

Broken Arrow Planning Commission
05-28-2026

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding PUD-002820-2026 (Planned Unit Development), Happy Hands, 1.16 acres, ON (Office Neighborhood), located north of Washington St (91st Street) and east of Garnett Road (113th E Ave)

..End

Background:

Applicant: Lisa Quinnelly, Quinnelly Architecture
Owner: David Hall, BERKSHIRE INVESTMENT GROUP LLC
Developer: NA
Engineer: NA
Location: North of Washington St (91st Street) and east of Garnett Road (113th E Ave)
Size of Tract 1.16 acres
Present Zoning: ON (Office Neighborhood)
Proposed Zoning: [Click here to enter text.](#)
Comp Plan: Level 4 - Commercial/Employment Nodes

PUD-002820-2026 is a planned unit development request allowing school uses within a Office Neighborhood (ON) zoned area. Happy Hands Education Center is a non-profit organization focused on families with children who are hard of hearing or deaf and provides licensed and accredited childcare. The organization also employs hard of hearing and deaf adults as part of its mission.

The organization is currently housed within its campus across from San Antonio St, however, families have requested elementary age education opportunities for their children. This would require additional classroom space that is not available or easily added to the original facility. Happy Hands has reached a tentative agreement with the owner of the subject property to lease a portion of the building to house additional classroom space for elementary age children.

The portion of the building intended for classroom use will be updated to meet the needs of Happy Hands Education Center including updated security measures and an additional bathroom. The main Happy Hands Education Center campus will serve all other functions needed for elementary education such as gyms, playgrounds, cafeterias, and before and after care. Students will be always escorted by staff when traveling between the buildings and when crossing San Antonio St. San Antonio St already has “Deaf Child Area” signs as well as speed bumps, but the applicant is working with city staff to add more signage and striping a crosswalk.

This PUD only amends the allowed uses for this subject parcel. All other requirements of the zoning ordinance need to be met during the renovation process. There would be no external changes to the building or property as well.

Attachments: Case Map
Aerial Photo
Development Outline

Recommendation:

Based upon the location of the property and surrounding land uses, staff recommend PUD-002820-2026 be recommended for approval to the Broken Arrow City Council.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ