



City of Broken Arrow
Meeting Agenda
Planning Commission

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

Thursday, June 25, 2026

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. [26-977](#) Approval of Planning Commission meeting minutes of June 11, 2026

Attachments: [06.11.2026 Meeting Minutes](#)

- B. [26-971](#) Approve LOT-002902-2026, Glowacki Lot Split 1.16 acres, 1 lot to 2 lots, RMH (Residential Manufactured Home), approximately one-half mile south of E. Dearborn St. (41st Street) and one-half mile east of 37th Street (209th East Avenue).

Attachments: [Case Map](#)
[Aerial Map](#)
[Sun City V Plat](#)
[Survey](#)

- C. [26-980](#) Approval of LOT-002756-2026, Garvin-Brown Lot Split, 1 lot to 3 lots, 3.33 acres, AG (Agricultural) to RS-C (Single Family Residential - Compact) via BAZ-002810-2026, south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)

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

- D. [26-986](#) Approval of LOT-002882-2026, Ernest Cothorn Lot Consolidation, 2 lots to 1 lot, 0.57 acres, RS (Single-family residential), located one-third mile south of Kenosha Street (71st Street S) and nearly one-half mile west of 9th Street (177th E Avenue)

Attachments: [Case Map](#)
[Aerial](#)
[Survey Exhibit and Legal Descriptions](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [26-982](#) Public hearing, consideration, and possible action regarding BAZ-002875-2026, CSD Lynn Lane Rezoning, 1.89 acres, located one-eighth mile south of Houston Street (81st Street), east of 9th Street (177th E. Avenue/Lynn Lane Road)

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

- B. [26-987](#) Public hearing, consideration, and possible action regarding PUD-002825-2026 (Planned Unit Development) and BAZ-002901-2026 (Rezoning), BA Townhomes at Bricktown, 2.53 acres, RS (Single Family Residential) to RMF (Residential Multi Family) with a PUD, located one-quarter mile north of Kenosha Street (71st Street), one-third mile west of Aspen Avenue (145th E. Avenue)

Attachments: [2-Case Map](#)
[3-Aerial Map](#)
[4-PUD Design Statement with staff comments](#)
[5-Open Space Exhibit](#)

7. Appeals

8. General Commission Business

- A. [26-985](#) Public hearing, consideration, and possible action regarding SITE-002829-2026, Zeeco Global Technology Center, 50.57 acres, IH (Industrial Heavy), requesting a waiver on façade material requirements, located north of Washington St (91st Street) and west of Evans Road (225th E Ave)

Attachments: [Site Plan](#)
[Arhcitectural Renderings](#)
[Architectural Elevations](#)

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 #: 26-977, **Version:** 1

**Broken Arrow Planning Commission
06-25-2026**

To: Chairman and Commission Members
From: Community Development Department

Title:

Approval of Planning Commission meeting minutes of June 11, 2026

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

Attachments: 06 11 2026 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held June 11, 2026.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel

under that 10% threshold. Additional right-of-way totaling 60 feet on 23rd street will be dedicated to the city during the plotting process. Surrounding land uses: to the north is level one, annexed single-family residential. To the east is level one, also annexed R1 and RS1, single-family residential. To the south is level six; zoning is A1, agricultural PUD 286A, which is vacant land and new fire section number three. To the west is level two, which is A1, agricultural, and the single-family land use.

Charles Sanders spoke in opposition to this item due to the high density of 40-foot lots as well as a developer stating that he would buy the land, along with Sanders's, to do an addition with 60-foot lots. Rick Bates spoke in opposition to this item, not due to rezoning, but due to the projected loss of property value for the people who own land over there along with the loss of water going into Rusty's Pond with construction. Aaron Stoffel was the last person to speak in opposition. His first concern lies within this plan affecting the floodplain, and his second was with the sizing of the lots. Stoffel suggested bigger houses with more land be built. Stoffel also questioned whether anything would be done with the fencing on current property boundaries.

Megan Pascoe, applicant, with Tanner Consulting answered questions and addressed these concerns. Water patterns would not change how they normally drain, therefore water would continue flowing into Rusty's Pond. As for property value, the listing prices would be based on the comps based on comparison of homes of similar sizes, zip code, and lot size. No impact on current owner's lot value will be impacted by the smaller homes being built. Fencing will also be installed for the Broken Arrow regulations along the arterial.

MOTION: A motion to approve the item was introduced by Robert Goranson, failed to gain a second.

MOTION: A motion to deny was introduced by Jaylee Klempa, Seconded by Mindy Payne.

Move to deny Item 26-726

The motion carried by the following vote:
Jason Coan, Jaylee Klempa, Mindy Payne,
Robert Goranson

Aye: 3 -
Nay: 1 -

B. 26-864 Public hearing, consideration, and possible action regarding SP-002852-2026 (Specific Use Permit), Storm Accessory Structure, 13.19 acres, RS (Single Family Residential), located north of East New Orleans St (101st Street) and west of South 9th Street (Lynn Lane Road)

Jose Jiminez, planner II, presented item 26-864, which is a request for a conditional use permit for an accessory structure to exceed the 5,000 square foot maximum floor area on a lot equal to or greater than two acres in size. The floor area for this structure is planned to be 60 feet by 120 feet for a floor area of 7,200 square feet. All setbacks for the current zoning are met in the exhibit. This lot was created via a lot combination, BAL-2154, to allow for the development of this single-family home and a single-family on the adjacent property. Construction is not required before the construction of the accessory. The use of the accessory structure will be limited to personal uses, and those home occupation uses are allowed under current zoning ordinance.

The surrounding properties contain the following uses: to the north, the comprehensive plan is level one. It's currently zoned agricultural, and the land use is vacant. To the east is level two. The zoning is agricultural and single-family residential, and the land use is vacant. To the south is level two and currently zoned as single-family residential. To the west is level two. It's zoned as single-family residential, and there is a single-family neighborhood to the west of the property. There is a single-family home on that property. According to FEMA's National Flood Hazard Layer, sections of the property are in the 100-year floodplain. The structure will have all stormwater and floodplain-related permits approved before the accessory structure permit can be approved.

MOTION: A motion to approve was introduced by Jason Coan, seconded by Mindy Payne.

Move to approve Item 26-757

The Motion carried the following vote:
Jason Coan, Jaylee Klempa, Mindy Payne, Robert Goranson

Aye: 4 -

7. Appeals - NONE

8. General Commission Business - NONE

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

Robert Goranson raised some concerns about the development of data centers in terms of noise pollution, heat pollution, use of electricity and power, who's paying for it, and potential

increase in utility charges. Goranson said that online he has seen a lot of negative information surrounding data centers, and he wants to make sure those downsides are known. Goranson stated that there should potentially be a roundtable discussion before there are any data centers being built, so everyone is prepared and on the same page. It was stated that when data centers are to be built, everything will be transparent and the proper research and zoning will be done so as not to disturb residents.

10. Adjournment

The meeting was adjourned at 6:29 p.m.

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

Move to Adjourn

The motion carried by the following vote:

Aye: 4 -

Jason Coan, Jaylee Klempa, Mindy Payne, Robert Goranson



City of Broken Arrow

Request for Action

File #: 26-971, **Version:** 1

**Broken Arrow Planning Commission
06-25-2026**

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

Approve LOT-002902-2026, Glowacki Lot Split 1.16 acres, 1 lot to 2 lots, RMH (Residential Manufactured Home), approximately one-half mile south of E. Dearborn St. (41st Street) and one-half mile east of 37th Street (209th East Avenue).

Background:

Applicant: Daniel Glowacki
Owner: Daniel & April Glowacki
Developer: N/A

Location: Approximately one-half mile south of E. Dearborn St. (41st Street) and one-half mile east of 37th Street (209th East Avenue)

Size of Tract Approximately 1.16 acres
Number of Lots: 1 lot to 2 lots
Present Zoning: RMH (Residential Manufactured Home)
Comp Plan: Level 3 (Transition Area)

LOT-002902-2026 is a request for a lot split. The property is a 1.16-acre tract in Sun City V subdivision. It is zoned RMD (Residential Manufactured Home) and is located approximately one-half mile south of E. Dearborn St. (41st Street) and one-half mile east of 37th Street (209th East Avenue).

The proposed lot split would create the following two tracts out of original Lot 5 of Block 2, Sun City V. ‘Tract C’ being comprised of 0.58 acres and ‘Tract D’ being comprised of 0.58 acres. Water is serviced by Rural Water District #4. City sewer service is not available at this location. Applicant will work with ODEQ for septic or aerobic system requirements and permitting. The mobile home reflected on the survey has been demolished and cleared off the property under BLDR-040725-2026.

According to FEMA’s National Flood Hazard Layer, there is no floodplain on the property. The area is classified as ‘Zone X’ (Area of Minimal Flood Hazard).

Article 5 of the Land Subdivision Code, the creation of more than three lots shall require platting/replatting. Additional lot split applications will need to adhere to this requirement.

This application was heard by the Technical Advisory Committee on June 16, 2026 where no one had any comments.

Attachments: Case Map
Aerial Map
Original plat
Survey

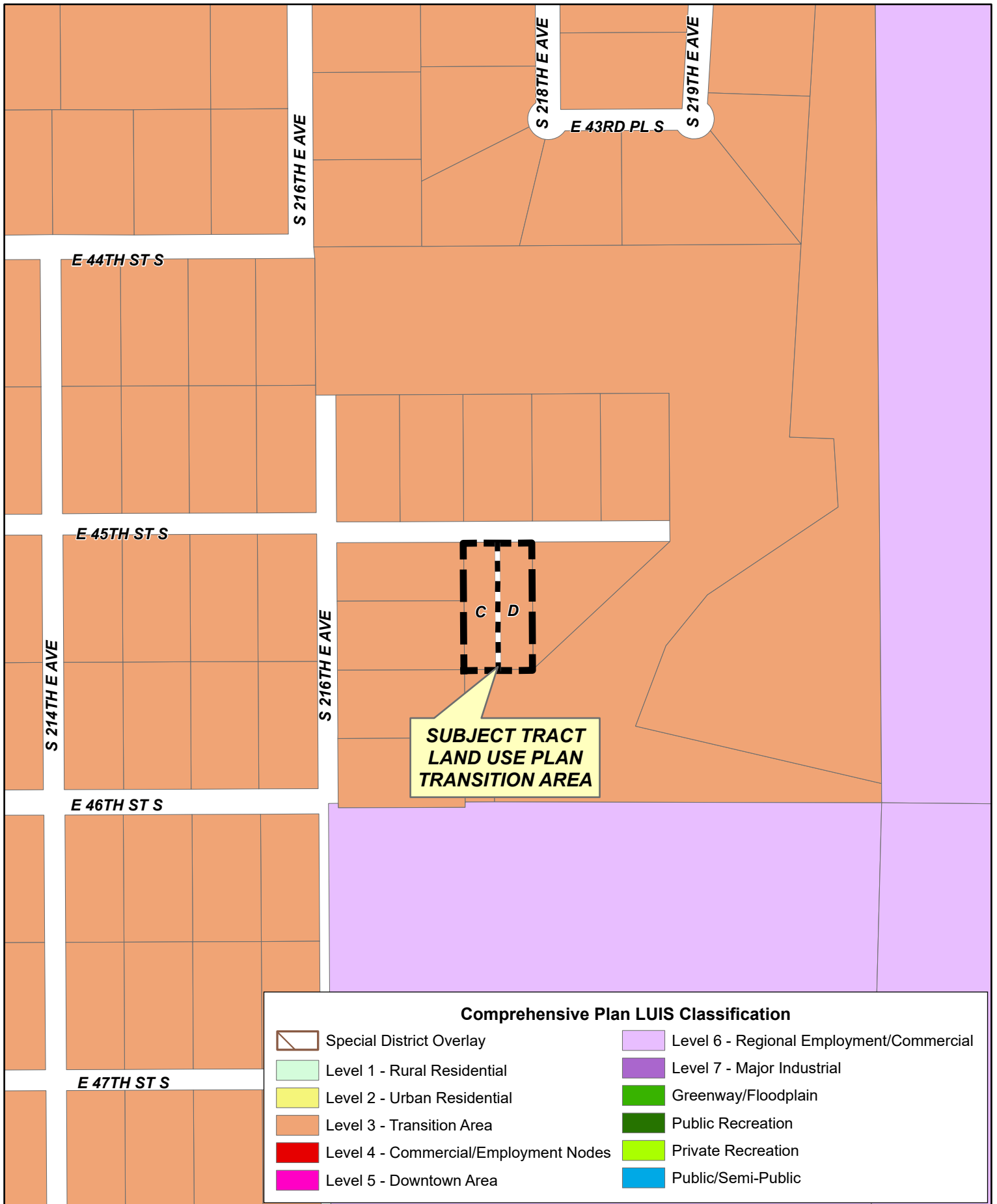
Recommendation:

Staff recommends that LOT-002902-2026, Glowacki lot split be approved subject to the following: The warranty deed for each parcel shall be brought to the City of Broken Arrow Planning and Development Division to be stamped prior to being recorded in Wagoner County.

Reviewed By: Jane Wyrick

Approved By: Rocky Henkel

RLB

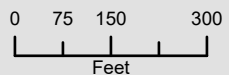


**SUBJECT TRACT
LAND USE PLAN
TRANSITION AREA**

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



LOT-002902-2026



29 19-15



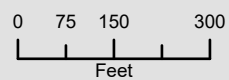


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2025



Subject Tract

LOT-002902-2026



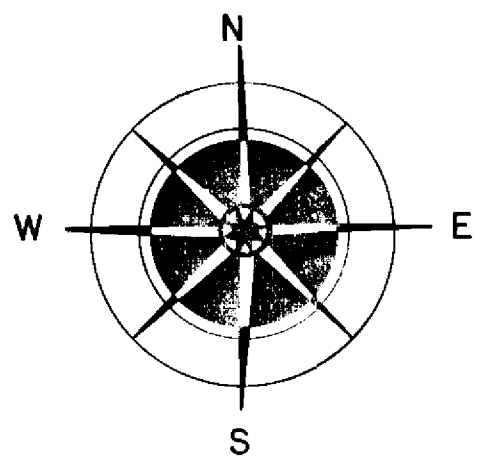
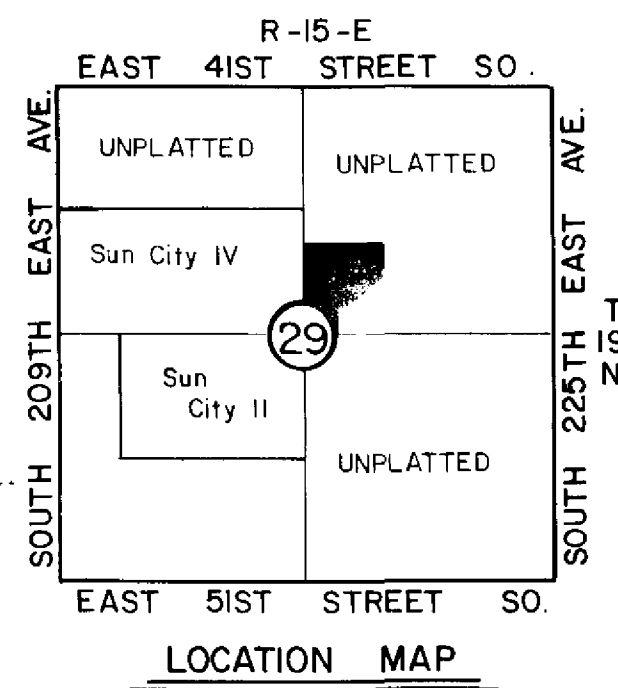
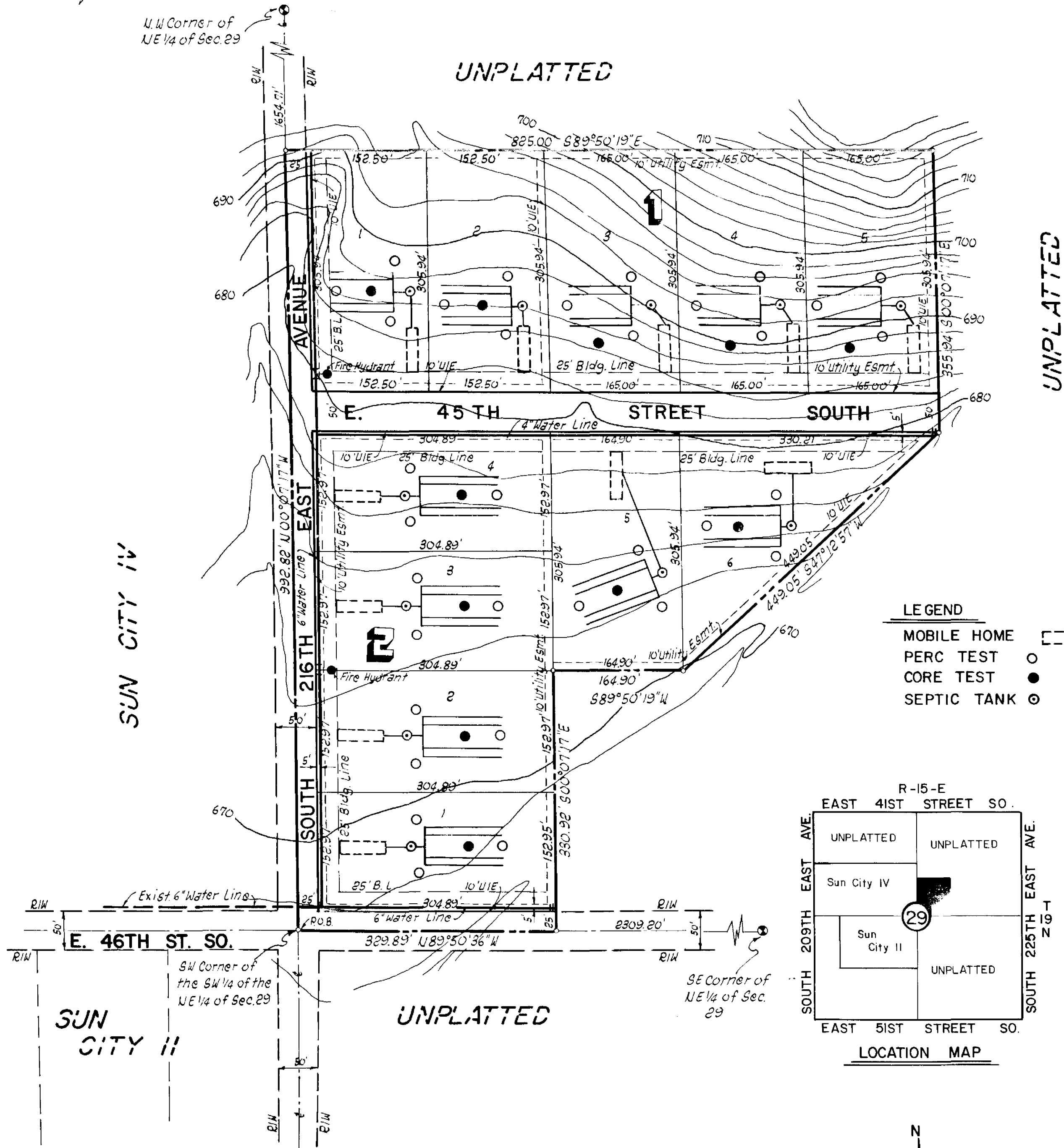
29 19-15



Plat Cabinet 1 #25B
 STATE OF OKLAHOMA)
 COUNTY OF WAGONER)
 SEP 26 1980
 AT 4:22 O'CLOCK
 JAMES C. WATTS, County Clerk
 by *Theresa Lopez*, Deputy

SUN CITY V

AN ADDITION TO THE CITY OF NEW TULSA, WAGONER COUNTY, OKLAHOMA
 A SUBDIVISION OF A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 29, T-19-N, R-15-E



SCALE: 1"=100'

OWNER DEVELOPER:
SUNCREST PROPERTIES, INC.
 6363 E. 31ST STREET
 TULSA, OKLAHOMA 74135

ENGINEERS:
ENGINEERING CONSULTANTS, INC.
 5550 SOUTH LEWIS AVENUE
 TULSA, OKLAHOMA
 PH.1-918-749-7968

STATE OF OKLAHOMA)
) SS.
 COUNTY OF WAGONER)

KNOW ALL MEN BY THESE PRESENTS: THAT SUNCREST PROPERTIES, INC., an Oklahoma corporation, being the sole owner of the following described real property situated in Wagoner County, State of Oklahoma, to-wit:

A tract of land located in the Southwest Quarter (SW 1/4), of the Northeast Quarter (NE 1/4), of Section 29, Township 19 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, being more particularly described as follows:

BEGINNING AT A POINT, said point being the Southwest corner of said 40 acre tract and running thence N 00°-07'-17" W along the West line of said 40 acre tract a distance of 992.82 feet to a point, thence S 89°-50'-19" E a distance of 825.00 feet to a point, thence S 00°-07'-17" E a distance of 333.94 feet to a point, thence S 42°-12'-57" W a distance of 449.05 feet to a point, thence N 89°-50'-19" W a distance of 164.90 feet to a point, thence S 00°-07'-17" E a distance of 330.92 feet to a point in the South line of said 40 acre tract, thence N 89°-50'-36" W along said South line a distance of 329.89 feet to THE POINT OF BEGINNING, said described tract containing 13.88 acres, more-or-less.

herby certifies that it has caused the same to be surveyed into lots, blocks, streets and avenues in conformity to the annexed plat which it hereby adopts as the plat of the above described land under the name of SUN CITY V, an Addition to the City of New Tulsa, Oklahoma.

DEED OF DEDICATION
 (Covenants and restrictions are recorded by separate instrument)

The owners hereby dedicate for public use all the streets as shown on the accompanying plat, and do hereby guarantee clear title to all the land so dedicated.

The undersigned owners further dedicate to the public for use forever, easements and right-of-ways as shown on and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities, including storm and sanitary sewers, telephone lines, electric power lines and transformers, gas lines and water lines, together with all fittings and equipment for each of such facilities including the poles, wire conduits, pipes, valves, meters, and any other appurtenances thereto with the right of ingress and egress to and upon said easements and right-of-ways for the uses and purposes of aforesaid, together with similar rights in any and all of the streets and alleys shown on said plat.

The supplier of electric service, through its proper agents and employees, shall at all times have right of access to the easements shown on the accompanying plat, for the purpose of installing, maintaining, removing, or replacing any portion of the electrical facilities required for proper service.

Except to dwellings on lots which may be served from overhead electric service lines, underground service cables to all dwellings which may be located on all lots in said Addition may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such dwelling as may be located upon each said lot; provided that upon the installation of such a service cable to a particular dwelling, the supplier of electric service shall thereafter be deemed to have a definitive, permanent, effective and exclusive right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance on said dwelling.

- NOTES FOR POTABLE WATER MAINS
- All P.V.C. is 1220, A.S.T.H. 2241 for potable water service. N.S.F. approved.
 - Excavator is to check with local authorities and companies for all buried wires and pipes before beginning excavation. Damage to same is excavators responsibility and liability.
 - All materials, methods, equipment and workmanship must meet the requirements of the Oklahoma State Department of Health and Green Country Utility Company of Wagoner County. Before beginning construction, contact Mr. Gene Spradling for instruction. 1-918-663-0211.
 - Air bleeds are required where reverse grades are encountered. Concrete blocking is required per the standards of the water district.
 - Minimum depth of cover 30" over top of pipe.

- NOTES FOR SEPTIC TANK DISPOSAL SYSTEMS
- If depth of tile field will exceed health department standards after finish grading, relocate or install retention boxes to comply.
 - Construction shall be in accordance with Oklahoma Department Health Bulletin No. 600, latest edition.

IN WITNESS WHEREOF, SUNCREST PROPERTIES, INC., being the owner of the SUN CITY V division, which is platted herewith, hereby approve the foregoing Deed of Dedication Conditions, Restrictions and plat this 25th day of September, 1980.

James W. Williams PRESIDENT
James W. Williams ATTORNEY
 STATE OF OKLAHOMA, COUNTY OF WAGONER, SS.

Before me, the undersigned Notary Public within and for said County and State, on this 25th day of September, 1980, personally appeared *James W. Williams* to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

WITNESS my hand and Official Seal the day and year last above written.
 My commission expires: 5-19-81
Gertrude L. Smith Notary Public (Seal)

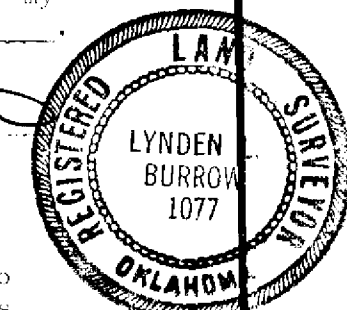
SURVEYOR'S CERTIFICATE
 I, LYNDEN L. BURROW, the undersigned, do hereby certify that I am by profession a Registered Land Surveyor in the State of Oklahoma, and that the plat herewith of SUN CITY V correctly represents a boundary survey made under my supervision on the 25th day of SEPT, 1980.

CERTIFICATE OF COUNTY TREASURER
 I, *Lynden L. Burrow*, County Treasurer of Wagoner County, Oklahoma do hereby certify that I have examined the records pertaining to ad valorem taxes on the tract described in the accompanying plat and find that all ad valorem taxes have been paid to and including 1979 according to the 1979 tax roll.
 Dated this 25th day of Sept, 1980.
Lynden L. Burrow County Treasurer

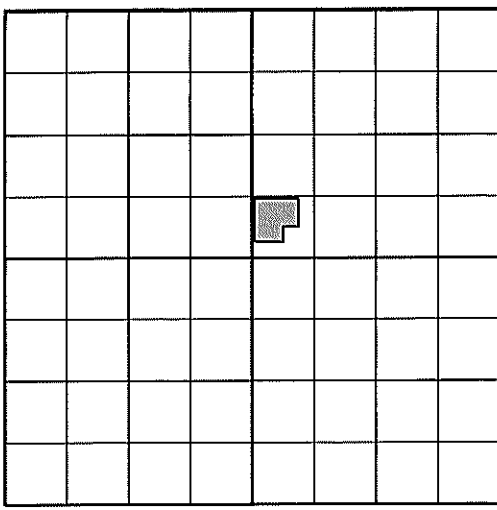
HEALTH DEPARTMENT APPROVAL
 I, *Oscar W. Sparks*, Sanitarian for the Oklahoma State Department of Health, certify that this plat SUN CITY V is approved for construction of individual sewage disposal systems.
 Date: Sept. 26, 1980
Oscar W. Sparks R.P.S. Sanitarian, Wagoner County Health

ACCEPTANCE OF DEDICATION BY CITY COUNCIL
 Be it resolved by the Board of Councilmen of New Tulsa, Oklahoma, that the dedications shown on the attached plat of SUN CITY V, are hereby accepted.
 Adopted by the Board of Councilmen of New Tulsa, Oklahoma, on this 23rd day of September, 1980.
 Approved by the Chairman of the Board of Councilmen of New Tulsa, Oklahoma, this 23rd day of September, 1980.
D.V. Corby Chairman, New Tulsa City Council

PLANNING COMMISSION APPROVAL
 I, *Calvin L. Timney*, Chairman of the City of New Tulsa Planning Commission, hereby certify that the said Commission duly approved the annexed map of SUN CITY V on 24th day of September, 1980.
Calvin L. Timney Chairman



LOT SPLIT & CONSOLIDATION



LOCATION MAP

SEC. 29 T 19 N, R 15 E

SHEET SIZE 8.5x14
SCALE: 1" = 100'

- = Found 3/8" Iron Pin
- = Set 5/8" Iron Pin
- x— = Fence
- B/L = Building Line
- U/E = Utility Easement

LEGAL DESCRIPTIONS

TRACT A: The West half of Lot 4, less the South 10.50 feet, Block 2, Sun City V, Wagoner County, State of Oklahoma. Containing 0.50 acres or 21,783 square feet, more or less.

TRACT B: The East half of Lot 4, less the South 10.50 feet, Block 2, Sun City V, Wagoner County, State of Oklahoma. Containing 0.50 acres or 21,821 square feet, more or less.

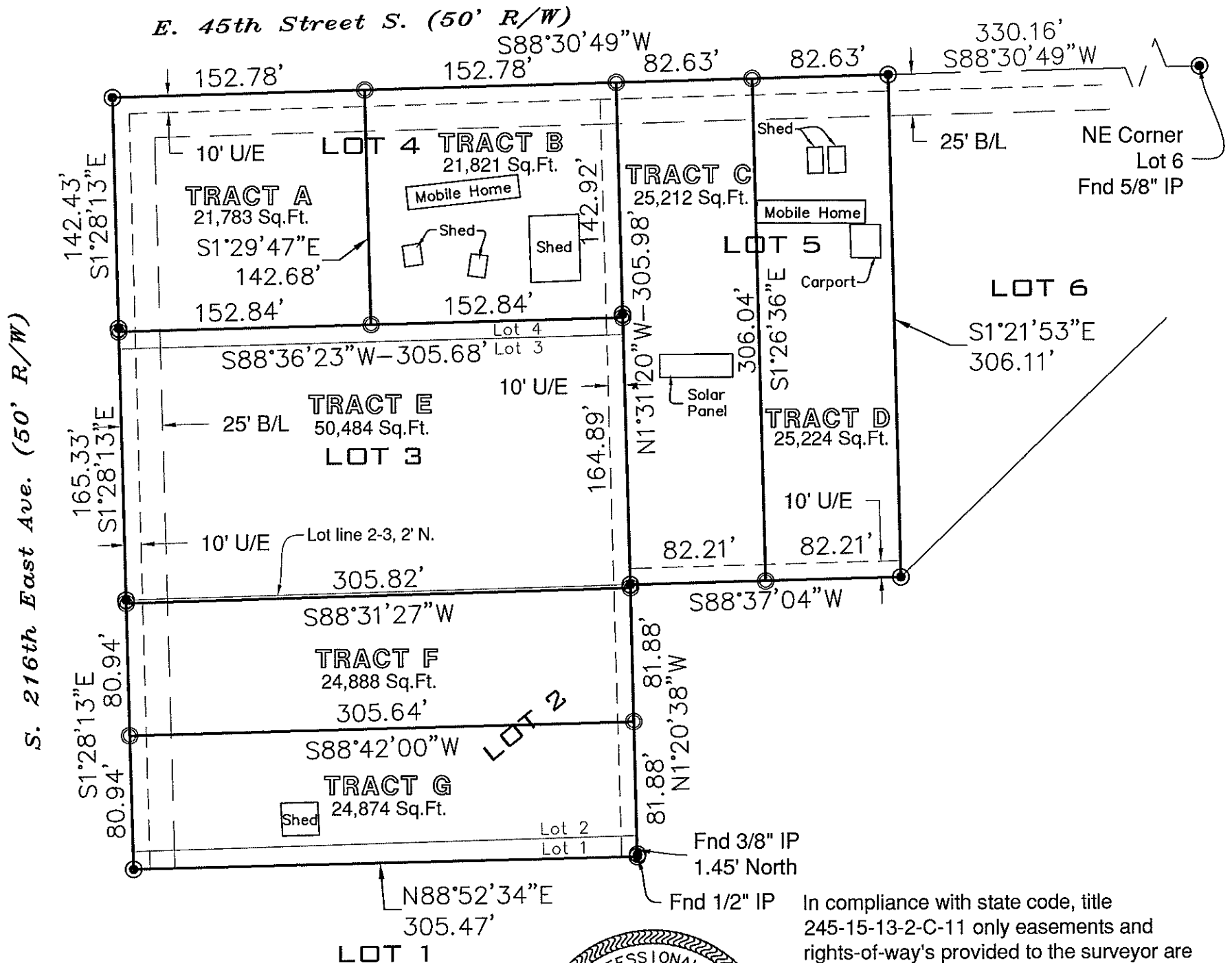
TRACT C: The West half of Lot 5, Block 2, Sun City V, Wagoner County, State of Oklahoma. Containing 0.58 acres, more or less.

TRACT D: The East half of Lot 5, Block 2, Sun City V, Wagoner County, State of Oklahoma. Containing 0.58 acres, more or less.

TRACT E: The South 10.50 feet of Lot 4 and all of Lot 3, and the North 2.00 feet of Lot 2, Block 2, Sun City V, Wagoner County, State of Oklahoma. Containing 1.16 acres, more or less.

TRACT F: The North part of Lot 2 LESS the North 2.00 feet, measuring 80.94 feet on the West side and 81.88 feet on the East side, Block 2, Sun City V, Wagoner County, State of Oklahoma. Containing 0.57 acres, more or less.

TRACT G: The South part of Lot 2, measuring 80.94 feet on the West side and 81.88 feet on the East side, Block 2, and that part of Lot 1, Block 2, Sun City V, lying in the N/2 SW SW SW NE of Section 29, T19N, R15E, IB&M, Wagoner County, State of Oklahoma. Containing 0.57 acres, more or less.



In compliance with state code, title 245-15-13-2-C-11 only easements and rights-of-way's provided to the surveyor are shown.

Bearings are based on NAD83 Oklahoma State Plane Coordinate System.

This survey was performed without the benefit of a title commitment being furnished and may contain easements or rights of ways not shown.



2/23/2026

Tony Robison

TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849
600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7796

FOR: Daniel Glowacki
REV: 2/20/26 (Removed Structures)
REV: 1/30/2026 (2ft)
REV: 1/22/2026 split lot 2
DATE: 1/16/2026

W.O.# 13604-Split

SURVEYED BY: RT/PD

DRAWN BY: AM

Last Site Visit: 2/20/26

THIS SURVEY MEETS OKLAHOMA MINIMUM TECHNICAL STANDARDS

FILE NAME
Feb 23, 2026 - 9:02am
S:\CAD -HEARTLAND-FILES\W013604-Split.dwg



City of Broken Arrow

Request for Action

File #: 26-980, **Version:** 1

**Broken Arrow Planning Commission
06-25-2026**

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

Approval of LOT-002756-2026, Garvin-Brown Lot Split, 1 lot to 3 lots, 3.33 acres, AG (Agricultural) to RS-C (Single Family Residential - Compact) via BAZ-002810-2026, south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Danny Garvin
Owner: Kahla & Danny Garvin, Victoria & Jeremy Brown
Developer: N/A
Surveyor: E. Dane Trout
Location: south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road)
Size of Tract: 3.33 Acres
Number of Lots: 3 proposed
Zoning: AG (Agricultural) to RS-C (Single Family Residential - Compact)
Comp Plan: Level 2 (Urban Residential) & Greenway/Floodplain

Lot Split request LOT-002756-2026 involves 3.33 acres. The property is generally located south of Albany Street (61st Street), one-third mile east of 23rd Street (193rd E. Avenue/County Line Road). The proposal will create 3 lots as described below.

	Frontage	Lot Area
Tract 1 (West Tract)	99.74 feet	0.48 acres
Tract 2 (Center Tract)	56.00 feet	1.45 acres
Tract 3 (East Tract)	173.27 feet	1.41 acres

BAZ-002810-2026 was approved for this property by City Council on June 15, 2026 for RS-C (Single Family Residential - Compact) zoning. RS-C zoning requires 50 feet of frontage and 5,000 square feet (approximately 0.11 acres) of lot area. Each proposed lot meets these dimensional standards.

According to FEMA Maps, some 100-year floodplain is present on the southern portions of Tracts 2 and 3. Access to all three lots is available from Albany Street.

LOT-002756-2026 was discussed by the Technical Advisory Committee on June 16, 2026. No stakeholders present indicated any issues with the proposed lot split.

Attachments: Case map
Aerial
Exhibit

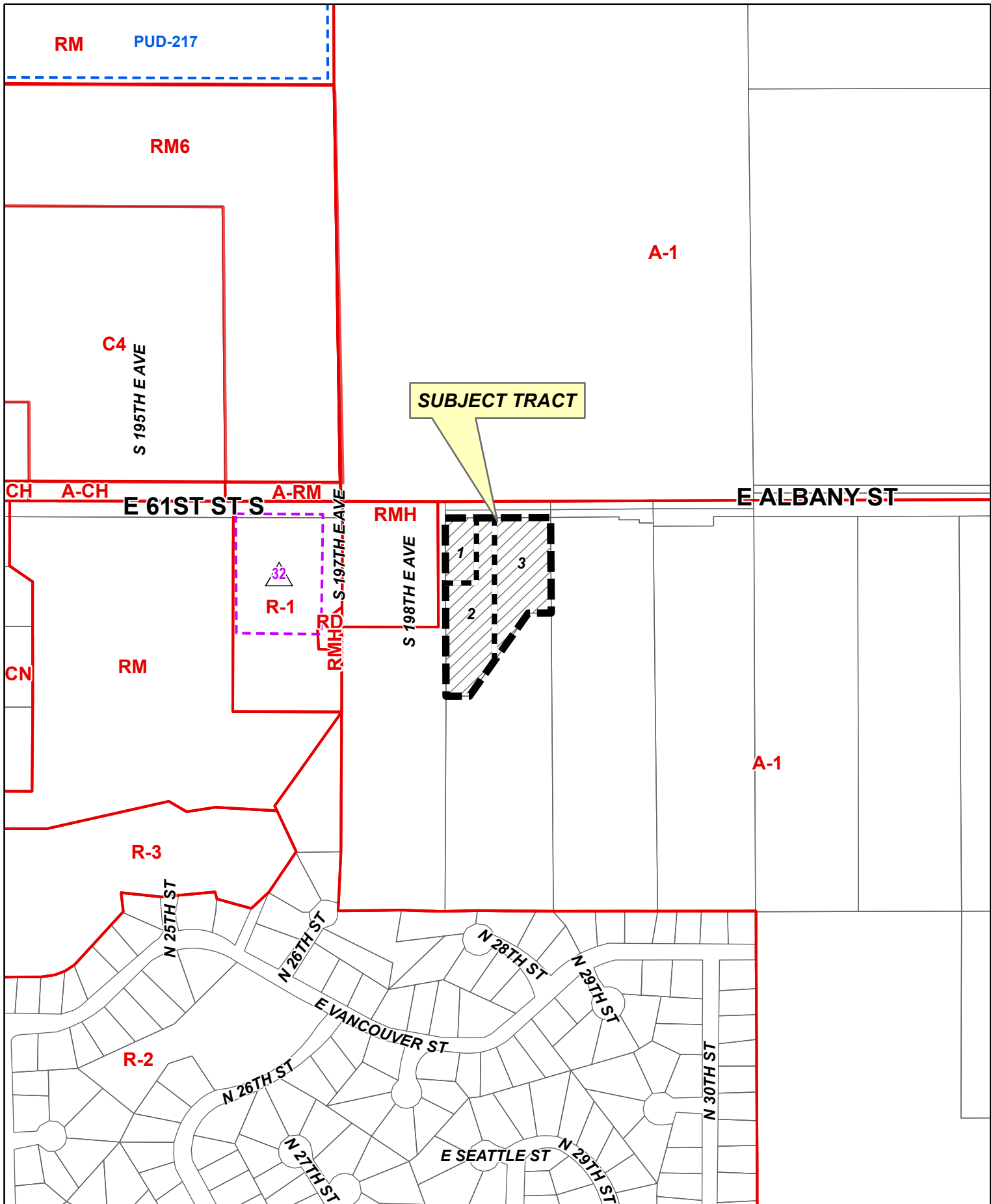
Recommendation:

Staff recommends LOT-002756-2026 be approved, subject to new warranty deeds for all new parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Wagoner County.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

MEH



SUBJECT TRACT

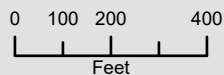


300' Radius



Subject Tract

LOT-002756-2026



06 18-15





SUBJECT TRACT

S 195TH E AVE

E 61ST ST S

S 197TH E AVE

S 198TH E AVE

E ALBANY ST

1

3

2

N 25TH ST

N 26TH ST

N 26TH ST

N 27TH ST

N 28TH ST

N 29TH ST

N 29TH ST

N 30TH ST

E VANCOUVER ST

E SEATTLE ST

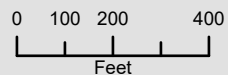
Vexcel Imaging

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



Subject Tract

LOT-002756-2026



06 18-15



LOT SPLIT PLAT

Parent Tract Legal Description: GENERAL WARRANTY DEED, DOC.#202510197

A tract of land that is a part of the West 10 acres of East 29.97 acres of Lot 3 of Section 6, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows: Commencing at the Northeast Corner of Government Lot 3; Thence along the North line of Section 6, S 88°53'47" W a distance of 657.70 feet; Thence along the East Line of the West 10 acres of the East 29.97 acres of Lot 3, S 01°19'39" E a distance of 50.00 feet to the Point of Beginning; Thence continuing S 01°19'39" E a distance of 303.75 feet; Thence S 88°40'21" W a distance of 65.00 feet; Thence S 34°10'10" W a distance of 325.93 feet; Thence S 88°41'13" W a distance of 75.0 feet; Thence along the West Line of the East 29.97 acres of Lot 3, N 01°18'47" W a distance of 570.37 feet; Thence N 88°53'47" E a distance of 329.11 to the Point of Beginning.

Parent Tract 1 Legal Description:

A tract of land in the Government Lot Three (3), Section Six (6), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, more particularly described as follows:
 COMMENCING at the Northeast corner of said Government Lot Three (3), thence S88°53'44"W along the North line of said Section Six (6) a distance of 886.77 feet to a point; thence S01°06'13"E a distance of 50.00 feet to a point on the South Right-of-Way line of East Albany Street, being the POINT OF BEGINNING; thence continuing S01°06'13"E for 208.13 feet; thence S88°41'13"W for 99.02 feet; thence N01°18'04"W for 208.49 feet to a point on said South Right of Way line of East Albany Street, thence along said Right of Way line a distance of 99.74 feet to the POINT OF BEGINNING.

Parent Tract 2 Legal Description:

A tract of land in the Government Lot Three (3), Section Six (6), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, more particularly described as follows:
 COMMENCING at the Northeast corner of said Government Lot Three (3), thence S88°53'44"W along the North line of said Section Six (6) a distance of 830.77 feet to a point; thence S01°06'13"E a distance of 50.00 feet to a point on the South Right-of-Way line of East Albany Street, being the POINT OF BEGINNING; thence continuing S01°06'13"E for 458.72 feet; thence S34°10'10"W for 136.41 feet; thence S88°41'13"W for 75.00 feet; thence N01°18'04"W for 361.88 feet; thence N88°41'13"E for 99.02 feet; thence N01°06'13"W for 208.13 feet to a point on said South Right of Way line of East Albany Street; thence N88°53'44"E along said South Right of Way line a distance of 56.00 feet to the POINT OF BEGINNING.

Parent Tract 3 Legal Description:

A tract of land in the Government Lot Three (3), Section Six (6), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, more particularly described as follows:
 COMMENCING at the Northeast corner of said Government Lot Three (3), thence S88°53'44"W along the North line of said Section Six (6) a distance of 657.70 feet to a point; thence S01°19'29"E a distance of 50.00 feet to the South Right-of-Way line of East Albany Street, said point being the POINT OF BEGINNING; thence continuing S01°19'29"E for 303.75 feet; thence S88°40'41"W for 65.00 feet; thence S34°10'10"W for 189.52 feet; thence N01°06'13"W for 458.72 feet to a point on said South Right of Way line of East Albany Street; thence N88°53'44"E along said South Right of Way line for 173.27 feet to the POINT OF BEGINNING.

<p>Mapcheck 1: Tract 1 Closure Summary Precision, 1 part in: 888778.13' Error distance: 0.00' Error direction: S17° 09' 08"E Area: 20701.78 Sq. Ft. Square area: 20701.779 Perimeter: 615.38' Point of Beginning Easting: 2631628.57' Northing: 399098.40' Side 1: Line Direction: S01° 06' 13"E Angle: [-001.1036 (d)] Deflection angle: [178.8964 (d)] Distance: 208.13' Easting: 2631632.58' Northing: 398890.31' Side 2: Line Direction: S88° 41' 13"W Angle: [-090.2094 (d)] Deflection angle: [089.7906 (d)] Distance: 99.02' Easting: 2631533.58' Northing: 398888.04' Side 3: Line Direction: N01° 18' 04"W Angle: [-089.9880 (d)] Deflection angle: [090.0120 (d)] Distance: 208.49' Easting: 2631528.85' Northing: 399096.47' Side 4: Line Direction: N88° 53' 44"E Angle: [-089.8034 (d)] Deflection angle: [090.1966 (d)] Distance: 99.74' Easting: 2631628.57' Northing: 399098.40'</p>	<p>Mapcheck 2: Tract 2 Closure Summary Precision, 1 part in: 1865426.31' Error distance: 0.00' Error direction: N48° 22' 45"W Area: 63147.48 Sq. Ft. Square area: 63147.477 Perimeter: 1395.16' Point of Beginning Easting: 2631684.56' Northing: 399099.48' Side 1: Line Direction: S01° 06' 13"E Angle: [-001.1036 (d)] Deflection angle: [178.8964 (d)] Distance: 458.72' Easting: 2631693.39' Northing: 398640.84' Side 2: Line Direction: S34° 10' 10"W Angle: [-144.7269 (d)] Deflection angle: [035.2731 (d)] Distance: 136.41' Easting: 2631616.78' Northing: 398527.97' Side 3: Line Direction: S88° 41' 13"W Angle: [-125.4825 (d)] Deflection angle: [054.5175 (d)] Distance: 75.00' Easting: 2631541.80' Northing: 398526.26' Side 4: Line Direction: N01° 18' 04"W Angle: [-089.9880 (d)] Deflection angle: [090.0120 (d)] Distance: 361.88' Easting: 2631533.58' Northing: 398888.04'</p>	<p>Side 5: Line Direction: N88° 41' 13"E Angle: [-090.0120 (d)] Deflection angle: [089.9880 (d)] Distance: 99.02' Easting: 2631632.58' Northing: 398890.31' Side 6: Line Direction: N01° 06' 13"W Angle: [090.2094 (d)] Deflection angle: [-089.7906 (d)] Distance: 208.13' Easting: 2631628.57' Northing: 399098.40' Side 7: Line Direction: N88° 53' 44"E Angle: [-090.0009 (d)] Deflection angle: [089.9991 (d)] Distance: 56.00' Easting: 2631684.56' Northing: 399099.48'</p> <p>Mapcheck 3: Tract 3 Closure Summary Precision, 1 part in: 1640246.79' Error distance: 0.00' Error direction: S66° 55' 31"E Area: 61310.40 Sq. Ft. Square area: 61310.397 Perimeter: 1190.26' Point of Beginning Easting: 2631857.79' Northing: 399102.82' Side 1: Line Direction: S01° 19' 29"E Angle: [-001.3248 (d)] Deflection angle: [178.6752 (d)] Distance: 303.75' Easting: 2631864.82' Northing: 398799.15' Side 2: Line Direction: S88° 40' 21"W Angle: [-090.0027 (d)] Deflection angle: [089.9973 (d)] Distance: 65.00' Easting: 2631799.83' Northing: 398797.64' Side 3: Line Direction: S34° 10' 10"W Angle: [125.4969 (d)] Deflection angle: [-054.5031 (d)] Distance: 189.52' Easting: 2631693.39' Northing: 398640.84' Side 4: Line Direction: N01° 06' 13"W Angle: [-035.2731 (d)] Deflection angle: [144.7269 (d)] Distance: 458.72' Easting: 2631684.56' Northing: 399099.48' Side 5: Line Direction: N88° 53' 44"E Angle: [-090.0009 (d)] Deflection angle: [089.9991 (d)] Distance: 173.27' Easting: 2631857.79' Northing: 399102.82'</p>
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NOTES:

1. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501, NAD 83 (2011).
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENT OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE, EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.

I, E. DANE TROUT, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A TRUE AND ACCURATE SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS, AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FIELD SURVEY WAS COMPLETED MARCH 2nd, 2026.

WITNESS MY HAND AND SEAL THIS 14th DAY OF MARCH, 2026.





TROUT LAND SURVEYING, LLC
 918.734.3423 - 807 N. Birch St. Jenks, OK 74037
 CA 7312 (LS) Exp. 6-30-2027



City of Broken Arrow

Request for Action

File #: 26-986, **Version:** 1

**Broken Arrow Planning Commission
06-25-2026**

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

Approval of LOT-002882-2026, Ernest Cothorn Lot Consolidation, 2 lots to 1 lot, 0.57 acres, RS (Single-family residential), located one-third mile south of Kenosha Street (71st Street S) and nearly one-half mile west of 9th Street (177th E Avenue)

Background:

Applicant: Ernest Cothorn

Owner: Ernest Cothorn

Developer: NA

Surveyor: Daniel S. Goss, D. Goss & Associates

Location: One-third mile south of Kenosha Street (71st Street S) and nearly one-half mile west of 9th Street (177th E Avenue)

Size of Tract 0.57 acres

Number of Lots: 1 proposed

Zoning: RS (Single-family residential)

Comp Plan:

Lot Consolidation request LOT-002882-2026 involves 0.57 acres, which is currently platted as part of the College Addition as shown on that attached plat of survey for this lot consolidation. The property is located at the northeast corner of Kenosha Street (71st Street) and 37th Street (209th E Ave).

The applicant is requesting this lot consolidation approval in order to construct a detached garage on the northern parcel. This garage would be required to meet all development and design requirements listed within the Downtown Residential Overlay District.

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

Utility stakeholders did not indicate any issues with the proposed lot consolidation but did want to verify the existence of a utility easement along the current property lines.

Attachments: Case map

Aerial
Survey Exhibit and Legal Descriptions

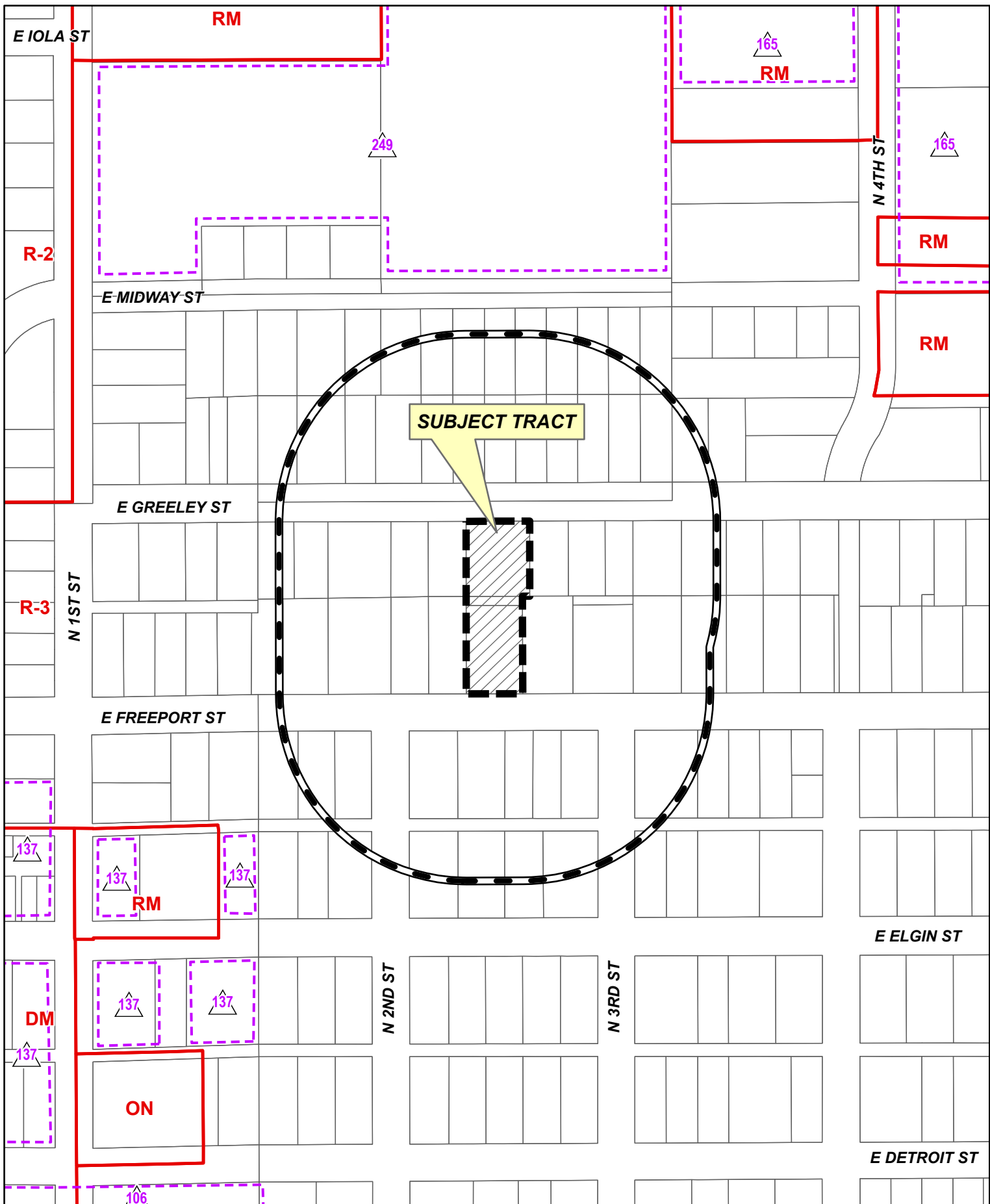
Recommendation:

Staff recommends LOT-002882-2026 be approved, subject to confirmation of a utility easement and a new deed being brought to the Planning & Development Division to be stamped prior to being recorded in Tulsa County.



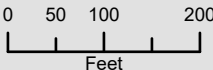

Reviewed by: Jane Wyrick

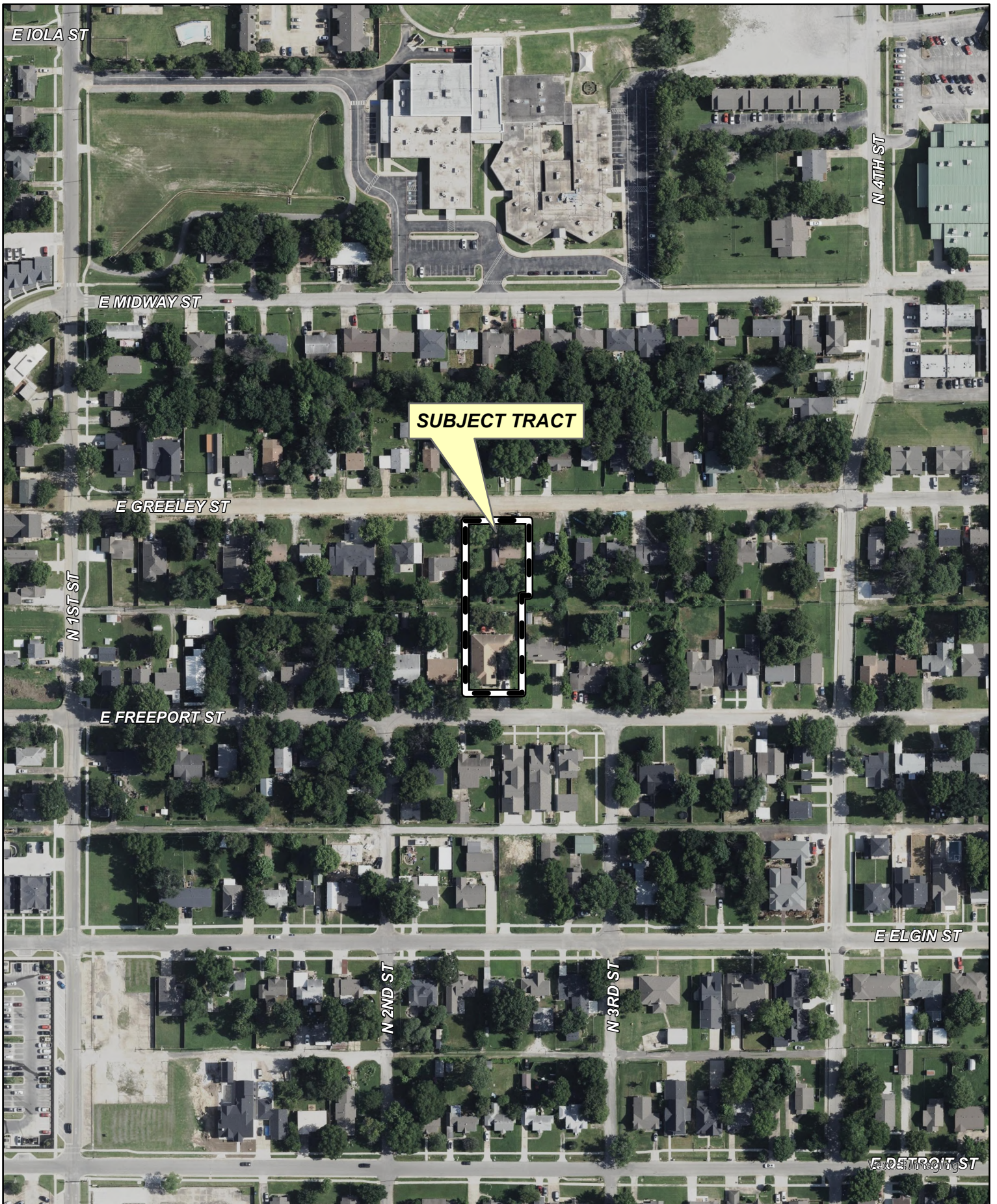
Approved by: Rocky Henkel

JAJ



SUBJECT TRACT

 300' Radius
  Subject Tract
 LOT-002882-2026

 11 18-14
 



SUBJECT TRACT

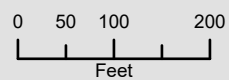


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024



Subject Tract

LOT-002882-2026



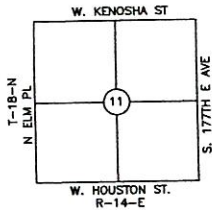
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PLAT OF SURVEY FOR LOT COMBINATION

PREPARED FOR ERNEST COTHERN
310 E FREEPORT ST N
BROKEN ARROW, OK 74012

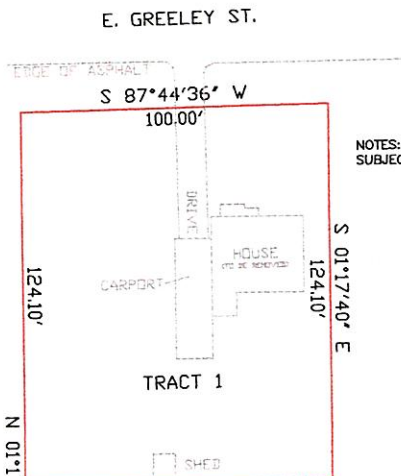
1"=60'



LOCATION MAP
COUNTY: TULSA

TRACT 1

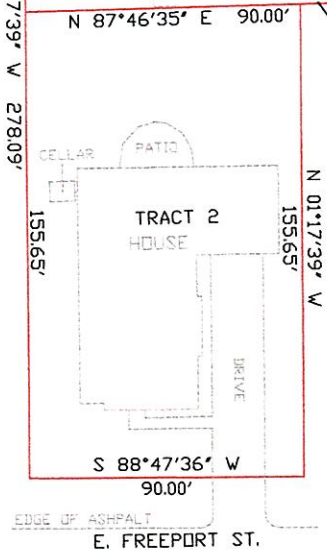
THE WEST 100 FEET OF THE N/2 OF LOT 3, COLLEGE ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 37...LESS THE NORTH 30 FEET THEREOF.



NOTES:
SUBJECT PROPERTY IS ZONED "R-3"

TRACT 2

THE WEST 90 FEET OF THE S/2 OF LOT 3, COLLEGE ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 37.



COMBINATION TRACT LEGAL DESCRIPTION

THE WEST 100 FEET OF THE N/2 OF LOT 3, COLLEGE ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 37...LESS THE NORTH 30 FEET THEREOF AND THE WEST 90 FEET OF THE S/2 OF LOT 3, COLLEGE ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 37, CONTAINING 0.61 ACRES, MORE OR LESS.

CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THIS IS NOT A LAND OR BOUNDARY SURVEY AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY OTHER EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE.

THIS PLAT WAS PREPARED FOR LOT COMBINATION PURPOSES ONLY, AS REQUIRED.

WITNESS MY HAND AND SEAL THIS 27 DAY OF APRIL, 2026

DANIEL S. GOSS P.L.S. NO. 1316, CA NO. 3932, EXP: 6/30/2026



D. GOSS & ASSOCIATES
12347 HEYWOOD HILL RD.
SAPULPA, OK 74066
PH. (918)371-0096
EMAIL: SURVEY@DGOSS-SURVEY.COM
WEBSITE: DGOSS-SURVEY.COM

Scale: 1"= 60'	DATE: 04/27/26
COTHERN	DRAWN BY: DG
JOB #14589	



City of Broken Arrow

Request for Action

File #: 26-982, **Version:** 1

Broken Arrow Planning Commission 06-25-2026

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

Public hearing, consideration, and possible action regarding BAZ-002875-2026, CSD Lynn Lane Rezoning, 1.89 acres, located one-eighth mile south of Houston Street (81st Street), east of 9th Street (177th E. Avenue/Lynn Lane Road)

Background:

Applicant: John Walsh, Daniels & Daniels Construction
Owner: Charles Daniels, CAD Commercial Properties LLC
Developer: Daniels & Daniels Construction
Engineer: N/A
Location: One-eighth mile south of Houston Street (81st Street), east of 9th Street (177th E. Avenue/Lynn Lane Road)
Size of Tract: 1.89 acres
Number of Lots: 1
Present Zoning: IL (Industrial Light)
Comp Plan: Level 6 (Regional Employment/Commercial)

BAZ-002875-2026 is a request to change the zoning designation from IL (Industrial Light) to CH (Commercial Heavy) for an existing office warehouse development. This property is located one-eighth mile south of Houston Street, east of Lynn Lane Road, and is platted as Lot 4 and 5, Block 1, Lynn Lane Plaza East.

This property was initially developed as an office warehouse development. Office warehouse use is allowed in both IL and CH zoning districts. The applicant is interested in including additional uses that would be allowed in CH zoning, such as general personal services and fitness and recreational sports centers. The applicant is requesting CH zoning to allow the new uses while maintaining office warehouse as an allowed use.

The Broken Arrow Comprehensive Plan designation on this property is Level 6, Regional Employment/Commercial. The CH zoning district being requested is permitted in Level 6.

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

	Comprehensive Plan	Zoning	Land Use
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North	Level 6	IL (Industrial Light)	Vacant
East	Level 6	IL	Light Manufacturing, Gym
South	Level 6	IL	Vacant
West	Level 6	CH (Commercial Heavy)	Retail Center

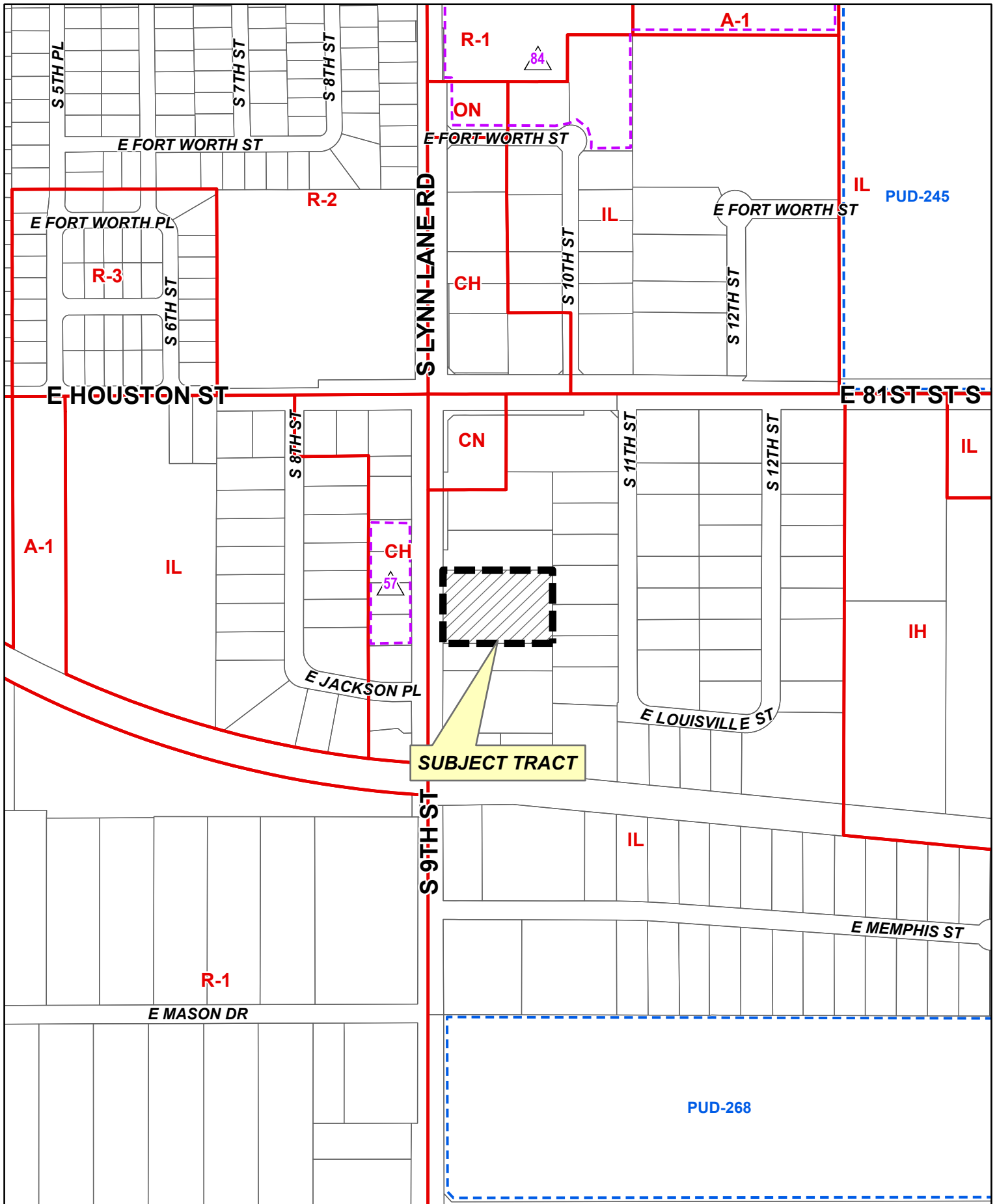
Attachments: Case Map
Aerial
Comprehensive Plan Map

Recommendation:

Based on the location of the property, surrounding land uses, and the comprehensive plan, Staff recommends that BAZ-002875-2026 be approved. Since the property is already platted, Staff recommends that platting be waived.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel



SUBJECT TRACT

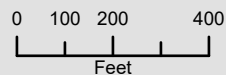


300' Radius



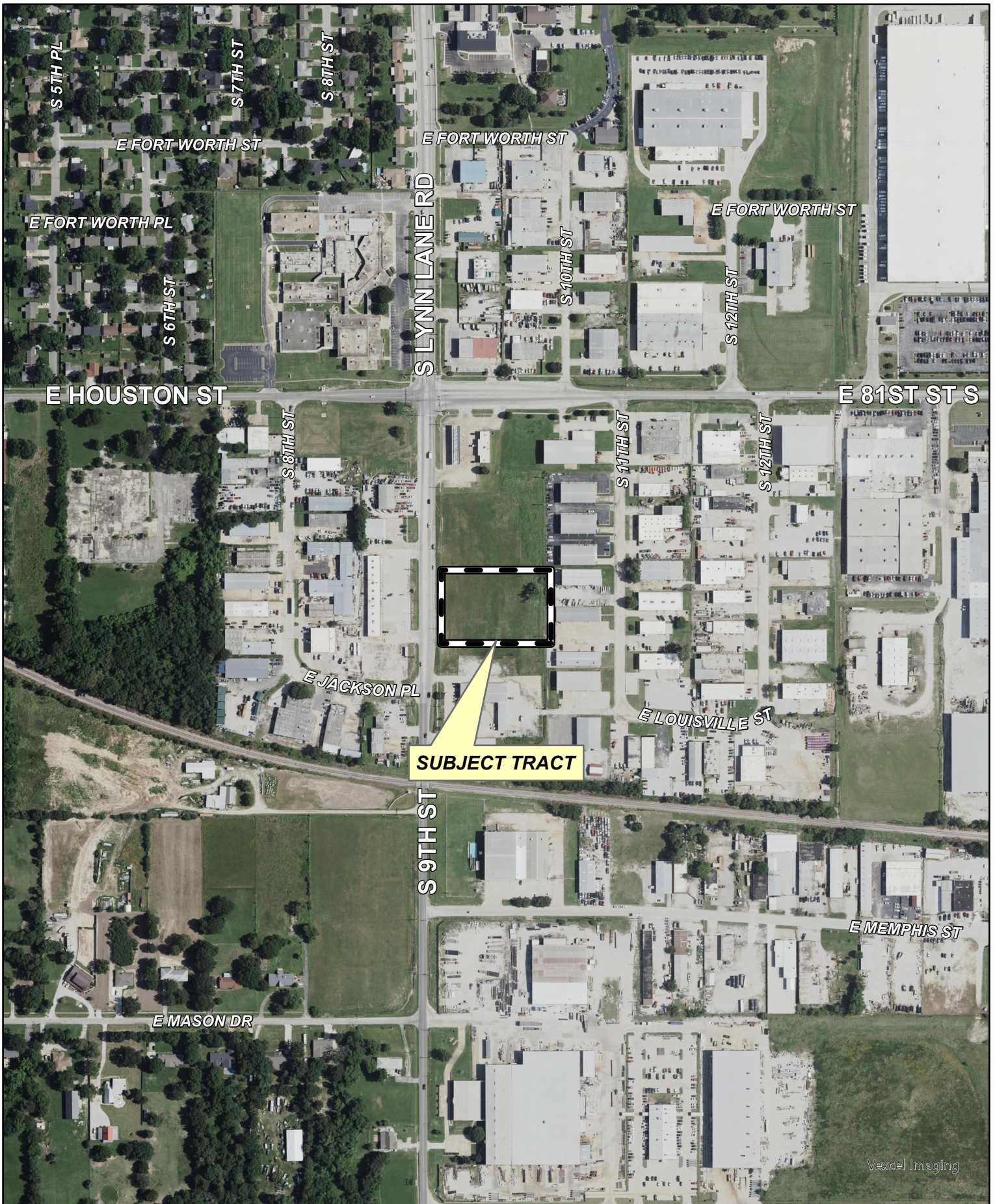
Subject Tract

BAZ-002875-2026



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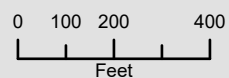
Vexcel Imaging

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



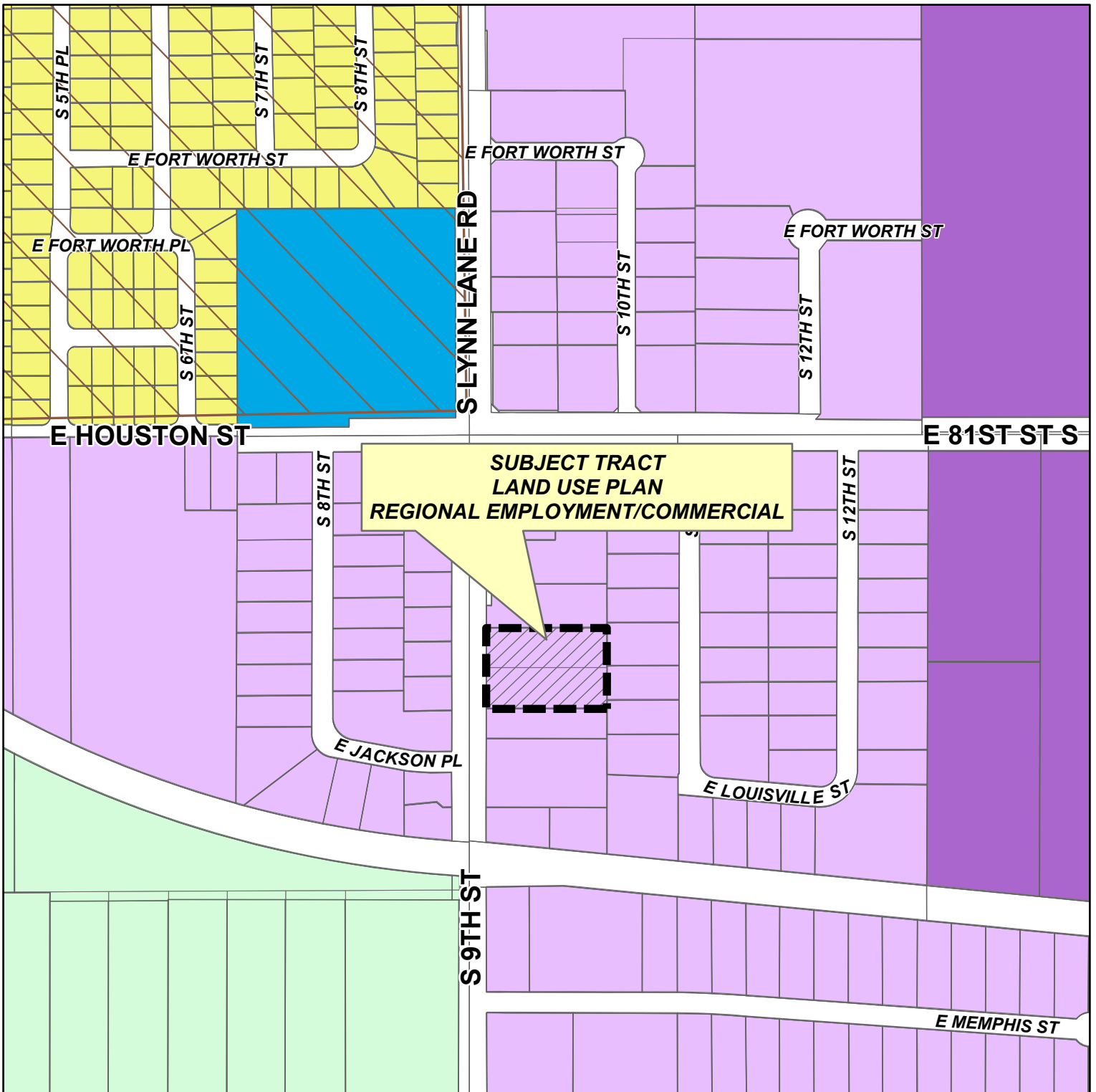
Subject Tract

BAZ-002875-2026



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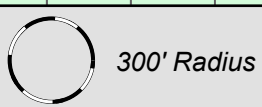




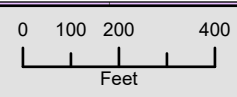
**SUBJECT TRACT
LAND USE PLAN
REGIONAL EMPLOYMENT/COMMERCIAL**

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 |



BAZ-002875-2026



13 18-14





City of Broken Arrow

Request for Action

File #: 26-987, **Version:** 1

Broken Arrow Planning Commission
06-25-2026

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

Public hearing, consideration, and possible action regarding PUD-002825-2026 (Planned Unit Development) and BAZ-002901-2026 (Rezoning), BA Townhomes at Bricktown, 2.53 acres, RS (Single Family Residential) to RMF (Residential Multi Family) with a PUD, located one-quarter mile north of Kenosha Street (71st Street), one-third mile west of Aspen Avenue (145th E. Avenue)

Background:

Applicant: Mike Thedford, Wallace Design Collective

Owner: Steve Simms, A&S Investment Holdings, LLC

Developer: N/A

Engineer: Nicole Watts, Wallace Design Collective

Location: one-quarter mile north of Kenosha Street (71st Street), one-third mile west of Aspen Avenue (145th E. Avenue)

Size of Tract 2.53 acres

Present Zoning: RS (Single Family Residential)

Proposed Zoning: RMF (Residential Multi Family)/PUD-002825-2026

Comp Plan: Level 3 (Transition Area)

Planned Unit Development PUD-002825-2026 and rezoning BAZ-002901-2026 involve 2.53 acres, which is currently unplatted. The property is located one-quarter mile north of Kenosha Street (71st Street), one-third mile west of Aspen Avenue (145th E. Avenue).

This request is proposing to change the zoning on this property from RS to RMF with PUD-002825-2026. The PUD was initially brought before Planning Commission on May 28, 2026, where the item was tabled to allow for the applicant to submit the rezoning request and a new notice to be sent out.

The applicant is proposing a one-lot, one-block multifamily development comprised of 3-bedroom townhomes with attached garages, and a maximum of 29 units is proposed. RMF zoning is allowed in Comprehensive Plan Level 3. The proposed development will meet the requirements of RMF zoning except where modified by the PUD. Access to the proposed development will be provided along West Oakland Place and North Elder Place.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

PUD-002825-2026 is proposed to be developed in accordance with the RMF zoning district, except as specified below.

	RMF	PUD-002825-2026
<i>Permitted Uses</i>	Dwelling-duplex, multifamily, single-family attached, single-family detached; boarding, dormitory, & rooming house; group home; convalescent home, nursing home, or assisted living facility; municipal or community recreation center; public safety facility; community playfields and parks; utility facility, minor; golf course or driving range, unlighted; short term rental, type 1 or 2	Residential multifamily dwellings, specifically townhome or rowhouse style dwellings
<i>Minimum Land Area per Dwelling Unit</i>	2,300 sq ft	2,200 sq ft (per PUD requirements in Table 2-6-2-2)
<i>Maximum number of dwelling units</i>	50	29
<i>Minimum Lot Frontage</i>	30'/dwelling unit	100 feet
<i>Minimum lot size</i>	2,300 sq ft per dwelling unit	none
<i>Minimum livable open space per lot</i>	1,200 sq ft	1,200 sq ft
<i>Minimum front yard</i>	35 feet	20 feet
<i>Minimum side yard</i>	50 feet	25 feet
<i>Parking</i>	1.5 spaces per 2+ bed unit	68 spaces - 29 garage spaces, 29 driveway spaces in front of the garages, 10 off-street parking spaces
<i>Landscaping</i>	35' landscape edge, 5' screened landscape buffer	10' landscape edge, 10' screened landscape buffer
<i>Screening</i>	N/A	Existing 8' privacy fence to remain at east and south boundaries, replaced if damaged; no fence proposed along ROW

<i>Façade Materials</i>	Front and side elevations: 100% brick and/or natural stone; rear elevations 50% brick and/or natural stone	50% overall average siding to be masonry, concrete or cementitious siding, EIFS, or stucco; brick or stone requirement for each side based on direction/location (see exhibit)
<i>Maximum Building Coverage</i>	60%	No maximum if parking, stormwater, and open space requirements are met
<i>Maximum Building Height</i>	35 feet	2 stories or 35 feet, max 30 feet at eaves
<i>Signage</i>	2 subdivision entry signs at primary entrance, 1 sign per all other entries	1 sign per street frontage

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	Use Category
North	Level 3	RMF/PUD-116	Senior Living Facility
East	Level 3	RS-P/PUD-318	Single-Family Residential
South	Level 3	RS-P/PUD-318	Single-Family Residential
West	Level 2 & 6	RS-C, CH/PUD-116	Single-Family Residential, Mini-storage

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

- Attachments:**
- Case map
 - Aerial map
 - PUD Design Statement with staff comments
 - Open space exhibit

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-002825-2026 and BAZ-002901-2026 be approved, subject to the property being platted and the following conditions being met:

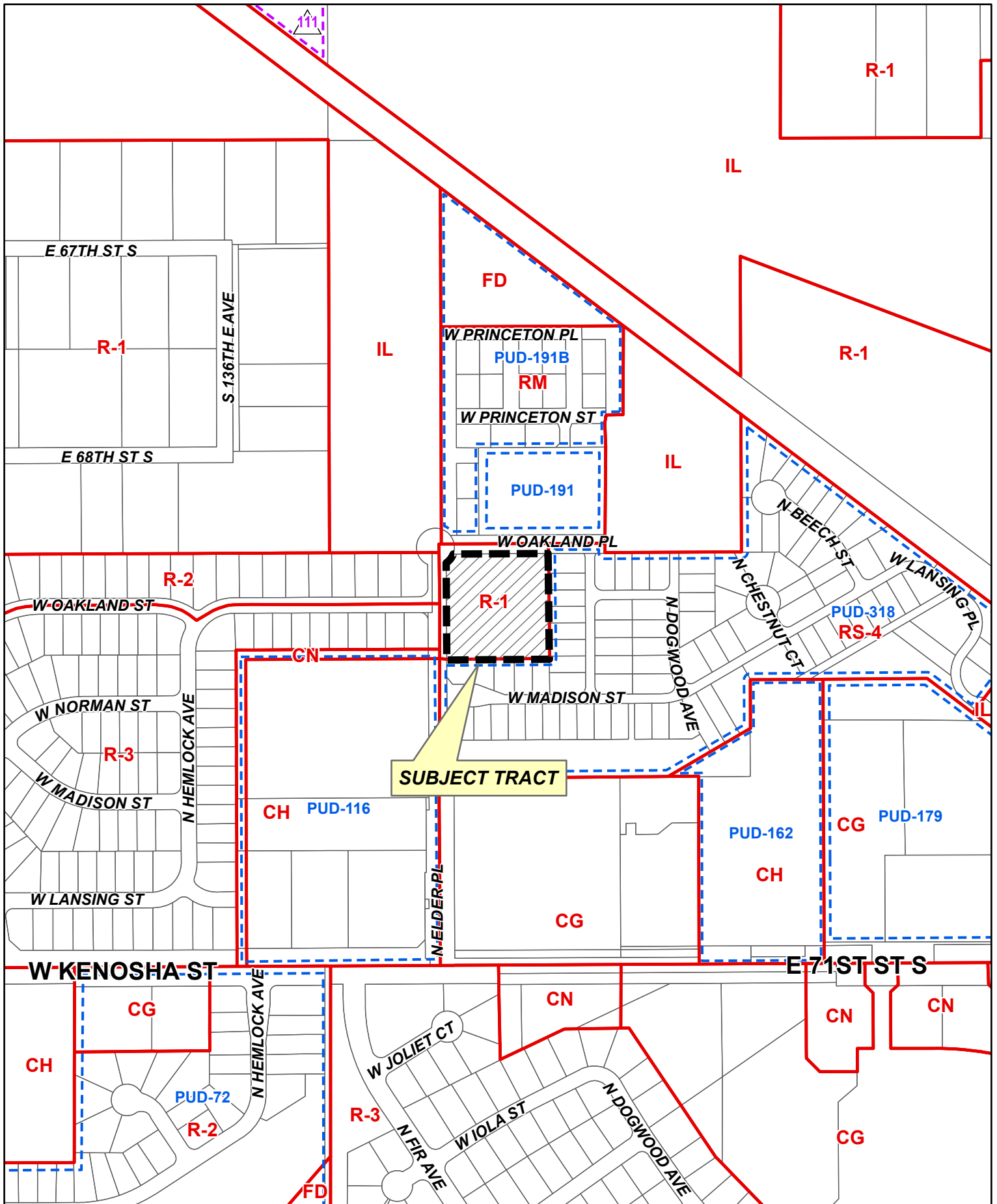
1. Specific amenities and features being listed to justify the detention pond as active open space.
2. Correcting “landscape buffer” to “landscape edge” as marked on pages 4 and 6.
3. Development Area A Standards language swapped for Lot Area and PUD Minimum Frontage along North Elder Place and West Oakland Place on page 5.

Reviewed By: **Jane Wyrick**

File #: 26-987, Version: 1

Approved By: Rocky Henkel

MEH

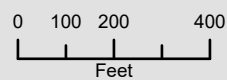


300' Radius



Subject Tract

PUD-002825-2026
BAZ-002901-2026



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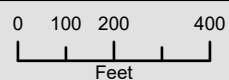
SUBJECT TRACT

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



Subject Tract

PUD-002825-2026
BAZ-002901-2026



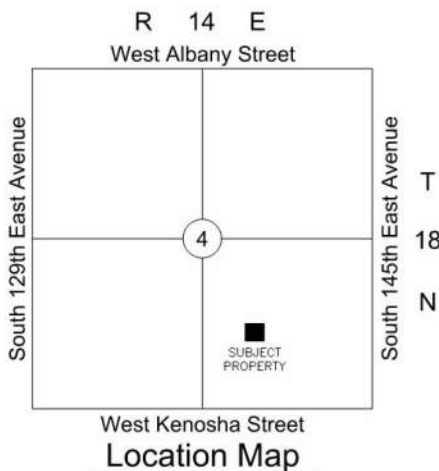
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BA PUD-002825-2026

BA Townhomes at Bricktown Planned Unit Development

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION FOUR (4), 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, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (E/2 W/2 SW/4 SE/4) OF SAID SECTION 4, THENCE SOUTH 89°58'30" EAST ALONG THE NORTH LINE THEREOF FOR THREE HUNDRED SEVENTY-THREE (373) FEET, THENCE SOUTH 0°6'22" WEST FOR THREE HUNDRED THIRTY-EIGHT (338) FEET, THENCE NORTH 89°58'30" WEST FOR THREE HUNDRED SEVENTY-THREE (373) FEET, THENCE NORTH 0°6'22" EAST ALONG THE WEST LINE OF SAID E/2 W/2 SW/4 SE/4 THREE HUNDRED THIRTY-EIGHT (338) FEET TO THE POINT OF BEGINNING, LESS THE WEST THIRTY (30) FEET THEREOF FOR ROADWAY PURPOSES.



West Kenosha Street
Location Map

OWNER

A & S INVESTMENT HOLDINGS LLC
1111 N ELDER PL W
BROKEN ARROW, OKLAHOMA

APPLICANT

WALLACE DESIGN COLLECTIVE, PC
123 N MARTIN LUTHER KING JR BLVD
TULSA, OK 74103



NORTH

JUNE 25, 2026



wallace
design
collective

TABLE OF CONTENTS

	<u>Page</u>
I. LEGAL DESCRIPTION:	3
II. DEVELOPMENT CONCEPT:	4
III. DEVELOPMENT STANDARDS:	5
IV. ACCESS AND CIRCULATION:	11
V. SIDEWALKS:	11
VI. PRIVATE AMENITIES:	11
VII. TOPOGRAPHY, UTILITIES, AND DRAINAGE:	11
VIII. SCHEDULE OF DEVELOPMENT:	11
IX. PLATTING:	11
X. EXHIBITS:	12

I. LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION FOUR (4), 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, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (E/2 W/2 SW/4 SE/4) OF SAID SECTION 4, THENCE SOUTH 89°58'30" EAST ALONG THE NORTH LINE THEREOF FOR THREE HUNDRED SEVENTY-THREE (373) FEET, THENCE SOUTH 0°6'22" WEST FOR THREE HUNDRED THIRTY-EIGHT (338) FEET, THENCE NORTH 89°58'30" WEST FOR THREE HUNDRED SEVENTY-THREE (373) FEET, THENCE NORTH 0°6'22" EAST ALONG THE WEST LINE OF SAID E/2 W/2 SW/4 SE/4 THREE HUNDRED THIRTY-EIGHT (338) FEET TO THE POINT OF BEGINNING, LESS THE WEST THIRTY (30) FEET THEREOF FOR ROADWAY PURPOSES.

II. DEVELOPMENT CONCEPT:

BA Townhomes at Bricktown is a proposed residential development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the City of Broken Arrow Zoning Code. The site consists of 2.53 acres, located approximately one half mile west of the intersection of Aspen Street (S 145th East Avenue) and one quarter mile north of West Kenosha Street. The site is bounded on the south and east by Bricktown East, PUD-318 and is zoned RS-4 (Single-family Residential); to the west is the Bricktown and Bricktown II residential development, zoned R-2 and R-3 (Single Family Residential); to the north Kenosha Landing, PUD-191 and is zoned RMF (Residential Multifamily); across North Elder Place to the northwest is a 10 acre vacant parcel zoned IL (Industrial); to the southwest is Bricktown Commercial Center, PUD-116 and is zoned CN and CH (Commercial Neighborhood and Commercial Heavy).

The Comprehensive Plan designates the subject site Level 3 (Transition Area). The PUD site currently has an underlying zoning of R-1 (Residential); submitted concurrently with this PUD application is a rezoning request from R-1 (Residential) to RMF (Residential Multi-Family) to allow for the development of row houses/townhomes.

The site will be developed as one Development Area. The Development Area is to be row houses/townhomes with a maximum of 29 row homes/townhomes proposed. A stormwater detention facility is proposed on the site. The PUD will also include a buffer along the eastern and southern boundary adjacent to the residential uses. The buffers and stormwater detention facilities will all be placed in easements. The total easement areas provided exceeds 10 percent of the entire site. **The intent of this development is to have open site lines, pedestrian friendly connections and a softer transition to the street frontage along the north and west sides. There will be no visual obstructions between the landscape ~~buffer~~ and the street rights-of-way. (example: Centennial Crossing Townhomes)**

The PUD site is flat and has a gradual change to the southeastern area of the site, which is where a stormwater detention pond will be located. The existing drainage patterns will be maintained with the proposed development. The soil types for the project are typical for the area and should create no unusual development challenges.

The PUD site will be platted as one lot, one block with dedicated detention, **access** and utility easements. The PUD will be served by private drives, with one access point from North Elder Place and one access point from West Oakland Place. There will be private access to all areas of the PUD site.

III. DEVELOPMENT AREA “A” STANDARDS:

Net Land Area:	2.53 acres
Underlying Zoning:	Unless otherwise expressly stated, the RMF District standards and regulations shall apply.
Permitted Uses:	Dwelling, multi-family – this use will be restricted to row houses/townhomes.
Lot Area:	None; no maximum if parking, stormwater and open space requirements are met.
Minimum Land Area Per Dwelling Unit:	2,200 sf
Minimum Livable Open Space per Dwelling Unit:	1,200 sf
PUD Minimum Frontage along North Elder Place and West Oakland Place:	100 feet Note: To be platted as One Lot, One Block.
Maximum Building Coverage:	None
Maximum Number of Units:	Dwelling, duplex and/or multi-family: maximum of 29 units.
Maximum Building Height:	2 stories or 35 feet, eaves no more than 30 feet, roof pitch no less than 35 percent.
Minimum Yard Setbacks: Other than the setback listed below, there shall be no internal setbacks within the development, other than those required to meet building and fire code. Mechanical equipment and screening shall be permitted within the setbacks listed below.	
From North Elder Place:	25 feet
From West Oakland Place:	25 feet
Southern Boundary of the PUD:	20 feet
Eastern Boundary of the PUD:	20 feet
Off-street Parking:	As required for the applicable use type as set forth within the City of Broken Arrow Code for dwelling uses.
Bicycle Parking:	As required for the applicable use type as set forth within the City of Broken Arrow Code for dwelling uses.
Other Bulk and Area Requirements:	Unless otherwise expressly stated, as required within the RMF District
Exterior Materials:	At least fifty percent (50%), average of all sides combined, of the exterior of the building, excluding doors and windows, shall be constructed of but not limited to masonry, concrete or cementitious siding and/or panels, Exterior Insulated Finished Systems, and/or stucco. In addition, façade construction shall consist of the following:

	<p>Elevation A - Facing N. Elder Place and W Oakland Place, minimum 25 percent of the facade shall be constructed of natural brick or masonry rock.</p> <p>Elevation B – Facing W Oakland Place, interior roads and adjacent properties, minimum 20 percent of the façade shall be constructed of natural brick or masonry rock.</p> <p>Elevation C – Facing interior roads, minimum 10 percent of the façade shall be constructed of natural brick or masonry rock.</p> <p>Elevation D – Facing interior roads and adjacent properties, minimum 20 percent of the façade shall be constructed of natural brick or masonry rock.</p>
Screening:	Existing 8 foot fence on southern and eastern boundary of the PUD shall be used to meet opaque screening requirement. If replacement becomes necessary, the fence will be replaced with the same. At the time of development, no fencing will be placed along on the north and west sides of the development.
Signage:	<p>All signage shall meet the requirements of the City of Broken Arrow Code.</p> <p>A maximum of 1 sign shall be permitted along the North Elder Place frontage and 1 sign shall be permitted along West Oakland Place frontage of the PUD. The signs shall not exceed 32 square feet each, measurements consisting of individual letters, words or symbols attached to surface.</p>
Landscape Buffer:	<p>A 10-foot landscape buffer shall be provided along all boundaries of the PUD. All other landscaping requirements per the zoning ordinance. Landscape buffers shall immediately abut the right of way lines along the north and west sides of the development. At no point will a fence obstruct the view of a landscape buffer. edge</p>
Landscaping:	Unless otherwise expressly stated, all landscaping shall meet the current City of Broken Arrow Zoning Code.

ACCESS AND CIRCULATION:

The subject property has frontage along North Elder Place and West Oakland Place, and two curb cuts are proposed along the +/-600 foot frontage. Both curb cuts will serve the entire PUD area. Cross-access from the proposed curb cuts will be provided within PUD; emergency access will be provided on all drives throughout the PUD area. Limits of No Access (LNA) will be provided along North Elder Place and West Oakland Place outside of the proposed entrances to the development.

Access to the proposed detention area for future maintenance will be dedicated at the time of platting.

All Development Areas will be served by private drives that will meet fire access requirements.

IV. SIDEWALKS:

A sidewalk will be constructed along North Elder Place and West Oakland Place frontage of this PUD and shall be provided in accordance with the City of Broken Arrow Subdivision Regulations.

V. PRIVATE AMENITIES: Clarify what features and amenities will be provided in the detention pond reserve to qualify as active open space

Not less than 20% of the net land area shall be preserved as common open space for the enjoyment of the residents of this PUD. These areas may include, but are not limited to, the onsite stormwater detention pond reserve areas and landscape buffer areas. All City of Broken Arrow engineering standards shall be met for the detention pond reserve areas.

VI. TOPOGRAPHY, UTILITIES, AND DRAINAGE:

The property is generally flat with a gradual slope from northwest to southeast. The elevation drop is approximately one foot across the site. The same drainage patterns will be maintained with the proposed development. An internal storm water collection system will be constructed and piped to the proposed detention area at the southeast corner of the site in accordance with the City of Broken Arrow design standards. A detailed hydraulic analysis report will be submitted to the City of Broken Arrow for approval during the engineering process.

VII. SCHEDULE OF DEVELOPMENT AND PHASING:

Initial site development is anticipated to commence in 2026, market conditions permitting.

VIII. PLATTING:

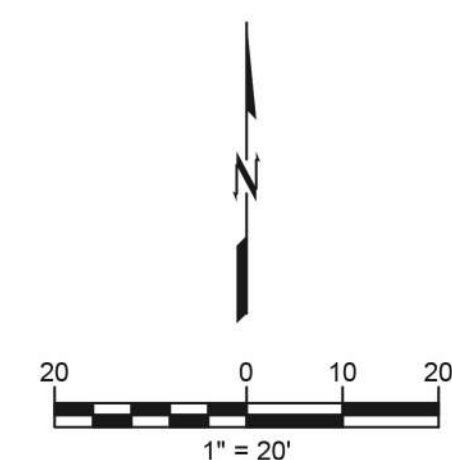
No building permit shall be issued until the PUD project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council, and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. 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 planned unit development.

IX. EXHIBITS:

The following exhibit are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A: Concept images for “BA Townhomes at Bricktown”
- Exhibit B: Aerial Photography and Boundary Depiction
- Exhibit C: Existing Zoning Map
- Exhibit D: Conceptual Site Plan
- Exhibit E: Development Areas Plan

Exhibit A – “BA Townhomes at Bricktown” Concept Images



LEGEND

- SOLID SOD
BERMUDAGRASS LAWN
- SHRUB / FLOWER /
GROUNDCOVER
PLANTING BED
- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- PROPERTY LINE

BA TOWNHOMES AT BRICKTOWN

ADDRESS HERE

GH2ARCHITECTS
GH2.COM

GH2 PROJECT NUMBER:
ISSUE DATE:
TBD
ISSUE:
DESIGN DEVELOPMENT

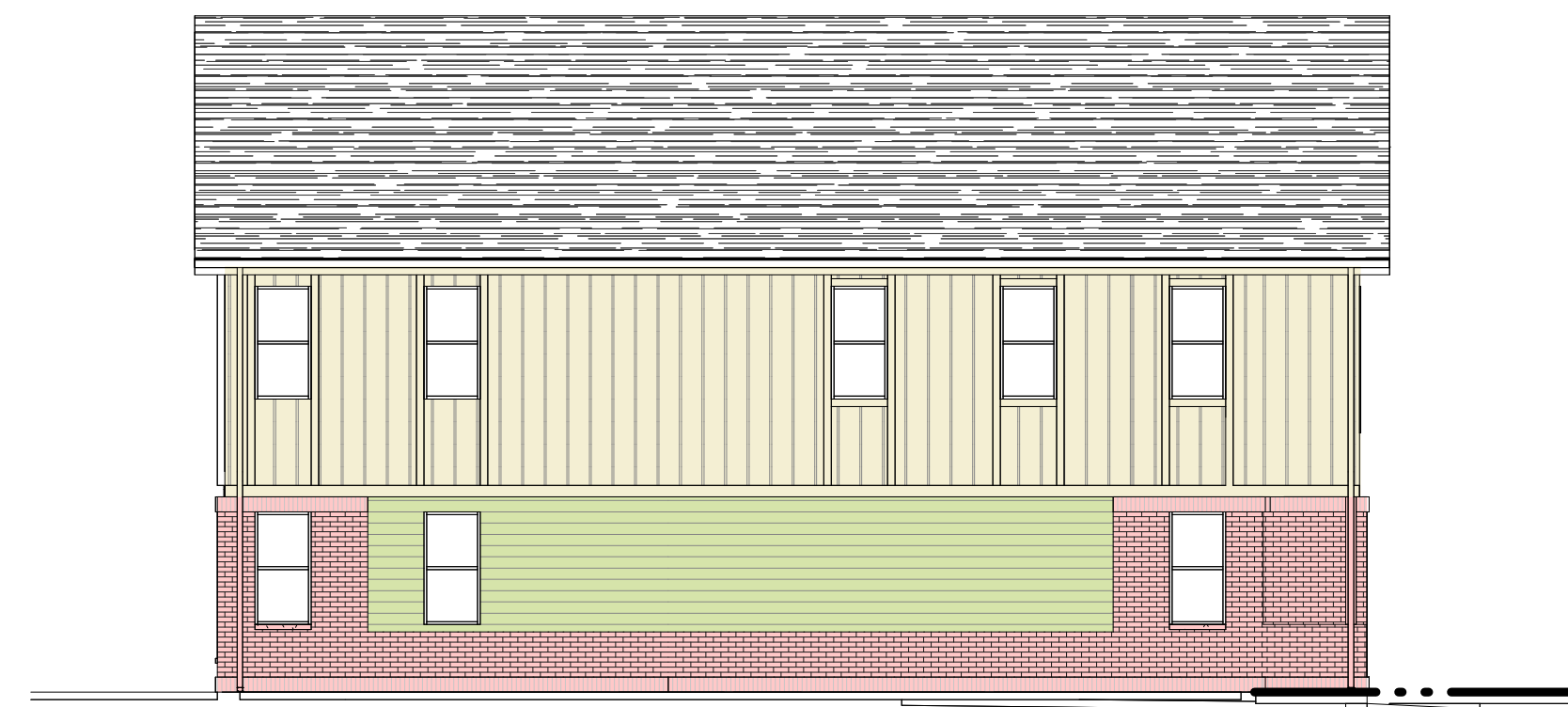
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NO. DESCRIPTION DATE

SHEET NAME:
**CONCEPTUAL
LANDSCAPE
PLAN**

SHEET NUMBER:
L100

EXHIBIT 'A-1'
SITE PLAN CONCEPT
TOWNHOMES AT BRICKTOWN
PUD - 002825-2026
Date: June 25, 2026

ELEVATION	FACE ORIENTATION	TOTAL SF	BRICK	CEMENTITIOUS BOARD & BATTEN	CEMENTITIOUS LAP SIDING	OPENINGS
A	FACES N ELDER PLACE AND W OAKLAND PLACE	2,844 SF	T14 SF / 21%	1580 SF / 56%	N/A	490 SF / 17%
B	FACES W OAKLAND PLACE AND FACES INTERIOR ROADS AND ADJACENT PROPERTIES	956 SF	215 SF / 23%	450 SF / 47%	186 SF / 20%	95 SF / 10%
C	FACES INTERIOR ROADS	2,844 SF	354 SF / 12%	1580 SF / 56%	N/A	910 SF / 32%
D	FACES INTERIOR ROADS AND ADJACENT PROPERTIES	956 SF	220 SF / 23%	450 SF / 47%	186 SF / 20%	100 SF / 10%



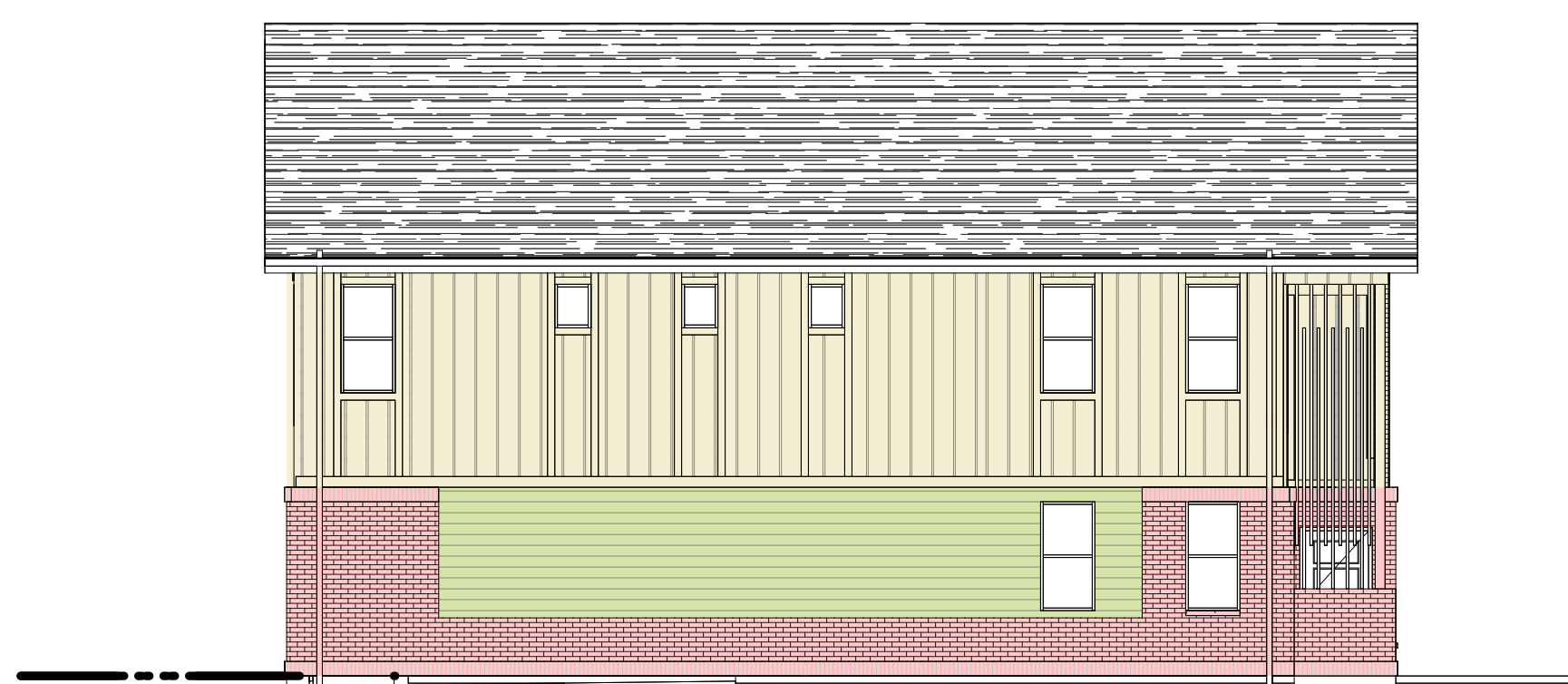
FACES INTERIOR ROADS AND ADJACENT PROPERTIES

D ELEVATION
1/8" = 1'-0"



FACES INTERIOR ROADS

C ELEVATION
1/8" = 1'-0"



FACES W OAKLAND PLACE AND FACES INTERIOR ROADS AND ADJACENT PROPERTIES

B ELEVATION
1/8" = 1'-0"



FACES N ELDER PLACE AND W OAKLAND PLACE

A ELEVATION
1/8" = 1'-0"



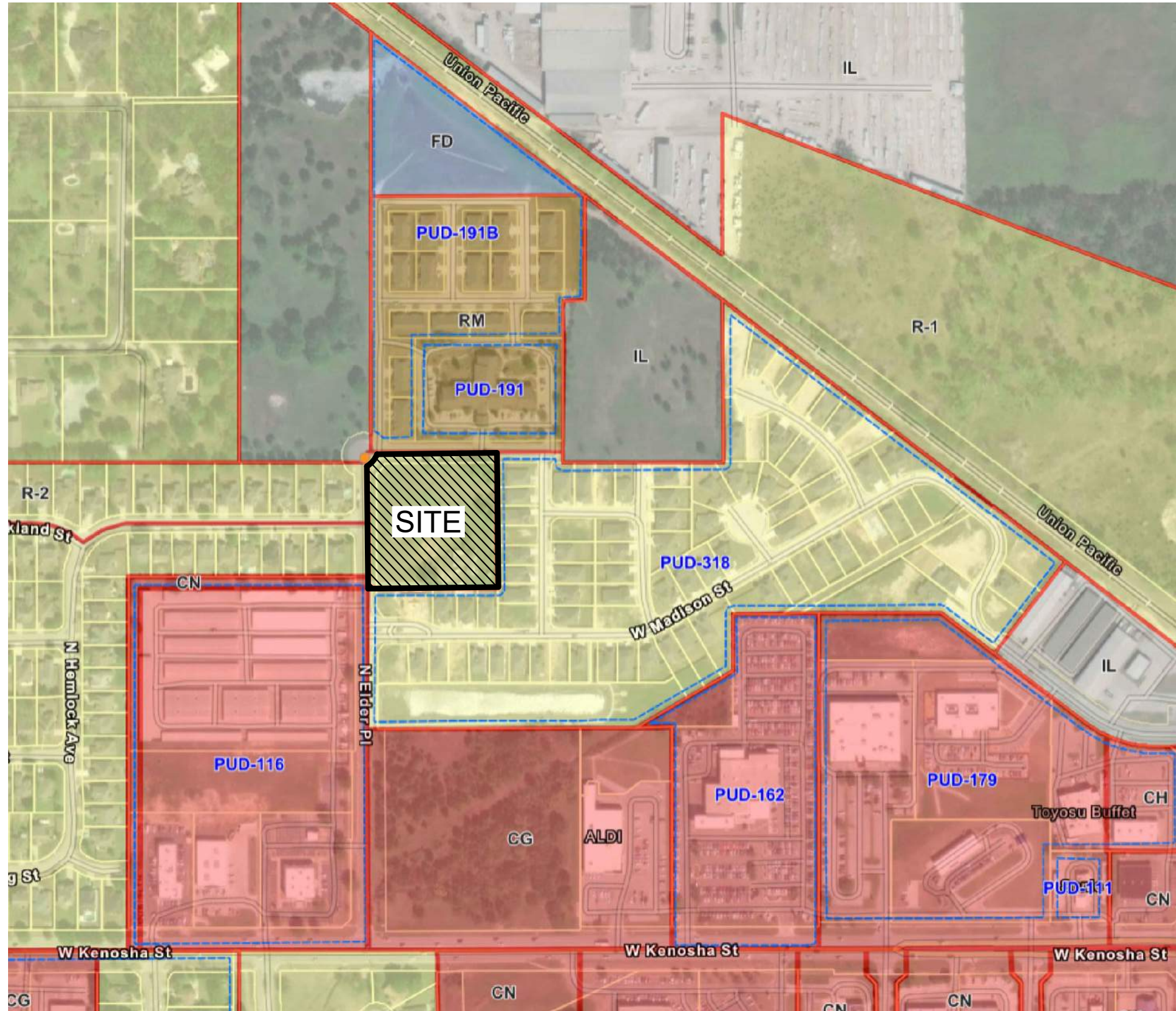
EXHIBIT 'B'

AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION

BA TOWNHOMES AT BRICKTOWN

PUD - 002825-2026

Date: June 25, 2026



BA TOWNHOMES AT BRICKTOWN

EXHIBIT 'C'
EXISTING ZONING MAP

PUD - 002825-2026

Date: June 25, 2026

**BA TOWNHOMES
 AT BRICKTOWN**

GH2 ARCHITECTS

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GH2 PROJECT NUMBER:

ISSUE DATE:

TBD

ISSUE:

DESIGN DEVELOPMENT

OTHER ISSUE DATES:

NO.	DESCRIPTION	DATE

SHEET NAME:

SHEET NUMBER:



EXHIBIT 'D'
CONCEPTUAL SITE PLAN

BA TOWNHOMES AT BRICKTOWN

PUD - 002825-2026

Date: June 25, 2026

BA TOWNHOMES AT BRICKTOWN

GH2 ARCHITECTS

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ISSUE DATE:

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DESIGN DEVELOPMENT

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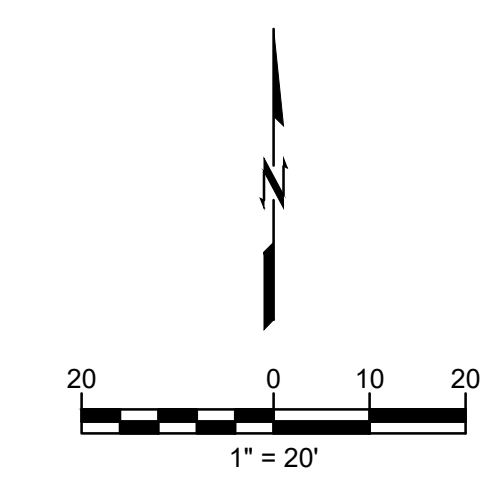
EXHIBIT 'E'
DEVELOPMENT AREA PLAN
BA TOWNHOMES AT BRICKTOWN

PUD - 002825-2026

Date: June 25, 2026

BA TOWNHOMES AT BRICKTOWN

PUD-002825-2026



SITE DATA

Development Area: 2.53 acres
 Proposed Zoning: RMF
 Multifamily Units: 29

Parking Required: 29 x 1.5 = 44 spaces
 Parking Provided: 69 spaces

Minimum Land Area Per Dwelling Unit: 2,200 sf
 29 x 2,200 sf = 63,800 sf

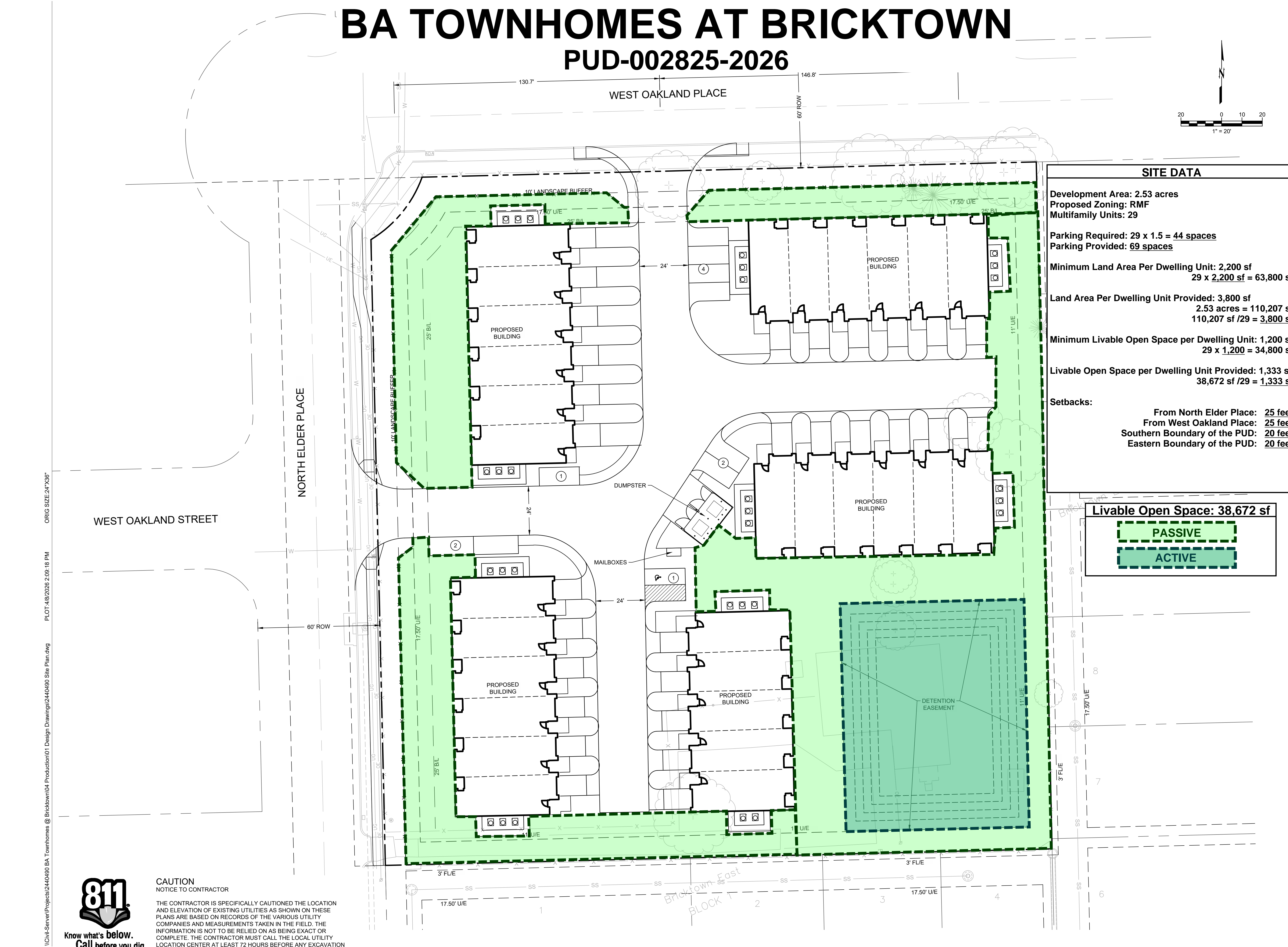
Land Area Per Dwelling Unit Provided: 3,800 sf
 2.53 acres = 110,207 sf
 110,207 sf / 29 = 3,800 sf

Minimum Livable Open Space per Dwelling Unit: 1,200 sf
 29 x 1,200 = 34,800 sf

Livable Open Space per Dwelling Unit Provided: 1,333 sf
 38,672 sf / 29 = 1,333 sf

Setbacks:
 From North Elder Place: 25 feet
 From West Oakland Place: 25 feet
 Southern Boundary of the PUD: 20 feet
 Eastern Boundary of the PUD: 20 feet

Livable Open Space: 38,672 sf



CAUTION
 NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



I:\Civil\Server\Projects\2440490 BA Townhomes @ Bricktown\04 Production\01 Design Drawings\2440490_Site Plan.dwg
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BA TOWNHOMES AT BRICKTOWN
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 GH2.COM

GH2 PROJECT NUMBER:
 ISSUE DATE:
TBD
 ISSUE:
DESIGN DEVELOPMENT

OTHER ISSUE DATES:
 NO. DESCRIPTION DATE

SHEET NAME:

SHEET NUMBER:



City of Broken Arrow

Request for Action

File #: 26-985, **Version:** 1

**Broken Arrow Planning Commission
06-25-2026**

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

Public hearing, consideration, and possible action regarding SITE-002829-2026, Zeeco Global Technology Center, 50.57 acres, IH (Industrial Heavy), requesting a waiver on façade material requirements, located north of Washington St (91st Street) and west of Evans Road (225th E Ave)

Background:

Applicant: Linda Waytula, Cyntergy
Owner: Zink Wagoner Real Estate
Developer: Mark Robertson, Zink Family Office
Surveyor: N/A
Location: Located north of Washington St (91st Street) and west of Evans Road (225th E Ave)
Size of Tract 50.57 acres
Number of Lots: 1
Present Zoning: IH - Industrial Heavy
Comp Plan: Level 6 - Regional Employment/Commercial

Zeeco, Inc. is requesting a waiver to the façade material requirements for SITE-002829-2026. This site plan represents a planned expansion to the Zeeco Global Technology Center located north of Washington Street (91st Street) and west of Evans Road (225th E Ave).

Sec. 3-3-6.G specifies those building materials which are allowed for the public facing elevations of developments in IH zones. The proposed site plan submitted by Zeeco exceeds the 25% allowed via Director Approval. Any site plan with a public facing elevation with more than 25% of the material being metal panel requires approval via the Broken Arrow Planning Commission.

Attachments: Site Plan

Architectural Renderings
Architectural Elevations

Recommendation:

Staff recommends that the public facing façade material standards for SITE-002829-2026 be modified to allow for more than 25% of the elevation to be comprised of metal panels, exterior insulated finished systems, or masonry materials other than brick or stone.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ











