



City of Broken Arrow

Request for Action

File #: 25-1362, **Version:** 1

Broken Arrow Planning Commission
09-25-2025

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

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)

Background:

Applicant: Kenosha Development LLC
Owner: Kenosha Development LLC
Developer: Kenosha Development LLC
Engineer: Mark Grubbs, Grubbs Consulting LLC
Location: On the 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)
Comp Plan: Level 4 (Commercial/Employment Nodes) to Level 6 (Regional Commercial/Employment)

COMP-002347-2025 is a request to change the Comprehensive Plan designation from Level 4 to Level 6 on approximately 7.5 acres which is currently unplatted. The property is located on the southwest corner of Kenosha Street (71st Street) and Oneta Road (241st E. Avenue). The majority of this property was rezoned from AG (Agricultural) to CG (Commercial General) on June 12, 1980, via BAZ-755, with the remaining portion being rezoned from AG to CG on February 6, 2024 via BAZ-001210-2023.

The applicant is requesting this change to the comprehensive plan for the purpose of a future rezoning. Pending approval of this amendment to the comprehensive plan, the applicant has submitted a rezoning request to change the zoning from CG (Commercial General) to CH (Commercial Heavy).

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 Maps, none of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow.

Attachments: Case Map
Aerial
Current Comprehensive Plan Map
Exhibit

Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends COMP-002347-2025 be approved.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

MEH