



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