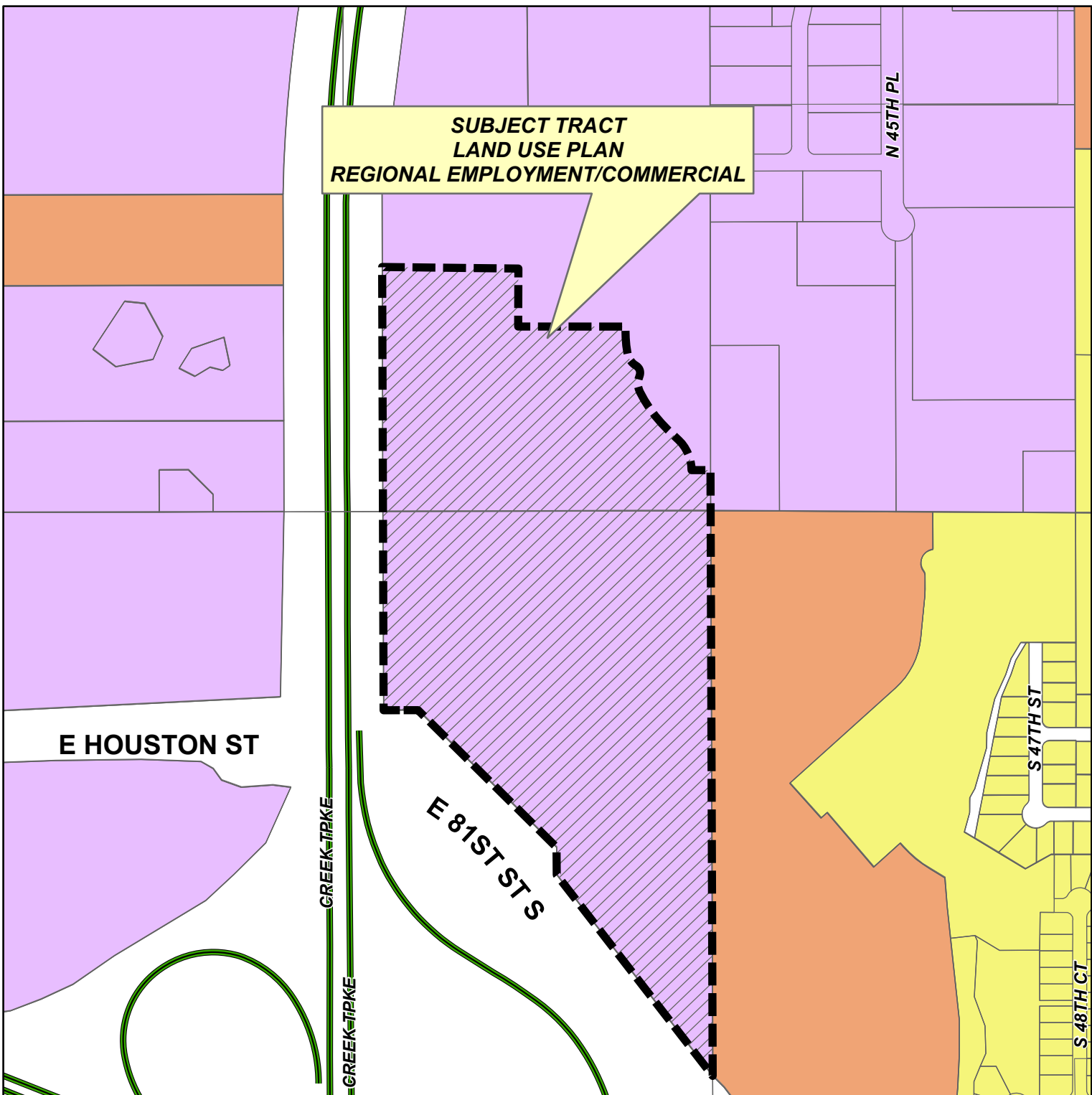
**COMP-002721-2026**















08 18-15



**SUBJECT TRACT  
LAND USE PLAN  
REGIONAL EMPLOYMENT/COMMERCIAL**



**Comprehensive Plan LUIS Classification**

 Special District Overlay	 Level 6 - Regional Employment/Commercial
 Level 1 - Rural Residential	 Level 7 - Major Industrial
 Level 2 - Urban Residential	 Greenway/Floodplain
 Level 3 - Transition Area	 Public Recreation
 Level 4 - Commercial/Employment Nodes	 Private Recreation
 Level 5 - Downtown Area	 Public/Semi-Public

 300' Radius     
  Subject Tract     
**COMP-002721-2026**     
 0 125 250 500 Feet     
 08 18-15     




wallace design collective, pc  
structural-civil-landscape-survey  
123 north martin luther king jr. blvd.  
tulsa, oklahoma 74103  
918.584.5858  
oklahoma.cca140  
exp: 6-30-27



- DEVELOPMENT AREA A  
24.84 ACRES
- DEVELOPMENT AREA B  
24.47 ACRES
- DEVELOPMENT AREA C  
8.19 ACRES
- DEVELOPMENT AREA D  
44.41 ACRES



# EXHIBIT 'E'

## DEVELOPMENT AREA PLAN

# CREEKSIDE

# COMMERCIAL

# MASTER PLAN

PUD-XXXXXXX-2026

Date: February 27, 2026

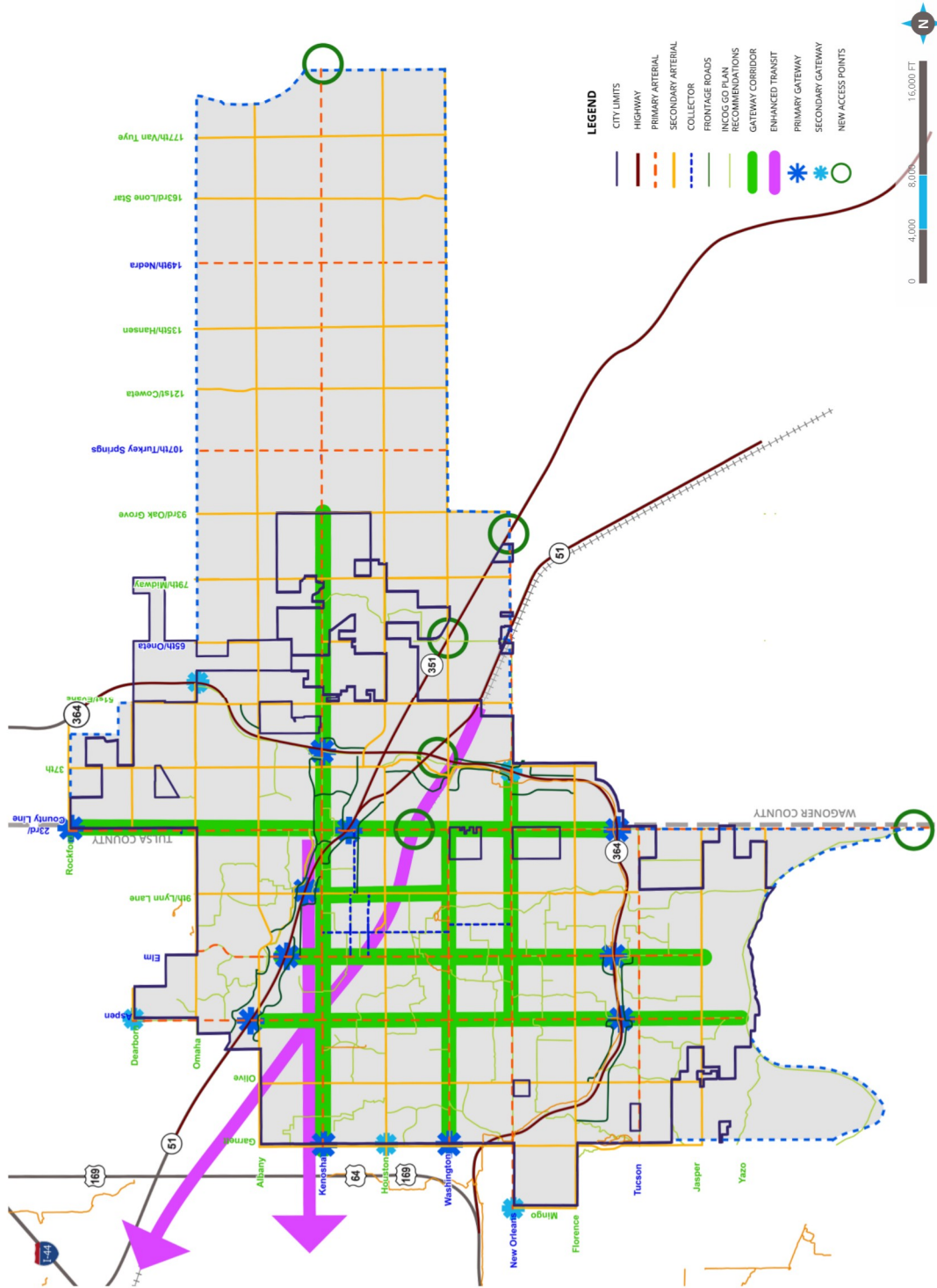


FIGURE 5-4: Transportation Plan Map



# City of Broken Arrow

## Request for Action

**File #:** 26-565, **Version:** 1

### Broken Arrow Planning Commission 04-23-2026

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

Public hearing, consideration, and possible action regarding PUD-002519-2025, major amendment to PUD-307, and BAZ-002633-2026, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH) to Single-family Residential - Compact (RS-C), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).

**Background:**

- Applicant:** Alan Betchan, AAB Engineering, LLC
- Owner:** Chuck Ramsey, S & R Development
- Developer:** Chuck Ramsey, S & R Development
- Engineer:** Alan Betchan, AAB Engineering, LLC
- Location:** North of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).
- Size of Tract** 90.33 acres
- Present Zoning:** Commercial Heavy (CH) and PUD-307
- Proposed Zoning:** RS-C and PUD-002519-2025
- Comp Plan:** Level 2 - via COMP-001296-2024

PUD-002519-2025 is a major amendment to PUD-307. This property is located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue). The land is currently unplatted and is 90.33 acres in size before ROW dedications are accounted for.

PUD-307 was created for a master development including multifamily residential and commercial uses. PUD-307A amended this PUD and changed the planned location of the multifamily development to where the now constructed multifamily development, The Trails at Aspen Creek, is located. This PUD and rezoning request propose to abandon the commercial development portion of PUD-307 in favor of single-family residential development.

BAZ-002633-2026 is a rezoning request to change the zoning of the property from CH (Commercial Heavy) to RS-C (Single-family residential - Compact). This area is currently classified as Level 2 - Urban Residential under the Land Use Intensity System via COMP-001296-2024 that was approved by City Council on May 7<sup>th</sup>, 2024. And this Comprehensive Plan designation does support this rezoning request to RS-C. This proposed PUD development details that the maximum number of dwelling units (lots) is 350. With 225 of

those dwelling units (lots) having a width of at least 52 feet in width and the remaining 125 lots having a width of at least 60 feet in width. The minimum lot size for all lots would be 6000 square feet. Building setbacks would be 20 feet from the rear lot lines, 5 feet from the side lot lines, and 25 feet from the front lot lines.

The development outlines a request for zero requirement of open space area. However, staff is requesting that some percentage of land developed for housing is set aside as common open space with requirements as described in Section 3-1-3.G (Open Space Development Standards). This section regulates what land can be considered as open space and how it can be used. A development under the RS-C zoning would be required to dedicate 15 percent of development areas as open space. The applicant has stated that the intention is to provide livable open space on each lot as outlined in Section 2-6-2.1.d of the Zoning Ordinance. Staff recommends that common open space also be provided. This could be accomplished by incorporating trails around ponds, providing a neighborhood park or another open space amenity.

Additionally, staff requests that there be additional information included on how the frontage road along the Creek Turnpike will be accounted for in this development as identified in the Transportation Plan of the NEXT Comprehensive Plan. While the property owner will not be required to build the frontage road, dedication of the 80-foot-wide Right-of-Way is required. The property owner to the east of this property has dedicated an 80-foot-wide Right-of-Way.

There have been previous discussions on the widening of Tucson St (arterial road to the south of PUD area) and this housing development. On April 7, 2026, voters in the City of Broken Arrow approved Proposition 1 of the Broken Arrow GO Bond package which included bond funding for reconstruction and widening improvements to the intersection of Tucson Street (121<sup>st</sup> Street) and Olive Avenue (129<sup>th</sup> E Avenue) and on Tucson Street (121<sup>st</sup> Street) between Olive Avenue (129<sup>th</sup> E Avenue) and Aspen Avenue (145<sup>th</sup> E Avenue).

Should this PUD and Rezoning be approved, the development will be required to provide connectivity to adjacent properties in accordance with Action Item LU2-4 of the NEXT Comprehensive Plan which states that new development provide access to more than one roadway to allow for ingress and egress at multiple points and to help alleviate traffic congestion. Further, Transportation and Mobility Policy M15 states that neighborhoods shall be linked together to provide ease of access for pedestrians, bicyclists, and public vehicles, including police, fire, sanitation, school buses, and utility vehicles.

The initial public hearing for this request was held during the February 26, 2026, Planning Commission meeting. An adjacent property owner spoke with concerns about potential drainage impacts from the development. After much discussion, the item was tabled to the March 26, 2026, Planning Commission meeting to allow the applicant time to address dedication of Right-of-Way for a Creek Turnpike frontage road, access to existing billboards, and to consider a mix of lot sizes. The item was tabled again to the April 23, 2026, meeting. The applicant has made some revisions to the development outline.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

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

Location	Comprehensive Plan	Zoning	Land Use
----------	--------------------	--------	----------

North	Level 7 and FD, Level 3 - Transition Area	AG - Agriculture & IL - Industrial light	Creek Turnpike, Innovation District and Vacant beyond
East	Level 6 - Regional Employment/Commercial	RM - Residential Multifamily/PUD-307A	Residential Multifamily
South	Level 2 - Urban Residential	RS - Residential Single-Family	Tucson St. (121 <sup>st</sup> Street) and Residential Single-Family beyond
West	Level 3 - Transition Area and Greenway/Floodplain	AG - Agriculture	Golf Course

According to FEMA maps, no portion of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

**Attachments:** Case Map

Aerial

Development Outline

Transportation Plan Map from Comprehensive Plan

Planning Commission Meeting Minutes from February 26, 2026

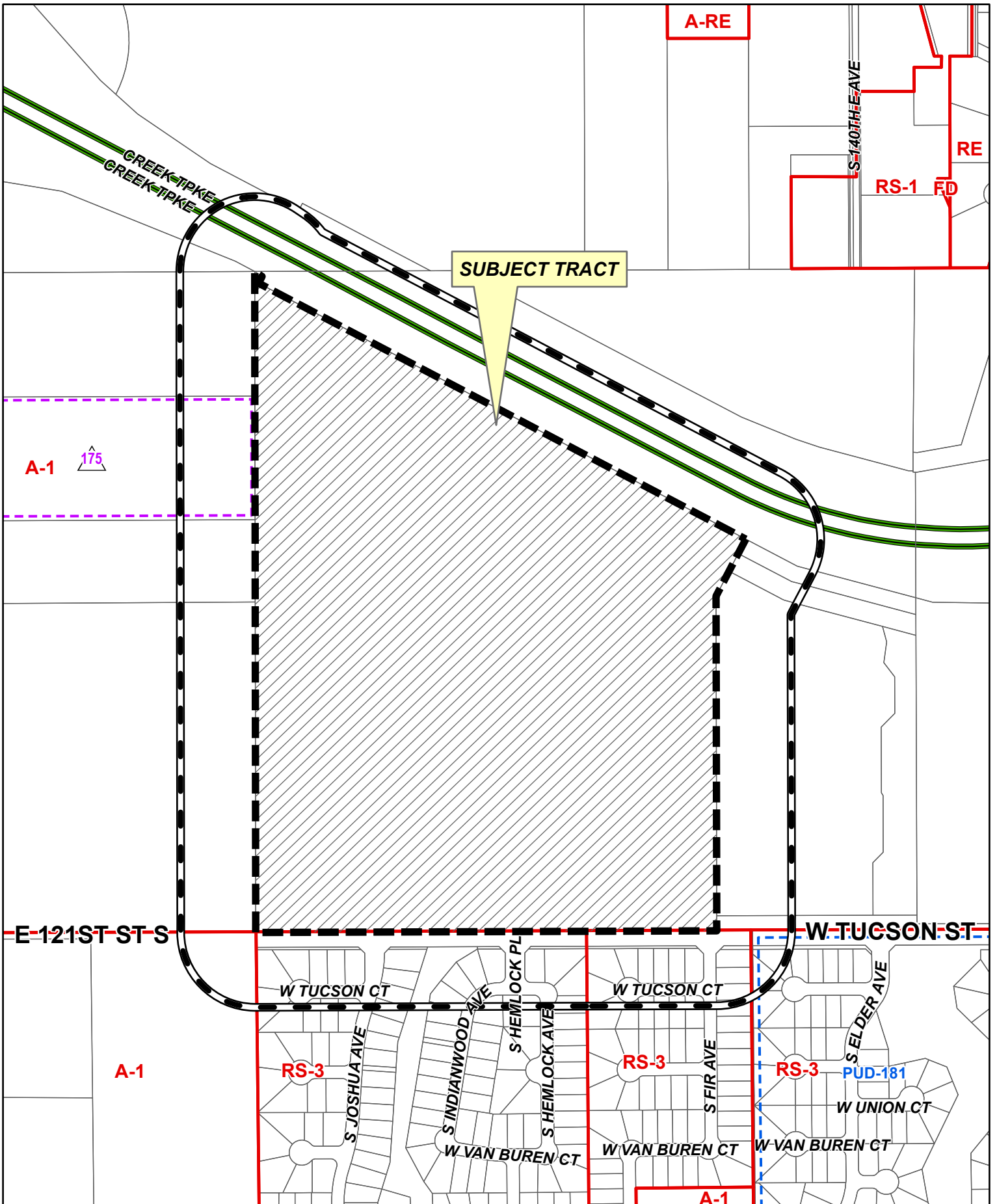
**Recommendation:**

Based upon the location of the property, surrounding land uses, existing and planned transportation infrastructure, Staff recommends that PUD-002519-2025 and BAZ-002633-2026 be approved subject to open space, frontage road, and density requirements being discussed by the Planning Commission.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

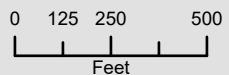
JAJ



300' Radius

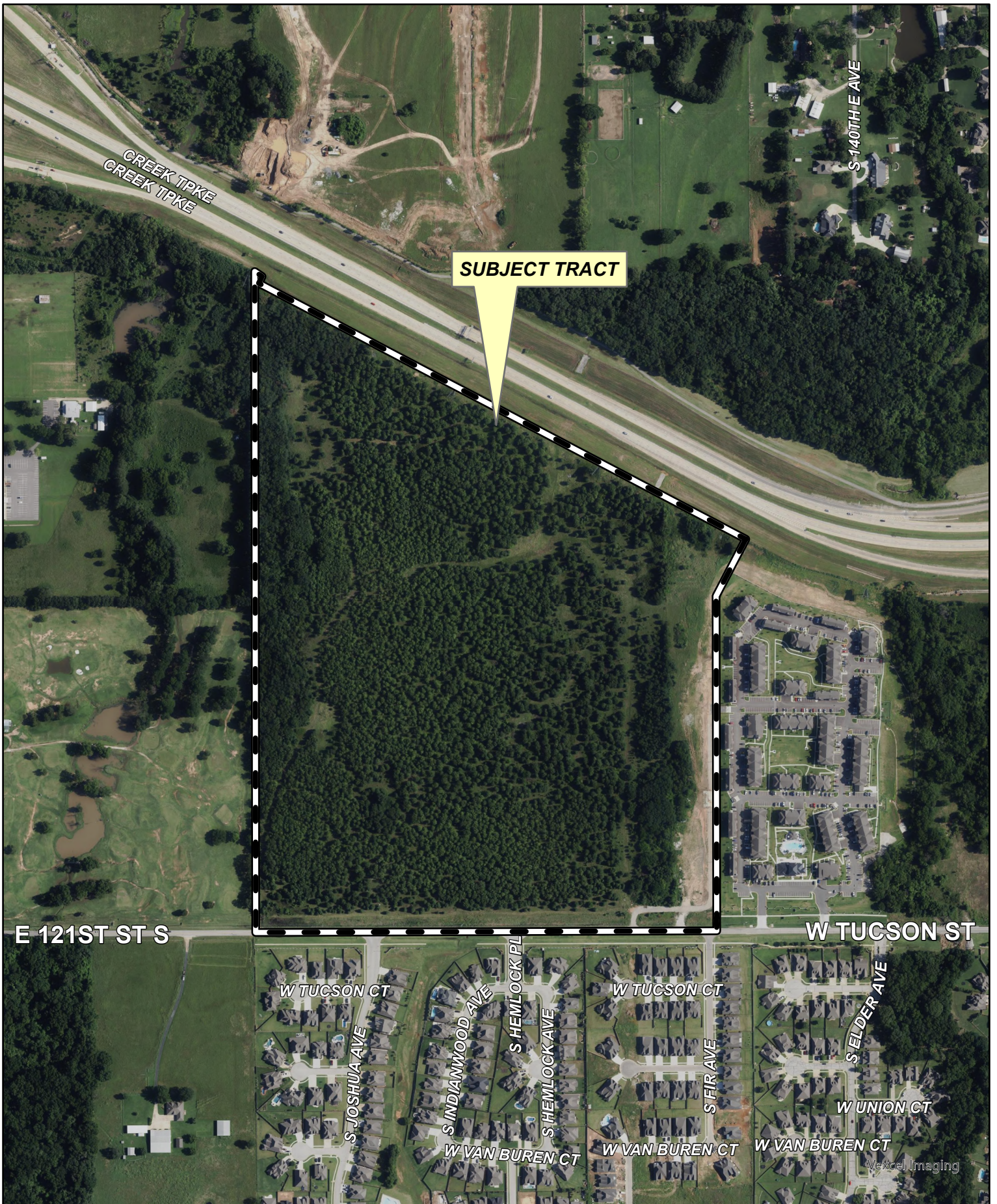
 Subject Tract

**PUD-002519-2025**



33 18-14





**SUBJECT TRACT**

**E 121ST ST S**

**W TUCSON ST**

**W TUCSON CT**

**W TUCSON CT**

**S JOSHUA AVE**

**S INDIANWOOD AVE**

**S HEMLOCK PL**

**S HEMLOCK AVE**

**S FIR AVE**

**S ELDER AVE**

**W VAN BUREN CT**

**W VAN BUREN CT**

**W VAN BUREN CT**

**W UNION CT**

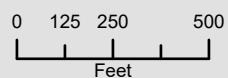
**W UNION CT**

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2024



**Subject Tract**

**PUD-002519-2025**



33 18-14



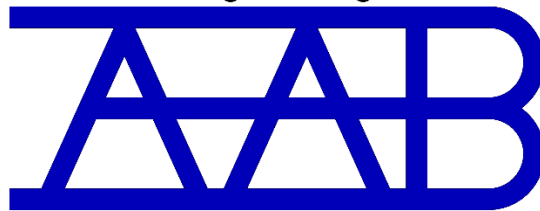
**Aspen Creek Villas**  
**Planned Unit Development**  
**PUD-002519-2025**

**Prepared**  
**April 15, 2026**

**Location**  
Part of the south half of Section Thirty Three (33), Township Nineteen (18) North, Range Fifteen(14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma. This PUD contains 90.33 +/- Acres.

**Owner**  
S&R Development LLC  
1420 W. Kenosha St.  
Broken Arrow, OK 74102

**Prepared By:**  
AAB Engineering, LLC



**Engineering • Surveying • Land Planning**

PO Box 2136 Sand Springs, OK 74063  
Office: (918) 514-4283 Fax: (918) 514-4288

## Development Concept

PUD-002519.2025 is an approximately 90 acre development on the north side of Tucson Street between Olive Avenue and Aspen Avenue in Broken Arrow. Exhibit B depicts the project area relative to the surrounding areas. The PUD is presented along with a rezoning application to rezone the entire parcel to RS-C. The site is currently zoned PUD-307 (subject to platting) which is a planned unit development overlay of Commercial Heavy (CH) and Residential Multifamily (RM) zoning. That PUD was amended to PUD 307A in conjunction with the development of the apartment project The Trails at Aspen Creek which lies along the east side of this project. We propose to abandon the remainder of PUD 307. In early 2024 a comprehensive plan amendment was filed requesting the property be reclassified from Level 6 to Level 2 in preparation for this PUD application. That application, COMP-001296-2024, was approved by the Broken Arrow City Council on May 7<sup>th</sup>, 2024.

The general purpose of this project is to provide an affordable detached single family residential neighborhood. To meet the needs of the workforce home buyer this planned unit development requests a minimum lot width of 52' for approximately 2/3rds of the proposed while requiring 60' minimum width on the remainder of the lots. The total lot count is capped at 350 which allows for ample community areas and open space. Escalations in construction and development costs have created a nationwide shortage of affordable housing that is attainable to the general workforce. This lot configuration allows the home construction type needed to accommodate workforce housing while still maintaining a high-quality product due to the development standards imposed.

The public street and utility systems within the project will be constructed to public standards and dedicated to the City upon completion. Exhibit F depicts the conceptual infrastructure improvements for this project.

The required entrances will connect to Tucson Street and will be designed in accordance with the Broken Arrow Subdivision Regulations with two outbound lanes and one inbound lane. This PUD further requires that funding for Tucson Street must be approved by the voters prior to approval of a final plat for the development.

## Development Standards

The intended use for this project is to establish affordable single family detached housing which shall be governed by the Broken Arrow Zoning Ordinance and use and dimensional standards in the current RS-C zoning guidelines except as hereinafter modified:

Permitted uses:	Single Family Detached Dwellings
Gross Residential area	90.33 acres
Gross Land Area per Dwelling Unit	9,480 square feet
Maximum number of dwelling units	350 with no more than 225 having a width less than 60 feet.
Minimum Lot Width	52 feet
Minimum lot size	6000 square feet
Minimum Front Yard	25 feet
Minimum Side Yard	5 feet
Minimum rear yard	20 feet
Open Space	The 15% minimum open space required by RS-C zoning shall not apply since RS-C densities are not achieved.

## **Street Design and Access Limitations**

All streets shall be constructed as required to meet public street standards as described in the City of Broken Arrow engineering standards. Sidewalks shall be constructed by the developer along Tucson Street and along any reserve areas abutting a street. No residential lots shall be allowed to have direct access to Tucson Street.

## **Utilities**

Storm sewer, sanitary sewer, and water service will be publicly maintained utilities provided by the City of Broken Arrow and installed by the developer. Detention facilities are proposed in both drainage basins before water discharges offsite. All detention and open space areas will be maintained by the homeowner's association.

Franchise utilities will serve the project with communications, natural gas, and electricity. We anticipate underground services throughout the development.

## **Landscape and Screening Standards**

Landscaping and screening will be provided along Tucson Street and shall conform to the City of Broken Arrow Zoning Ordinance. Required perimeter fencing shall be placed as near to the east line of the reserve or landscape and fence easement as practical provided that required fence articulation shall still be allowed and fully contained within the easement or reserve. All required landscaping and fencing will be maintained by the homeowner's association.

All open space reserve areas shall be owned and maintained by the homeowner's association. All traffic islands surrounded by street right of way shall include appropriate landscaping and berms to add visual character to the community and aid in slowing traffic patterns through the project site.

## **Platting**

No final plat shall be approved until funding for Tucson widening, set to be on April 2026 GO Bond Ballet, is approved by voters. Prior to issuance of a building permit for any habitable structure, the area within the PUD shall have a subdivision plat approved by the Planning Commission and City Council and filed of record at the Tulsa County Courthouse. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the approved Planned Unit Development.

# Exhibit A

## Legal Descriptions

## PUD Legal Description

A TRACT OF LAND SITUATED IN THE SOUTH HALF (S/2) OF SECTION THIRTY-THREE (33), 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

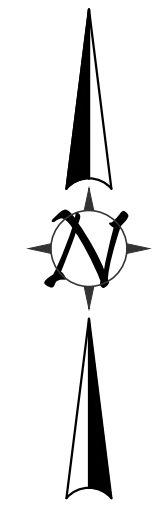
BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SAID SECTION THIRTY-THREE (33); THENCE NORTH 01°14'14" WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4), A DISTANCE OF 2645.94 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CREEK TURNPIKE; THENCE SOUTH 63°21'44" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 42.30 FEET; THENCE SOUTH 27°02'36" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 29.98 FEET; THENCE SOUTH 63°25'36" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2197.30 FEET; THENCE SOUTH 26°39'36" WEST ALONG THE NORTHWESTERLY LINE OF THE TRAILS AT ASPEN CREEK (PLAT #7093), A DISTANCE OF 259.23 FEET; THENCE SOUTH 01°13'29" EAST ALONG THE WEST LINE OF SAID TRAILS AT ASPEN CREEK, A DISTANCE OF 1340.00 FEET TO THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4); THENCE SOUTH 88°40'49" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 524.06 FEET TO THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4); THENCE SOUTH 88°33'24" WEST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4), A DISTANCE OF 1321.05 FEET TO THE POINT OF BEGINNING. CONTAINING 3,934,766 SQUARE FEET OR 90.33 ACRES.

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) BEING SOUTH 88°33'24" WEST.

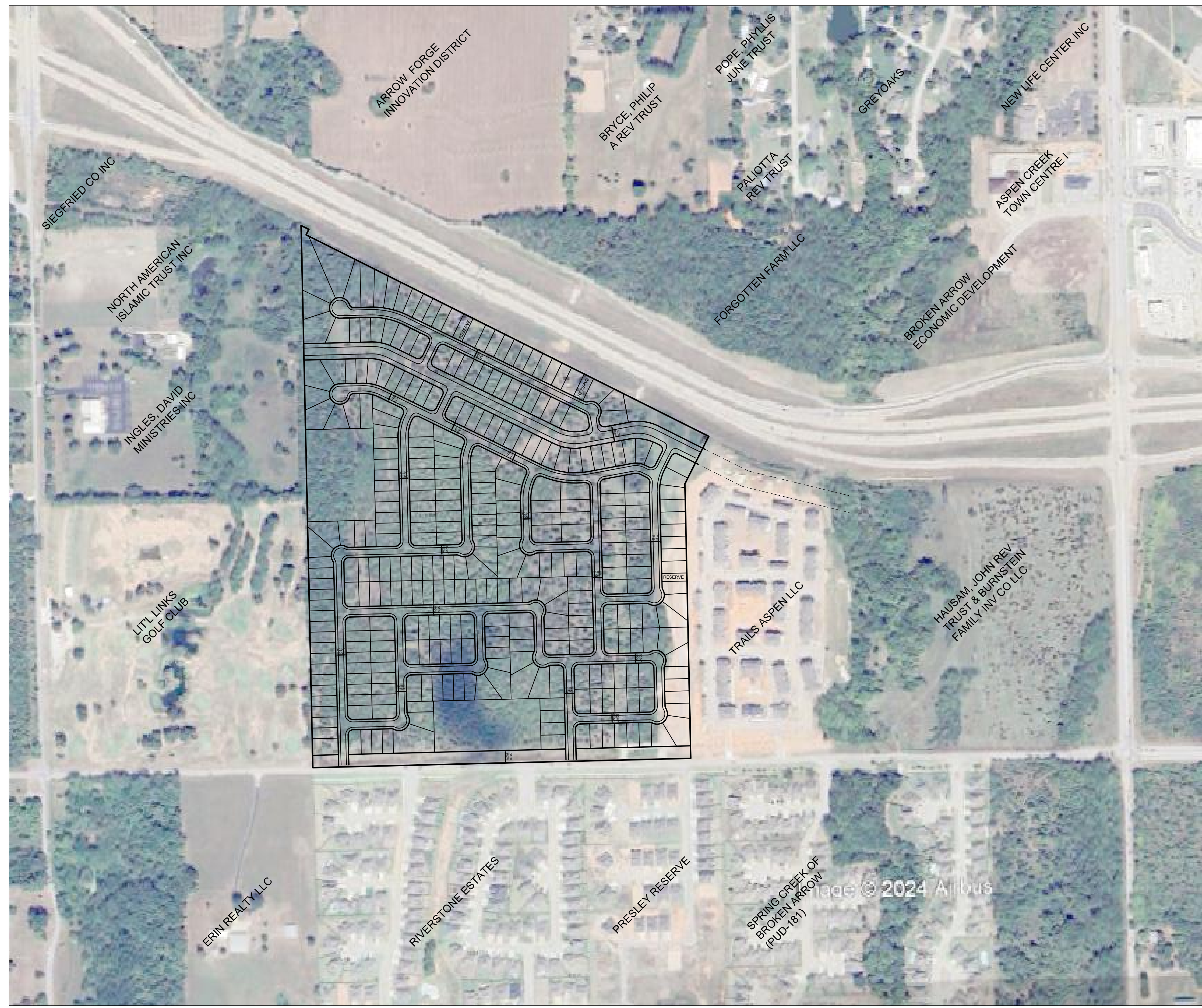
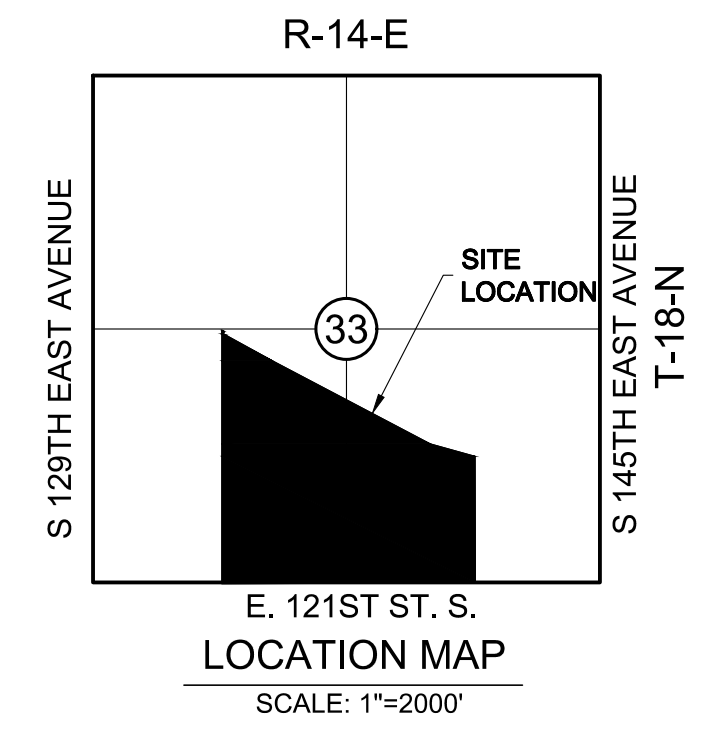
THIS LEGAL DESCRIPTION WAS PREPARED ON DECEMBER 14, 2023, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

# Exhibit A

Surrounding Areas with Conceptual Development Plan  
for  
**Aspen Creek**



0 150 300 600  
DRAWING SCALE: 1"= 300'



FILE: P1181833-RANSAY 116- ASPEN CREEK ALTERNATIVE BASES ASPEN CREEK PUD  
PLOT DATE: FR, 17 Apr 2023



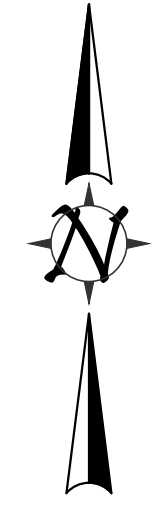
AAB Engineering, LLC

Engineering • Surveying • Land Planning

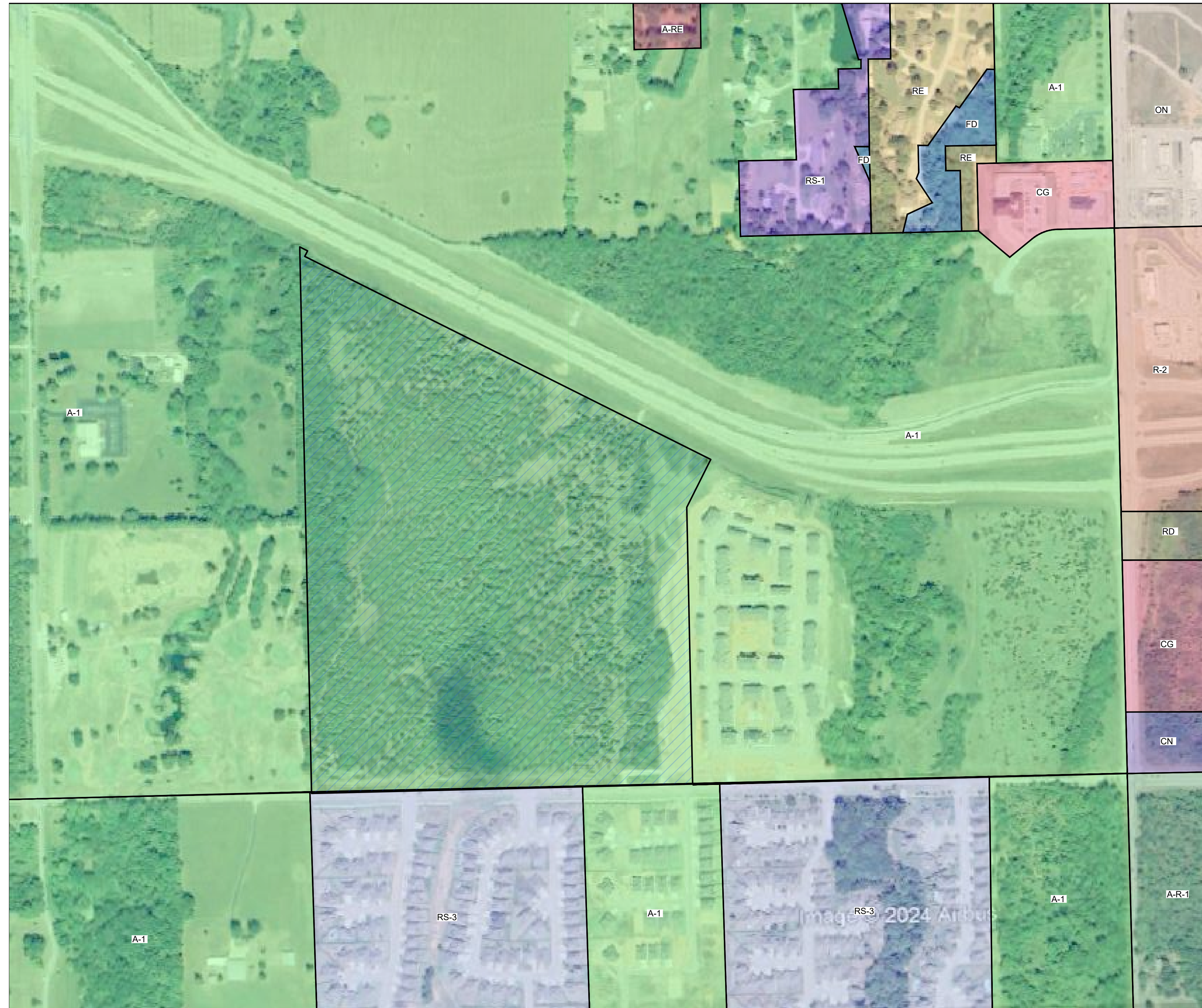
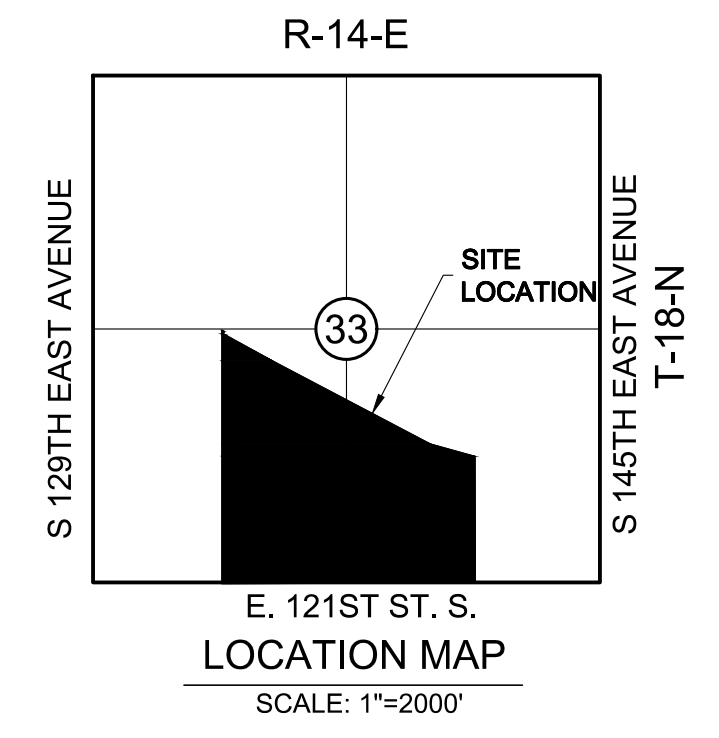
PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2020  
KS CA#2292 Exp: Dec. 31, 2020  
Office: (918) 514-4283 Fax: (918) 514-4288

# Exhibit B

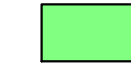


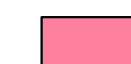









Existing Zoning  
for  
**Aspen Creek**



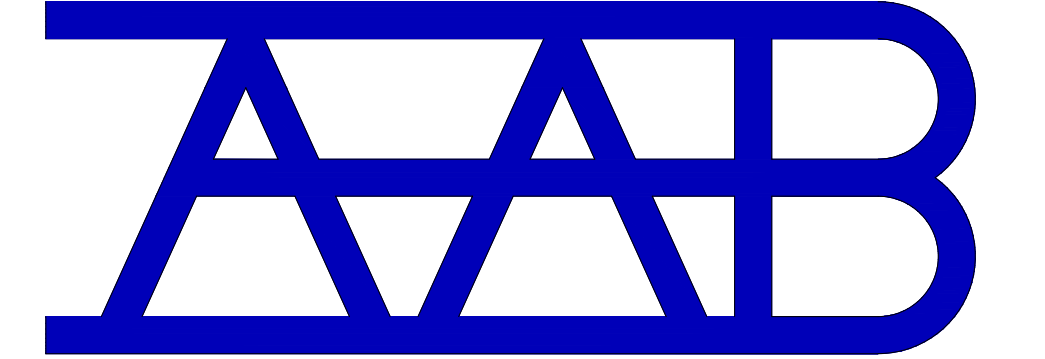
0 150 300 600  
DRAWING SCALE: 1"= 300'



### LEGEND

-  ZONED A-1 (AGRICULTURE)
-  ZONED A-R-1 (AGRICULTURE-RESIDENTIAL SINGLE FAMILY)
-  ZONED A-RE (AGRICULTURE-RESIDENTIAL ESTATE)
-  ZONED CG (COMMERCIAL GENERAL)
-  ZONED CN (COMMERCIAL NEIGHBORHOOD)
-  ZONED FD (FLOOD DISTRICT)
-  ZONED ON (OFFICE NEIGHBORHOOD)
-  ZONED RS-1 (RESIDENTIAL SINGLE FAMILY)
-  ZONED R-2 (RESIDENTIAL SINGLE FAMILY)
-  ZONED RS-3 (RESIDENTIAL SINGLE FAMILY)
-  ZONED RD (RESIDENTIAL DUPLEX)
-  ZONED RE (RESIDENTIAL ESTATE)
-  PROJECT LOCATION - ZONED RS-C

AAB Engineering, LLC



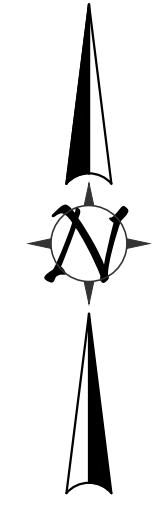
Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2020  
KS CA#2292 Exp: Dec. 31, 2020  
Office: (918) 514-4283 Fax: (918) 514-4288

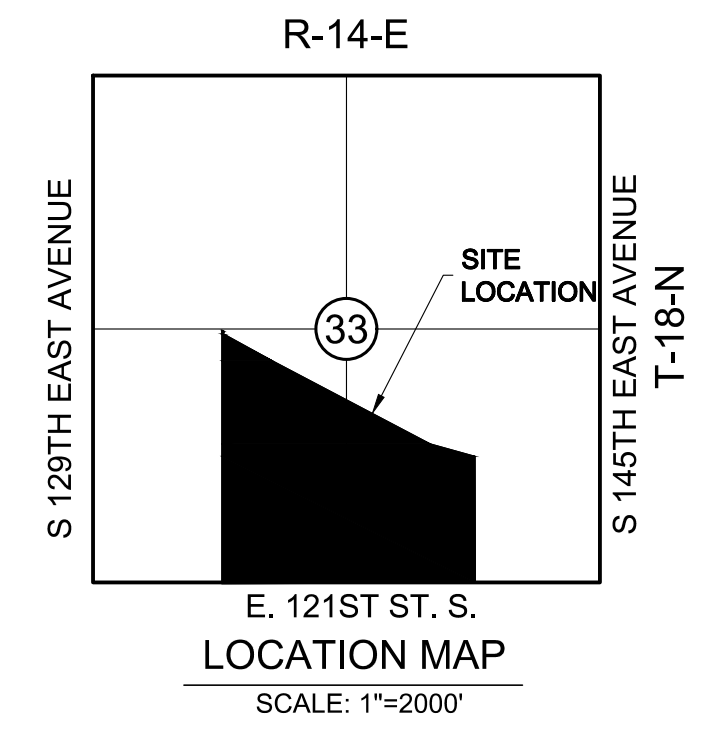


# Exhibit C


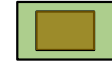
Conceptual Development Plan  
for  
**Aspen Creek**

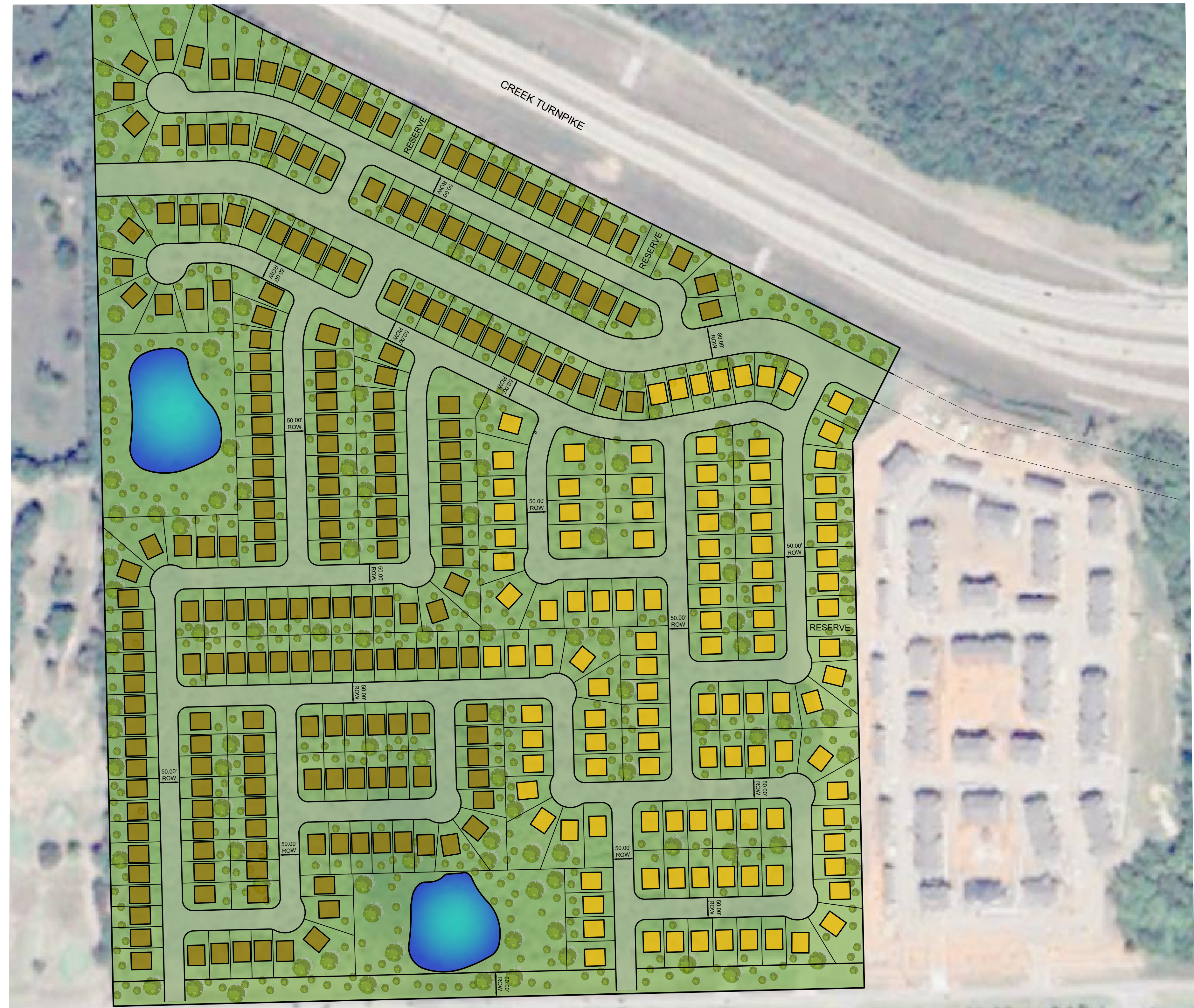


0 75 150 300  
DRAWING SCALE: 1"= 150'



### SHEET LEGEND

-  60 X 120 (AVERAGE)
-  52 X 120 (AVERAGE)

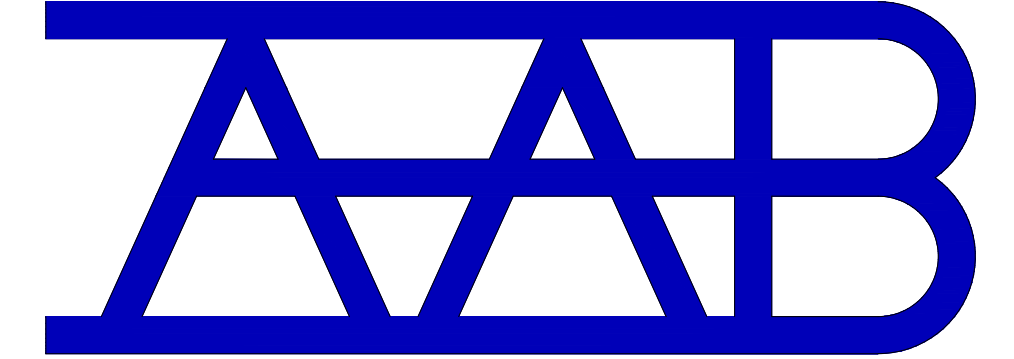


E TUCSON ST

FILE: P1181833-RANSAY 116- ASPEN CREEK ALTERNATIVE BASES ASPEN CREEK\_PUD  
PLOT DATE: FR, 17 Apr 2020



AAB Engineering, LLC

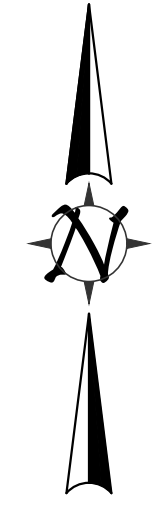


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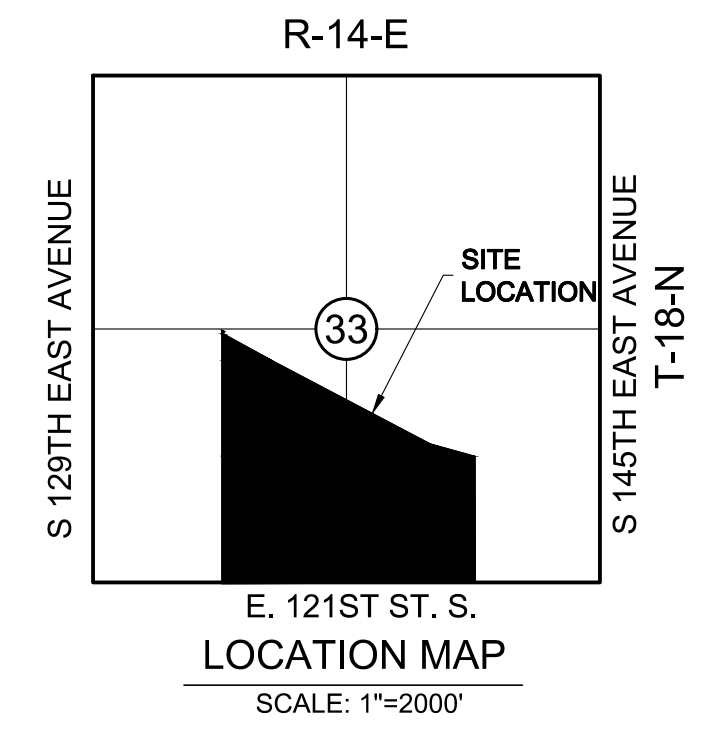
PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2020  
KS CA#2292 Exp: Dec. 31, 2020  
Office: (918) 514-4283 Fax: (918) 514-4288

# Exhibit D

Existing Topo & Aerial  
for  
**Aspen Creek**



0 150 300 600  
DRAWING SCALE: 1"= 300'



### LEGEND

- 545 --- EXISTING INDEX CONTOUR
- 547 --- EXISTING INTERMEDIATE CONTOUR

FILE: P1181833-RANSAY 116- ASPEN CREEK ALTERNATIVE BASES ASPEN CREEK\_PUD  
PLOT DATE: FR, 17 Apr 2020



Imaged © 2024 Airbus

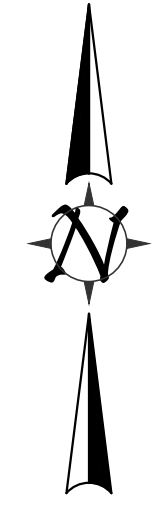
AAB Engineering, LLC

Engineering • Surveying • Land Planning

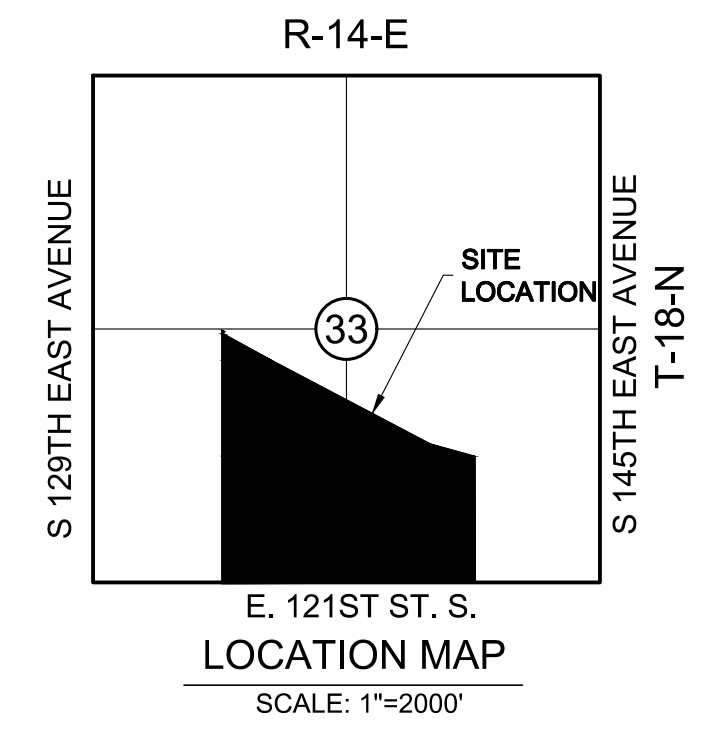
PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2020  
KS CA#2292 Exp: Dec. 31, 2020  
Office: (918) 514-4283 Fax: (918) 514-4288

# Exhibit E







Conceptual Utilities  
for  
**Aspen Creek**



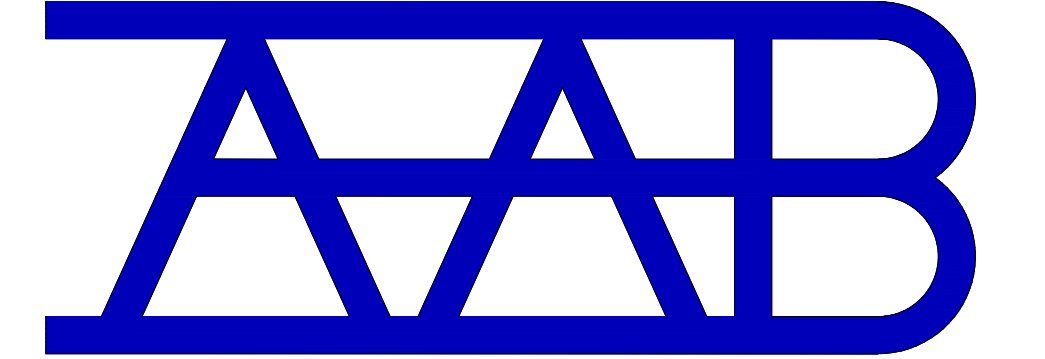
0 100 200 300  
DRAWING SCALE: 1"=200'



### LEGEND

-  EXISTING WATERLINE
-  PROPOSED WATERLINE
-  EXISTING STORM SEWER
-  PROPOSED STORM SEWER
-  EXISTING SANITARY SEWER
-  PROPOSED SANITARY SEWER

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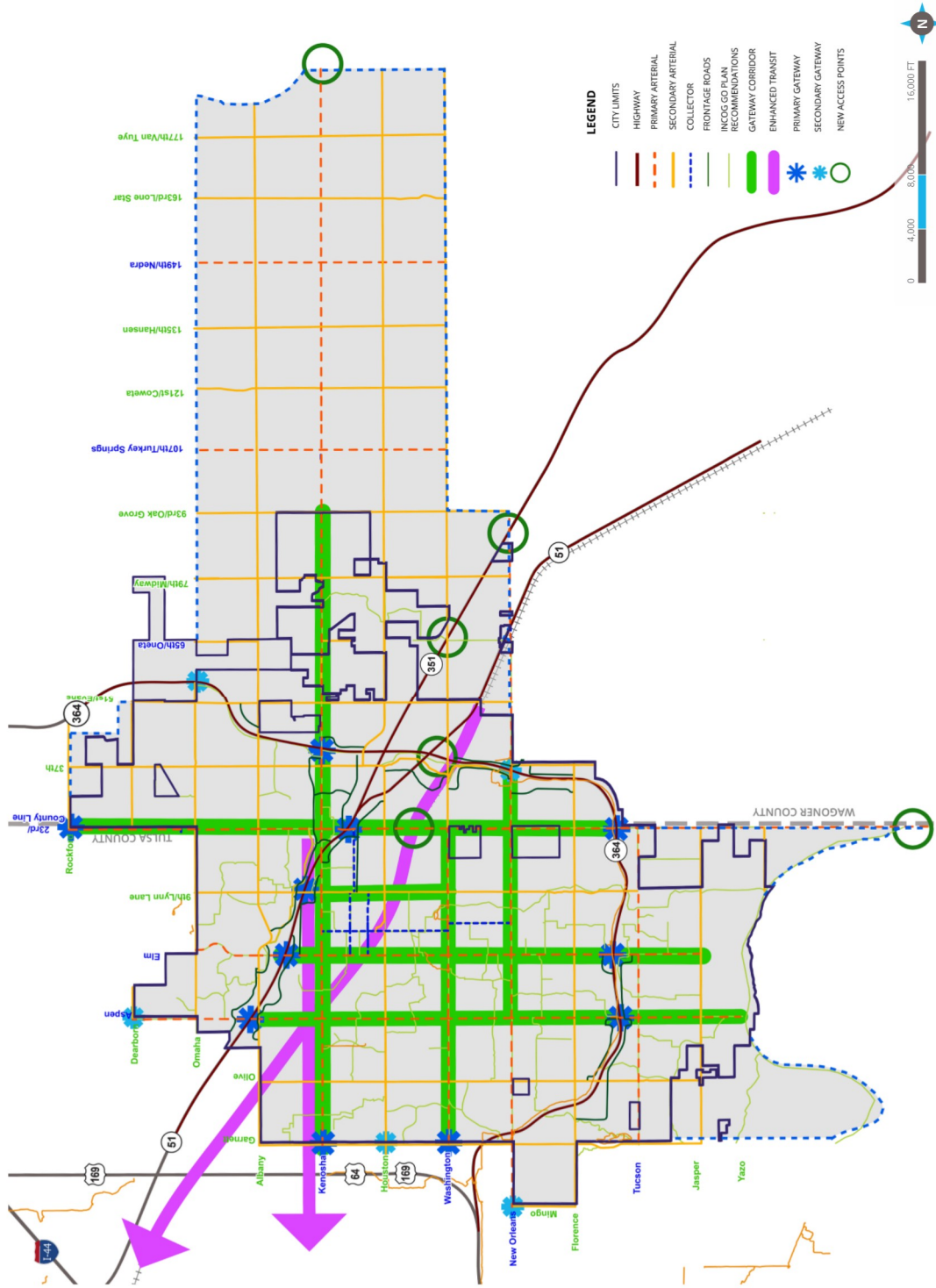


FIGURE 5-4: Transportation Plan Map

zoning, his primary request is that the PUD remain consistent with the previously approved maximum lot count rather than allowing additional units.

Commissioners clarified that the proposed PUD amendment involves three changes: increasing the maximum lot count from 182 to 186, modifying sidewalk requirements, and acknowledging potential future commercial use at the corner. Mr. Weisman reiterated his concern that the original PUD reduced density after strong public input and argued that increasing the lot count now moves back toward higher density. He acknowledged the number of additional homes would be small but felt the City had already granted significant relief, particularly regarding sidewalk requirements, and that density should remain at 182.

Commissioners noted the increase would apply only to the remaining undeveloped portion and likely involve three or four additional homes made possible by the reduced floodplain area on the west side. Staff explained that the additional lots result from newly buildable land due to the updated floodplain boundary, and that all existing design standards, lot sizes, and setbacks would remain unchanged. Commissioners discussed whether to cap the number below 186. Still, they agreed to allow the applicant to clarify expected final lot counts during engineering, emphasizing that the amendment sets a maximum rather than a guaranteed total.

Staff read four emailed comments from nearby residents opposing the proposal, primarily expressing concern about potential future commercial development at the corner of Tucson and Garnett and its impacts on traffic, noise, refuse, and neighborhood character. Commissioners clarified that the Comprehensive Plan currently designates the area as Level 2 Urban Residential and does not show commercial at that corner, meaning any future commercial use would still require a Comprehensive Plan amendment and rezoning. Members discussed whether including the commercial designation within the PUD now effectively signals support for a plan change and concluded that the commercial component could be removed from the amendment and addressed separately in the future if pursued.

Discussion then focused on density and the requested increase from 182 to up to 186 lots. The applicant explained that the additional lots are made possible by the updated FEMA floodplain boundary, which created more buildable area on the west side of the property. Commissioners debated whether the density calculation under the PUD is directly comparable to standard RS-3 zoning. They noted that the increase represents only three or four additional homes in the remaining undeveloped portion. The applicant maintained that the overall density remains within acceptable limits and does not exceed RS-3 standards.

The board also examined whether homes could realistically be constructed outside the floodplain while meeting setback requirements, with the applicant confirming that the displayed layout is conceptual but based on engineering analysis showing the lots are feasible. Finally, commissioners raised concerns about sidewalk requirements along the future commercial corner, noting consistency with prior projects that required escrows when sidewalks could not yet be constructed. The applicant agreed that establishing an escrow for future sidewalk construction would not be an issue, acknowledging that building a sidewalk now may not be feasible due to floodplain constraints.

**MOTION:** A motion was made by Jason Coan, seconded by Robert Goranson  
**Move to Approve Item 26-326 PUD-002644-2026 (Planned Unit Development) Elysian Fields III, a major amendment to PUD-306, 53.55 acres, AG (Agricultural) to RS-P (Single Family Residential - Preservation) & PUD-306 via BAZ-2050, generally located at the southeast corner of Tucson Street (121st Street) and Garnett Road (113th E. Avenue) with modifications – allow the increase in dwelling units from 182 to 186, deny the acknowledgement of future commercial on the hard corner, and allow escrow for the sidewalks along Garnett Road and Tucson Street**

The motion carried by the following vote:

Jonathan Townsend, Jason Coan, Robert Goranson

Mindy Payne, Jaylee Klempa

**Aye: 3 -**

**Nay: 2 -**

**C. 26-316**

**Public hearing, consideration, and possible action regarding PUD-002519-2025, major amendment to PUD-307, and BAZ-002633-2026, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH) to Single-family Residential - Compact (RS-C), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).**

Jose Jimenez, Planner II, presented Item 26-316. This item is a public hearing for PUD 002519-2025 and BAZ 002633-2026 for Aspen Creek Villas, involving 90.33 acres north of Tucson Street and east of Olive Avenue. The request would rezone the property from commercial heavy to single-family residential compact (RSC) and amend PUD 307 to allow up to 415 homes with minimum lot widths of 52 feet, minimum lot sizes of 6,000 square feet, and 20-foot front and rear setbacks. The development standards are largely consistent with the City's new RSC zoning district, which permits smaller lots in exchange for dedicating at least

15% of the site as open space. Because the property borders the Creek Turnpike, 80 feet of right-of-way must be dedicated along the north boundary for a future frontage road at platting, along with any additional required easements.

The development outline states that no final plat may be approved until funding for the widening of Tucson Street is secured. The April 2026 General Obligation bond includes funding to widen Tucson from Olive to Aspen from two lanes to five, along with sidewalks and related improvements, if approved by voters. Surrounding land uses include the Creek Turnpike and vacant land to the north, multifamily residential to the east, single-family neighborhoods to the south, and open space and golf course land to the west. The site is not located within the 100-year floodplain, and city water and sewer are available. Based on the Comprehensive Plan and surrounding uses, staff recommends approval.

In discussion, it was acknowledged that if the 2026 bond does not pass, the City would need to evaluate alternative funding strategies, similar to situations experienced in other communities. While there is confidence that the bond reflects substantial community input and has strong support, voter approval is not guaranteed, and future steps would depend on broader City discussions if funding were not secured.

Commissioners asked whether approval of the PUD should be contingent upon voter approval of the 2026 General Obligation bond that includes funding for the Tucson Street widening. Staff explained that Tucson Street is a named project in the bond package and is listed first among street improvements, meaning that if voters approve the bond, funding for that project would be secured. The development outline ties the requirement to final plat approval, not the rezoning stage, and staff noted that the project would not reach final plat before the April vote, so that the outcome would be known in advance.

Commissioners also questioned whether the proposed 415 homes could realistically fit on the site while meeting the 15% open space requirement required under RSC zoning. Staff responded that the current layout is conceptual and that detailed compliance with open space and other standards would be fully evaluated during the platting process.

Alan Betchan, AAB Engineering, explained that the Planning Commission previously heard this PUD and was later considered by the City Council, where it failed on a 2–2 vote due primarily to concerns about traffic on Tucson Street and whether approving the proposed number of homes without guaranteed roadway improvements was appropriate. In response to those concerns, the current proposal includes a requirement that funding for the Tucson Street widening be secured before any final plat approval.

He noted that Tucson Street has already been fully designed and was considered shovel-ready as part of the bond package discussions. However, if the bond does not pass, the developer understands that no final plat—and therefore no home construction or sales—can proceed until funding for Tucson is in place. The intent is to allow engineering and project planning to move forward while ensuring protections tied to roadway improvements remain in effect.

Mr. Betchen also acknowledged that the recently adopted RSC zoning standards, including the 15% open space requirement, may affect the final lot count. He stated the applicant is not requesting waivers and understands that if the project cannot achieve 415 lots while complying with all requirements, the total number of homes will be reduced accordingly. The proposal is intended to address prior traffic concerns while remaining consistent with discussions held with staff, neighbors, and council members.

Commissioners questioned how the project would proceed if the 2026 bond funding for the Tucson Street widening did not pass. Mr. Betchen explained that under the proposed PUD language, no final plat could be approved—and therefore no lots sold—until Tucson Street is funded, whether through the bond or another mechanism. He emphasized that this condition was included to address prior City Council concerns about traffic and that moving forward with engineering before the final plat would be at the developer's risk.

Discussion then shifted to the required 15% open space under the RSC zoning, which Mr. Betchen confirmed is binding and not subject to waiver. Compliance would be fully evaluated during platting, and the lot count would adjust if necessary to meet code.

Commissioners raised concerns about the required 80-foot right-of-way dedication along the north boundary for a future frontage, service, or collector road parallel to the Creek Turnpike. They noted that previous discussions in adjacent developments contemplated a continuous service road and questioned why the conceptual plan did not show it. Mr. Betchen responded that the comprehensive plan identifies a collector corridor, but the exact configuration—whether a frontage road, service road, or internal collector—has not yet been finalized and would be determined during platting in coordination with staff. He stated that nothing in the

PUD waives the requirement to provide the collector or necessary right-of-way, but incorporating such a road could significantly alter the layout.

Commissioners also asked about existing billboards along the turnpike frontage, noting they were not depicted on the plan. Mr. Betchen explained that the billboards are subject to private lease agreements and existing entitlements, and their status would need to be addressed during platting. He reiterated that the current PUD amendment aligns with the previously approved comprehensive plan amendment and primarily seeks to address traffic concerns by tying development to Tucson Street funding. At the same time, detailed roadway configuration and related issues would be resolved at the plat stage.

Caralee Ingram, co-owner of Little Links Golf Course west of the site, expressed concerns about the proposed development's potential impacts on her business. While acknowledging that development is occurring throughout the area and that the applicant has revised plans multiple times, she emphasized that unresolved issues remain, particularly related to flooding and downstream drainage.

She stated that the floodplain near the retention pond already affects portions of the golf course, especially the back nine, and additional upstream development could worsen flooding and potentially render some holes unusable. She also referenced broader drainage concerns tied to the Innovation District and other growth pushing water westward, noting that no comprehensive downstream solution has yet been finalized. Traffic congestion along Olive and Tucson was also cited as an ongoing concern.

Ms. Ingram explained that while discussions have occurred with the City, significant coordination across jurisdictions and funding challenges remain. Her primary request was for clearer assurances that drainage and floodplain impacts will be addressed before additional development proceeds, emphasizing that her concerns apply to any project in the area and are focused on protecting her business and property, Little Links Golf Course.

Commissioners confirmed that Ms. Ingram's primary concern is drainage rather than the Tucson bond itself. She emphasized that while the proposed development would not be entirely impervious, the cumulative impact of rooftops and pavement could increase runoff toward Little Links Golf Course, which already functions as a de facto retention area. She expressed concern that additional water could further strain existing infrastructure, including a narrow culvert under 121st Street that she believes is already undersized for current floodplain conditions.

It was noted that development regulations require on-site detention to prevent increases in upstream or downstream runoff, and explained that engineered storage systems can slow release rates and potentially improve existing conditions. Ingram acknowledged that possibility but reiterated that the golf course has experienced repeated flooding and equipment damage and that existing drainage constraints remain unresolved. She stated that her family has met with City officials and engineers to document these concerns and wants assurance that future development will not worsen flooding impacts on their property.

An emailed comment from Shreece Tim, who lives in the 6700 block of South Joshua Avenue, expresses opposition to the proposal. He states that the nearby school is already overcrowded, the existing two-lane road network cannot handle additional traffic, and the stop sign at 121st and Olive is frequently backed up. He believes more housing should not be added in the area, given the current traffic and school capacity conditions.

In rebuttal, Alan Betchen stated that the PUD condition requiring Tucson Street to be funded before final plat approval directly addresses both traffic concerns and drainage issues tied to existing culvert constraints in Tucson. He emphasized that the development will include on-site detention designed to reduce post-development peak runoff to at or below existing conditions, as required by city standards. He noted that a detention facility is specifically planned along the tributary most concerning to Little Links, providing an opportunity for controlled mitigation upstream.

When asked whether the developer had engaged with Little Links, Mr. Betchen indicated there had been prior discussions over the years. However, he could not recall specifics tied to the most recent drainage conversations. He reiterated that engineered detention could potentially improve current conditions compared to leaving the land undeveloped, which provides no formal stormwater controls.

Commissioners questioned whether the project's density had been reconsidered over time. Mr. Betchen responded that multiple concepts had been explored, including commercial and lower-density options, but that attainable housing economics and the site's proximity to a future five-lane arterial and turnpike access support the proposed density. He clarified that the previous

City Council vote failed due to concerns about traffic without a guaranteed Tucson widening, and the current application includes that funding requirement as a material change.

Significant discussion focused on the required 80-foot right-of-way for a frontage or collector road parallel to the Creek Turnpike. Commissioners expressed concern that the conceptual layout did not depict the road or existing billboards, which could materially affect lot configuration. Mr. Betchen confirmed that the comprehensive plan requires the road and that nothing in the PUD waives that obligation. He acknowledged that incorporating the road could change the layout, but maintained it would not materially undermine the project's viability. Staff confirmed the comprehensive plan identifies a frontage road in that location and that the adjacent apartment project dedicated right-of-way for it. Commissioners emphasized their desire to ensure the frontage road and billboard considerations are clearly on the record and addressed during platting, with the applicant affirming that those requirements remain in place and will be resolved at the next stage.

Commissioners expressed concern about the overall density of the project, noting that more than 400 homes in that location feels significant and that they have heard from residents who prefer larger-lot homes rather than additional compact developments. While he acknowledged that higher density near a highway can make planning sense, he emphasized that community feedback has been trending against smaller-lot neighborhoods.

Commissioners stated that the site's proximity to an existing apartment complex supports a housing product of similar intensity rather than larger-lot homes. It was clarified that the concern was not about residential use itself, but specifically about the compact lot sizes. It was confirmed that commissioners do not oppose the property being residential and trust that engineering requirements will address drainage concerns, but wanted to note ongoing community hesitation about continued approval of compact housing developments.

**MOTION: A motion was made by Jason Coan, seconded by Mindy Payne  
Move to Deny Item 26-316 PUD-002519-2025, major amendment to PUD-307, and BAZ-002633-2026, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH) to Single-family Residential - Compact (RS-C), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue).**

The motion carried by the following vote:

Aye: 2 -  
Nay: 3 -

Mindy Payne, Jason Coan  
Jonathan Townsend, Jaylee Klempa, Robert Goranson

**MOTION: A motion was made by Mindy Payne, seconded by Jonathan Townsend  
Move to Table Item 26-316 PUD-002519-2025, major amendment to PUD-307, and BAZ-002633-2026, Aspen Creek Villas, 90.33 acres, Commercial Heavy (CH) to Single-family Residential - Compact (RS-C), located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue), to March 26, 2026**

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)

During further discussion, commissioners raised the concept of compensatory storage in relation to building within floodplain areas. Alan Betchen explained that compensatory storage allows a developer to place fill in the floodplain if an equivalent volume of material is excavated elsewhere within the floodplain, maintaining a one-to-one balance below the base flood elevation. He noted that additional floodplain modeling and regulatory approvals, often involving FEMA and potentially the Corps of Engineers, are required. While feasible, the process can take several months and involves significant documentation. Commissioners acknowledged that compensatory storage provides a legal pathway to modify floodplain areas but is a substantial undertaking.

The discussion then shifted to density calculations under the new zoning ordinance. Staff clarified that permitted dwelling unit calculations are based on gross land area, excluding areas designated for non-residential uses, but including residential open space and recreation areas. However, open space must meet specific criteria under Section 3-1-3G and cannot simply consist of unusable floodplain or inaccessible areas; it must be functional and meet defined standards. Commissioners noted that prior zoning approaches may have differed and emphasized the importance of ensuring accurate density comparisons between straight zoning and PUD calculations.