



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, October 9, 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. [25-1430](#) Approval of Planning Commission meeting minutes of September 25, 2025

Attachments: [09-25-2025 Meeting Minutes](#)

- B. [25-1434](#) Approval of LOT-002400-2025 Glowacki Lot Split, approximately 5 acres,
1 lot to 4 lots, RMH (Residential Mobile Home), located one-half mile
south of Dearborn Street (41st Street), one-quarter mile east of 37th Street
(209th E. Avenue)

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

- C. [25-1445](#) 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)

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

- D. [25-1446](#) Approval of LOT-002416-2025, Broadway Builds Lot Split, 1 lot to 2 lots, 0.32 acres, RS (Single-Family Residential), located one-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (Lynn Lane Road)

Attachments: [LOT-002416-2025_Radius](#)
[LOT-002416-2025\(a\)](#)
[LOT-002416-2025 Current Legal Description](#)
[LOT-002416-2025 Proposed Legal Descriptions](#)
[309 E Broadway Site Drawing Survey_v1](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [25-1444](#) Public hearing, consideration, and possible action regarding BAZ-002231-2025 (Rezoning), 520 E Washington Street, 2.42 acres, AG (Agricultural) to CN (Commercial Neighborhood), located on the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)

Attachments: [COMP-002330-2025_Radius](#)
[COMP-002330-2025\(a\)](#)

- B. [25-1453](#) Public hearing, consideration, and possible action regarding BAZ-002310-2025 (Rezoning), SWC Kenosha & Oneta, 7.5 acres, CG (Commercial General) to CH (Commercial Heavy), located at the southwest corner of Kenosha Street (71st Street) and Oneta Road (241st E. Avenue)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Comprehensive Plan](#)

- C. [25-1450](#) Public hearing, consideration, and possible action regarding PUD-002428-2025 (Planned Unit Development) and BAZ-002425-2025 (rezoning), Tower Corner, AG (Agricultural) to CG (Commercial General) PUD-002428-2025, 11.34 acres, Comprehensive Plan Level 4, generally located on the northeast corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

Attachments: [2-Case Map](#)
[3-Aerial Map](#)
[4-PUD-002428-2025 Design Statement](#)

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 #: 25-1430, **Version:** 1

**Broken Arrow Planning Commission
10-09-2025**

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

Approval of Planning Commission meeting minutes of September 25, 2025

Background: Minutes recorded for the Broken Arrow Planning Commission meeting.

Attachments: 09 25 2025 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held September 25, 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, September 25, 2025	5:30 p.m.	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. 25-1350 Approval of Planning Commission meeting minutes of September 11, 2025
- B. 25-1351 Approval of PT-002389-2025|PR-000234-2023, Conditional Final Plat, The Cottages at Battle Creek East, approximately 20.45 acres, 89 lots, CG (Commercial General)/PUD (Planned Unit Development) 94 to RS-P (Single Family Residential - Preservation)/PUD-94Y via BAZ-2087, located one-quarter mile north of Albany Street (61st Street), one-half mile east of Aspen Avenue (145th E. Avenue)
- C. 25-1359 Approval of LOT-002380-2025, Creek 51 Business Park, 1 lot to 2 lots, 6.86 acres, PUD-204A, located approximately 1/4 mile west of 37th Street (209th Street) and 1/4 mile north of Washington Street (91st Street)

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend
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

- A. 25-1349 Public hearing, consideration, and possible action regarding COMP-002330-2025 (Comprehensive Plan Change), 520 E Washington St, 2.42 acres, Level 3 to Level 4, located on the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)

Jose Jimenez, Planner II, presented Item 25-1349, a public hearing on a request to amend the Comprehensive Plan for 2.42 acres at 520 East Washington Street, at the northwest corner of Washington and 9th Street, from Level 3 to Level 4. The change is sought to allow a future rezoning, with the applicant intending to request CN (Commercial Neighborhood) zoning if the amendment is approved. A Level 4 designation supports rezoning to Office Neighborhood, Commercial Neighborhood, or Commercial General districts under the Land Use Intensity System. The property is currently unplatted, with nearby uses including multifamily residential to the north, agricultural land to the east, a single-family and commercial neighborhood to the south, and single-family and agricultural land to the west. The updated zoning ordinance, which took effect on July 1, 2025, provides the applicable zoning framework. The site is not in a FEMA 100-year floodplain, and city water and sewer service are available. The applicant agrees with the proposal and is expected to attend.

Edna Osborne, a resident, addressed the council, expressing frustration that she feels she has little input but hopes code changes may help resolve drainage problems affecting her property. She described longstanding flooding and runoff issues stemming from nearby development, noting that earlier planning had underestimated the water flow in the area. Ms. Osborne argued

that poor grading and drainage have worsened conditions, impacting not only her property but also those of others near Branch Creek. She voiced concern about future commercial development and suggested an alternate entrance to separate her property from the Branch Creek neighborhood.

She also shared her involvement with Faithful Baptist Mission, which helps homeless individuals and veterans, and emphasized her personal commitment as the spouse of a veteran. Osborne further noted that utilities such as sewer, cable, and power lines run across her property, preventing her from using her backyard for nearly two decades. She alleged mistreatment by the Branch Creek neighborhood association president and felt excluded from advocacy efforts.

Commission members clarified that the matter at hand was only a comprehensive plan change from Level 3 to Level 4, not immediate construction, and that any drainage or zoning issues would require further review in future stages. They encouraged her to continue working with the city’s engineering department regarding drainage concerns. Ms. Osborne concluded by reiterating her frustrations but thanked the council for its attention and consideration.

Toby Lynn Robinson raised questions about the types of businesses that could be approved with the zoning change.

During the discussion with Ms. Robinson, commissioners explained that the request was only to change the comprehensive plan from Level 3 to Level 4, which opens the door for certain commercial uses but does not approve any specific business. They noted that most potential uses under the Commercial Neighborhood category include banks, restaurants without drive-throughs, offices, art galleries, museums, and medical offices—business types generally compatible with nearby neighborhoods. Concerns about medical marijuana or liquor stores were raised. Still, staff clarified that dispensaries would require a special permit and are restricted by distance from schools, while liquor stores and bars are not listed as permitted uses in this district. The change essentially aligns the property with the surrounding areas that are already designated Level 4. Staff offered to provide the complete list of allowable uses, and residents expressed relief that the zoning would not bring heavy industrial or disruptive uses.

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne
Move to Approve Item 25-1349 action regarding COMP-002330-2025 (Comprehensive Plan Change), 520 E Washington St, 2.42 acres, Level 3 to Level 4, located on the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)

The motion carried by the following vote:

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

B. 25-1358 Public hearing, consideration, and possible action regarding SP-002329-2025 Cell Tower, 8.16 acres, CH (Commercial Heavy), located at the northwest corner of Kenosha Street (71st Street) and 23rd Street (193rd E. Avenue/County Line Road)

Mackenzie Hackett, Staff Planner, presented Item 25-1358, a request concerning a specific use permit for a 160-foot freestanding cell tower on an 8.16-acre parcel at the northwest corner of Kenosha Street and 23rd Street, where a 106,000-square-foot shopping center currently exists. The tower would be placed at the property’s northwest corner, with access provided by a 30-foot easement through the existing parking lot. While telecommunications towers are permitted in Commercial Heavy zoning, the ordinance limits their height to 120 feet, meaning taller structures require approval from both the Planning Commission and the City Council. The proposed tower exceeds that limit but is designed to host up to six antenna co-locations, more than the minimum required. Based on zoning regulations, the comprehensive plan, and surrounding land uses, staff recommends approval of the permit.

During the discussion, commissioners asked staff whether the proposed 160-foot cell tower, which allows multiple antenna co-locations, would provide any direct financial benefit to the city or community through fees. Staff explained that beyond standard application fees for swapping or adding antennas—which are minimal compared to the city budget—there is no significant financial incentive tied to the number of co-locations. It was noted that clarification on Broken Arrow’s approach was provided, but the explanation was not accepted. The chair then inquired whether the applicant was present.

Greg Farris, representing Tillman Infrastructure and AT&T, confirmed that they are constructing the proposed cell tower for AT&T. They agreed with the staff’s recommendation for approval and offered to present a complete overview or respond to any questions from the commission, depending on the commission’s preference.

Mr. Ferris confirmed that his presentation aligned with the staff’s recommendations. He noted that the tower would be a galvanized monopole rather than a camouflaged design, as “tree”

towers are less effective in the Midwest. Commissioners discussed decommissioning requirements, which mandate removal if a facility is abandoned for more than 18 months and is not supported by a bond. Landscaping and fencing were also addressed, with an eight-foot wood fence and evergreen buffering required; however, staff pointed out that the applicant’s initial drawings lacked full landscaping details.

The tower will be built to host up to six co-locations, exceeding the city’s requirement of four, and could also support microwave dishes. Commissioners raised questions about the tower’s appearance, its height comparison to other towers, and the possibility of conducting visual tests, such as using balloons or photo simulations. However, these are not required by local code. Mr. Ferris explained that AT&T determined the 160-foot height through technical coverage analysis and that Tillman, as a vertical real estate company, prioritizes flexible leasing for carriers.

If approved by the Planning Commission, the item would advance to City Council on October 7. Mr. Ferris explained that federal and state approvals, including environmental and historical clearances, take four to six months, after which soil testing and engineering work would follow. Construction would likely begin within nine to ten months of local approval, provided building permits are issued within the one-year timeframe required by the city.

MOTION: A motion was made by Jonathan Townsend, seconded by Jaylee Klempa
Move to Approve Item 25-1358 action regarding SP-002329-2025 Cell Tower, 8.16 acres, CH (Commercial Heavy), located at the northwest corner of Kenosha Street (71st Street) and 23rd Street (193rd E. Avenue/County Line Road)

The motion carried by the following vote:

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

C. 25-1360 **Public hearing, consideration, and possible action on a text amendment of the Broken Arrow Zoning Ordinance, specifically adding text to the “Off-Premises Sign” regulations in Section 5-1-5.G4.**

Jose Jimenez, Planner II, presented Item 25-1360, which concerns a proposed text amendment to the Broken Arrow Zoning Ordinance regarding off-premises sign regulations. The City Council previously amended these regulations in August 2025 to prohibit the installation of new billboards, except in limited cases. The latest amendment would create an exception allowing privately owned billboards on city-owned property, provided they are authorized through a valid lease approved by the City Council. Such billboards must meet all requirements for illumination, maintenance, and aesthetics. Although they may exceed normal height and size limits, any exceptions must be defined in the lease or by a council resolution. They must also comply with Oklahoma Department of Transportation standards. Because this is a zoning ordinance change, it requires a recommendation from the Planning Commission before approval by the Council. Staff recommends approval of the amendment.

During the discussion, commissioners sought clarification on whether the City Council had already passed the ordinance or was still under consideration. Staff explained that, although the Council had reviewed it, the city attorney had directed it to the Planning Commission first, so the language was misleading and should have stated “considered” rather than “passed.” It was also requested that clearer formatting be used in the future to distinguish new text from existing ordinance language, which staff agreed to provide.

Commissioners raised questions about how the amendment, which applies to city-owned property, relates to billboards along state highways. Staff explained that billboard placement on state-owned land is permitted directly by ODOT, independent of city approval, and subject to state regulations on lighting and display times. The amendment does not affect private property, as new billboards are already prohibited there; instead, it creates a narrow exception for city-owned land. Commissioners noted this also allows the City Council discretion to approve taller billboards than are usually permitted.

MOTION: A motion was made by Jaylee Klempa, seconded by Jonathan Townsend
Move to Approve Item 25-1360 action on a text amendment of the Broken Arrow Zoning Ordinance, specifically adding text to the “Off-Premises Sign” regulations in Section 5-1-5.G4.

The motion carried by the following vote:

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

D. 25-1362 **Public hearing, consideration, and possible action regarding COMP-002347-2025 (Comprehensive Plan Change), 7.5 acres, Level 4 to Level 6, located at the southwest corner of Kenosha Street (71st Street) and Oneta Road (241st E. Avenue)**

Mackenzie Hackett, Staff Planner, presented Item 25-1362, a request that seeks to amend the comprehensive plan designation from Level 4 to Level 6 on 7.5 acres at the southwest corner

of Kenosha Street and Oneta Road. The property, currently unplatted, was mostly rezoned from Agricultural to Commercial General in 1980, with the remainder rezoned in early 2024. The applicant is pursuing the change to support a future rezoning from Commercial General to Commercial Heavy. Surrounding uses include vacant land, city-owned utility facilities, a fire station, and retail establishments such as Dollar General to the northwest, as well as unincorporated residential development to the south. The site is outside the 100-year floodplain and has access to city water and sanitary sewer services. Staff recommends COMP-002347-2025 be approved.

Mark Grubbs, the applicant’s representative from Grubbs Consulting, stated that they had reviewed the staff report, agreed with its findings, and supported the staff’s recommendation for approval. They explained that the primary issue with the current Commercial General zoning is the required 200-foot lot width. The only options to address this are to pursue a Planned Unit Development (PUD) or to rezone to Commercial Heavy. Staff advised against using a PUD in this case and recommended proceeding with the comprehensive plan amendment and Commercial Heavy rezoning instead. The applicant followed that guidance and formally requested approval, noting they were available to answer any questions.

During the discussion, staff clarified that the property had previously come before the commission for a rezoning of a portion from Agricultural to Commercial General, which created the current configuration. It was explained that the small L-shaped portion at the top left of the site had been agricultural before it was rezoned and incorporated into the rest of the property.

Commissioners asked whether improvements were planned for Bushnell Road, near the fire station, where vehicles often slide into a ditch during snow and ice. Mr. Grubbs said that no development was scheduled on that side, as it is used as a stormwater detention pond, but noted that the plan includes enhancing and maintaining it. Access for future growth would be provided from Kenosha Street and Oneta Road. Staff also clarified that a small “panhandle” section shown on the case map is right-of-way and not subject to the comprehensive plan change. Mr. Grubbs confirmed this was consistent with the submitted legal description.

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa
Move to Approve Item 25-1362, action regarding COMP-002347-2025 (Comprehensive Plan Change), 7.5 acres, Level 4 to Level 6, located at the southwest corner of Kenosha Street (71st Street) and Oneta Road (241st E. 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

A. 25-1363 Approval of a modification to Section 5.1.a.1 of the Land Subdivision Code for 21141 E. 46th Street, 5 acres, 1 lot to 4 lots, one-half mile south of Dearborn Street (41st Street), one-quarter mile east of 37th Street (209th E. Avenue)

Mackenzie Hackett, Staff Planner, presented Item 25-1363. This request concerns a modification to Section 5.1.A.1 of the land subdivision code for a five-acre parcel at 21141 East 46th Street, located approximately half a mile south of Dearborn Street and a quarter mile east of 37th Street. The property, identified as Lot 8, Block 5 of Sun City 4, is currently zoned Residential Mobile Home.

The applicant has submitted a lot split creating four total lots. The subdivision code typically limits non-exempt lot splits to three lots; however, each proposed lot meets the zoning requirements of 50 feet of frontage and a minimum lot size of 2,000 square feet. Staff recommends approval of the requested variance to allow four lots on this property.

Applicant Dan Glowacki explained that the property has been in his family since it was platted in 1996, when his late mother had intended to subdivide it. It was later annexed after New Tulsa was incorporated into the city of Broken Arrow. He noted that the area has undergone significant changes over the years, pointing out developments such as the nearby Dollar General and McDonald’s.

Mr. Glowacki stated that his request is simply for one additional lot split—four lots instead of the usual three. He emphasized that he does not plan to place mobile homes on the lots but intends to build new brick homes for rental, moving real estate investments from Tulsa into this area. His goal is to establish long-term, low-maintenance housing. The commission confirmed the request and thanked him for his comments.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa

Move to Approve Item A.25-1363 a modification to Section 5.1.a.1 of the Land Subdivision Code for 21141 E. 46th Street, 5 acres, 1 lot to 4 lots, one-half mile south of Dearborn Street (41st Street), one-quarter mile east of 37th Street (209th E. Avenue)

The motion carried by the following vote:

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

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

Commissioners discussed the need for more precise and consistent terminology when handling requests such as variances, amendments, modifications, and waivers. One member noted that confusion often arises because the term “variance” is technically reserved for zoning matters handled by the Board of Adjustment, while other items before the Planning Commission—such as lot splits or fences—are more accurately described as modifications or waivers. Staff agreed that “variance” was not the best term in those cases, even though the commission does have authority to approve exceptions, such as nonconforming fences. Both staff and commissioners emphasized the importance of aligning language in the future so that agenda items and recommendations use the correct terminology, ensuring everyone works with the same definitions.

10. Adjournment

The meeting was adjourned at 6:27 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne
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 #: 25-1434, **Version:** 1

**Broken Arrow Planning Commission
10-09-2025**

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

Approval of LOT-002400-2025 Glowacki Lot Split, approximately 5 acres, 1 lot to 4 lots, RMH (Residential Mobile Home), located one-half mile south of Dearborn Street (41st Street), one-quarter mile east of 37th Street (209th E. Avenue)

Background:

Applicant: Dan Glowacki, DBA Earthworks

Owner: Dan Glowacki

Developer: N/A

Location: One-half mile south of Dearborn Street (41st Street), one-quarter mile east of 37th Street (209th E. Avenue)

Size of Tract 5 acres

Number of Lots: 1 lot to 4 lots

Present Zoning: RMH (Residential Mobile Home)

Comp Plan: Level 3 (Transition Area)

LOT-002400-2025 is a Lot Split application that has been submitted for a tract of land one-third mile south of Albany Street (61st Street), west of Oak Grove Road (273rd E. Avenue). This property is Lot 8, Block 5 Sun City IV and is zoned RMH (Residential Mobile Home).

LOT-002400-2025 is a proposed lot split that would divide the current 5-acre tract into four separate tracts. The Land Subdivision Code limits the maximum number of lots created by a split to three, and a modification to the code for this property was heard by Planning Commission on September 25, 2025. The proposed modification allows a maximum of four lots rather than three.

RMH zoning requires 50' of lot frontage and a minimum lot size of 2,000 square feet. All proposed lots meet the dimensional requirements of the RMH zoning district.

According to FEMA maps, none of the property is located in a 100-year floodplain area. Well water is available on the property. The nearest City of Broken Arrow sewer line is more than 300' feet away from the property, so septic systems will be allowed for each lot.

LOT-002400-2025 was discussed by the Technical Advisory Committee on September 16, 2025. None of the stakeholders had any comments regarding the proposed lot split.

Attachments: Case Map
Aerial
Exhibit

Recommendation:

Staff recommends LOT-002400-2025 be approved, subject to new warranty deeds for the four parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Wagoner County.

Reviewed By: Rocky Henkel

Approved By: Rocky Henkel

MEH



SUBJECT TRACT

A

B

C

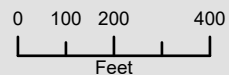
D

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



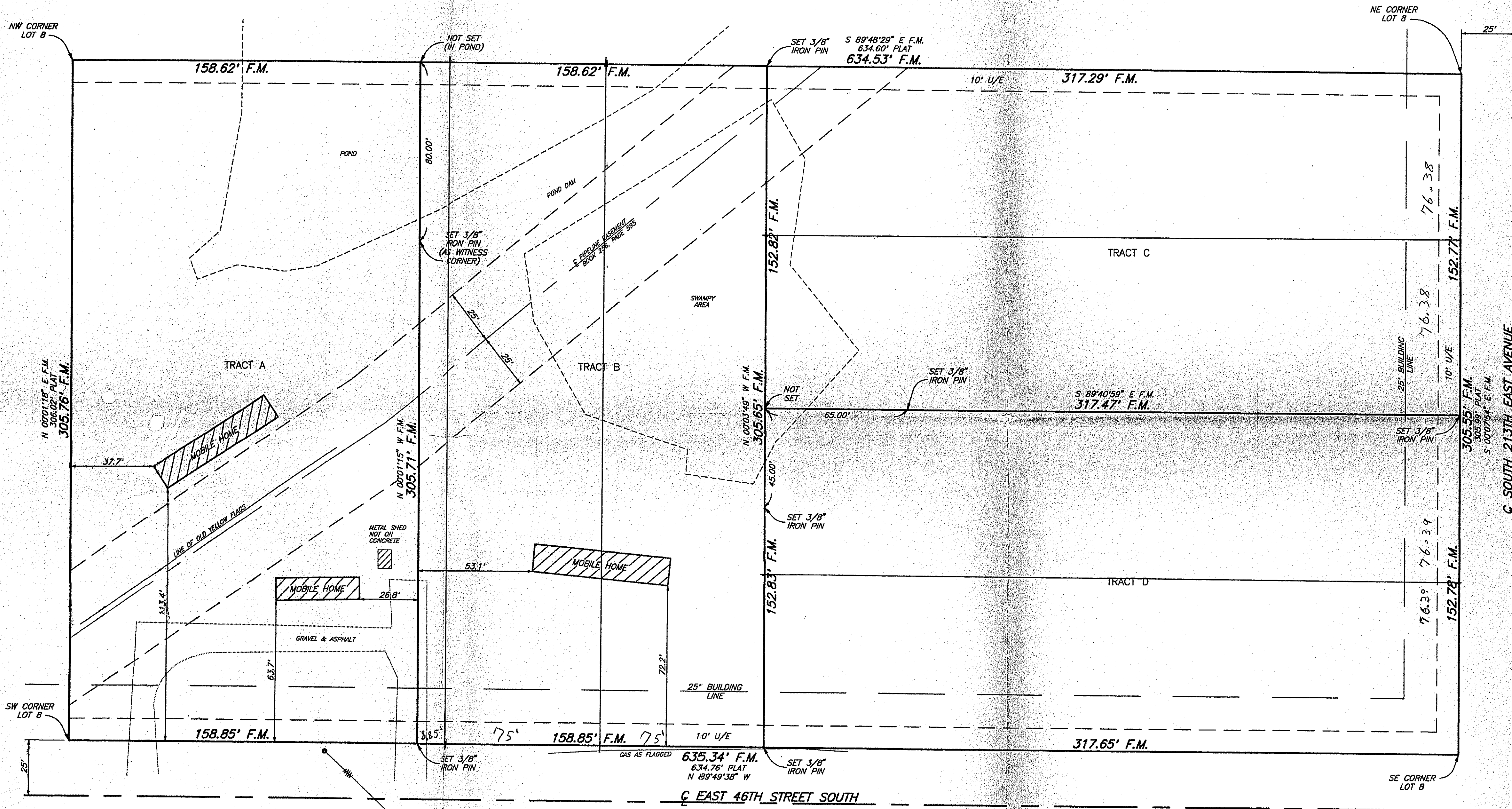
Subject Tract

LOT-002400-2025



29 19-15





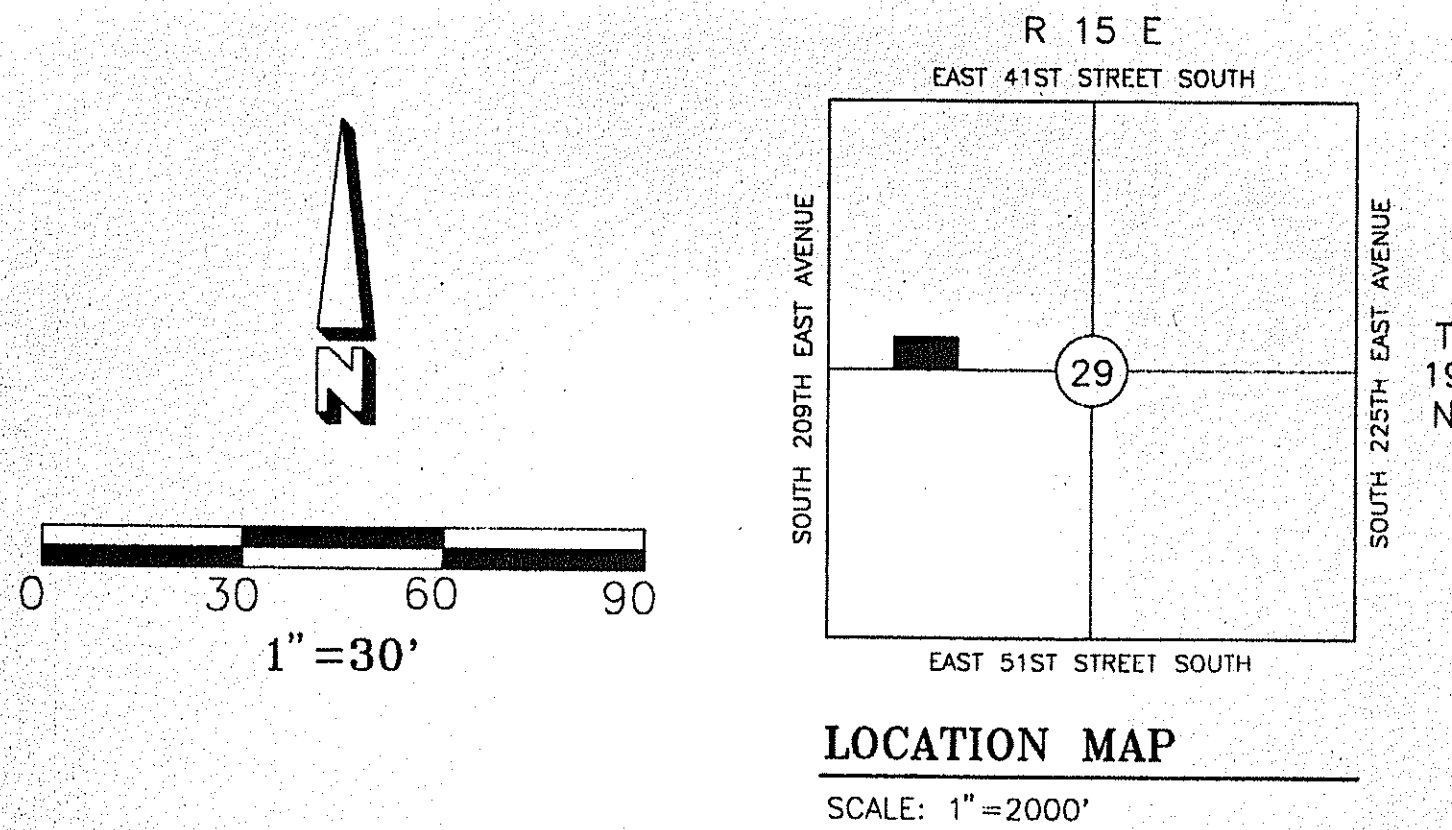
LEGAL DESCRIPTIONS

TRACT A:
THE WEST HALF (W/2) OF THE WEST HALF (W/2) OF LOT EIGHT (8), BLOCK FIVE (5), SUN CITY IV, AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT B:
THE EAST HALF (E/2) OF THE WEST HALF (W/2) OF LOT EIGHT (8), BLOCK FIVE (5), SUN CITY IV, AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT C:
THE NORTH HALF (N/2) OF THE EAST HALF (E/2) OF LOT EIGHT (8), BLOCK FIVE (5), SUN CITY IV, AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT D:
THE SOUTH HALF (S/2) OF THE EAST HALF (E/2) OF LOT EIGHT (8), BLOCK FIVE (5), SUN CITY IV, AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.



LEGEND

— FENCE
M/P BURIED ELECTRIC & TELEPHONE CABLE
B/E EASEMENT (APPROXIMATE LOCATION)
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
BEFORE YOU DIG, CALL OKIE FOR LOCATION OF UNDERGROUND UTILITIES. 1-800-522-6543

GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF SUN CITY IV. THE PROPERTY DESCRIBED HEREON IS IN FLOOD ZONE "X-UNSHADED", AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 400215 00148, AS LAST REVISED 12/2/88. NO CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY, THEREFORE, NO CERTIFICATION IS MADE THAT ALL EASEMENTS AND DEDICATIONS OR OTHER ENCUMBRANCES ARE SHOWN HEREON. FOUND 3/8" IRON PINS AT ALL CORNERS UNLESS NOTED OTHERWISE. FM = FIELD MEASURED COURSE. PLAT = RECORDED PLAT COURSE. INVOICE NO. STK 96-153

WHITE SURVEYING COMPANY
9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 • (918) 683-6924

PLAT OF SURVEY

OF:

LOT EIGHT (8), BLOCK FIVE (5), SUN CITY IV, AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

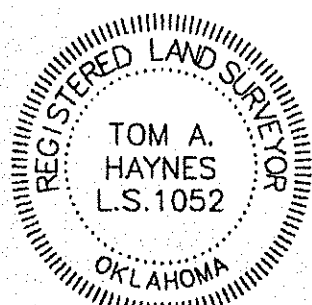
CERTIFICATE
WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, TOM A. HAYNES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1052, DO HEREBY CERTIFY TO:

ROSEMARY GLOWACKI

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, TOM A. HAYNES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1052, UNDER CERTIFICATE OF AUTHORIZATION NO. CA1098, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF A CAREFUL BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION. WE FURTHER STATE THAT THE ABOVE AND FOREGOING PLAT OF SURVEY ACCURATELY SHOWS THE LOCATION OF THE BOUNDARY CORNERS AND THEIR MONUMENTATION, THE DIMENSIONS OF THE PROPERTY, THE LOCATIONS OF ALL BUILDINGS ON PERMANENT FOUNDATIONS, ALL RECORDED PLAT EASEMENTS AND BUILDING SETBACK LINES (IF APPLICABLE), AND ALL OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US PRIOR TO THE TIME OF THIS SURVEY; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS PLAT OF SURVEY UNLESS SPECIFICALLY REQUESTED PRIOR TO THE TIME OF THIS SURVEY; THAT EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS FROM ADJOINING PREMISES ONTO THE PROPERTY DESCRIBED HEREON OR ONTO ADJOINING PREMISES FROM THE PROPERTY DESCRIBED HEREON BY VISIBLE PERMANENT IMPROVEMENTS; AND THAT THIS PLAT OF SURVEY IS PREPARED SOLELY FOR THE PARTIES LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION.

WITNESS MY HAND AND SEAL THIS 3RD DAY OF APRIL, 1996

WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. CA1098



TOM A. HAYNES
L.S. 1052
BY: [Signature]
TOM A. HAYNES, PRESIDENT
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1052

REVISED 4/17/96

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City of Broken Arrow

Request for Action

File #: 25-1445, **Version:** 1

**Broken Arrow Planning Commission
10-09-2025**

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

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.

File #: 25-1445, Version: 1

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

K:\1887104\PLAT1887104\FPLT.dwg FPL101 Sep 08, 2025 - 3:05:41pm SISEMORE & ASSOCIATES, INC., 2025

Owner:
Oklahoma IOS Land Company LLC
3420 Buckinghammock Trail
Vero Beach, FL, 32960
Phone: (831) 238-7081
Contact: Don Houpt
Email: donhoupt@icloud.com

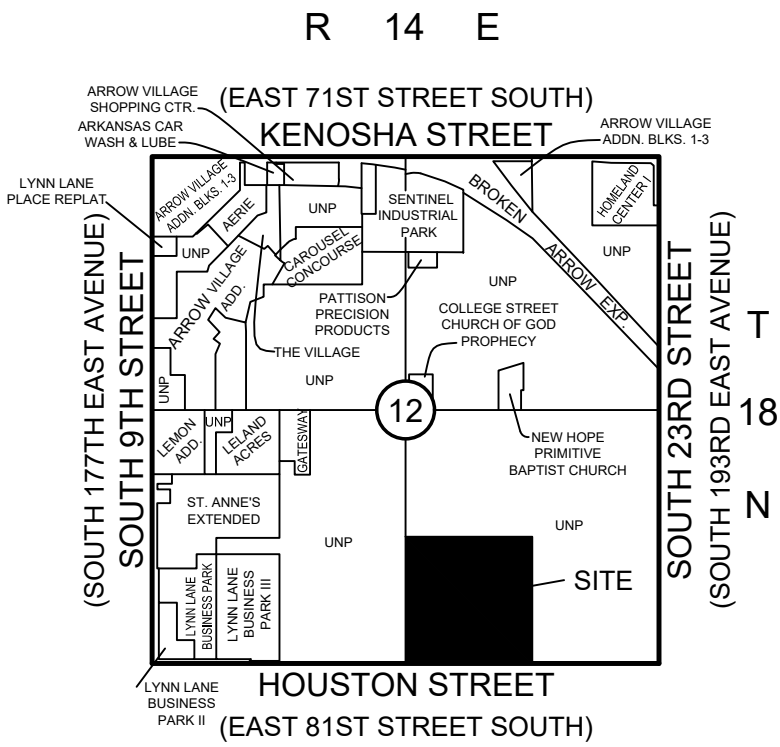
Conditional Final Plat Oklahoma IOS Land Company

A SUBDIVISION IN THE SW/4 OF THE SE/4 OF
SECTION 12, TOWNSHIP 18 NORTH, RANGE 14 EAST
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

PUD 001785-2024

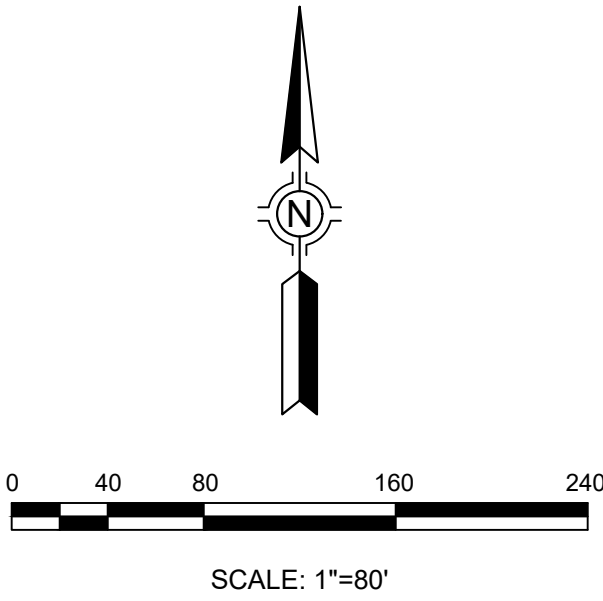
Harvest Center
L1 B1
(Owner: HARVEST PROPERTIES INVESTMENTS)

Engineer/Surveyor:
Sisemore & Associates, Inc.
Certificate of Authorization No. 2412 Exp. June 30, 2027
6660 S. Sheridan Rd, Ste. 210
Tulsa, Oklahoma 74133
Phone: (918) 665-3600
Email: dpalinskee@sw-assoc.com



Location Map

SCALE: 1"=2000'



Subdivision Statistics:

SUBDIVISION CONTAINS TWO (2) LOTS IN ONE (1) BLOCK
SUBDIVISION CONTAINS 40.14 TOTAL ACRES (1,748,457 SF)
LOT ONE (1) CONTAINS 19.25 ACRES (838,433 SF)
LOT TWO (2) CONTAINS 17.41 ACRES (758,255 SF)
R/W BEING DEDICATED BY PLAT CONTAINS 3.48 ACRES (151,769 SF)

Legend:

U/E = UTILITY EASEMENT
B/L = BUILDING SETBACK LINE
SS/E = SANITARY SEWER EASEMENT
SD/E = STORMWATER DETENTION EASEMENT
OD/E = OVERLAND DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
R/W = RIGHT-OF-WAY
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
LS/E = LANDSCAPE EASEMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
FND = FOUND
BK. = BOOK
PG. = PAGE
DOC. = DOCUMENT
905 = STREET ADDRESS

Notes:

1. 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.
2. SANITARY SEWER SERVICE AND WATER SERVICE IS PROVIDED BY THE CITY OF BROKEN ARROW.

Monumentation:

3/8" IRON PINS WITH RED PLASTIC CAP MARKED "SA CA2421" SET AT ALL LOT AND BLOCK CORNERS UNLESS OTHERWISE NOTED
O = FOUND IRON PIN
● = SET IRON PIN

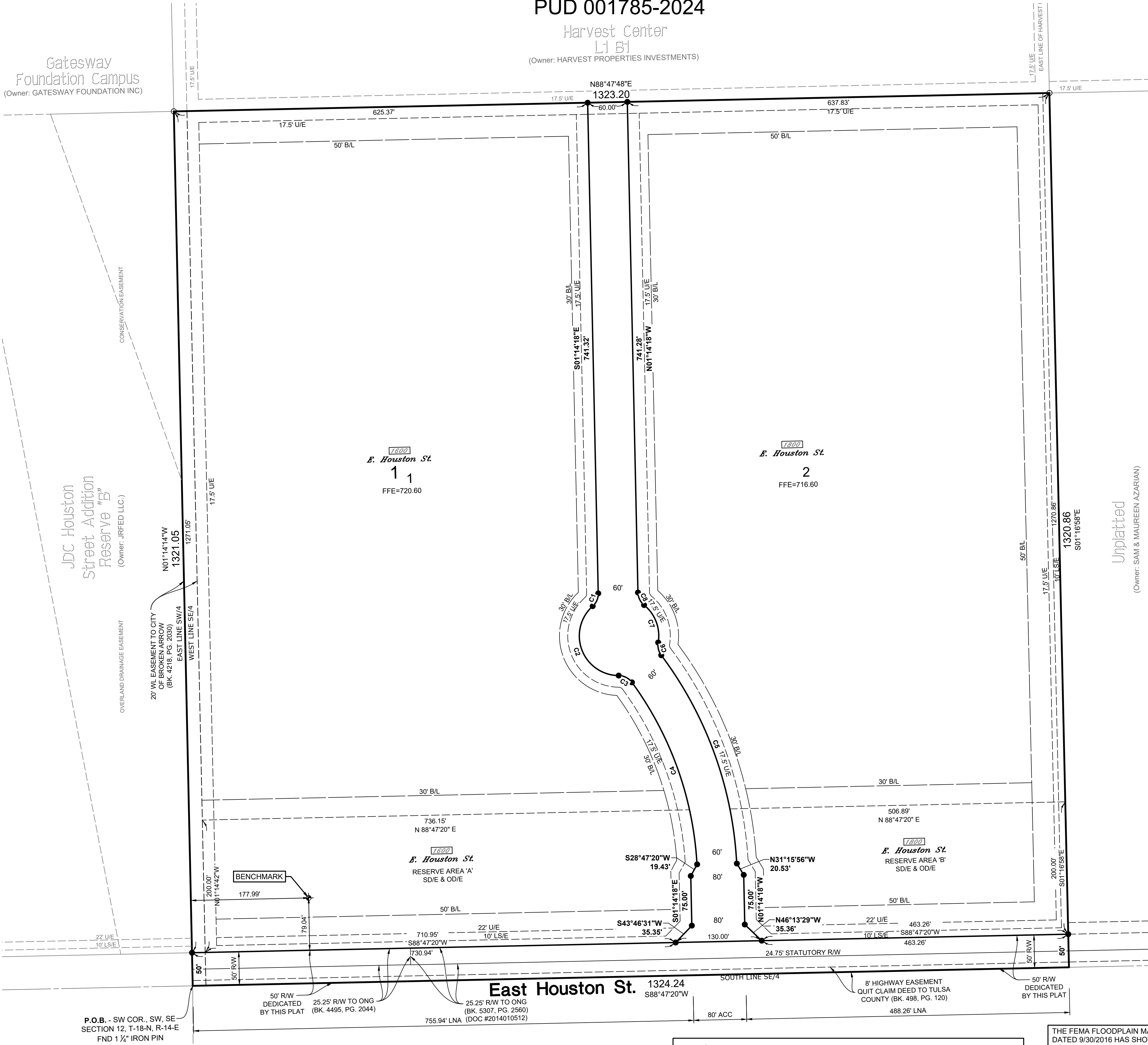
Basis of Bearing:

THE BEARING SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) NORTH ZONE (3501) OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

Benchmark:

MONUMENT 3/4" IRON PIN WITH YELLOW PLASTIC CAP MARKED "SA CP" APPROXIMATELY 79.04' ± NORTH OF THE SOUTH LINE AND 177.99 ± EAST OF THE WEST LINE OF LOT 1 BLOCK 1 NAVD 1988 DATUM ELEVATION=717.78

Curve Table			
Curve #	Length	Radius	Delta
C1	21.68'	25.00'	49°40'47"
C2	144.50'	60.00'	137°58'58"
C3	23.29'	25.00'	53°22'40"
C4	296.47'	514.00'	33°02'50"
C5	339.10'	574.00'	33°50'53"
C6	20.29'	25.00'	46°30'14"
C7	63.42'	60.00'	60°33'46"
C8	21.68'	25.00'	49°40'47"



Backflow Preventer Note:

ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE THEREOF SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER.

THE FEMA FLOODPLAIN MAP 40143C0392L, MAP REVISED DATED 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X (UNSHADED)

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION NO. DD-020224-09

PROJECT NO. PR-000629-2024

Conditional Final Plat
Oklahoma IOS Land Company
Sheet 1 of 2
Date Prepared: September 8, 2025

Conditional Final Plat Oklahoma IOS Land Company

A SUBDIVISION IN THE SW/4 OF THE SE/4 OF
SECTION 12, TOWNSHIP 18 NORTH, RANGE 14 EAST
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
PUD 001785-2024

Deed of Dedication Oklahoma IOS Land Company

KNOW ALL BY THESE PRESENTS:

OKLAHOMA IOS LAND COMPANY, AN OKLAHOMA CORPORATION, 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 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 88°47'20" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 12 FOR 1324.25 FEET TO THE SOUTHEAST CORNER OF SAID SW¼ SE¼; THENCE NORTH 01°16'58" WEST ALONG THE EASTERLY LINE OF SAID SW¼ SE¼ FOR 8.00 FEET TO A POINT ON THE NORTHERLY LINE OF AN 8 FOOT WIDE HIGHWAY EASEMENT CONTAINED IN QUIT CLAIM DEED RECORDED AS BOOK 498, PAGE 120 IN THE OFFICE OF THE TULSA COUNTY CLERK; SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE SOUTH 88°47'20" WEST ALONG SAID NORTHERLY EASEMENT LINE AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION 12 FOR 1324.24 FEET TO A POINT ON THE WESTERLY LINE OF SAID SW¼ SE¼; SAID POINT BEING 8.00 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID SW¼ SE¼ THEREOF; THENCE NORTH 01°14'14" WEST ALONG SAID WESTERLY LINE FOR 1313.05 FEET TO THE NORTHWEST CORNER OF SAID SW¼ SE¼; THENCE NORTH 88°47'48" EAST ALONG THE NORTHERLY LINE OF SAID SW¼ SE¼ FOR 1323.20 FEET TO THE NORTHEAST CORNER OF SAID SW¼ SE¼; THENCE SOUTH 01°16'58" EAST ALONG THE EASTERLY LINE OF SAID SW¼ SE¼ FOR 1312.86 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 39.899 ACRES OR 1,737,982 SQUARE FEET, MORE OR LESS

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 2 LOTS, 1 BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "OKLAHOMA IOS LAND COMPANY", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "OKLAHOMA IOS LAND COMPANY" OR THE "SUBDIVISION").

SECTION I. PUBLIC STREETS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER 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 RE-LAYING 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

- 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.
- WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALLOCATION 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.
- 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 SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS AND/OR CONTRACTORS.
- THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE 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.
- 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 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

- 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, AND 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.
- 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.
- 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.
- 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 OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.
- 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

- 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 OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE 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.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST HOUSTON STREET 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.

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 SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. 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 THE SUBDIVISION 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 ENTIRE SUBDIVISION IS COMPLETE 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.

J. RESERVE AREA "A AND B", STORMWATER DETENTION EASEMENT

- STORMWATER DETENTION FACILITIES SHALL BE CONSTRUCTED BY THE OWNER / DEVELOPER WITHIN RESERVE AREAS "A" AND "B", THE STORMWATER DETENTION EASEMENT AREAS, DESIGNATED ON THE ACCOMPANYING PLAT, ACCORDING TO THE SPECIFICATIONS AND STANDARDS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.
- RESERVE AREA "A", THE STORMWATER DETENTION EASEMENT AREA WITHIN THE SUBDIVISION, SHALL BE MAINTAINED BY THE OWNERS OF RESERVE "A", OKLAHOMA IOS LAND COMPANY. RESERVE AREA "B", THE STORMWATER DETENTION EASEMENT AREA WITHIN THE SUBDIVISION, SHALL BE MAINTAINED BY THE OWNERS OF RESERVE "B", OWNERS OF LOT 2 BLOCK 1. THE MAINTENANCE OF THE STORMWATER DETENTION EASEMENT SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF EROSION, APPURTENANCES AND REMOVAL OF DEBRIS, OBSTRUCTIONS, AND SILTATIONS, AND THE PERFORMANCE OF ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORMWATER DETENTION EASEMENT AREAS. MAINTENANCE OF THE STORMWATER DETENTION EASEMENT SHALL BE AT THE COST OF THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - RESERVE AREAS "A" AND "B", THE STORMWATER DETENTION EASEMENT AREA, SHALL BE KEPT FREE OF LITTER; AND,
 - RESERVE AREA "A" AND "B", THE STORMWATER DETENTION EASEMENT AREA, SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING (FOUR) 4 WEEKS.
- IN THE EVENT THE OWNER OF LOT 1 BLOCK 1 AND/OR THE OWNERS OF LOT 2 BLOCK 1 FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE STORMWATER DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER OF RESERVE "A" AND "B".
- IN THE EVENT THE OWNER OF RESERVE AREA "A" AND "B", THE OWNERS, SHALL BE OBLIGATED TO MAINTAIN THE STORMWATER DETENTION EASEMENT, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE OF THE STORMWATER DETENTION EASEMENT AS ABOVE SET FORTH, THE CITY OF BROKEN ARROW, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST LOT 1 BLOCK 1 PROPERTY OWNER'S AND LOT 2 BLOCK 1 PROPERTY OWNERS' ASSOCIATION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

K. SCREENING/FENCING REQUIREMENT

AN EIGHT (8) FOOT HEIGHT WOODEN SCREENING FENCE SHALL BE REQUIRED ALONG THE NORTHERLY SIDES OF THE LOT 1 BLOCK 1 WHERE ABUTTING RESIDENTIAL USE. CONSTRUCTION OF SUCH SCREENING FENCING SHALL BE IN ACCORDANCE WITH CITY ZONING CODE REQUIREMENTS. THE FENCE WILL BE BUILT AT THE TIME OF THE DEVELOPMENT.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS PART OR A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 001521-2024 AND AMENDED AS PUD-001785-2024) AS PROVIDED WITHIN THE BROKEN ARROW, OKLAHOMA, CITY CODE (BROKEN ARROW CODE), AND

WHEREAS PUD NO. 001521-2024 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BROKEN ARROW PLANNING COMMISSION ON JULY 11, 2024, AND APPROVED BY THE BROKEN ARROW CITY COUNCIL ON AUGUST 5, 2024, AND APPROVED AS AMENDED AS PUD-001785-2024 NOVEMBER 21, 2024, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

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

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

A. DEVELOPMENT STANDARDS FOR LOT 1 AND LOT 2

LOT 1	
LAND AREA FOR LOT 1	19.25 ACRES/838,433.00 SF
BUILDING AREA	12,117.48 SF
ASPHALT/PARKING	11,396.74 SF
ROAD WAY	25,554.65 SF
PAVED DISTRIBUTION AREA	544,463.60 SF
SOD/LANDSCAPE/DETENTION	264,489.69 SF
PERMITTED USES: STORAGE YARD AS DEFINED IN THE BROKEN ARROW CODE WITH SUCH USE BEING LIMITED TO THE OUTDOOR STORAGE AND DISTRIBUTION OF COMPLETED RELOCATABLE BUILDINGS.	
LOT 2	
LAND AREA FOR LOT 2	17.41 ACRES/758,255.00 SF
PERMITTED USES: THOSE USES ALLOWED BY RIGHT IN INDUSTRIAL LIGHT(L)-ZONED DISTRICTS.	

IN NO EVENT SHALL ANY OF THE FOREGOING BE CONSTRUED TO MEAN THAT THE DETENTION AREA IN ANY RESERVE AREA SHALL BE LESS THAN REQUIRED THE BROKEN ARROW CODE. ALL FACADES OF BUILDINGS IN LOT 1 AND LOT 2 SHALL COMPLY WITH THE BROKEN ARROW CODE.

B. RESERVES AREAS "A" AND "B" STORMWATER DETENTION EASEMENTS

1. RESERVE AREA "A"

RESERVE AREA "A" STORMWATER DETENTION FACILITIES SHALL BE CONSTRUCTED BY THE OWNER / DEVELOPER WITHIN THE TWO HUNDRED (200) FOOT STORMWATER DETENTION EASEMENT AREA DESIGNATED ON THE ACCOMPANYING PLAT, ACCORDING TO THE SPECIFICATIONS AND STANDARDS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

RESERVE AREA "A", THE STORMWATER DETENTION EASEMENT AREA WITHIN THE SUBDIVISION, SHALL BE MAINTAINED BY THE OWNERS OF LOT 1 BLOCK 1

2. RESERVE AREA "B"

RESERVE AREA "B" STORMWATER DETENTION FACILITIES SHALL BE CONSTRUCTED BY THE OWNER / DEVELOPER WITHIN THE TWO HUNDRED (200) FOOT STORMWATER DETENTION EASEMENT AREA DESIGNATED ON THE ACCOMPANYING PLAT, ACCORDING TO THE SPECIFICATIONS AND STANDARDS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

RESERVE AREA "B", THE STORMWATER DETENTION EASEMENT AREA WITHIN THE SUBDIVISION, SHALL BE MAINTAINED BY THE OWNERS OF LOT 2 BLOCK 1

C. ADDITIONAL LANDSCAPING REQUIREMENTS

- RESERVE AREAS "A" AND "B" SHALL INCLUDE ONE TWO (2) FOOT CALIPER TREE PER THIRTY (30) LINEAR FEET AS A LANDSCAPE BUFFER BETWEEN HOUSTON STREET. EXISTING TREES THAT ARE PRESERVED MAY BE UTILIZED TO MEET THIS REQUIREMENT, AND LARGER CALIPER TREES MAY BE COUNTED FOR MORE THAN ONE (1) TREE, AS ALLOWED IN THE BROKEN ARROW CODE. EQUAL SPACING OF TREES IN ANY LANDSCAPE BUFFER AREA SHALL NOT BE REQUIRED. TREES MAY BE GROUPED TO PROVIDE MAXIMUM SCREENING BETWEEN ANY RESIDENCE AND DEVELOPMENT OF LOT 2.

- LOT 1: NO PARKING SPACE SHALL BE LOCATED MORE THAN SEVENTY-FIVE (75) FEET FROM A LANDSCAPE AREA. FOR EVERY FIFTEEN (15) PARKING SPACES, ONE (1) CALIPER TREE MUST BE PLANTED. ALL NEW LANDSCAPING SHALL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.

- LOT 2: FROM SUCH TIME THAT ANY STRUCTURE OR PARKING LOT IS CONSTRUCTED ON LOT 2 AND THE PROPERTY TO THE EAST OF LOT 2 MAINTAINS A RESIDENTIAL USE, THE OWNER/DEVELOPER OF LOT 2 MUST INSTALL A MINIMUM FIFTEEN (15)-FOOT LANDSCAPE BUFFER BETWEEN THE EASTERN PROPERTY BOUNDARY OF LOT 2 AND ANY STRUCTURE OR PARKING AREA LOCATED WITHIN LOT 2.

SECTION II. 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 STREETS AND 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. 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 I. PUBLIC STREETS AND UTILITIES, 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.

OKLAHOMA IOS LAND COMPANY, AN OKLAHOMA CORPORATION

BY: _____
DON HOUPT
OKLAHOMA IOS LAND COMPANY, OWNER

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY DON HOUPT, AS OWNER OF OKLAHOMA IOS LAND COMPANY, AN OKLAHOMA CORPORATION.

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 "OKLAHOMA IOS LAND COMPANY", 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 40143C0392L, MAP REVISED DATED 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X (UNSHADED)

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION NO: DD-020224-09

PROJECT NO. PR-000629-2024

Conditional Final Plat
Oklahoma IOS Land Company
Sheet 1 of 2
Date Prepared: September 8, 2025



City of Broken Arrow

Request for Action

File #: 25-1446, **Version:** 1

**Broken Arrow Planning Commission
10-09-2025**

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

Approval of LOT-002416-2025, Broadway Builds Lot Split, 1 lot to 2 lots, 0.32 acres, RS (Single-Family Residential), located one-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (Lynn Lane Road)

Background:

Applicant: Nick Parker, Born Again Restored

Owner: Nick Parker, Born Again Restored

Developer: N/A

Surveyor: N/A

Location: One-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (Lynn Lane Road)

Size of Tract 0.32 acres

Number of Lots: 2

Zoning: RS (Single-family residential), DROD Area 3

Comp Plan: Level 2 - Urban Residential

This lot line adjustment request, LOT-002416-2025, involves one parcel totaling 0.32 acres. This lot split is specifically located at 309 E Broadway St. The lot is currently comprised of two of the original lots from the College Addition. This lot split intends to re-create those original two lots.

This property falls within the Downtown Residential Overlay District, Area 3. With lot frontages for this area required to be 35 feet minimum and 80 feet maximum. This lot split would bring the land into better alignment with the intent of the DROD for future development.

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

LOT-002416-2025 was discussed by the Technical Advisory Committee on September 30, 2025, and no stakeholders raised concerns over the proposed lot split.

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

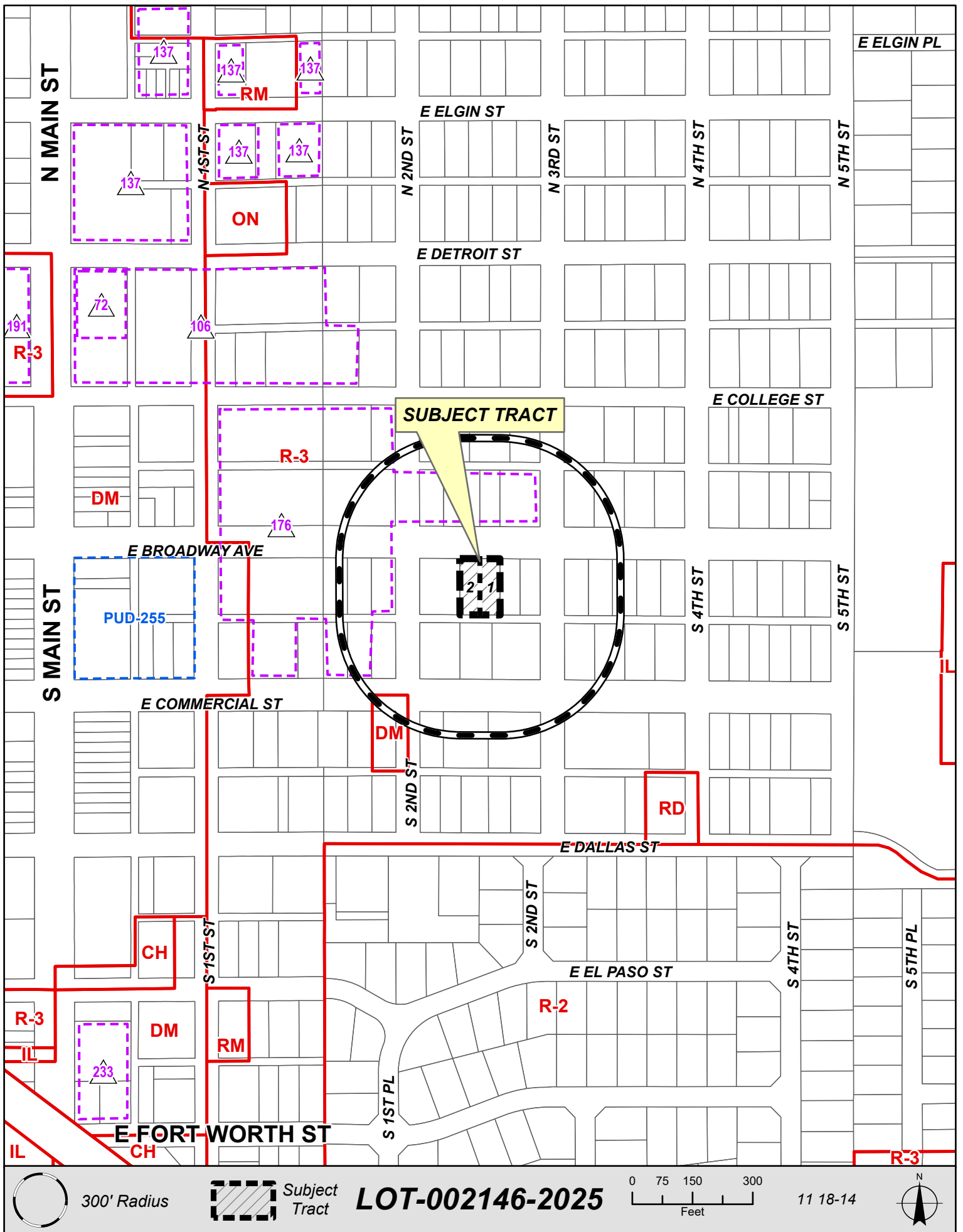
Recommendation:

Staff recommends LOT-002338-2025 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:

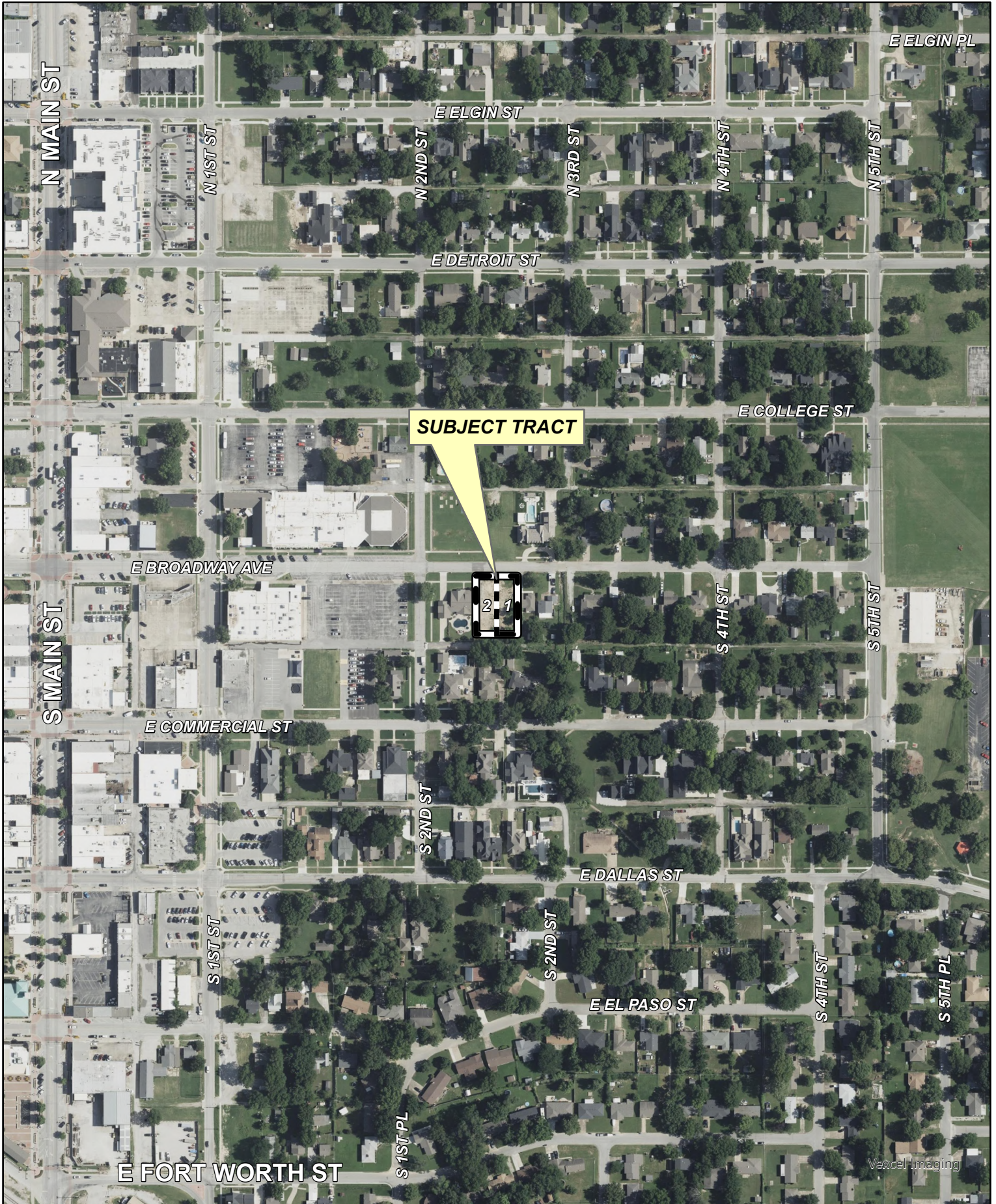
Approved by:

JAJ



LOT-002146-2025

11 18-14



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



Subject
Tract

LOT-002146-2025

0 75 150 300
Feet

11 18-14



Current Legal

309 E Broadway Ave Broken Arrow, OK 74012

Legal Description from Deed:

Lots Three (3) and Four (4) , Block Twenty-two (22), College Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the Plat thereof.

Proposed Legal Description

309 E Broadway Ave Broken Arrow, OK 74012

Lot 1 (Eastern Lot):

Lot Three (3), Block Twenty-two (22), in the College Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the Plat thereof.

Lot 2 (Western Lot):

Lot Four (4), Block Twenty-two (22), in the College Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the Plat thereof.

PLAT OF SURVEY

SURVEY FOR:
BORN AGAIN RESTORED
C/O NICK PARKER



ADDITIONAL CONTROL;
FOUND 3/8" IP AT SW BLOCK CORNER
FOUND 1/2" IP AT SE BLCOK CORNER

LEGAL DESCRIPTION FROM DEED :

Lots Three (3) and Four (4), Block Twenty-two (22), COLLEGE ADDITION to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

LEGAL DESCRIPTION LOT 3:

LOT 3, BLOCK 22, IN THE COLLEGE ADDITION TO BROKEN ARROW,
TULSA COUNTY, STATE OF OKLAHOMA.

LEGAL DESCRIPTION LOT 4:

LOT 4, BLOCK 22, IN THE COLLEGE ADDITION TO BROKEN ARROW,
TULSA COUNTY, STATE OF OKLAHOMA.

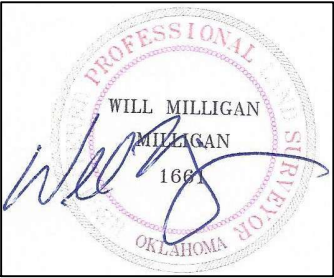
SCALE 1"=40'
BASIS OF BEARINGS: FILED PLAT



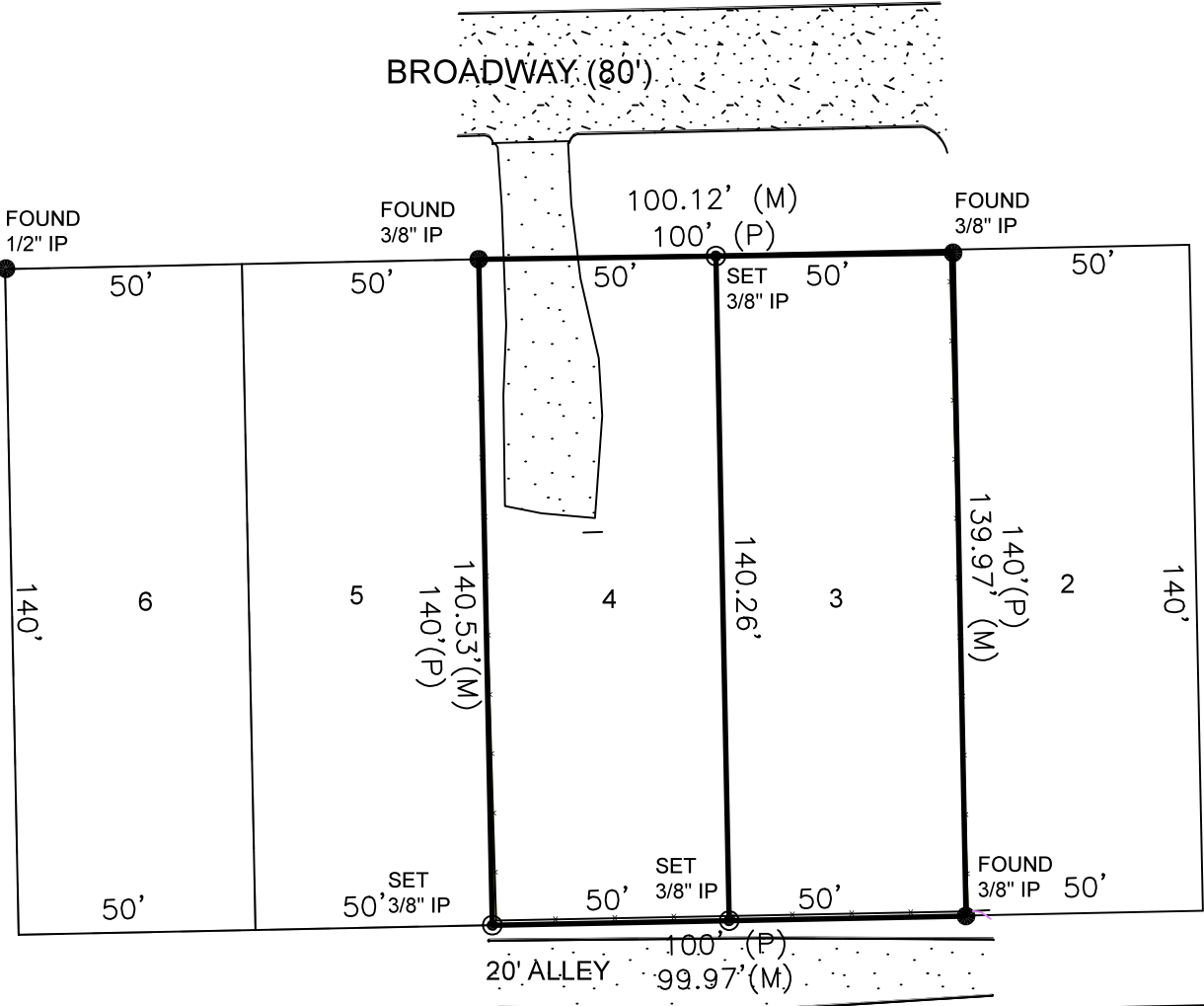
DATE OF FIED SURVEY: 08-29-2025

MILLIGAN LAND SURVEYING PLLC

216 Peaceable Ridge,
McAlester, OK 74501
OK CA# 5298
918.429.5999
willmilligan@sbcglobal.net



WILL MILLIGAN PLS 1661
Witness my hand and seal on this 2nd day of September, 2025



I, Will Milligan, Professional Land Surveyor
#1661 in Oklahoma do hereby certify to the
party shown that this is a true representation
of a survey performed under my supervision
and according to the Oklahoma Minimum
Standards.

- SET IRON PIN & CAP
- EXISTING REBAR
- EXISTING STONE
- △ EXISTING MONUMENT
- NAIL
- ⊖ RAILROAD SPIKE



City of Broken Arrow

Request for Action

File #: 25-1444, **Version:** 1

**Broken Arrow Planning Commission
10-09-2025**

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

Public hearing, consideration, and possible action regarding BAZ-002231-2025 (Rezoning), 520 E Washington Street, 2.42 acres, AG (Agricultural) to CN (Commercial Neighborhood), located on the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)

Background:

Applicant: Farrah Fulps, Pennington & Associates

Owner: Farrah Fulps, Pennington & Associates

Developer: N/A

Engineer: N/A

Location: Northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue) South of the southeast corner of Kenosha Street and County Line Road

Size of Tract 2.42 acres

Number of Lots: 1

Present Zoning: AG (Agricultural)

Proposed Zoning: CN (Commercial Neighborhood),

Comp Plan: Level 4 (Commercial/Employment Nodes)

BAZ-002231-2025 is a request to change the zoning designation on 2.42 acres from AG (Agricultural) to CN (Commercial Neighborhood). The property is located on the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue). The property is currently unplatted.

The subject property is Comprehensive Plan Level 4, which supports rezoning to ON (Office Neighborhood). COMP-002330-2025 changed the Comprehensive Plan Level of this property from Level 3 (Transition Area) to Level 4 (Commercial/Employment Nodes).

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 3	RMF	Residential multifamily
East	Level 4	AG	Agriculture
South	Levels 3 & 4	RS & CN	Single-family residential & Place of Assembly
West	Level 1	AG	Single-family residential

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

Attachments: Case Map
Aerial

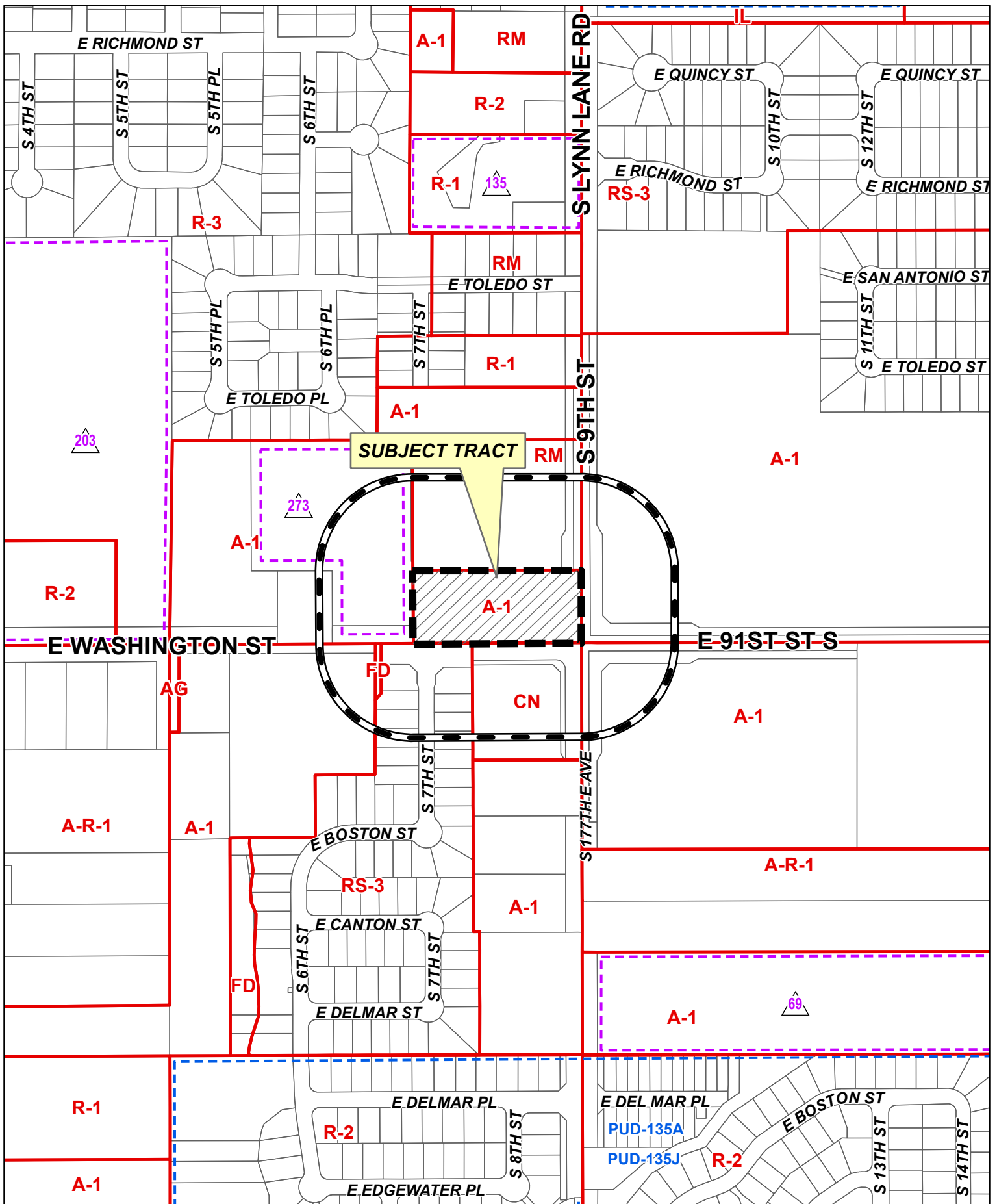
Recommendation:

Based upon the Comprehensive Plan, the location of the property at the intersection of two arterial roads, Staff recommends that BAZ-002232-2025 be approved subject to the property being platted.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

JAJ

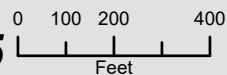


300' Radius



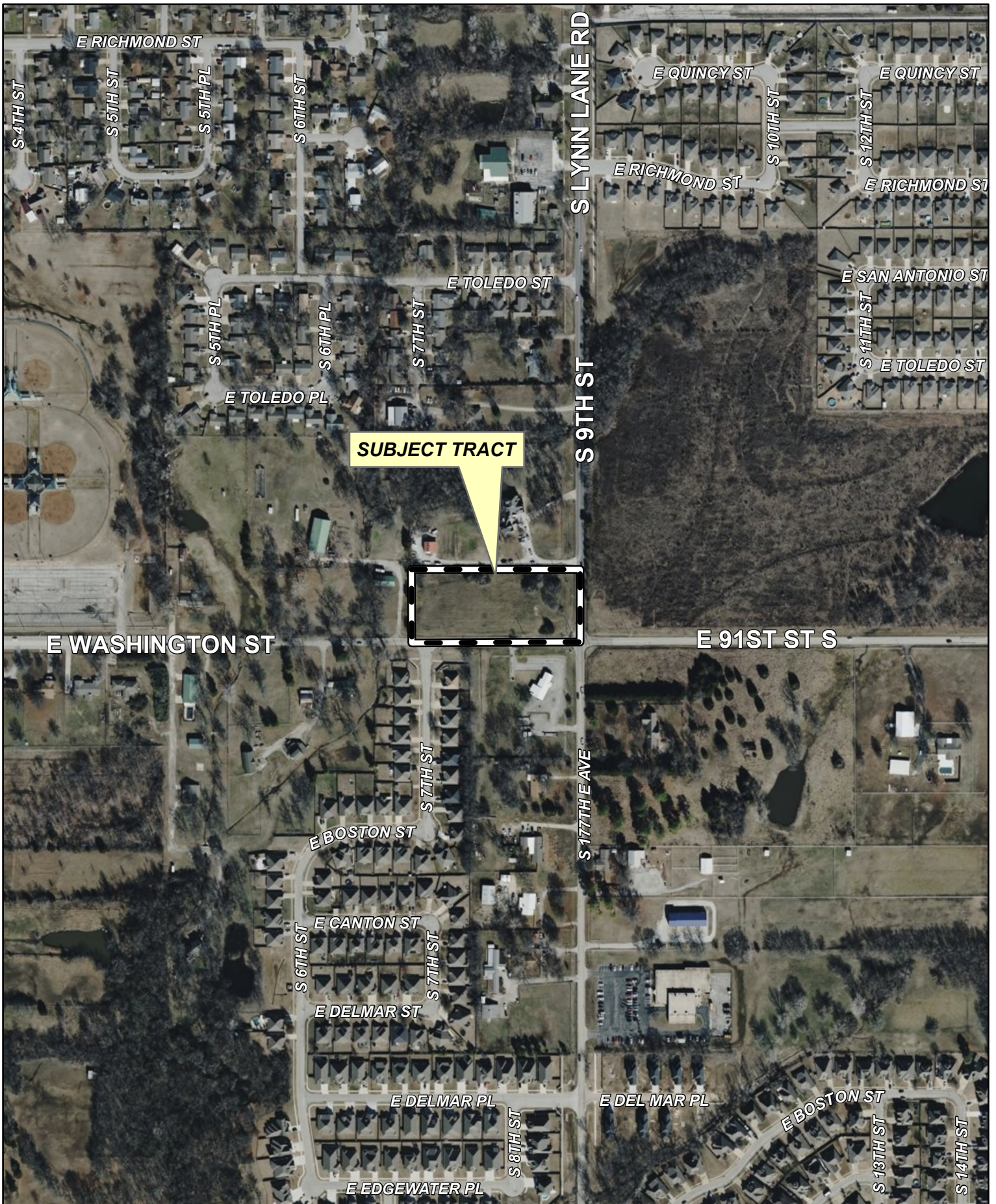
Subject
Tract

COMP-002330-2025



14 18-14



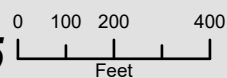


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024



Subject
Tract

COMP-002330-2025



14 18-14





City of Broken Arrow

Request for Action

File #: 25-1453, **Version:** 1

**Broken Arrow Planning Commission
10-09-2025**

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

Public hearing, consideration, and possible action regarding BAZ-002310-2025 (Rezoning), SWC Kenosha & Oneta, 7.5 acres, CG (Commercial General) to CH (Commercial Heavy), located at the southwest corner of Kenosha Street (71st Street) and Oneta Road (241st E. Avenue)

Background:

Applicant: Kenosha Development LLC
Owner: Kenosha Development LLC
Developer: Kenosha Development LLC
Engineer: Mark Grubbs, Grubbs Consulting LLC
Location: Southwest corner of Kenosha Street (71st Street) and Oneta Road (241st E. Avenue)
Size of Tract 7.5 acres
Number of Lots: 2 lots
Present Zoning: CG (Commercial General)
Proposed Zoning: CH (Commercial Heavy)
Comp Plan: Level 4 to Level 6 pending COMP-002347-2025

BAZ-002310-2025 is a request to change the zoning designation of 7.5 acres from CG (Commercial General) to CH (Commercial Heavy). The property is located at the southwest corner of Kenosha Street (71st Street) and Oneta Road (241st E. Avenue) and is unplatted.

The proposed development will have access both from Kenosha Street to the north and Oneta Road to the east. A Comprehensive Plan Change from Level 4 (Commercial/Employment Nodes) to Level 6 (Regional Commercial/Employment) was heard by Planning Commission on September 25, 2025 and was approved by City Council on October 7, 2025. Comprehensive Plan Level 6 would support CH zoning.

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 4	AG	Vacant/Utility Facility
East	Level 4	CG	Vacant/Utility Facility
South	N/A	Residential	Unincorporated
West	Level 4/Public	CN/AG	Retail & Fire Station

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

Attachments: Case Map
 Aerial
 Comprehensive Plan

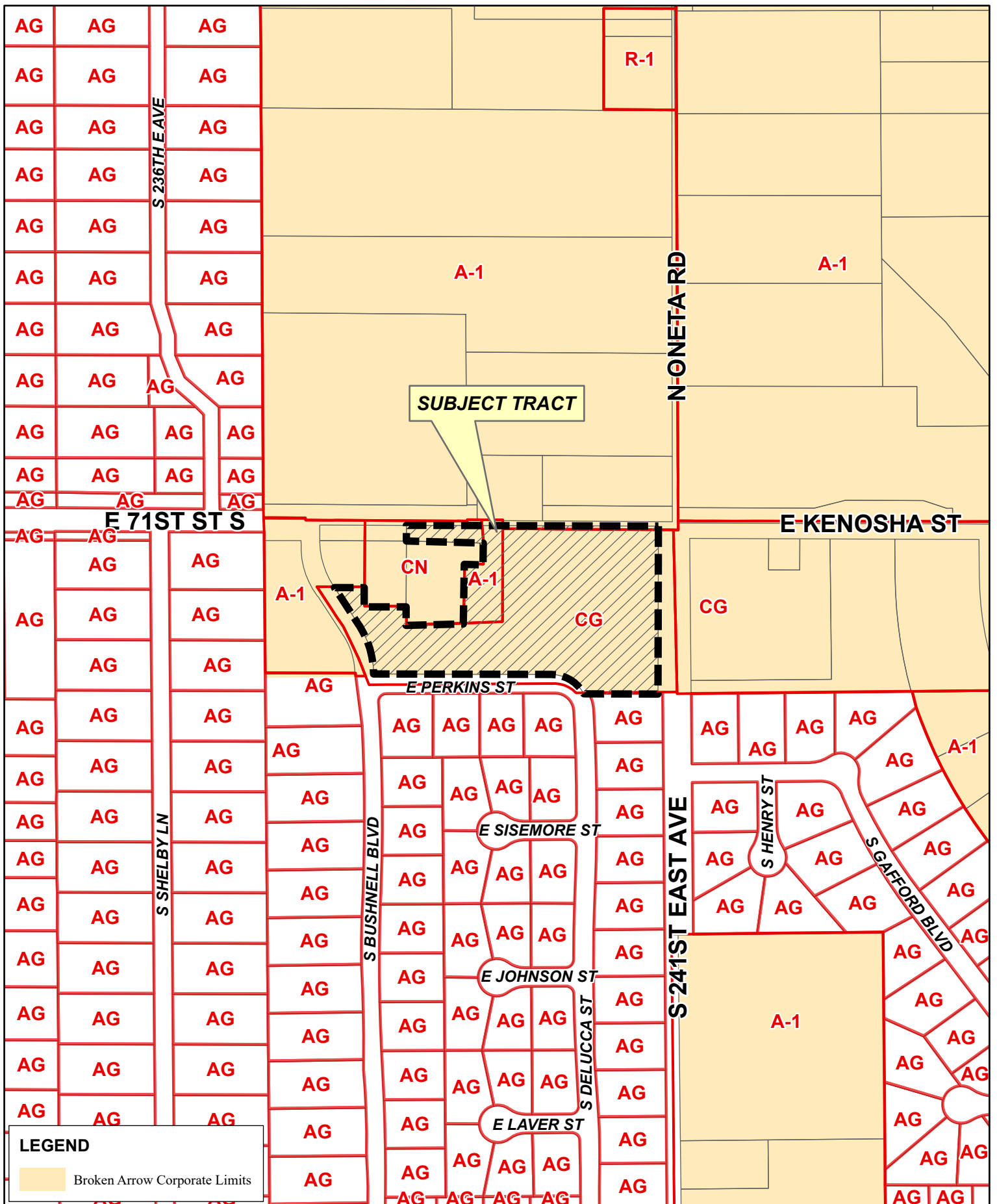
Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002310-2025 be approved subject to the property being platted.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

MEH



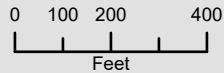


Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: 2023



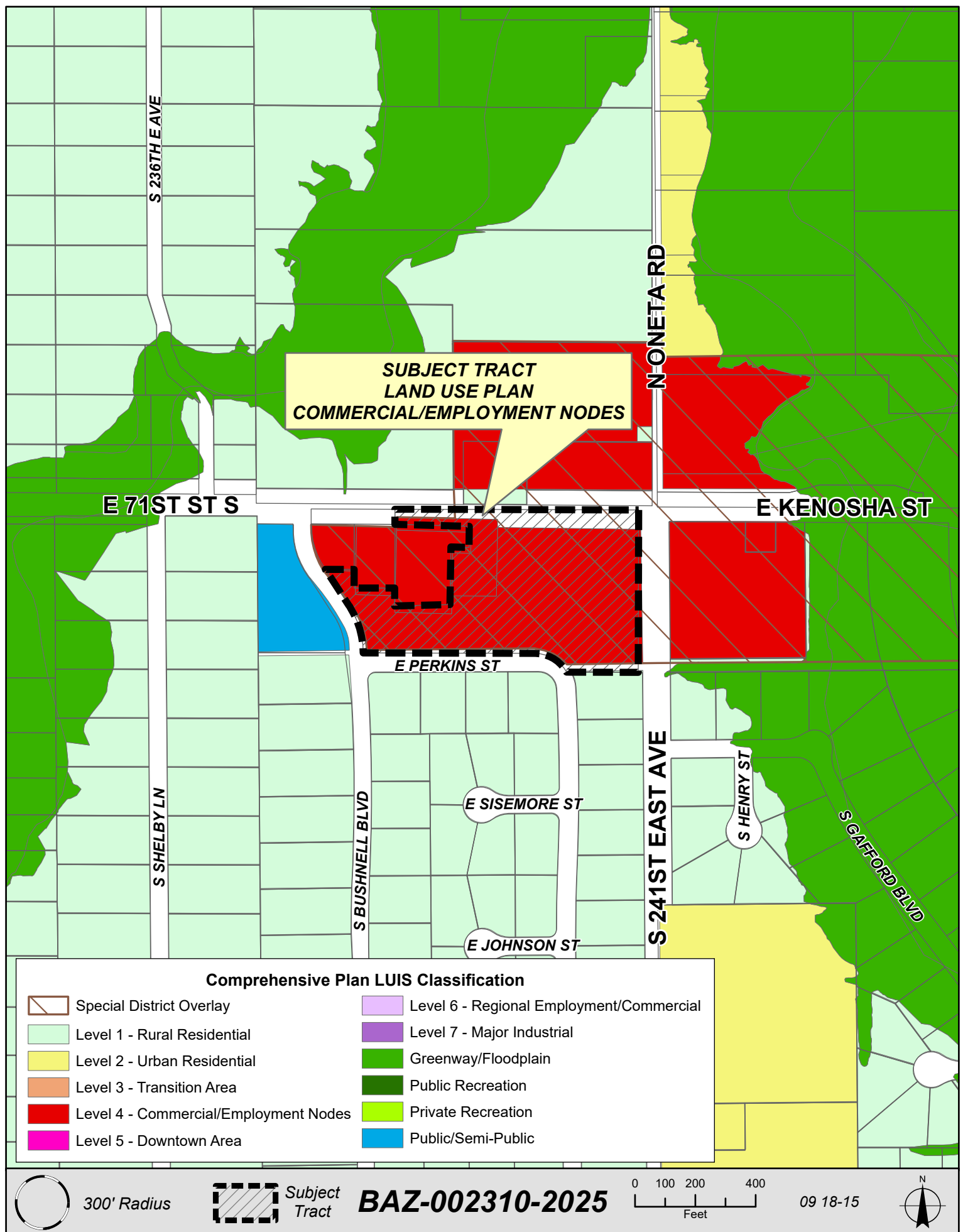
Subject
Tract

BAZ-002310-2025



09 18-15







City of Broken Arrow

Request for Action

File #: 25-1450, **Version:** 1

**Broken Arrow Planning Commission
10-09-2025**

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

Public hearing, consideration, and possible action regarding PUD-002428-2025 (Planned Unit Development) and BAZ-002425-2025 (rezoning), Tower Corner, AG (Agricultural) to CG (Commercial General) PUD-002428-2025, 11.34 acres, Comprehensive Plan Level 4, generally located on the northeast corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

Background:

Applicant: City of Broken Arrow

Owner: City of Broken Arrow

Developer: N/A

Engineer: N/A

Location: On the northeast corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

Size of Tract 11.34 acres

Number of Lots: 1

Present Zoning: AG (Agricultural) to CG (Commercial General)/PUD-002428-2025

Comp Plan: Level 4 (Commercial/Employment Nodes)

PUD-002428-2025 and BAZ-002425-2025 are requests to change the zoning to Commercial General and PUD-002428-2025 on approximately 11.34 acres, generally located on the northeast corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road). The property is currently unplatted and undeveloped.

The subject property is designated as Level 4 in the Comprehensive Plan, which supports the requested rezoning to CG. PUD-002428-2025 is a Planned Unit Development for a future commercial development in Development Area B and a water tower in Development Area A. This property is proposed to be designed within the regulations of the zoning ordinance except as outlined below:

Development Area A

- 0' minimum lot frontage
- Only allowed use is Utility Facility, Minor
- No landscaping required
- Façade materials to include metal up to 100%
- Chain link or other non-opaque fencing will be allowed

- 0 parking spaces required

Development Area B

- 100' minimum lot frontage
- Any drive onto Lynn Lane Road must be at least 300' from the arterial intersection

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 3	AG	Large Lot Residential
East	Level 2	AG	Large Lot Residential
South	Level 3 & 4	RS	Undeveloped
West	Level 3	AG to CG	Undeveloped, pending platting

Attachments: Case Map
Aerial Map
PUD-002428-2025 Design Statement

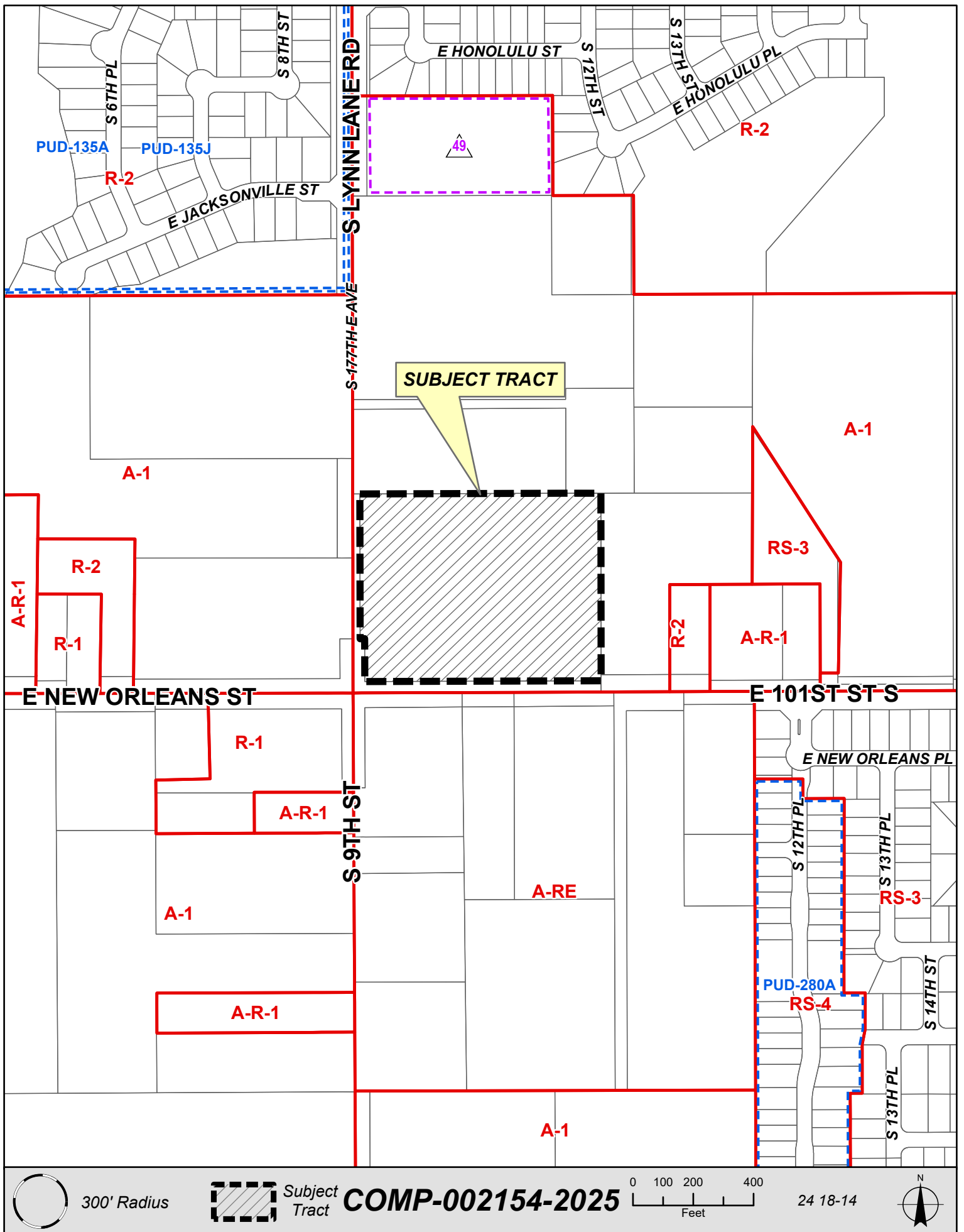
Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends PUD-002428-2025 and BAZ-002425-2025 be approved, subject to platting.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

MEH





Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: 2023



Subject
Tract

COMP-002154-2025

0 100 200 400
Feet

24 18-14



Tower Corner

PUD-002428-2025



Property Owner Information:

City of Broken Arrow
220 S. 1st Street
Broken Arrow, OK 74012

Applicant:

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

Legal Descriptions

PARENT TRACT

The south 660 feet of the west 825 feet of the southwest quarter of the southwest quarter (SW/4 SW/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, less and except the south 24.75 feet and less and except the west 24.75 feet thereof, and less and except beginning 182.50 feet north and 24.75 feet east of the southwest corner of the southwest quarter (SW/4); thence east 15.25 feet; thence south 142.50 feet; thence east 790.75 feet; thence 15.25 feet; thence west 806 feet: thence north 157.75 feet to the point of beginning.

Design Concept

The property is located at the northeast corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road). This property is currently unplatted.

The City of Broken Arrow currently owns the entire 11.34-acre parcel and is planning to split the property into approximately 2-3 acres for Development Area A in the north and the remainder of the parcel for Development Area B in the south. Development Area B will be sold off as commercial property for future development, and Development Area A will house a water tower.

Design Standards

This property shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG (Commercial General) District, except as follows:

Development Area A:

This development area is designed to house a City-owned and operated water tower.

Minimum lot frontage:

- 0 feet

Setbacks:

- Per CG requirements

Allowed Uses:

- Utility Facility, Minor

Landscaping Requirements:

- None

Façade Materials:

- Per CG zoning requirements, plus metal being allowed up to 100%

Screening:

- Chain link or other non-opaque fence will be allowed

Required Parking:

- 0 spaces

Development Area B:

This development area is intended for a future commercial development.

Minimum lot frontage:

- 100 feet

Setbacks, allowed uses, landscaping requirements, screening, required parking:

- Per CG requirements

Driveway separation:

- Driveway access onto Lynn Lane Road must be a minimum of 300' from the intersection of New Orleans Street and Lynn Lane Road

Exhibit A – Conceptual Lot Split

