

**Broken Arrow Planning Commission
12-18-2025**

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding BAZ-002469-2025 (Rezoning) and SP-002526-2025 (Conditional Use Permit), Islamic Center of Tulsa, 15.06 acres, AG (Agricultural) and FD (Floodplain) to CG (Commercial General) and FD (Floodplain), located approximately ½ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue)

..End

Background:

Applicant: Richard Brown, RBA Architects
Owner: Islamic Society of Tulsa
Developer: N/A
Engineer: N/A
Location: Approximately ½ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue)
Size of Tract 15.08 acres
Number of Lots: 1
Present Zoning: AG (Agricultural)
Proposed Zoning: CG (Commercial General)
Comp Plan: Level 6 – Regional Employment/Commercial

BAZ-002469-2025 is a request to change the zoning designation of 15.08 acres from AG (Agricultural) to CG (Commercial General) and FD (Floodplain). The property is located approximately ½ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue). The Creek Turnpike and its interchange with Olive Avenue is north of this property.

The proposed development will have access from Olive Avenue. This property is Comprehensive Plan Level 6, which supports a rezoning to CG. The proposed development includes a commercial retail center along the frontage of the property, the Islamic Center in the center portion. The rear portion of the property is partially floodplain and is planned for a retention pond and vacant land. A Conditional Use Permit for a place of assembly is also a part of this item for consideration.

Parking requirements for places of assembly are 1 parking space per 4 seats in assembly area or 1 per 100 sq ft in meeting area without seats. The conceptual development layout details 726 total parking spaces, however, the final number will be determined and approved in the site plan review process for both the Islamic Center and the retail development.

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 and Greenway/Floodplain	AG	Vacant
East	Level 6	AG	Vacant
South	Level 3 and Greenway/Floodplain	AG	Place of Assembly
West	Level 6 & Level 3	AG	Single Family Residence and Vacant

According to FEMA’s National Flood Hazard Layer, the rear portion of the property features an area of 100-year flood plain. That area is planned to remain undeveloped currently. All developments will follow floodplain development requirements as set forth by the City of Broken Arrow and FEMA.

- Attachments:** Case Map
Aerial
Comprehensive Plan
Conceptual Development Layout

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002469-2025 and SP-002526-2025 be approved subject to the property being platted.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ