



**City of Broken Arrow
Meeting Agenda
Planning Commission**

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

Thursday, November 20, 2025

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. [25-1605](#) Approval of Planning Commission meeting minutes of November 6, 2025

Attachments: [11-06-2025 Meeting Minutes](#)

B. [25-1643](#) Approve COA-002492-2025, The Bank N.A., Change of Access, approximately 0.87acres, Northeast Crossroads PUD-175, located at the northeast corner of Kenosha Street (41st Street) and 37th Street (209th E. Avenue)

Attachments: [COA-002492-2025 Case Map](#)

[COA-002492-2025 Aerial Map](#)

[COA-002492-2025 Exhibit](#)

[COA-002492-2025 Legal Description](#)

C. [25-1644](#) Approval of PT-002482-2025|PR-000336-2023, Conditional Final Plat, The Cottages at Battle Creek West, approximately 8.79 acres, 47 lots, CG (Commercial General)/PUD (Planned Unit Development) 94 to RS-P (Single Family Residential - Preservation)/PUD-94Y via BAZ-2087, located one-half mile north of Albany Street (61st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue)

Attachments: [2 - Checklist](#)

[3 - The Cottages at Battle Creek - West - Conditional Final Plat and Covenants](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

A. [25-1577](#) Public hearing, consideration, and possible action regarding SP-002481-2025 (Specific Use Permit), Pope Accessory Structure, 1.82 acres, RS (Single Family Residential), located just south of Florence Street (111th Street) and approximately ¼ mile west of Aspen Avenue (145th E. Avenue)

Attachments: [Case Map](#)
[Aerial](#)
[Conceptual Site Plan](#)

B. [25-1639](#) Public hearing, consideration, and possible action regarding BAZ-002485-2025 (Rezoning), Snyder Rezone, approximately 21.81 acres, RMF (Residential multi-family) and PUD-340 to RSP (Single-family residential - Preservation), located 1/8th of a mile south of Tucson Street (121st Street) and west of Elm Place (161st E Ave)

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

C. [25-1640](#) Public hearing, consideration, and possible action regarding BAZ-002505-2025 (Rezoning), Arrow Forge, 99.52 acres, AG (Agricultural) to IL (Industrial Light), located one-half mile north of Tucson Street (121st Street), located on the south of Florence Street (111st Street) and ¼ mile east of Olive Ave (129th E Avenue)

Attachments: [2 - Case Map](#)
[3 - Aerial](#)
[4 - Current Comprehensive Plan Map](#)
[5 - Traffic Counts Image](#)

D. [25-1642](#) Public hearing, consideration, and possible action regarding BAZ-002491-2025 (Rezoning), Broken Arrow Meeting House, 8.01 acres, AG (Agricultural) to ON (Office Neighborhood), located at the southwest corner of the intersection of Florence Street (111th Street) and Aspen Avenue (145th E Avenue)

Attachments: [1-Case Map](#)
[2-Aerial](#)
[3-Current Comprehensive Plan Map](#)
[4-Conceptual Site Plan](#)

7. Appeals

8. General Commission Business

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 #: 25-1605, **Version:** 1

Broken Arrow Planning Commission

11-20-2025

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

Title: Approval of Planning Commission meeting minutes of November 6, 2025

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

Attachments: 11 06 2025 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held November 6, 2025.

Reviewed By: **Rocky Henkel**

Approved By: **Rocky Henkel**



City of Broken Arrow

Minutes

Planning Commission

City of Broken Arrow
220 South 1st Street
Broken Arrow, OK
74012

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

Thursday, November 6, 2025

5:30 p.m.

Council Chambers

1. Call to Order

Chairman Robert Goranson called the meeting to order at 5:30 p.m.

2. Roll Call

Present: 4 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson
Absent: 1 - Jonathan Townsend

3. Old Business - NONE

4. Consideration of Consent Agenda

A. 25-1574 Approval of Planning Commission meeting minutes of October 23, 2025

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa
Move to Approve Consent Agenda

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson

5. Consideration of Items Removed from Consent Agenda - NONE

6. Public Hearings

A. 25-1570 Public hearing, consideration, and possible action regarding SP-002459-2025 (Specific Use Permit), Harvest Church, 6.58 acres, AG (Agricultural) to CG (Commercial General) via BAZ-002238-2025, located at the northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

Mackenzie Hackett, Staff Planner, presented Item 25-1570, a public hearing and possible action on SP-002459-2025 for Harvest Church, involving 6.58 acres at the northwest corner of New Orleans Street and 9th Street. The request seeks a specific use permit to allow a place of assembly on property that was rezoned from Agricultural to Commercial General (via BAZ-00238-2238) earlier in 2025. The Planning Commission heard the rezoning request on June 26, 2025, and the City Council approved it on July 14, 2025.

A portion of the property will be developed as a place of worship, which requires a specific or conditional use permit under the Commercial General zoning district. City staff reviewed the request in relation to the Comprehensive Plan, surrounding land uses, and site context, and recommends approval of SP-002459-2025 as presented.

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne
Move to Approve Item 25-1570 SP-002459-2025 (Specific Use Permit), Harvest Church, 6.58 acres, AG (Agricultural) to CG (Commercial General) via BAZ-002238-2025, located at the northwest corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road)

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson

B. 25-1573 Public hearing, consideration, and possible action regarding PUD-002465-2025, major amendment to PUD-193, 17.14 acres, IL (Industry Light) and PUD-193, located approximately ½ mile south of Washington Street (91st Street) and approximately ½ mile east of Evans Road (225th E Avenue)

Jose Jimenez, Planner II, presented Item 25-1573, a public hearing and possible action on PUD 002465-2025, a significant amendment to PUD 193, covering 17.14 acres zoned Industrial Light and PUD 193. The site is located about one-half mile south of Washington Street (91st) and one-half mile east of Evans Road (225th East Avenue).

The proposed amendment modifies the allowed use types for the northern portion of the eastern area of the PUD by removing the current exclusion of outdoor storage and permitting it as an allowed use. Outdoor storage is permitted in the Industrial Light zoning district, where storage yards are allowed uses. All other provisions of PUD 193 remain unchanged.

FEMA maps show that the property lies outside the 100-year floodplain, and both water and sanitary sewer services are available from the City of Broken Arrow. Based on the site's location and surrounding industrial land uses, staff recommends approval of PUD 002465-2025.

During the discussion, council members confirmed with staff and the applicant that the request was for outdoor storage to be permitted under the PUD amendment. The applicant clarified that the intent was to allow storage for items such as boats, campers, and RVs—not vehicles or materials typically associated with industrial use.

Mark Capron of Wallace Design Collective confirmed that the PUD amendment was meant to add outdoor storage as an allowed use since the original PUD didn't include it. Council members sought clarification on what "materials" meant, expressing concern about debris or industrial materials being stored on-site.

Property owner Carl Graham explained that the site would operate as an RV and trailer storage facility—not for construction materials or semi-trailers—and that customers would be "discerning," storing well-kept vehicles. He confirmed that the property would be gravel and that only the east tract (Block 1, Lot 1) was included in the amendment, leaving the western tract unchanged. Council members agreed the amendment aligned with the applicant's intent, with no further objections raised.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa
Move to Approve Item 25-1573 PUD-002465-2025, major amendment to PUD-193, 17.14 acres, IL (Industry Light) and PUD-193, located approximately ½ mile south of Washington Street (91st Street) and approximately ½ mile east of Evans Road (225th E Avenue)

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson

7. Appeals - NONE

8. General Commission Business

A. 25-1568 Approval of a modification to Section 4.1(t) of the Land Subdivision Code for IOS Land Company, approximately 40 acres, IL (Industrial Light)/PUD (Planned Unit Development) 001521-2024, north of Houston Street (81st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road)

Mackenzie Hackett, Staff Planner, presented Item 25-1568, a request for a modification to Section 4.1 of the Land Subdivision Code for the Iowa's Land Company development, covering roughly 40 acres zoned Industrial Light with PUD 1521-2024, north of Houston Street and west of County Line Road. The applicant plans to construct a through street connecting to industrial property to the north (PUD 289), but until the northern portion is built, their section would temporarily end in a cul-de-sac.

Because the subdivision code limits cul-de-sac length to 550 feet, and this temporary segment would measure 1,215 feet, staff asked the Planning Commission to approve a modification allowing the longer cul-de-sac. Staff concluded the extended design was necessary for future connectivity and industrial traffic flow and recommended approval.

During the discussion, commissioners confirmed that the proposed street extension would ultimately connect through to College Street and function as a public thoroughfare, not a private road. Staff noted that the plat had previously gone before the Planning Commission and would return with updated right-of-way and lot dimensions reflecting the extended street.

Commissioners remarked that the connection would help relieve traffic pressure on County Line Road, and staff agreed it was a beneficial addition for industrial circulation. The applicant, present at the meeting, expressed full support for the modification.

Commissioners asked whether any traffic-calming measures, such as speed bumps, had been discussed to prevent speeding. Staff explained that the street's jog in alignment should naturally discourage high speeds and that additional calming features could be considered later if needed. Still, they were not part of this specific subdivision code modification. The Commission concluded that the proposed design would be sufficient for now.

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa
Move to Approve Item 25-1568 Approval of a modification to Section 4.1(t) of the Land Subdivision Code for IOS Land Company, approximately 40 acres, IL (Industrial Light)/PUD (Planned Unit Development) 001521-2024, north of Houston Street (81st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road)

The motion carried by the following vote:

Aye: 3 - Mindy Payne, Jaylee Klempa, Robert Goranson
Nay: 1 - Jason Coan

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

Chairman Robert Goranson raised a procedural question about when the Planning Commission reviews landscaping plans, noting that some projects—such as certain PUDs or commercial sites like QuikTrip—include them, while others do not. Staff responded that the requirement varies depending on project type and code requirements, but agreed to clarify the process.

Commissioner Mindy Payne followed up with a question about the cell tower near Buffalo Wild Wings and 71st Street, recalling that landscaping was to be coordinated with staff. Staff confirmed that City Council approved the item on October 7th, consistent with the Planning Commission's and staff's recommendations, and that landscaping should be included as part of that approval.

Commissioners briefly discussed their shared interest in ensuring attractive landscaping for new developments, joking about "making it pretty" and maintaining community aesthetics.

Before adjournment, Commissioner Jason Coan took a moment to commend city staff for recent maintenance work, specifically noting the street sweeper operating in neighborhoods for the first time in years. Other commissioners expressed appreciation, recognizing that such upkeep helps keep debris and grass clippings out of the storm drains and contributes to the overall community appearance.

10. Adjournment

The meeting was adjourned at 5:48 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 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson



City of Broken Arrow

Request for Action

File #: 25-1643, **Version:** 1

Broken Arrow Planning Commission
11-20-2025

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

Approve COA-002492-2025, The Bank N.A., Change of Access, approximately 0.87acres, Northeast Crossroads PUD-175, located at the northeast corner of Kenosha Street (41st Street) and 37th Street (209th E. Avenue)

Background:

Applicant: Justin DeBruin
Owner: The Bank, N.A.
Developer: Greg Brown
Location: Northeast corner of Kenosha Street (71st Street) and 37th Street (209th E. Avenue)
Size of Tract Approximately 0.87 acres
Number of Lots: 1 lot
Present Zoning: PUD-175
Comp Plan: Level 6 (Regional Commercial/Employment Nodes)

COA-002492-2025 is a request to amend the platted limits of no access on 37th Street for a proposed bank. The property has been platted as part of Lot 2, Block 2, Northeast Crossroads, is zoned PUD-175 and is located at the northeast corner of Kenosha Street (71st Street) and 37th Street (209th East Avenue).

The recorded plat for Northeast Crossroads has a Limits of No Access (LNA) access along the 37th Street frontage of Lot 2, Block 2, except for a 40' access as shown on the attached exhibit. The applicant is requesting to move the 40' approved access approximately 11.91' to the south. This leaves approximately 237.54' from the Kenosha Street and 37th Street intersection to the centerline of the proposed driveway. The legal description of affected land is as follows:

LOT 2 AND 3, BLOCK 2, NORTHEAST CROSSROADS, A SUBDIVISION OF PART OF THE W/2 OF THE SW/4 OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

This Change of Access request was heard by the Technical Advisory Committee on November 13, 2025, where none of the utility companies or other members had any comments.

Attachments: Case Map
Aerial
Change of Access Exhibit
Legal Description

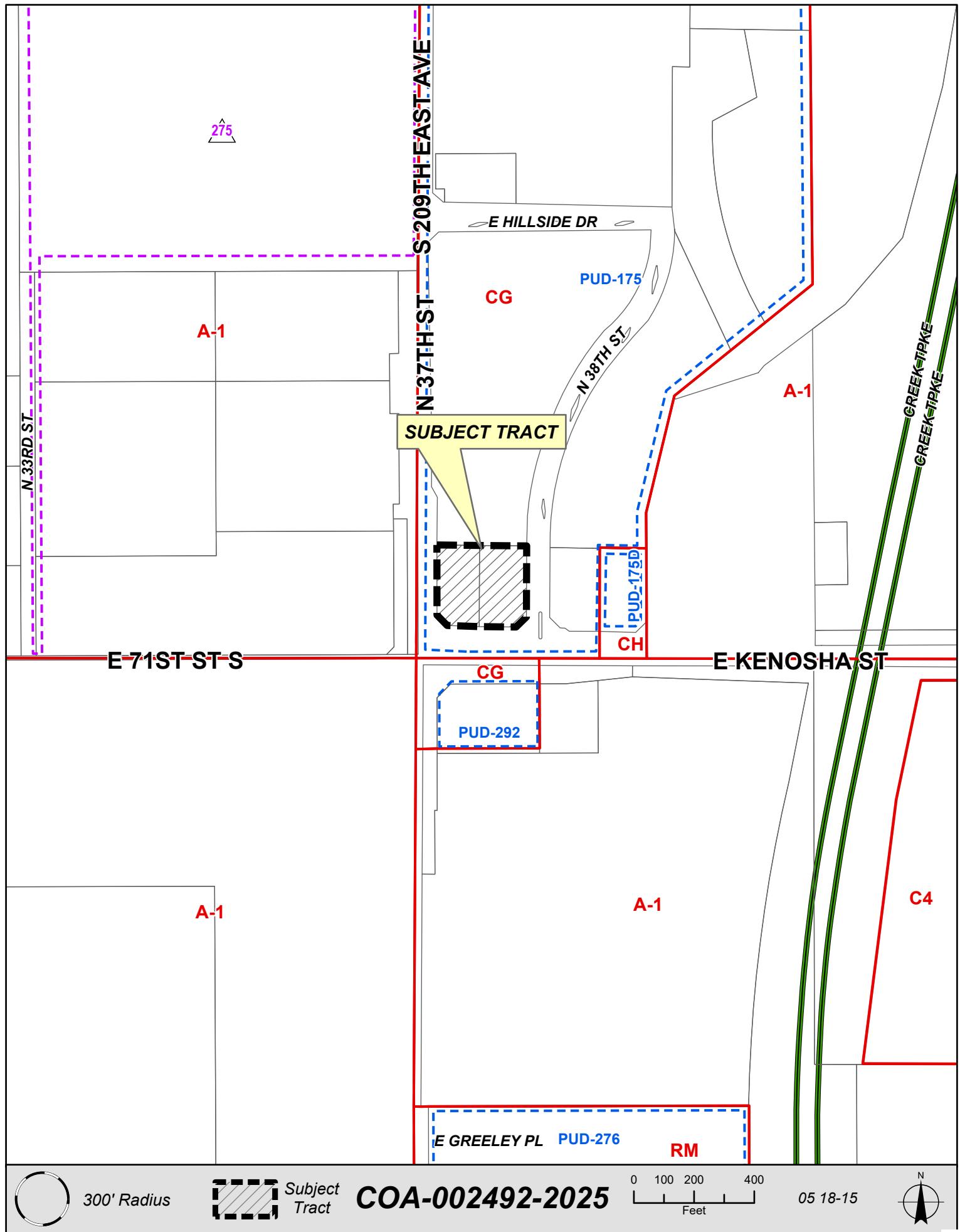
Recommendation:

Staff recommends that COA-002492-2025, The Bank, be approved. The change of access documentation shall be recorded in Wagoner County.

Reviewed By: **Jane Wyrick**

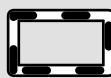
Approved By: **Rocky Henkel**

RLB





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



Subject
Tract

COA-002492-2025

0 100 200 400
Feet

05 18-15

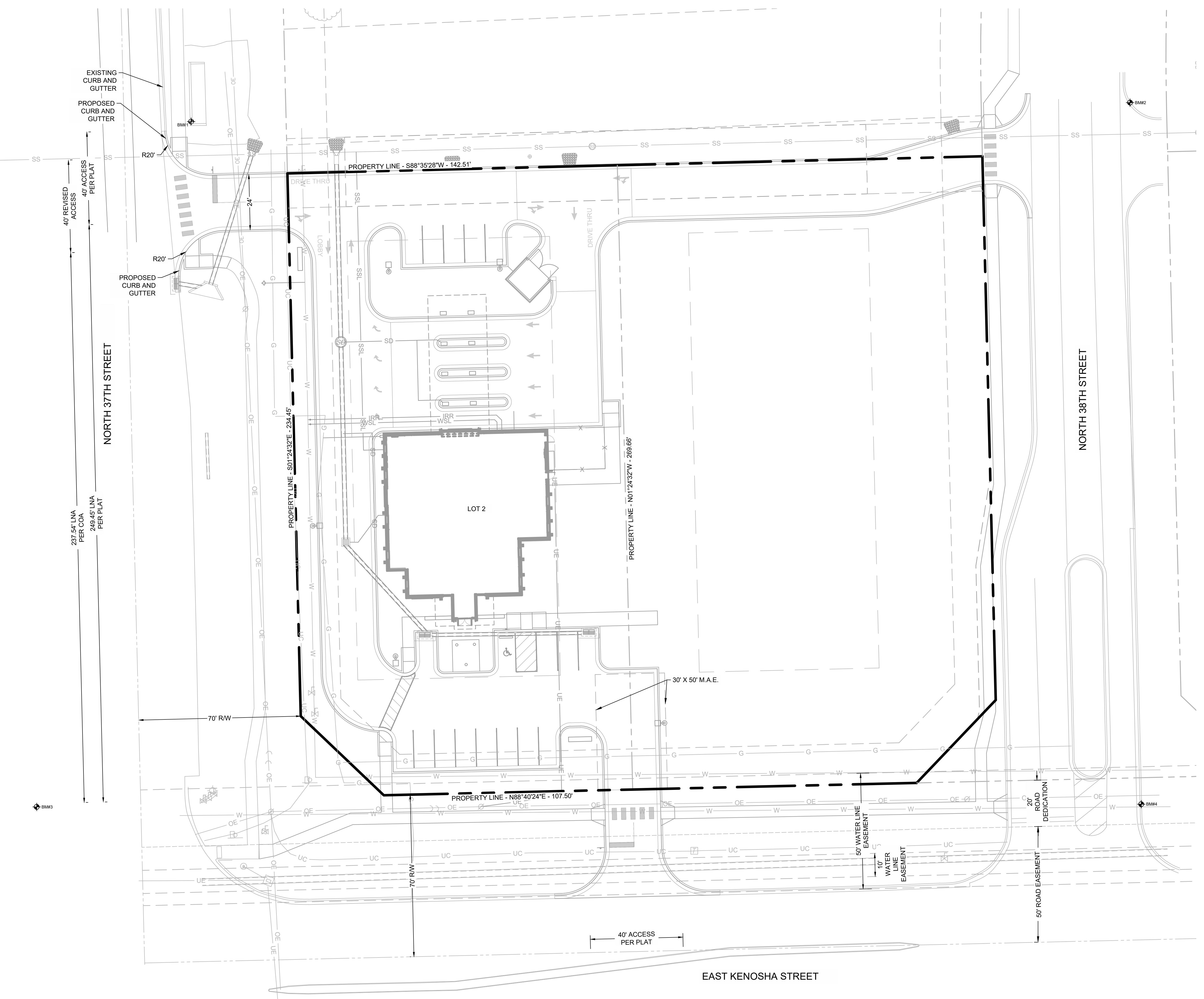


THE BANK N.A. - BROKEN ARROW BRANCH

3800 E KENOSHA STREET-BROKEN ARROW OK

REV	DESCRIPTION	DATE
		2025.10.10 2440618

PROJECT NO. 2440618
 SHEET NAME CHANGE OF ACCESS EXHIBIT
 SHEET NO. C000


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.



LEGAL DESCRIPTION

The Bank NA

LOT 2 AND 3, BLOCK 2, NORTHEAST CROSSROADS, A SUBDIVISION OF PART OF THE W/2 OF THE SW/4 OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.



City of Broken Arrow

Request for Action

File #: 25-1644, **Version:** 1

Broken Arrow Planning Commission
11-20-2025

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

Approval of PT-002482-2025|PR-000336-2023, Conditional Final Plat, The Cottages at Battle Creek West, approximately 8.79 acres, 47 lots, CG (Commercial General)/PUD (Planned Unit Development) 94 to RS-P (Single Family Residential - Preservation)/PUD -94Y via BAZ-2087, located one-half mile north of Albany Street (61st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue)

Background:

Applicant: Tulsa Engineering & Planning
Owner: 21st Place Investment Group, LLC
Developer: 21st Place Investment Group, LLC
Engineer: Tulsa Engineering & Planning
Location: One-half mile north of Albany Street (61st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue)
Size of Tract Approximately 8.79 acres
Number of Lots: 47
Zoning: CG/PUD-94 to RS-P/PUD-94Y
Comp Plan: Level 2

PT-002482-2025, conditional final plat for The Cottages at Battle Creek West, proposes to have 47 lots on approximately 8.79 acres. This property, which is located one-half mile north of Albany Street (61st Street), one-quarter mile east of Aspen Avenue (145th E. Avenue), has been approved for rezoning from CG (Commercial General) and PUD (Planned Unit Development) 94 to RS-P (Single Family Residential - Preservation) and PUD-94Y via BAZ-2087. The preliminary plat for this proposed development was approved by the Planning Commission on October 28, 2021.

On June 21, 2021, the City Council approved PUD-94Y on 29.23 acres, subject to the property being platted. The Cottages at Battle Creek West include all of Development Area B of PUD-94Y and is approximately 8.79 acres in size.

The Cottages at Battle Creek West is proposed to be developed with private streets. Access to this subdivision will be provided by one gated access drive onto Albany Drive to the south, one gated access drive onto Granger Street to the north.

According to FEMA maps, none of the property is in a 100-year floodplain area. Water and sanitary sewer service are available from the City of Broken Arrow. This conditional final plat was reviewed by the Technical

Advisory Committee on November 12, 2025, and no stakeholders had any comments or concerns.

Attachments: Checklist
Conditional Final Plat and Covenants

Recommendation:

Staff recommends PT-002482-2025|PR-000336-2023, Conditional Final Plat for The Cottages at Battle Creek West, be approved, subject to the attached checklist.

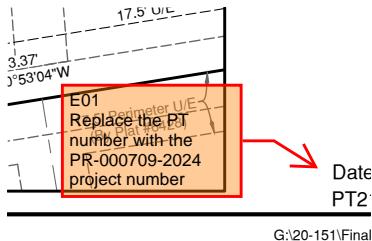
Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ

The Cottages at Battle Creek - West - Conditional Final Plat, Checklist

E01 Replace the PT number with the PR-000709-2024 project number (1)

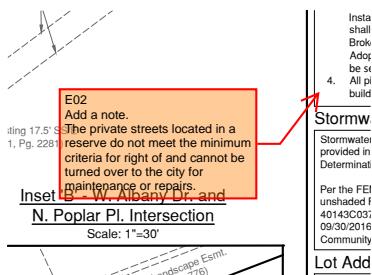


Subject: Jason Comments
Page Label: [1] Sheet 1 of 3
Author: jdickeson
Date: 11/12/2025 1:13:16 PM
Status:
Color: ■
Layer:
Space:

E01
 Replace the PT number with the PR-000709-2024 project number

G:\20-151\Final

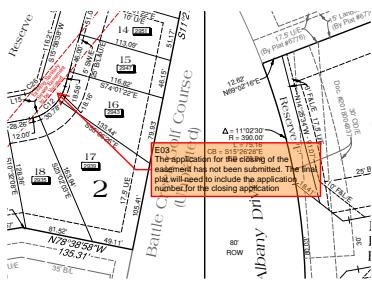
E02 Add a note. The private streets located in a reserve do not meet the minimum criteria for right of and cannot be turned over to the city for maintenance or repairs. (1)



Subject: Jason Comments
Page Label: [1] Sheet 1 of 3
Author: jdickeson
Date: 11/12/2025 1:13:19 PM
Status:
Color: ■
Layer:
Space:

E02
 Add a note.
 The private streets located in a reserve do not meet the minimum criteria for right of and cannot be turned over to the city for maintenance or repairs.

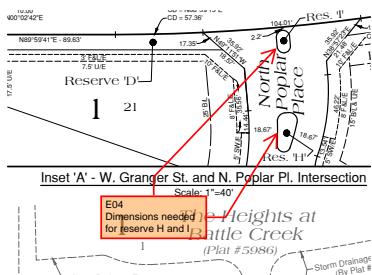
E03 The application for the closing of the easement has not been submitted. The final plat will need to include the application number for the closing application. (1)



Subject: Jason Comments
Page Label: [1] Sheet 1 of 3
Author: jdickeson
Date: 11/12/2025 1:13:23 PM
Status:
Color: ■
Layer:
Space:

E03
 The application for the closing of the easement has not been submitted. The final plat will need to include the application number for the closing application

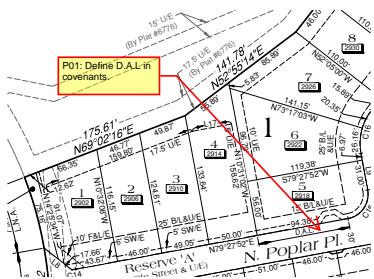
E04 Dimensions needed for reserve H and I (1)



Subject: Jason Comments
Page Label: [1] Sheet 1 of 3
Author: jdickeson
Date: 11/12/2025 1:13:27 PM
Status:
Color: ■
Layer:
Space:

E04
 Dimensions needed for reserve H and I

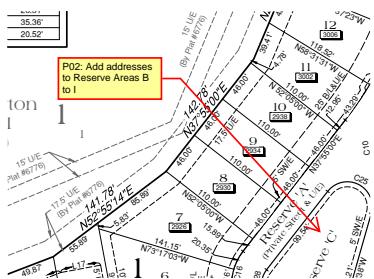
P01: Define D.A.L in covenants. (1)



Subject: Callout
Page Label: [1] Sheet 1 of 3
Author: JoseJ
Date: 11/17/2025 11:05:34 AM
Status:
Color:
Layer:
Space:

P01: Define D.A.L in covenants.

P02: Add addresses to Reserve Areas B to I (1)



Subject: Jose Comments
Page Label: [1] Sheet 1 of 3
Author: JoseJ
Date: 11/17/2025 11:12:07 AM
Status:
Color:
Layer:
Space:

P02: Add addresses to Reserve Areas B to I



City of Broken Arrow

Request for Action

File #: 25-1577, **Version:** 1

Broken Arrow Planning Commission
11-20-2025

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

Public hearing, consideration, and possible action regarding SP-002481-2025 (Specific Use Permit), Pope Accessory Structure, 1.82 acres, RS (Single Family Residential), located just south of Florence Street (111th Street) and approximately ¼ mile west of Aspen Avenue (145th E. Avenue)

Background:

Applicant:	Jay Pope
Owner:	Jay Pope
Developer:	N/A
Engineer:	N/A
Location:	Just south of Florence Street (111th Street) and approximately ¼ mile west of Aspen Avenue (145th E. Avenue)
Size of Tract	1.82 acres
Number of Lots:	1
Present Zoning:	RS (Single Family Residential) via BAZ-2112
Comp Plan:	Level 1 - Rural Residential

SP-002481-2025 is a request for a Conditional Use Permit for an Accessory Structure to exceed the 1,200 sq. ft. maximum floor area on lots less than two acres in size. The property is located just south of Florence Street (111th Street) and approximately ¼ mile west of Aspen Avenue (145th E. Avenue).

Sec 2-4-1C.2b specifies that lots that are greater than two acres can have accessory buildings with a floor area up to 5,000 sq. ft. by permit. Additionally, this section allows accessory structures to exceed the 1,200 sq. ft. floor area for lots under two acres by approval of a Conditional Use Permit. The attached exhibit shows the planned location and dimensions of the accessory structure. The floor area for the structure is planned to be 40' feet by 80' feet for a floor area of 3,200 sq. ft. All setbacks for the current zoning are met in the exhibit. The lot is 1.82 acres in size and was created via a lot split to allow for the development of two single family homes.

A single-family home is currently being constructed on the lot. A permit for the accessory structure has been applied for but is pending the status of this request.

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 1	RS	Vacant
East	Level 2	RS	Single-Family Residential
South	Level 1	AG	Single-Family Residential
West	Level 1	AG	Single-Family Residential

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain

Attachments: Case map
 Aerial map
 Conceptual Site Plan

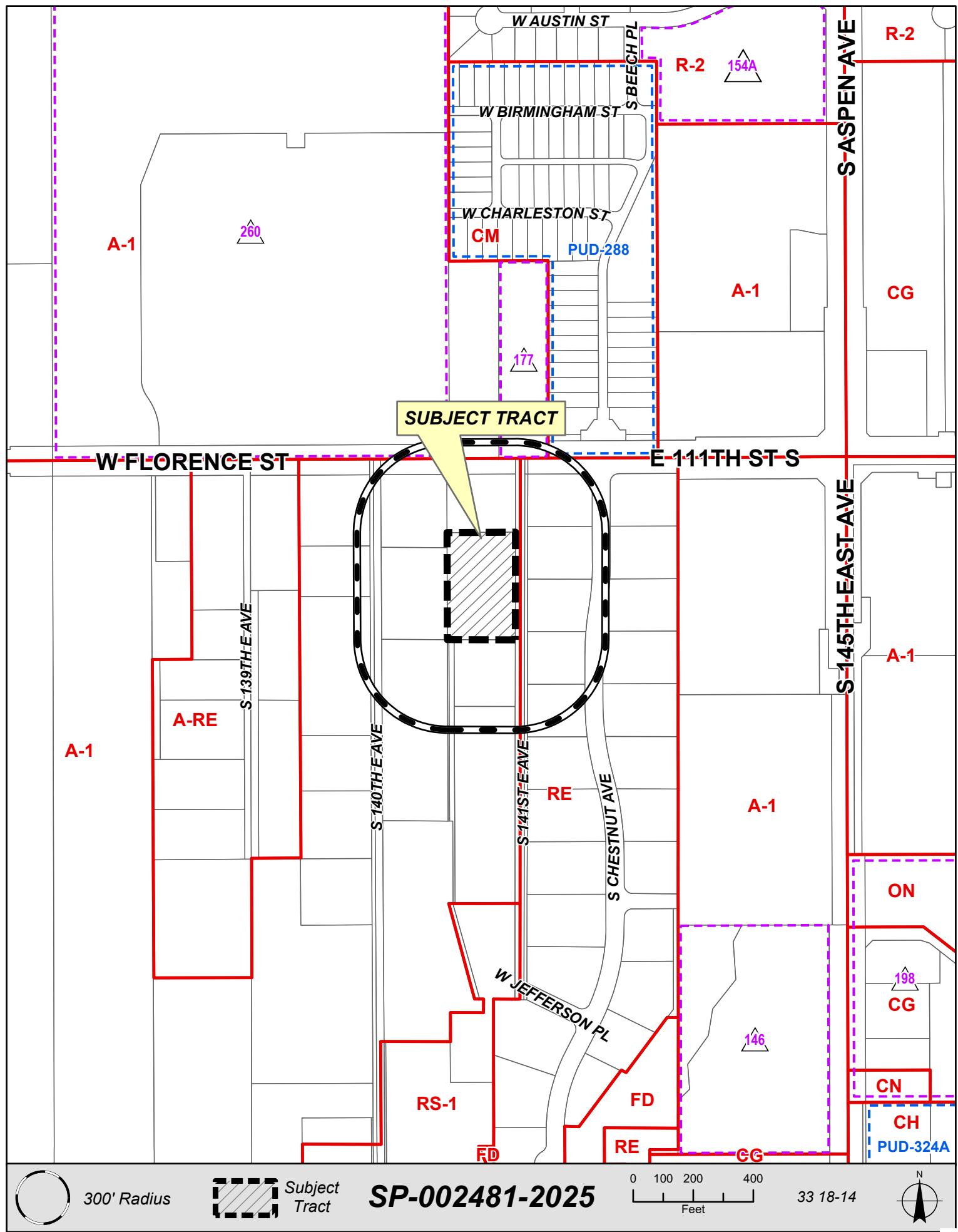
Recommendation:

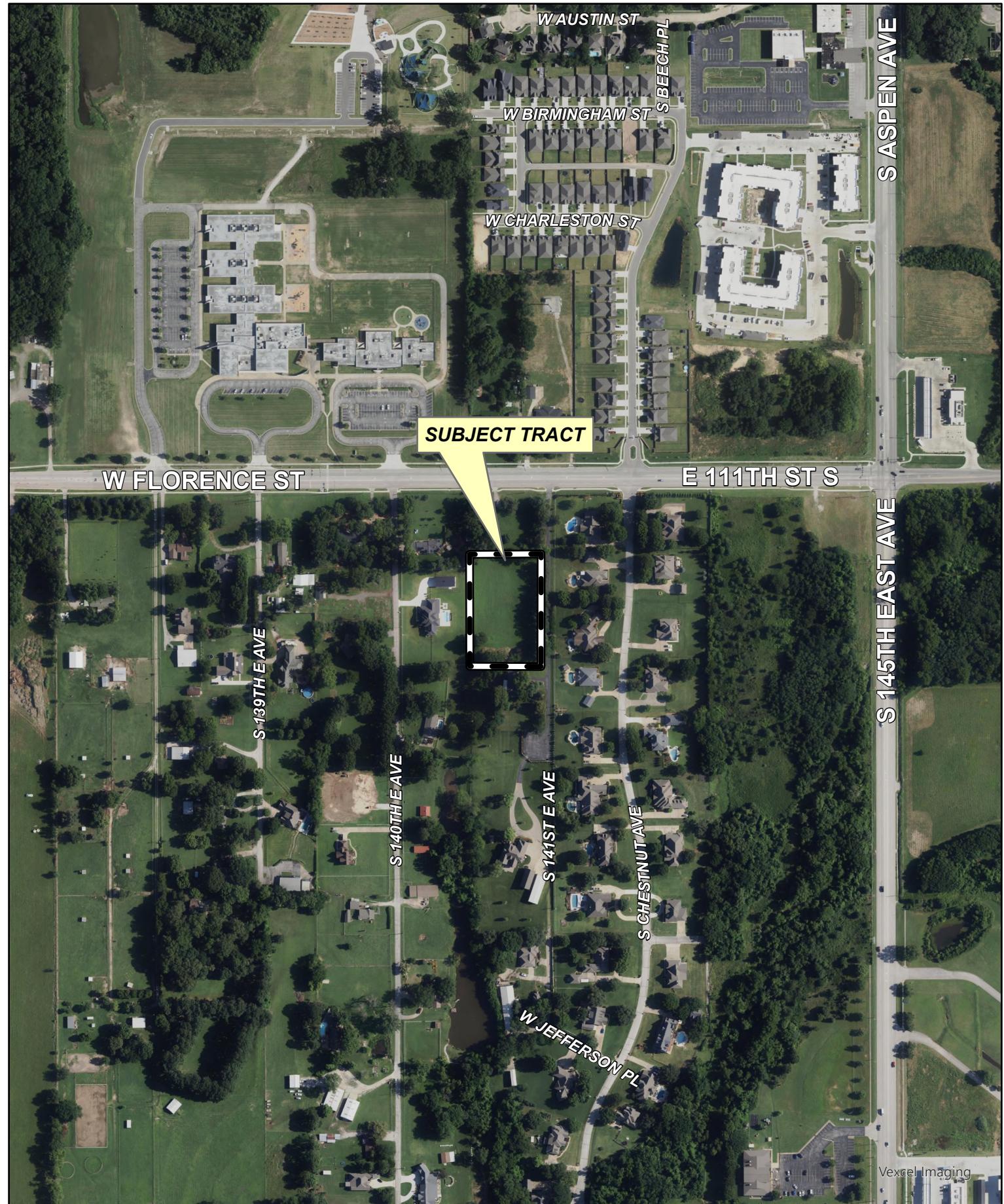
Based on the current lot size, the location of the property, and the surrounding land uses, Staff recommends that SP-002481-2025 be approved granting a Conditional Use Permit for the construction of an accessory structure with a maximum floor area of 3,200 square feet at the subject property.

Reviewed By: **Jane Wyrick**

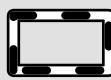
Approved By: **Rocky Henkel**

JAJ





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



Subject
Tract

SP-002481-2025

0 100 200 300 400
Feet

33 18-14





City of Broken Arrow

Request for Action

File #: 25-1639, **Version:** 1

Broken Arrow Planning Commission
11-20-2025

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

Public hearing, consideration, and possible action regarding BAZ-002485-2025 (Rezoning), Snyder Rezone, approximately 21.81 acres, RMF (Residential multi-family) and PUD-340 to RSP (Single-family residential - Preservation), located 1/8th of a mile south of Tucson Street (121st Street) and west of Elm Place (161st E Ave)

Background:

Applicant: Erik Enyart, Tanner Consulting
Owner: Brian Green, Green Property Management
Developer: N/A
Engineer: Tanner Consulting
Location: 1/8th of a mile south of Tucson Street (121st Street) and west of Elm Place (161st E Ave)
Size of Tract Approximately 21.81 acres
Present Zoning: RMF (Residential multi-family) and PUD-340
Proposed Zoning: RSP (Single-family residential - Preservation)
Comp Plan: Level 3 (Transition Area)

BAZ-0024852025 is a request to rezone approximately 21.81 acres from RMF (Residential multi-family) and PUD-340 to RSP (Single-family residential - Preservation). This request includes the abrogation of PUD-340 and will be a “straight zoning” change. This property is 21.81 acres in size and is located 1/8th of a mile south of Tucson Street (121st Street) and west of Elm Place (161st E Ave). This property is currently unplatted.

This rezoning request is in anticipation of a single-family development under the new RS-P zoning. This zoning which was created under the Broken Arrow Zoning Ordinance that came into effect over the summer allows for smaller lot sizes and frontages in exchange for an increase in dedicated open space. The attached conceptual plat outlines what developments could potentially look like.

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	Levels 2 and 4	GC and PUD-199	Vacant, Restaurant without drive-thru and General Retail	
East	Levels 6 and 3	CG and RS	General Retail and Single-Family Residential	
South	Level 2	AG	Single-Family Residential and Vacant	
West	Level 2	AG	Single-Family Residential	

According to FEMA maps, portions of the property are located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow.

Per Table 4-1 of the Comprehensive Plan, RS-4 zoning is considered to be in accordance with the Comprehensive Plan in Level 3. Under current Zoning Ordinance RS-4 is equal to RS-P zoning so this request is in line with the Comprehensive Plan

Attachments: Case Map
Aerial
Comprehensive Plan
Conceptual Plat

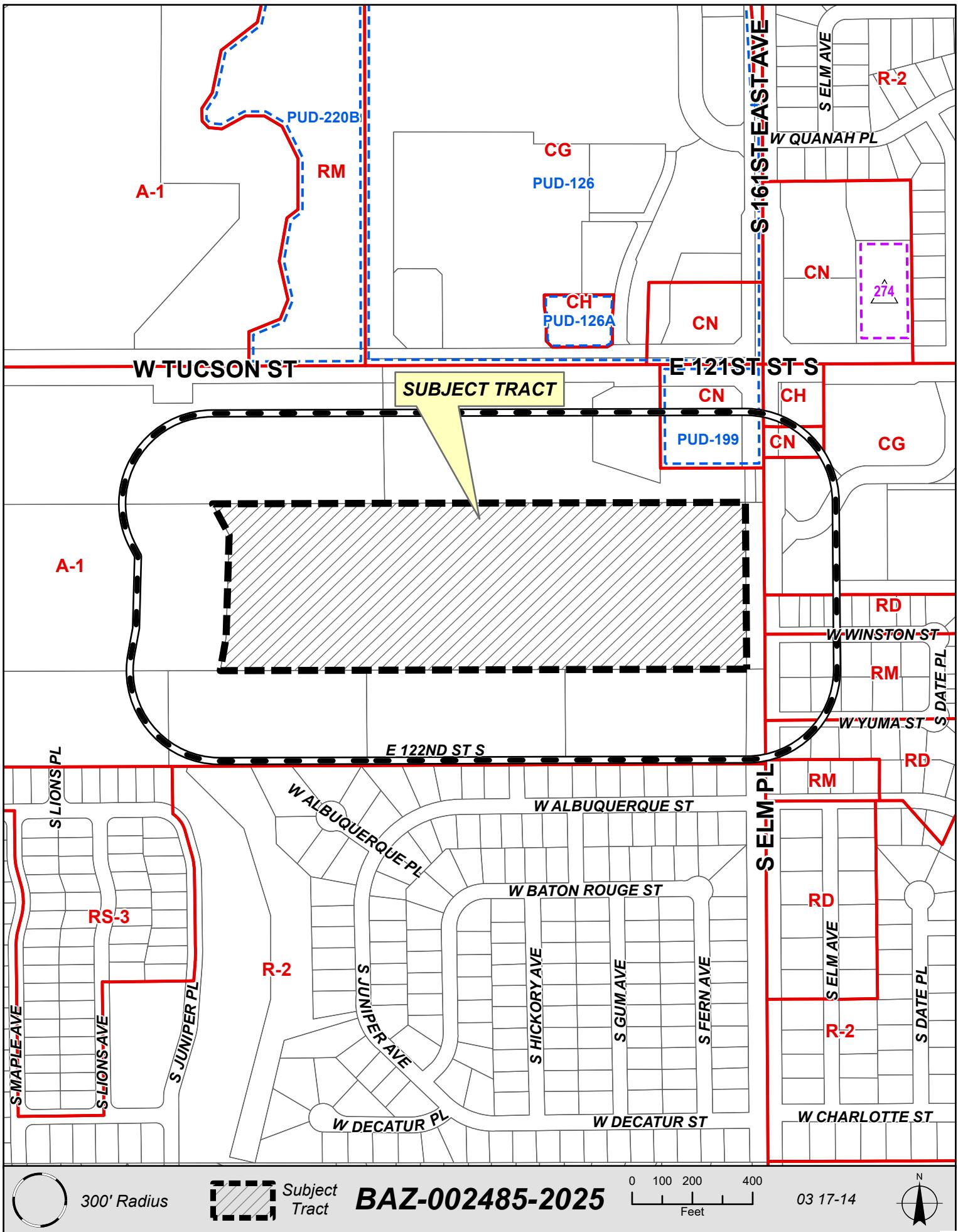
Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002485-2025 be approved subject to the property being platted.

Reviewed by: Jane Wyrick

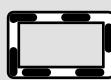
Approved by: Rocky Henkel

JAJ





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



Subject
Tract

BAZ-002485-2025

0 100 200 400
Feet

03 17-14



**SUBJECT TRACT
LAND USE PLAN
TRANSITION AREA
GREENWAY/FLOODPLAIN**

W TUCSON ST

E 121ST ST S

S LIONS SPL

E 122ND ST S

W ALBUQUERQUE ST

W ALBUQUERQUE PL

W BATON ROUGE ST

S SELM PL

W WINSTON ST
W YUMA ST
S DATE PL

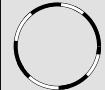
S SELM AVE

S DATE PL

W CHARLOTTE ST

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



300' Radius



Subject
Tract

BAZ-002485-2025

0 100 200 300 400
Feet

03 17-14





*Site plan is conceptual and subject to change during platting and engineering process

SNYDER - SITE PLAN

Project No. 24335
November 10, 2025

COPYRIGHT NOTICE

All documents and designs prepared by TANNER CONSULTING, LLC are instruments of TANNER CONSULTING, LLC's service for use solely with respect to the Project and, unless otherwise stated, TANNER CONSULTING, LLC shall be deemed the author of these documents and shall retain all Common Law, statutory and other rights, including the copyright.



City of Broken Arrow

Request for Action

File #: 25-1640, **Version:** 1

Broken Arrow Planning Commission
11-20-2025

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

Public hearing, consideration, and possible action regarding BAZ-002505-2025 (Rezoning), Arrow Forge, 99.52 acres, AG (Agricultural) to IL (Industrial Light), located one-half mile north of Tucson Street (121st Street), located on the south of Florence Street (111st Street) and ¼ mile east of Olive Ave (129th E Avenue)

Background:

Applicant: Charlie Bright, City of Broken Arrow
Owner: Broken Arrow Economic Development Authority
Developer: N/A
Engineer: N/A
Location: South of Florence Street (111st Street) and ¼ mile east of Olive Ave (129th E Avenue)
Size of Tract 99.52 acres
Number of Lots: 1
Present Zoning: AG (Agricultural)
Proposed Zoning: IL (Industrial Light)
Comp Plan: Level 7 via COMP-002424-2025

BAZ-002505-2025 is a request to change the zoning designation on 99.52 acres from AG (Agricultural) to IL (Industrial Light). The property is located south of Florence Street (111th Street) and ¼ miles east of Olive Ave (129th E Ave) and is in the process of being platted.

The applicant is requesting this change to the zoning designation for the purpose of the development of an innovation district. This investment by Broken Arrow voters, who approved the initial infrastructure needed to create an innovation district in the 2018 General Obligation Bond, exemplifies the city's dedication to economic growth and innovation.

The Arrow Forge innovation district's mission is to create various job opportunities, from advanced manufacturing to technology. These jobs will offer competitive wages and the opportunity for career development and skills building, strengthening our workforce and preparing industries for the future.

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	Levels 3, 6, FD, and Public	AG	Single-family residential, Vacant, and Public/Institutional
East	Level 1	AG	Agriculture
South	Levels 6 and 3	CH and AG	Vacant
West	Level 6	AG	Vacant

According to FEMA Maps, a portion 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
Traffic Counts Image

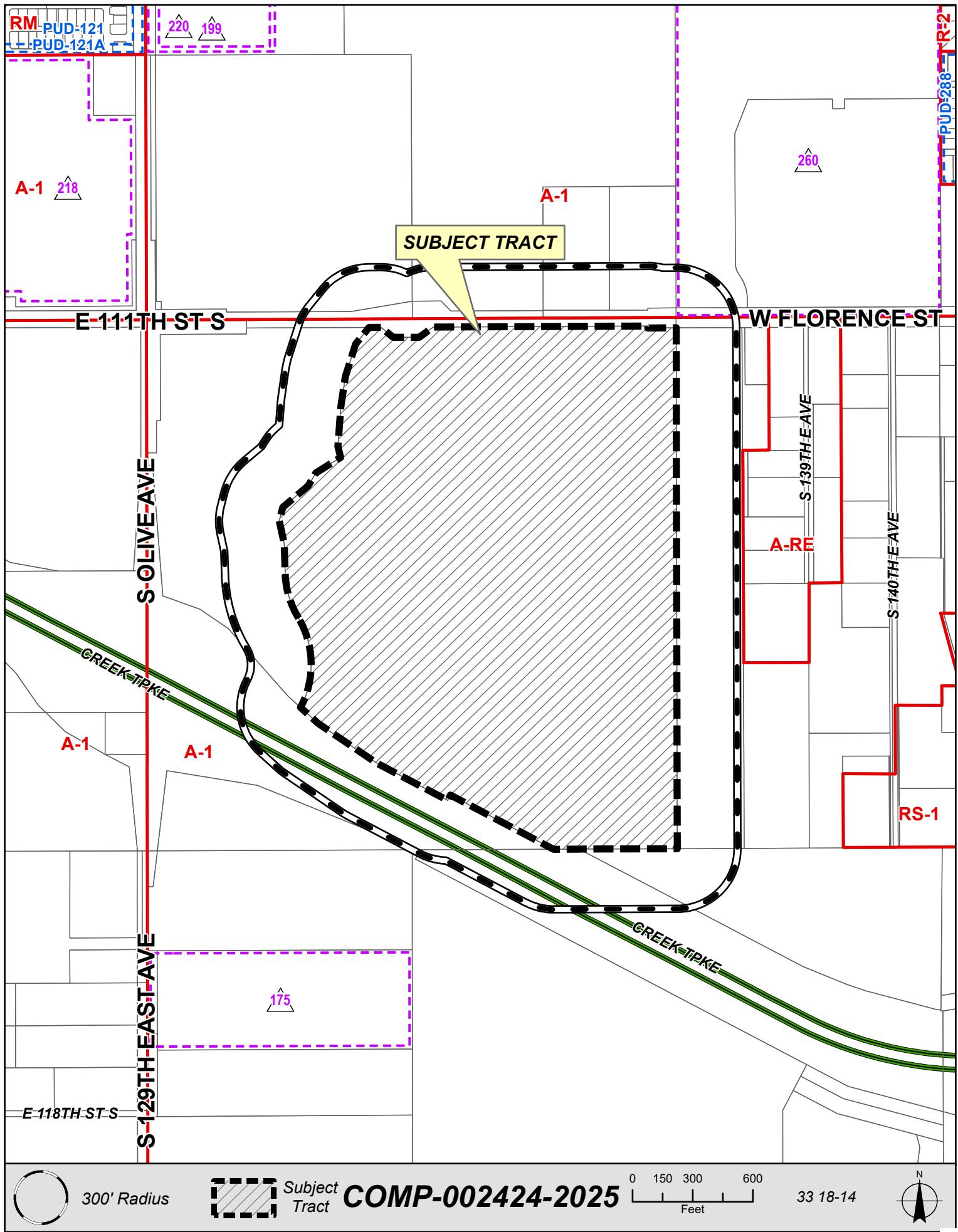
Recommendation:

Based upon the approval of COMP-002424-2025, the location of the property, and 2018 voter approval of bond funds for a Broken Arrow Innovation District Staff recommends that BAZ-002505-2025 be approved subject to the property being platted.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ





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



Subject
Tract

COMP-002424-2025

0 150 300 600
Feet

33 18-14



**SUBJECT TRACT
LAND USE PLAN
TRANSITION AREA
REGIONAL EMPLOYMENT/COMMERCIAL
GREENWAY/FLOODPLAIN**

E-111TH ST-S

W FLORENCE ST

S OLIVE AVE

GREEK TPKE

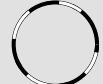
S 129TH EAST AVE

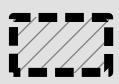
E-118TH ST-S

S-139TH E AVE

S-140TH E AVE

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

 300' Radius

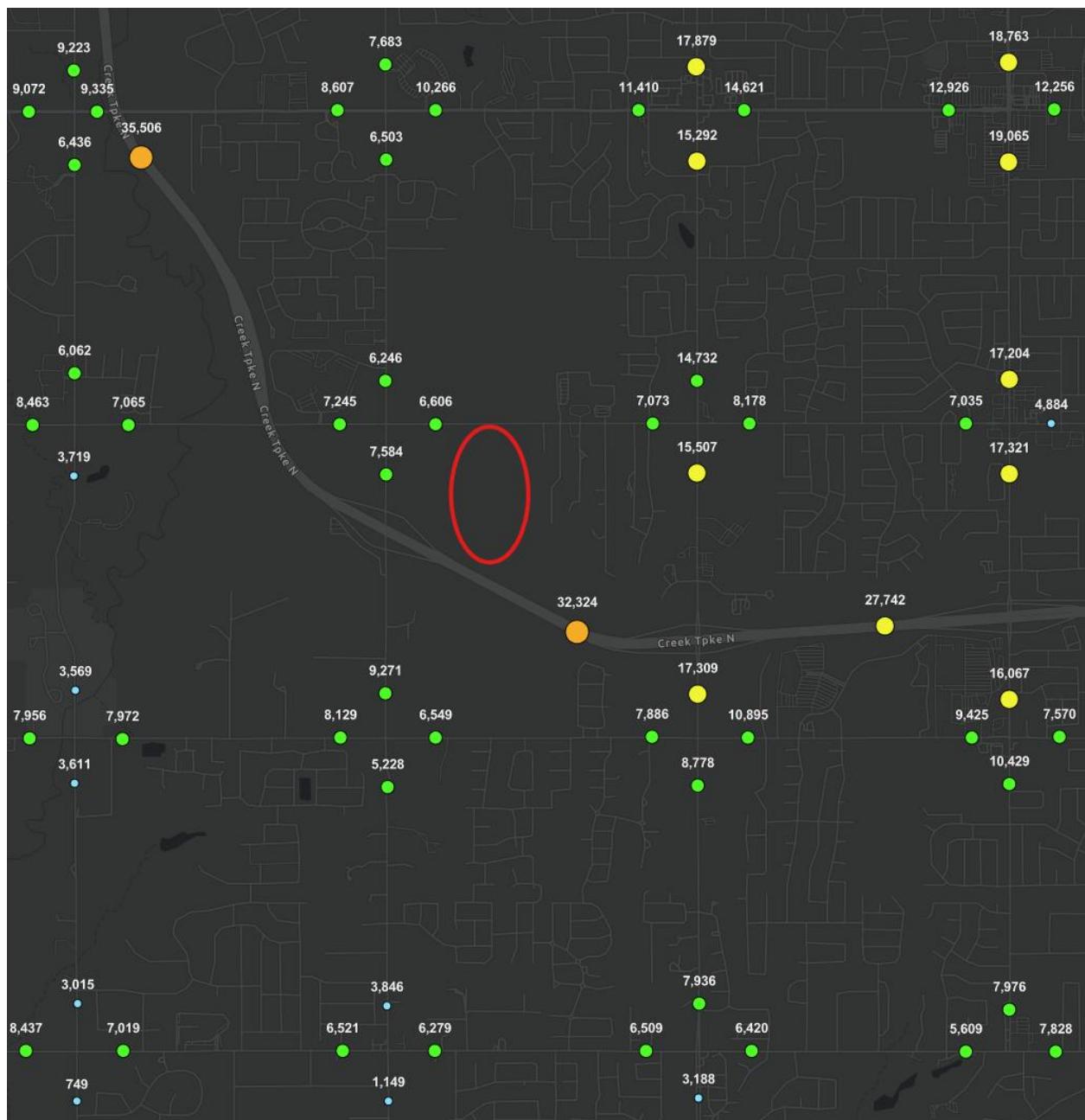
 Subject Tract

COMP-002424-2025

0 150 300 600
Feet

33 18-14







City of Broken Arrow

Request for Action

File #: 25-1642, **Version:** 1

Broken Arrow Planning Commission
11-20-2025

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

Public hearing, consideration, and possible action regarding BAZ-002491-2025 (Rezoning), Broken Arrow Meeting House, 8.01 acres, AG (Agricultural) to ON (Office Neighborhood), located at the southwest corner of the intersection of Florence Street (111th Street) and Aspen Avenue (145th E Avenue)

Background:

Applicant: David Frohling, Gaskin Hill Norcross of Missouri, Inc.
Owner: Corp Presiding Bishop of Church of Jesus Christ of Latter-Day Saints
Developer: The Church of Jesus Christ of Latter-Day Saints
Engineer: Gaskin Hill Norcross of Missouri, Inc.
Location: Southwest corner of the intersection of Florence Street (111st Street) and Aspen Avenue (145th E Avenue)
Size of Tract 8.01 acres
Number of Lots: 1
Present Zoning: AG (Agricultural)
Proposed Zoning: ON (Office Neighborhood)
Comp Plan: Level 4 (Commercial Employment Nodes); and FD (Greenway/Floodplain)

BAZ-002491-2025 is a request to change the zoning designation on 8.01 acres from AG (Agricultural) to ON (Office Neighborhood). The property is located at the southwest corner of Florence Street (111th Street) and Aspen Avenue (145th E Avenue).

The applicant is requesting this change to the zoning designation for the purpose of the development of a place of worship. Office neighborhood zoning is allowed in Level 4.

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 and FD	AG	Vacant
East	Level 4 and FD	AG	Vacant
South	Levels 4, 6 and FD	AG	Vacant
West	Level 2	RE	Single-family residential

According to FEMA Maps, a portion of the southeast corner 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
Conceptual Site Plan

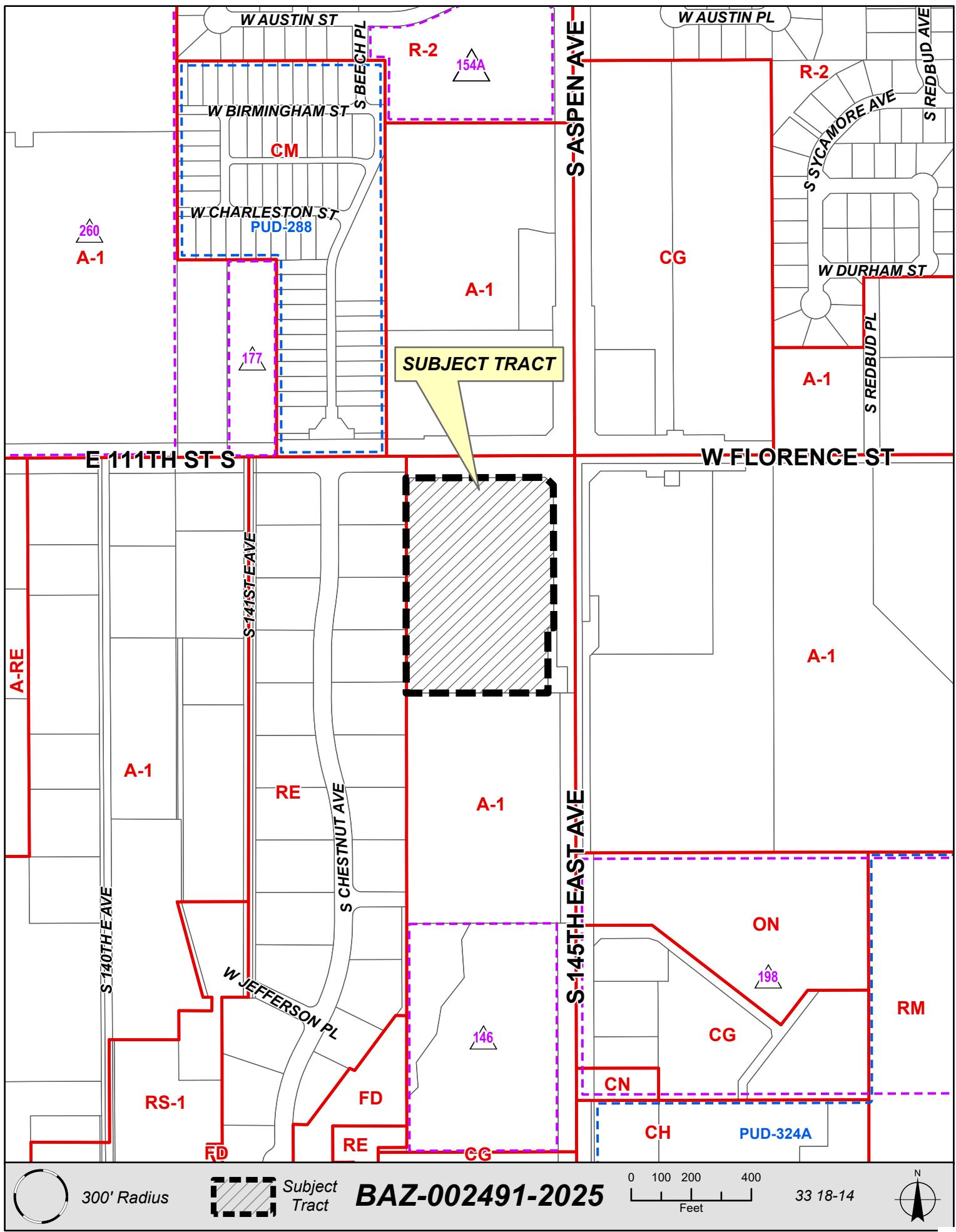
Recommendation:

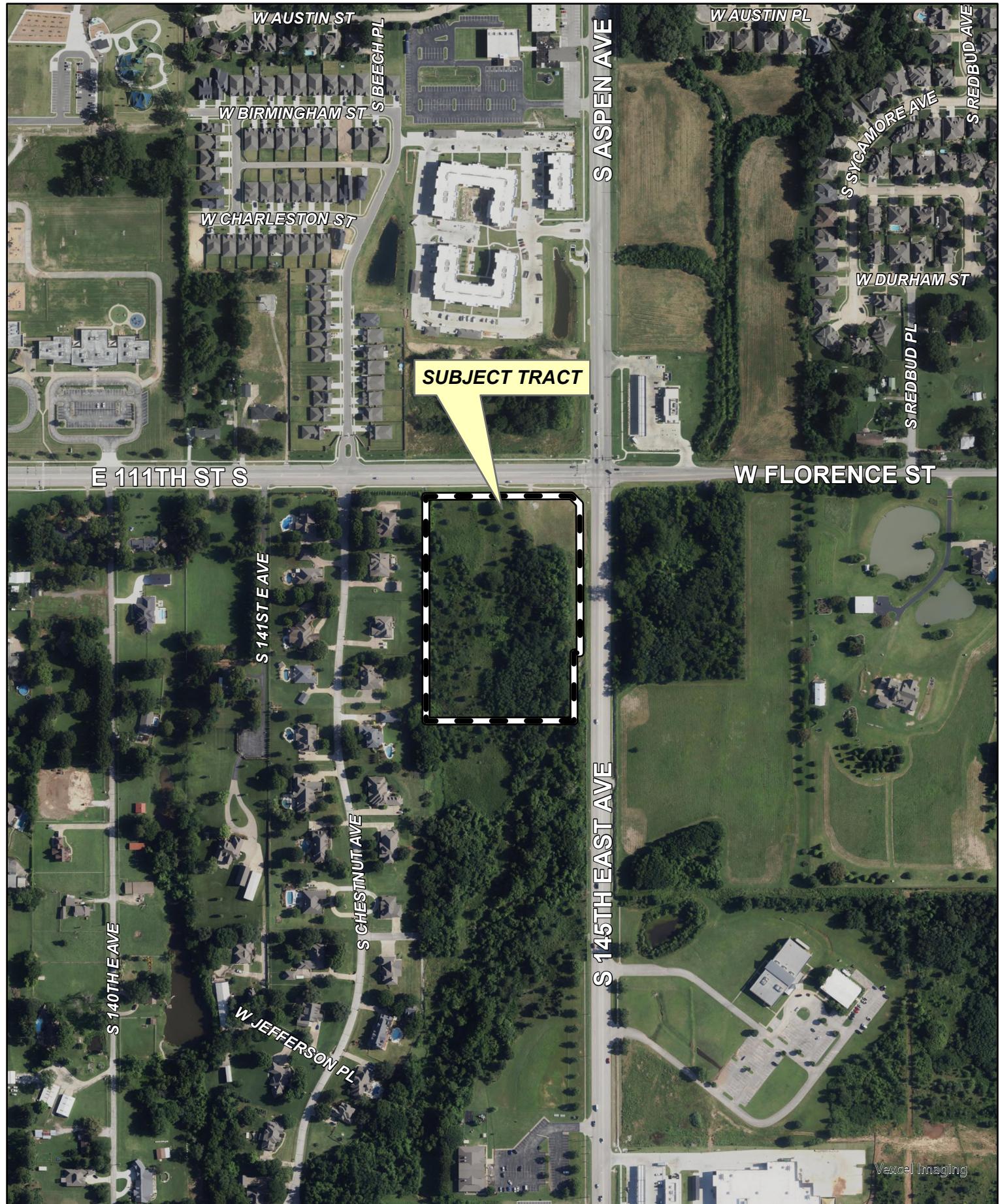
Based upon the location of the property, Staff recommends that BAZ-002491-2025 be approved subject to the property being platted.

Reviewed by: Jane Wyrick

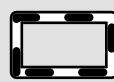
Approved by: Rocky Henkel

JMW





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



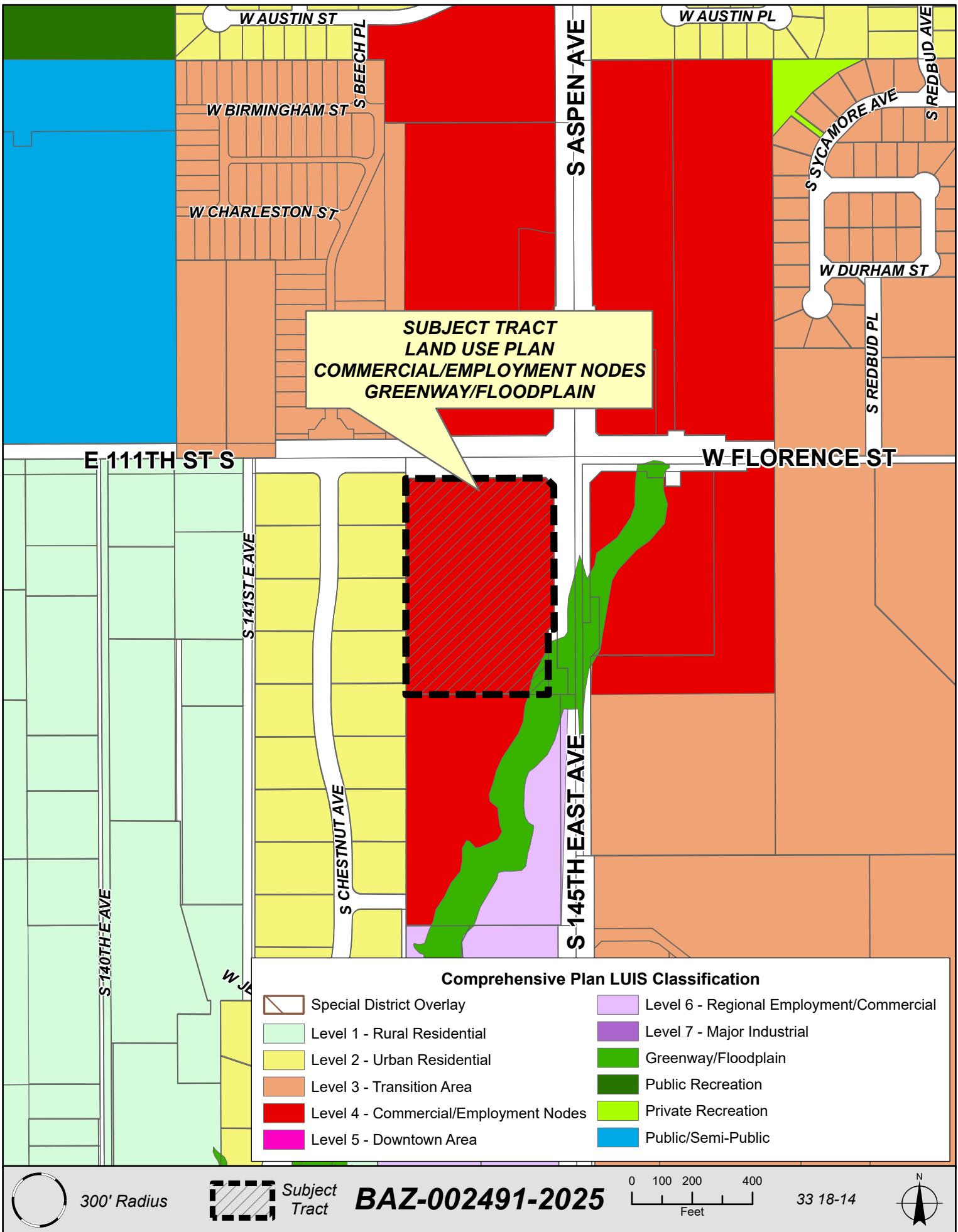
Subject
Tract

BAZ-002491-2025

0 100 200 400
Feet

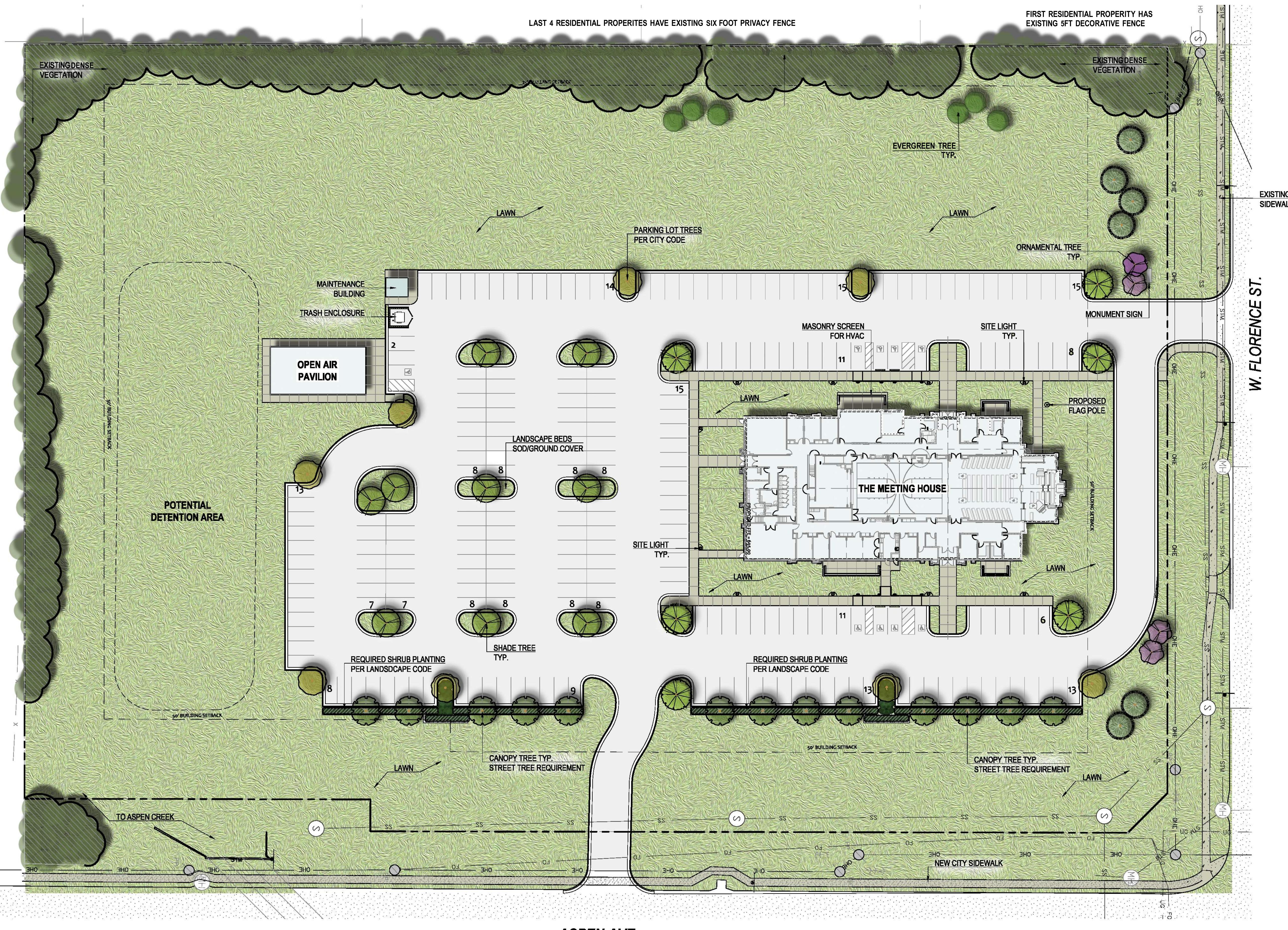
33 18-14





LAST 4 RESIDENTIAL PROPERTIES HAVE EXISTING SIX FOOT PRIVACY FENCE

FIRST RESIDENTIAL PROPERTY HAS EXISTING 5FT DECORATIVE FENCE



CONCEPTUAL LANDSCAPE SITE PLAN
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
BROKEN ARROW MEETING HOUSE 2355 W FLORENCE ST.

0 30 60 feet
 NORTH

GHN
 GASKIN HILL NORCROSS
 OF MISSOURI, INC.
 300 South Jefferson Avenue, Suite 301, Springfield, MO 65806
 417.669.0719
 www.ghnae.com



PRELIMINARY TREE LIST

PLANT SELECTIONS WILL BE REQUIRED, BUT WILL INCLUDE THOSE FROM THE APPROVED CITY LIST AND OTHER APPROPRIATE VARIETIES.

SHADE/CANOPY TREES	SIZE
BOSQUE ELM	2" MIN. CALIPER
SHUMARD OAK	
Bald Cypress	
CHINESE PISTACHE	
FLOWERING/ORNAMENTAL TREE	
REDBUD	1-1/2" MIN. CALIPER
SERVICEBERRY	
FLOWERING CRABAPPLE	
CRAPÉ MYRTLE	
EVERGREEN TREE	
NELLIE R STEVENS HOLLY	6-7" MIN. HEIGHT
TAYLOR JUNIPER	
LOBLOLLY PINE	
SHRUBS	
GREY OWL JUNIPER, BURFORD HOLLY, BOXWOOD, ABELIA, HYDRANGEA, SPIREA, RED YUCCA, KARL FOERSTER GRASS	3 GAL. MIN.

LANDSCAPE CODE REQUIREMENTS

CITY OF BROKEN ARROW CHAPTER 5 DEVELOPMENT STANDARDS
 SITE ZONING - OFFICE NEIGHBORHOOD

PERCENTAGE OF LOT LANDSCAPED (SOD & LANDSCAPE BED):
 TOTAL LOT: 346,207 FT²
 LANDSCAPED AREA: 123,459 FT² (35.6% LANDSCAPED)

FRONTAGE TREE REQUIREMENTS	REQUIRED	PROVIDED
1 TREE PER 50 LF ALONG S. ASPEN AVE 664 LF / 50 LF	14	14
1 TREE PER 50 LF ALONG FLORENCE 437 LF / 50 LF	9	10

FRONTAGE PARKING SCREENING REQUIREMENTS	REQUIRED	PROVIDED
10 SHRUBS PER 50 LF OF PARKING ON FRONTAGE 391 LF / 50 LF	78	80

PARKING LOT TREE REQUIREMENTS	REQUIRED	PROVIDED
1 TREE PER 15 PARKING SPACES ALL PARKING SPACES WITHIN 75' OF A TREE	16	23

FENCING	REQUIRED	PROVIDED
8' OPAQUE FENCE ADJACENT TO RESIDENTIAL	✓	✓

NOTE: ADJACENT RESIDENTIAL ZONING WILL BE SCREENED BY AN 8' OPAQUE FENCE AND A 10' WIDE BUFFER WITH EVERGREEN TREES AT 20' O.C. WE WILL UTILIZE EXISTING TREES TO PROVIDE A BUFFER WHERE APPLICABLE.

NOTE: REQUIRED LANDSCAPING WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH BOTH SPRAY AND Drip AREAS.

NOTE: ALL TREES ARE AT LEAST 10 FEET AWAY FROM ANY FIRE HYDRANT AND ALL MEDIUM TO LARGE TREES ARE AT LEAST 20' FROM ANY OVERHEAD UTILITY LINES AND AT LEAST 5 FEET FROM ANY PUBLIC UNDERGROUND UTILITY LINES.