



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, September 11, 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**

[25-1287](#) Approval of Planning Commission meeting minutes of August 28, 2025

Attachments: [08-28-2025 Meeting Minutes](#)

[25-1300](#) Approval of PR-000848-2025 | PT-002371-2025, Preliminary Plat, The Villages at Rose Hill, 12.86 acres, AG (Agricultural) to RMF (Residential Multifamily) and PUD (Planned Unit Development) 001787-2024 via BAZ-001788-2024, located approximately one-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (177th E. Avenue/Lynn Lane Road)

Attachments: [2-Preliminary Plat with Comments](#)
[3-Checklist](#)
[4-Conceptual Utilities](#)

[25-1316](#) Approval of LOT-002370-2025, E/2 Lot 3 Block 1, 1 lot to 2 lots, 0.47 acres, R-1 Residential-Single Family, located approximately 1/4 mile east of 9th Street (177th Street) and 1/4 mile north of Kenosha Street (71st Street)

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

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

[25-1321](#) Public hearing, consideration, and possible action regarding BAZ-002232-2025 (Rezoning), 2001 Angus Drive, 0.76 acres, RS (Single Family Residential), located south of the southeast corner of Kenosha Street (71st Street) and 23rd Street (193rd E. Avenue/County Line Road)

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

7. Appeals

8. General Commission Business

[25-1302](#) Consideration, discussion and possible approval of BLDR-032957-2025 request for Zoning Ordinance variance Chapter 4, Sec. 4-3-8C, Design Standards for Fences and Walls, Ratliff Home, 0.22 acres, located directly east of 23rd Street (County Line Road), approximately ½ mile south of Albany Street (61st Street)

Attachments: [2-Applicant Submitted Photos](#)
[3-Applicant Supplied Support Letters](#)

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 #: 25-1287, **Version:** 1

**Broken Arrow Planning Commission
09-11-2025**

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

Background: Approval of Planning Commission meeting minutes of August 28, 2025
Minutes recorded for the Broken Arrow Planning Commission meeting.

Attachments: 08 28 2025 Planning Commission Minutes

Recommendation: Approve minutes of Planning Commission meeting held August 28, 2025.

Reviewed By: Rocky Henkel

Approved By: Rocky Henkel



City of Broken Arrow

Minutes

Planning Commission

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

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

Thursday, August 28, 2025	5:30 p.m.	Council Chambers
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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. 25-1227 Approval of Planning Commission meeting minutes of August 14, 2025
- B. 25-1228 Approval of PT-002332-2025|PR-000774-2024, Conditional Final Plat for Tiger Crossing, 17.66 acres, AG (Agricultural) to CG (Commercial General) and CM (Community Mixed-Use)/PUD (Planned Unit Development) 001845-2024 via BAZ-001851-2024, located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)
- C. 25-1238 Approval of LOT-002338-2025, Still Lot Line Adjustment, 2 lots, 2.60 acres, RE (Residential Estate) located one-quarter mile north of New Orleans Street (101st Street), east of 23rd Street (County Line Road)
- D. 25-1250 Approval of PR-000671-2024 | PT-002022-2025, Conditional Final Plat, Arrow Forge Innovation District, approximately 92.20 acres, 4 proposed lot, A-1 (Agricultural), located approximately one-eighth mile east of Olive Avenue (129th East Avenue), south of Florence Street (111th Street)

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan
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 - NONE

7. Appeals - NONE

8. General Commission Business - NONE

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action) - NONE

10. Adjournment

The meeting was adjourned at 5:31 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 #: 25-1300, **Version:** 1

**Broken Arrow Planning Commission
09-11-2025**

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

Approval of PR-000848-2025 | PT-002371-2025, Preliminary Plat, The Villages at Rose Hill, 12.86 acres, AG (Agricultural) to RMF (Residential Multifamily) and PUD (Planned Unit Development) 001787-2024 via BAZ-001788-2024, located approximately one-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (177th E. Avenue/Lynn Lane Road)

Background:

Applicant: Route 66 Engineering, Danyell Blankenship

Owner: Gatesway Foundation, Inc.

Developer: Gatesway Foundation, Inc.

Engineer: Route 66 Engineering

Location: One-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (177th E. Avenue/Lynn Lane Road)

Size of Tract 12.86 acres

Number of Lots: 1 Lots, 6 Reserve Areas

Present Zoning: AG (Agricultural) to RMF (Residential Multi-Family) & PUD-001787-2024 via BAZ-001788-2024

Comp Plan: Level 3 (Transition Area)

PT-002371-2025 proposes to replat 12.86 acres, which is platted as Lot 3, 4 & 5, Block 1 of Gatesway Foundation Campus. BAZ-001788-2024 were approved by City Council on January 7, 2025 which rezoned the property to RMF (Residential Multi-Family) and PUD-001787-2024. The property is located one-half mile north of Houston Street (81st Street), one-half mile east of 9th Street (177th E. Avenue/Lynn Lane Road).

The owner would like to develop the property as a multi-family workforce development. The development would serve both Gatesway Foundation and the general public.

According to FEMA maps, none of the property is located in the 100-year floodplain. Areas designated as floodplain have been placed in a reserve area. Water and Sanitary Sewer Service are available from the City of Broken Arrow. This item was reviewed by the Technical Advisory Committee (TAC) on September 2, 2025 and no stakeholders had any concerns.

Attachments: Preliminary Plat with Comments
Checklist
Conceptual Utilities

Recommendation:

Staff recommends that PR-000848-2025 | PT-002371-2025, The Villages at Rose Hill, be approved subject to the attached checklist.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

MEH

PRELIMINARY RE-PLAT GATEWAY FOUNDATION CAMPUS

PUD-176A

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4)
OF SECTION TWENTY-SEVEN (27), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER:
GATEWAY FOUNDATION INC.
OKLAHOMA NON-PROFIT
CORPORATION
1217 E. COLLEGE
BROKEN ARROW, OKLAHOMA 74012
Phone: 918-258-3900

ENGINEER:
ROUTE 66 ENGINEERING
5 S. MAIN ST. SAPULPA, OK 74066
PHONE: 918-852-1458
CONTACT: Billy Cox
Email: bcox@66eng.com

SURVEYOR:
WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. 1098
9936 EAST 55TH PLACE
TULSA, OKLAHOMA 74146
PHONE: 918-663-6924

BENCHMARKS

BENCHMARK NO. 1
SET MAGNETIC NAIL WITH WASHER
STAMPED "WHITE CA 1098" IN CURB
N: 390275.886
E: 2626973.559
ELEVATION=745.22

BENCHMARK NO. 2
SET 3/8" IRON PIN WITH CAP STAMPED
"WHITE CA 1098"
N: 389966.097
E: 2027332.585
ELEVATION=736.37

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Additional Planning comments may be added and forwarded to the applicant prior to the planning commission meeting.

P01: Build line will need to be 75' if parking is proposed between College Street and a building.

Add the easements to cover all the water main lines and all the sanitary sewer main lines, as needed.

Add the easements that are proposed on the AAB water and sanitary sewer extension plans.

Easements may need to be adjusted, and easements may need to be added, when the engineering plans are completed.

E01
Easements cannot be vacated by plat they will need to be closed using the Easement Closure application, 1 per request per application, then vacated through district court. The mutual access easement, if not dedicated to the city may be closed and vacated by the plat. 4-5 Easement closure applications are expected to be used. The closure and vacation of the RWE will need to be done in accordance with RWE procedure, the document numbers will need to appear on the face of the plat.

BENCHMARK NO. 1
SET MAGNETIC NAIL WITH WASHER
STAMPED "WHITE CA 1098" IN CURB
N: 390275.886
E: 2626973.559
ELEVATION=745.22

Submitted
August 11, 2025

Engineering
Review Notes
August 26, 2025

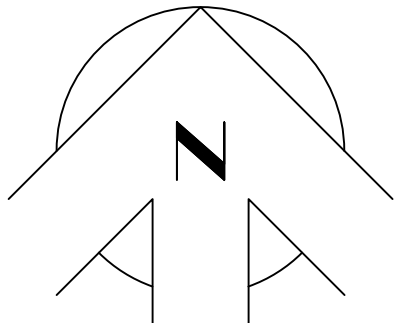
STORM DETENTION
EASEMENT TO BE
VACATED PER THIS
PLAT

PROPOSED STORM
DETENTION EASEMENT

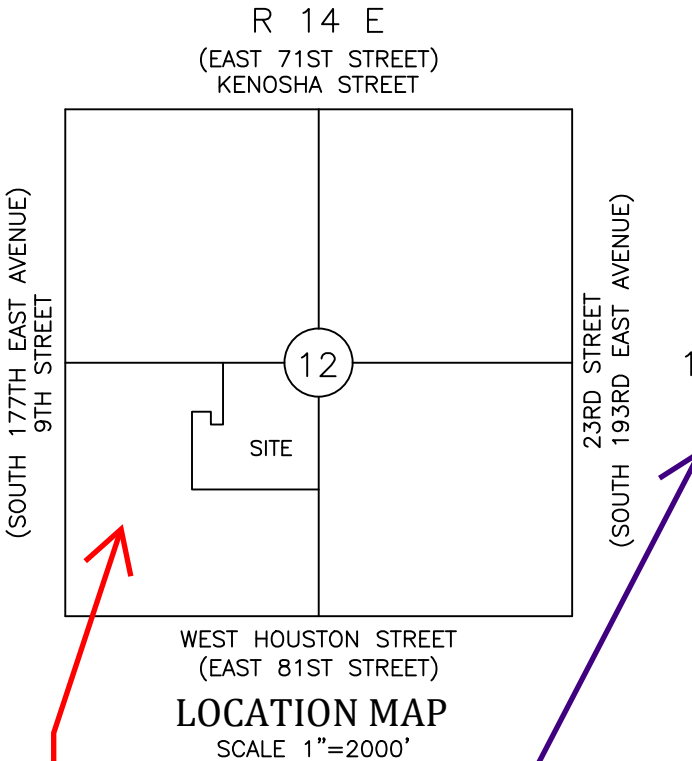
STORM SEWER MANHOLE
TR=733.74
FL OF OPENING 733.25
FL=728.78

BENCHMARK NO. 2
SET 3/8" IRON PIN
WITH CAP
STAMPED "WHITE
CA 1098"
N: 389966.097
E: 2027332.585
ELEVATION=736.37

E02
No building line within the detention easement.



DATE OF PREPARATION: AUGUST 11, 2025



LEGEND

- BENCHMARK
SET 3/8" IRON PIN WITH CAP STAMPED "WHITE CA 1098"
- U/E UTILITY EASEMENT
- MAE MUTUAL ACCESS EASEMENT
- RWE RURAL WATER DISTRICT EASEMENT

E03
List the utility providers for water and sanitary on the face of the plat. The site is served by city water and city sanitary.

DESCRIPTION

LEGAL DESCRIPTION:
A TRACT OF LAND THAT IS ALL OF LOT FOUR (4) AND PART OF LOTS THREE (3) AND FIVE (5), BLOCK ONE (1), GATEWAY FOUNDATION CAMPUS, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT FOUR (4); THENCE SOUTH 01°15'27" EAST ALONG THE EAST LINE OF SAID LOTS FOUR (4) AND FIVE (5), FOR 1291.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT FIVE (5); THENCE SOUTH 88°45'09" WEST FOR 500.50 FEET; THENCE NORTH 01°14'51" WEST, FOR 90.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 588.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06°24'22" EAST FOR 156.62 FEET; THENCE WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 157.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00°53'00" WEST FOR 502.82 FEET; THENCE WITH SAID CURVE TO THE LEFT AN ARC LENGTH OF 508.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 589.28 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 08°18'11" WEST FOR 154.13 FEET; THENCE WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 154.57 FEET; THENCE NORTH 89°01'49" EAST FOR 148.61 FEET; THENCE NORTH 01°13'41" WEST FOR 390.60 FEET TO A POINT ON THE NORTH LINE OF SAID LOT THREE (3); THENCE NORTH 88°44'46" EAST ALONG THE NORTH LINE OF SAID LOTS THREE (3) AND FOUR (4), FOR 346.41 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND, CONTAINING 560,277.89 FEET OR 12.86 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 (2011) NORTH ZONE AND THE EAST LINE OF LOT S 4 AND 5, BLOCK 1, GATEWAY FOUNDATION CAMPUS BEING S 01°15'27" E.

VERTICAL DATUM

THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM ESTABLISHED USING A TRIMBLE R10 ON RTK NETWORK.

FEMA FIRM PANEL INFORMATION

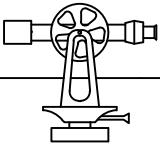
BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE X UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON FIRM MAP PANEL NUMBER 40143C0392L WITH AN EFFECTIVE DATE OF 09/16/2012.

WHITE SURVEYING COMPANY
CERTIFICATE OF
AUTHORIZATION NO. CA1098



E04
Use
PR-000848-2025

BY: _____ DATE: _____
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1806



WHITE SURVEYING COMPANY

providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax
BA PR-xxxx-xxx

DEED OF DEDICATION
RE-PLAT GATESWAY FOUNDATION CAMPUS

KNOW ALL MEN BY THESE PRESENTS:

GATESWAY FOUNDATION, INC., AN OKLAHOMA NON-PROFIT CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER," IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS ALL OF LOT FOUR (4) AND PART OF LOTS THREE (3) AND FIVE (5), BLOCK ONE (1), GATESWAY FOUNDATION CAMPUS, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT FOUR (4); THENCE SOUTH 01°15'27" EAST ALONG THE EAST LINE OF SAID LOTS FOUR (4) AND FIVE (5), FOR 1291.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT FIVE (5); THENCE SOUTH 88°45'09" WEST FOR 500.50 FEET; THENCE NORTH 01°14'51" WEST, FOR 90.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 588.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06°24'22" EAST FOR 156.62 FEET; THENCE WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 157.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00°53'00" WEST FOR 502.82 FEET; THENCE WITH SAID CURVE TO THE LEFT AN ARC LENGTH OF 508.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 589.25 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 08°18'11" WEST FOR 154.13 FEET; THENCE WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 154.57 FEET; THENCE NORTH 89°01'49" EAST FOR 148.61 FEET; THENCE NORTH 01°13'41" WEST FOR 390.60 FEET TO A POINT ON THE NORTH LINE OF SAID LOT THREE (3); THENCE NORTH 88°44'48" EAST ALONG THE NORTH LINE OF SAID LOTS THREE (3) AND FOUR (4), FOR 348.41 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND, CONTAINING 560,277.89 FEET OR 12.86 ACRES MORE OR LESS.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 1 LOT, 1 BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "RE-PLAT GATESWAY FOUNDATION CAMPUS," A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA.

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS.

"THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UIE" OR "UTILITY EASEMENT," FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID. PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/ OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1. OVERHEAD POLES MAY BE LOCATED ALONG THE PERIMETER BOUNDARIES OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.

2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.

3. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

5. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE

BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GROUND ELEVATIONS FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, SHALL BE PROHIBITED.

3. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE.

EACH LOT DEPICTED ON THE PLAT OF "GATESWAY FOUNDATION CAMPUS" SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S), SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BROKEN ARROW, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF BROKEN ARROW, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. RESTRICTED WATERLINE EASEMENT

THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE RESTRICTED WATERLINE EASEMENT DEPICTED ON THE ACCOMPANYING PLAT, DESIGNATED AS "RWUE"; NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED; PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS AND CURBING THAT DO NOT CONSTITUTE AN OBSTRUCTION.

G. MUTUAL ACCESS EASEMENTS

MUTUAL ACCESS EASEMENTS, AS DEPICTED ON THE ACCOMPANYING PLAT AS M.A.E., ARE HEREBY ESTABLISHED FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS ADJACENT TO AND CONTAINED WITHIN THE PLAT, AND SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF THE OWNERS OF LOTS 1, 2, 5, & 6, BLOCK 1, GATESWAY FOUNDATION CAMPUS, THEIR GUESTS AND INVITEES, AND SHALL BE APPURTENANT TO THE OWNERS OF LOTS 1, 2, 5 & 6, BLOCK 1, GATESWAY FOUNDATION CAMPUS, PROVIDED, HOWEVER, GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SHALL HAVE THE REASONABLE USE OF THE EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO LOTS 1, 2, 5, & 6, BLOCK 1, GATESWAY FOUNDATION CAMPUS. MAINTENANCE AND UPKEEP OF THE PRIVATE DRIVEWAY AND IMPROVEMENTS WITHIN THE MUTUAL ACCESS EASEMENTS SHALL BE PERPETUAL IN NATURE AND COSTS FOR SUCH MAINTENANCE AND UPKEEP EFFORTS OF SUCH PRIVATE DRIVEWAY AND IMPROVEMENTS SHALL BE BY THE OWNERS OF LOTS 1, 2, 5, & 6, BLOCK 1, GATESWAY FOUNDATION CAMPUS.

H. STORMWATER DETENTION EASEMENT.

1. STORMWATER DETENTION FACILITIES SHALL BE CONSTRUCTED BY THE OWNER / DEVELOPER WITHIN THE STORMWATER DETENTION EASEMENT AREA, DESIGNATED ON THE ACCOMPANYING PLAT, ACCORDING TO THE SPECIFICATIONS AND STANDARDS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

2. THE STORMWATER DETENTION EASEMENT WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE OWNER OF LOT 3, BLOCK 1, GATESWAY FOUNDATION CAMPUS. THE MAINTENANCE OF THE STORMWATER DETENTION EASEMENT SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF EROSION, APPURTENANCES AND REMOVAL OF DEBRIS, OBSTRUCTIONS, AND SILTATIONS, AND THE PERFORMANCE OF ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORMWATER DETENTION EASEMENT AREAS. MAINTENANCE OF THE STORMWATER DETENTION EASEMENT SHALL BE AT THE COST OF THE OWNER OF LOT 3, BLOCK 1, RE-PLAT GATESWAY FOUNDATION CAMPUS. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. THE STORMWATER DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER; AND, B. THE STORMWATER DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING (FOUR) 4 WEEKS.

3. IN THE EVENT THE OWNER OF LOT 3, BLOCK 1, GATESWAY FOUNDATION CAMPUS, FAILS TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE STORMWATER DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER OF LOT 3, BLOCK 1, RE-PLAT GATESWAY FOUNDATION CAMPUS.

4. IN THE EVENT THE OWNER OF LOT 3, BLOCK 1, RE-PLAT GATESWAY FOUNDATION CAMPUS, OBLIGATED TO MAINTAIN THE STORMWATER DETENTION EASEMENT, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE OF THE STORMWATER DETENTION EASEMENT AS ABOVE SET FORTH, THE CITY OF BROKEN ARROW, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE OWNER OF LOT 1, BLOCK 1, RE-PLAT GATESWAY FOUNDATION CAMPUS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT STANDARDS.

WHEREAS, "GATESWAY FOUNDATION CAMPUS" WAS SUBMITTED AS PART OF PLANNED UNIT DEVELOPMENT 176A (PUD #176A) PURSUANT TO THE BROKEN ARROW ZONING ORDINANCES OF THE CITY OF BROKEN ARROW, OKLAHOMA (THE "BROKEN ARROW ZONING CODE"); AND

WHEREAS, PUD #176A WAS APPROVED BY THE BROKEN ARROW PLANNING COMMISSION AND BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA; AND,

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THIS SUBDIVISION FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS IN TITLE AND THE CITY OF BROKEN ARROW, OKLAHOMA; AND AMENDMENTS THERETO; AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO; AND

THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, BINDING UPON THE OWNER AND ITS SUCCESSORS IN TITLE AND ENFORCEABLE BY THE OWNER, ANY PERSON OWNING A LOT WITHIN "GATESWAY FOUNDATION CAMPUS", AND BY THE CITY OF BROKEN ARROW, OKLAHOMA, AS HEREINAFTER SET FORTH.

PUD 176A DEVELOPMENT AREA "B" - CONSISTING OF LOT 1 BLOCK 1, RE-PLAT GATESWAY FOUNDATION CAMPUS, AND LOT 3, BLOCK 1, RE-PLAT GATESWAY ADDITION PERMITTED USES:

ALL EXISTING ON-SITE BUILDINGS AND USES; FUTURE OFFICE AND ADMINISTRATIVE BUILDINGS AND USES; SINGLE OR MULTI-FAMILY BUILDINGS AND USES; CLASSROOM AND/OR VOCATIONAL TRAINING BUILDINGS AND USES; RECREATIONAL BUILDINGS, FACILITIES, AND USES; MAINTENANCE BUILDINGS AND USES; AND FUTURE ACCESSORY BUILDINGS AND USES ASSOCIATED WITH THE GATESWAY FOUNDATION.

MAXIMUM NON-RESIDENTIAL BLDG. FLOCH AREA: 425,057 SF
MAXIMUM RESIDENTIAL DWELLING UNITS: 183
MAXIMUM LAND COVERAGE (ALL BUILDINGS) 30%
MAXIMUM BUILDING HEIGHT:

OFFICE & ADMINISTRATIVE BUILDING USES: 30 FEET
OTHER USES: 50 FEET

(ARCHITECTURAL ELEMENTS MAY EXCEED THE MAXIMUM BUILDING HEIGHT WITH DETAIL SITE PLAN APPROVAL)
MINIMUM LOT SIZE: 1 ACRE (43,560 SF)
MINIMUM LOT FRONTAGE:

ALL LOTS SHALL HAVE A MINIMUM 150' OF FRONTAGE ON EAST COLLEGE STREET, WITH THE EXCEPTION OF LOTS 5 & 6, BLOCK 1, LOTS 5 & 6, BLOCK 1, SHALL NOT HAVE A PRESCRIBED MINIMUM LOT FRONTAGE REQUIREMENT ON EAST COLLEGE STREET; HOWEVER, SUCH LOTS SHALL BE PERPETUALLY SERVED AND ACCESSED BY THE EXISTING PRIVATE ROADWAYS EXTENDING SOUTHWARD INTO THE GATESWAY SITE. IN THE EVENT SUCH EXISTING PRIVATE ROADWAYS ARE REMOVED OR REALIGNED AT A FUTURE DATE, ACCESS TO AND FROM LOTS 5 & 6, BLOCK 1, TO EAST COLLEGE STREET, SHALL BE PERPETUALLY MAINTAINED ALONG SUCH PRIVATE ROADWAY REALIGNMENT EFFORTS, OR, IN THE EVENT OF REMOVAL OF SUCH EXISTING PRIVATE ROADWAYS, ALONG A NEW PRIVATE OR PUBLIC ROADWAY ROUTE ACCEPTABLE TO THE CITY OF BROKEN ARROW. ACCESS TO AND FROM LOTS 5 & 6, BLOCK 1, TO EAST COLLEGE STREET SHALL BE SUFFICIENTLY COVERED BY A PERPETUAL MUTUAL ACCESS EASEMENT (EITHER VIA PLATTING OR BY SEPARATE INSTRUMENT) EXTENDING FROM THE SOUTHERN RIGHT-OF-WAY LIMITS OF EAST COLLEGE STREET TO THE PROPERTY LINE BOUNDARY OR BOUNDARIES OF SAID LOTS 5 & 6, BLOCK 1.

MINIMUM BUILDING SETBACKS:

FROM CENTERLINE OF EAST COLLEGE: 80 FEET
FROM THE EAST BOUNDARY OF DEVELOPMENT AREA "A": 50 FEET
FROM THE WEST BOUNDARY OF DEVELOPMENT AREA "A": 50 FEET
FROM THE SOUTH BOUNDARY OF DEVELOPMENT AREA "A": 50 FEET
FROM INTERIOR LOT LINES: 0 FEET

MINIMUM LANDSCAPED AREA:

FOR ANY NEW SINGLE OR MULTI-FAMILY RESIDENTIAL STRUCTURES TO BE CONSTRUCTED WITHIN THE NORTHERLY 300' OF DEVELOPMENT AREA "A", OR FOR ANY SINGLE OR MULTI-FAMILY RESIDENTIAL STRUCTURE BUILDING SQUARE FOOTAGE EXPANSION EFFORTS OF AT LEAST 30% WITHIN THE NORTHERLY 300' OF DEVELOPMENT AREA "A", INSTALLATION OF LANDSCAPING ALONG E. COLLEGE ST. IN ACCORDANCE WITH ARTICLE VIII, SECTION 19.6 (RESIDENTIAL, LANDSCAPING REQUIREMENTS) OF THE BROKEN ARROW ZONING CODE SHALL BE REQUIRED FOR THE PARTICULAR LOT UPON WHICH SUCH BUILDING IMPROVEMENTS ARE PROPOSED. FOR ANY NEW SINGLE OR MULTI-FAMILY RESIDENTIAL STRUCTURES TO BE CONSTRUCTED SOUTH OF THE NORTH 300' OF DEVELOPMENT AREA "A", OR FOR ANY SINGLE OR MULTI-FAMILY RESIDENTIAL STRUCTURE BUILDING SQUARE FOOTAGE EXPANSION EFFORTS OF AT LEAST 30% FOR SUCH BUILDING IMPROVEMENTS THAT ARE LOCATED SOUTH OF THE NORTH 300' OF DEVELOPMENT AREA "A", INSTALLATION OF LANDSCAPING SHALL BE REQUIRED IN ACCORDANCE WITH ARTICLE VIII, SECTION 19.6 (RESIDENTIAL LANDSCAPING REQUIREMENTS) OF THE BROKEN ARROW ZONING CODE WITH THE EXCEPTION THAT NO LANDSCAPING ALONG E. COLLEGE ST. SHALL BE REQUIRED FOR SUCH BUILDING IMPROVEMENTS.

SCREENING:

FOR THOSE AREAS OF THE OVERALL GATESWAY FOUNDATION PROPERTY SITE (DEVELOPMENT AREA "A") THAT ABUT ANY RE. R-1, R-2 OR R-3 ZONED PROPERTIES, A MINIMUM HEIGHT SIX FOOT OPAQUE SCREENING FENCE SHALL BE CONSTRUCTED ALONG THE COMMON BOUNDARY LINES BETWEEN DEVELOPMENT AREA "A" AND SUCH RE. R-1, R-2 OR R-3 ZONED PROPERTIES PRIOR TO CONSTRUCTION EFFORTS OF ANY NEW BUILDING OR PARKING LOT IMPROVEMENTS WITHIN DEVELOPMENT AREA "A" THAT ABUT SUCH RE. R-1, R-2 OR R-3 ZONED PROPERTIES. ADDITIONALLY, ALL NEW TRASH, MECHANICAL AND EQUIPMENT AREAS WITHIN DEVELOPMENT

AREA "A" SHALL BE SCREENED FROM PUBLIC VIEW BY A WALL OR SOLID FENCE HAVING A MINIMUM HEIGHT OF SIX FEET. SCREENING FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BROKEN ARROW ZONING ORDINANCE.

LIGHTING:

ALL EXTERIOR LIGHTING ASSOCIATED WITH ANY NEW DEVELOPMENT, OR REDEVELOPMENT, WITHIN DEVELOPMENT AREA "B" SHALL MEET THE REQUIREMENTS OF ARTICLE VIII, SECTION 21 OF THE BROKEN ARROW ZONING ORDINANCE.

OFF-STREET PARKING:
PER CITY OF BROKEN ARROW ZONING CODE REQUIREMENTS.
SOLID WASTE DISPOSAL:

ANY NEW DUMPSTERS IN DEVELOPMENT AREA "B" SHALL BE SCREENED WITH AN OPAQUE FENCE THAT IS HIGHER THAN THE PROPOSED DUMPSTER, SIX FOOT MINIMUM. ANY NEW DUMPSTER(S) IN DEVELOPMENT AREA "A" SHALL BE LOCATED AT LEAST 50 FEET FROM ALL EXTERIOR BOUNDARIES OF DEVELOPMENT AREA "A".

SIGNAGE:
AS PERMITTED UNDER ARTICLE IX OF THE CITY OF BROKEN ARROW ZONING CODE (SIGN REGULATIONS).

OTHER BULK AND AREA REQUIREMENTS:
PER CITY OF BROKEN ARROW ZONING CODE REQUIREMENTS,

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY
A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. THE COVENANTS CONTAINED IN SECTION II. PLANNED UNIT DEVELOPMENT STANDARDS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING CODE AND SHALL INURE TO THE BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND TO THE CITY OF BROKEN IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS I OR II, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF BROKEN ARROW, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED HEREINAFTER PROVIDED.

C. AMENDMENT.

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED UNIT DEVELOPMENT STANDARDS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF A MAJORITY OF THE LAND WITHIN THE SUBDIVISION AND WITH THE CONCURRENCE OF THE CITY OF BROKEN ARROW.

D. SEVERABILITY
INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE,

SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2025.

GATESWAY FOUNDATION INC.
AN OKLAHOMA NON-PROFIT CORPORATION

BY: _____

STATE OF OKLAHOMA)

SS)

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025 BY

AS MANAGER OF DIXIELOU RE LLC.

MY COMMISSION EXPIRES _____

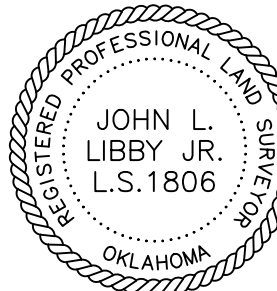
NOTARY _____

CERTIFICATE OF SURVEY:

I, JOHN L. LIBBY, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "SCOOTER'S at BATTLECREEK", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

BY: _____ JOHN L. LIBBY JR.

DATE: _____



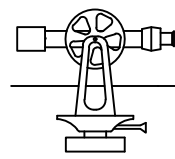
STATE OF OKLAHOMA)

SS)

COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON ____TH DAY OF _____, 2025, PERSONALLY APPEARED TO ME JOHN L. LIBBY JR., KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND MEAL THE DAY AND YEAR LAST ABOVE WRITTEN.



WHITE SURVEYING COMPANY

providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

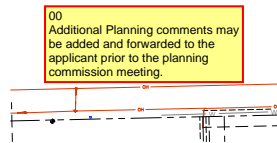
BA PR-xxxx-xxx



Preliminary Re-Plat Gateway Foundation Campus Summary

1 (11)

PRELIMINARY RE-PLAT



Subject: DEV COMMENT

Page Label: [1] Plat

Page Index: 1

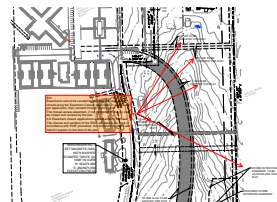
Author: admin

Date: 9/2/2025 12:41:15 PM

Creation Date: 9/2/2025 12:36:28 PM

00

Additional Planning comments may be added and forwarded to the applicant prior to the planning commission meeting.



Subject: Jason Comments

Page Label: [1] Plat

Page Index: 1

Author: jdickeson

Date: 9/2/2025 12:40:50 PM

Creation Date: 9/2/2025 12:18:26 PM

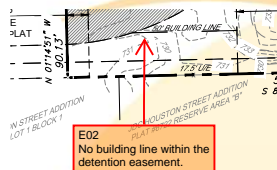
E01

Easements cannot be vacated by plat they will need to be closed using the Easement Closure application, 1 per request per application, then vacated through district court.

The mutual access easement, if not dedicated to the city may be closed and vacated by the plat.

4-5 Easement closure applications are expected to be used.

The closure and vacation of the RWE will need to be done in accordance with RWE procedure, the document numbers will need to appear on the face of the plat.



Subject: Jason Comments

Page Label: [1] Plat

Page Index: 1

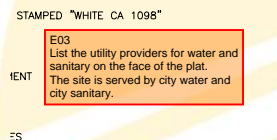
Author: jdickeson

Date: 9/2/2025 12:35:59 PM

Creation Date: 9/2/2025 12:21:17 PM

E02

No building line within the detention easement.



Subject: Jason Comments

Page Label: [1] Plat

Page Index: 1

Author: jdickeson

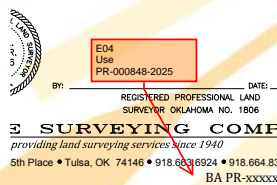
Date: 9/2/2025 12:36:05 PM

Creation Date: 9/2/2025 12:25:40 PM

E03

List the utility providers for water and sanitary on the face of the plat.

The site is served by city water and city sanitary.



Subject: Jason Comments

Page Label: [1] Plat

Page Index: 1

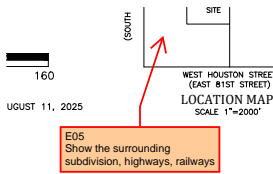
Author: jdickeson

Date: 9/2/2025 12:40:04 PM

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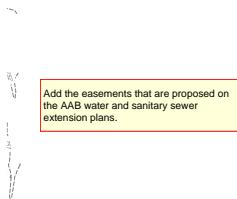
E04

Use PR-000848-2025



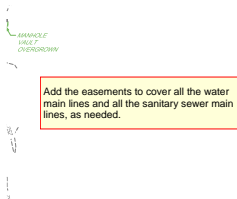
Subject: Jason Comments
Page Label: [1] Plat
Page Index: 1
Author: jdickeson
Date: 9/2/2025 12:40:07 PM
Creation Date: 9/2/2025 12:38:59 PM

E05
Show the surrounding subdivision, highways, railways



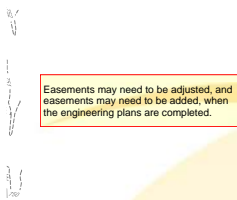
Subject: DEV COMMENT
Page Label: [1] Plat
Page Index: 1
Author: jmcclhenney
Date: 8/26/2025 11:36:22 AM
Creation Date: 8/26/2025 11:36:18 AM

Add the easements that are proposed on the AAB water and sanitary sewer extension plans.



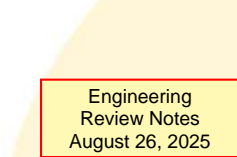
Subject: DEV COMMENT
Page Label: [1] Plat
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Author: jmcclhenney
Date: 8/26/2025 11:36:22 AM
Creation Date: 8/26/2025 11:36:18 AM

Add the easements to cover all the water main lines and all the sanitary sewer main lines, as needed.



Subject: DEV COMMENT
Page Label: [1] Plat
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Author: jmcclhenney
Date: 8/26/2025 11:36:22 AM
Creation Date: 8/26/2025 11:36:18 AM

Easements may need to be adjusted, and easements may need to be added, when the engineering plans are completed.



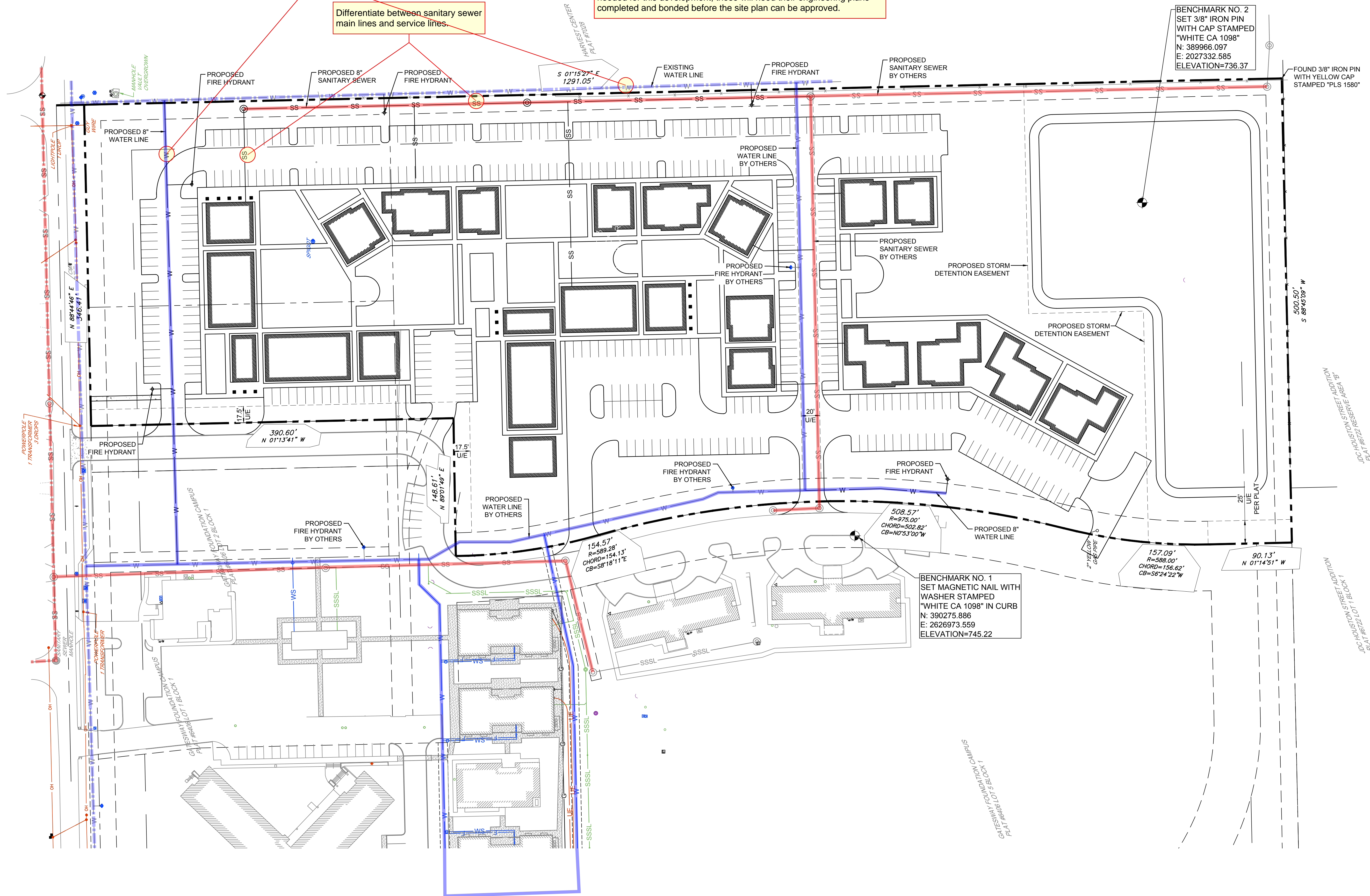
Subject: Text Box
Page Label: [1] Plat
Page Index: 1
Author: jmcclhenney
Date: 8/26/2025 11:36:22 AM
Creation Date: 8/26/2025 11:36:18 AM

Engineering Review Notes
August 26, 2025



Subject: Text Box
Page Label: [1] Plat
Page Index: 1
Author: jmcclhenney
Date: 8/26/2025 11:36:22 AM
Creation Date: 8/26/2025 11:36:18 AM

Submitted
August 11, 2025



For clarity, emphasis the utility lines on the utility plan.

Show the water and sewer service lines to all the buildings

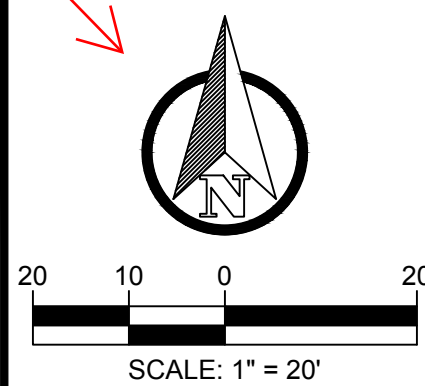
Do not connect sanitary sewer service lines directly into manholes.

If any of the proposed lines and fire hydrants that are "by others" are needed for this development, those will need their engineering plans completed and bonded before the site plan can be approved.

Show the water and sanitary sewer extensions shown on the AAB plans. And include any easements proposed on the AAB plans.

North Arrow points East

THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT



BY	
Submitted	August 11, 2025
Engineering Review Notes	August 26, 2025
DATE	

RT66
ENGINEERING, INC.
5 SOUTH MAIN STREET,
SAPULPA, OK 74066

CONCEPTUAL UTILITY PLAN

THE VILLAGES AT ROSE HILL
1433 E COLLEGE ST
BROKEN ARROW, OK 74012



City of Broken Arrow

Request for Action

File #: 25-1316, **Version:** 1

**Broken Arrow Planning Commission
09-11-2025**

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

Approval of LOT-002370-2025, E/2 Lot 3 Block 1, 1 lot to 2 lots, 0.47 acres, R-1 Residential-Single Family, located approximately 1/4 mile east of 9th Street (177th Street) and 1/4 mile north of Kenosha Street (71st Street)

Background:

Applicant: Daniel Lats

Owner: Christopher Byrne

Developer:

Surveyor: Salvador Titone

Location: Approximately 1/4 mile east of 9th Street (177th Street) and 1/4 mile north of Kenosha Street (71st Street)

Size of Tract 0.47 acres

Number of Lots: 1 existing, 2 proposed

Zoning: R-1 Residential-Single Family

Comp Plan: Level 1 - Rural Residential

Lot Split request LOT-002370-2025 involves 0.47 acres of land originally platted as a portion of a lot within the Kenwood Acres . The property is located approximately 1/4 mile east of 9th Street (177th Street) and 1/4 mile north of Kenosha Street (71st Street).

The subject lot and surrounding subdivision were originally zoned R-1 Residential-Single Family. However, the current zoning of RS (Single-family residential) would be applicable to this lot split. Lots within the RS zone require a minimum lot size of 6,500 square feet and 60ft of road frontage.

According to FEMA Maps, none of this property is located within the 100-year floodplain.

Water and Sanitary Sewer are available to each lot.

LOT-002370-2025 was discussed by the Technical Advisory Committee on September 2, 2025. Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Windstream, and Cox Communications did not indicate any issues with the proposed lot split. Staff did identify the need to include a utility easement along the west boundary of the property. Applicants will include the requested utility easement when deeds are brought to be stamped.

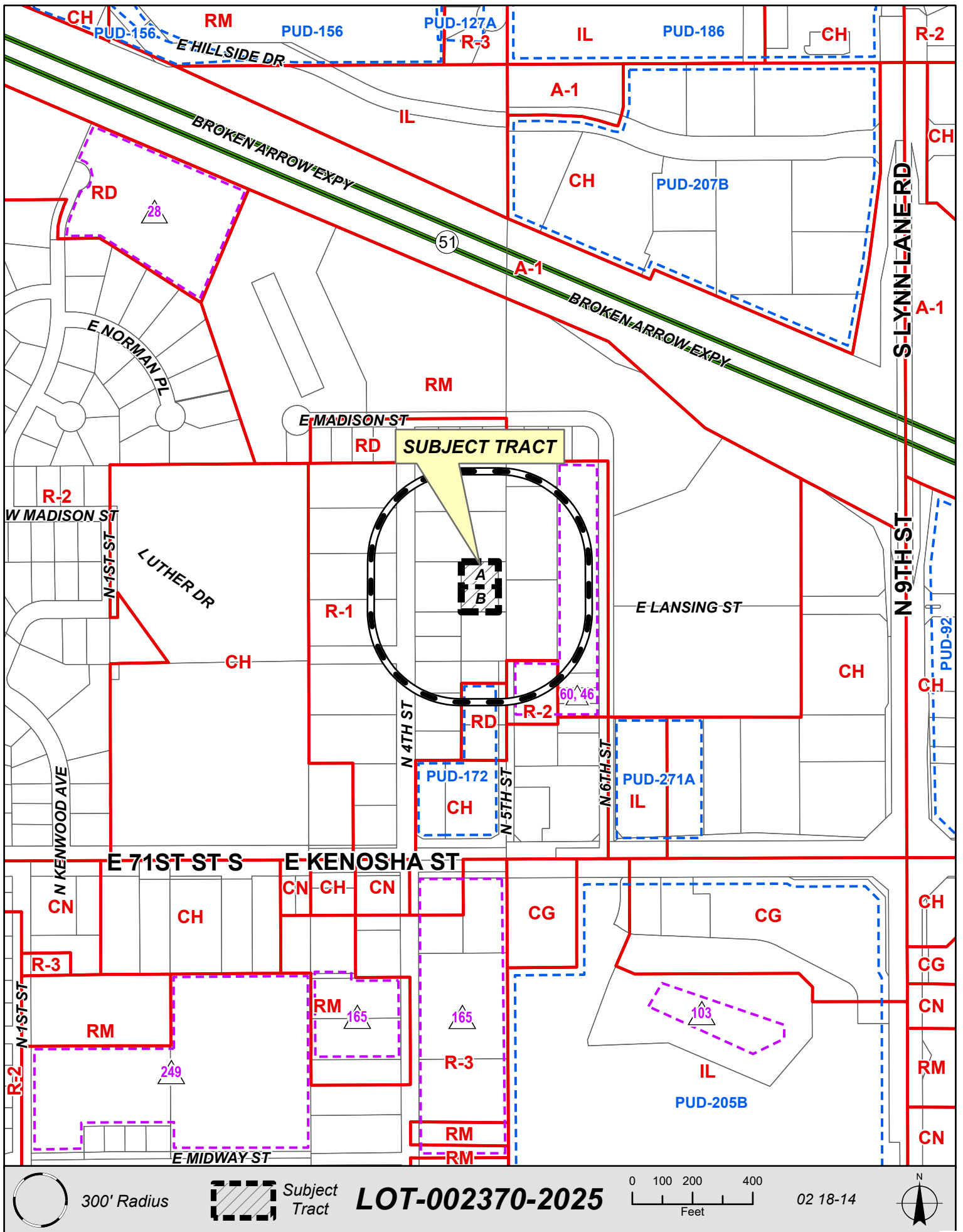
Attachments: Case map
Aerial
Exhibit
Legal Description

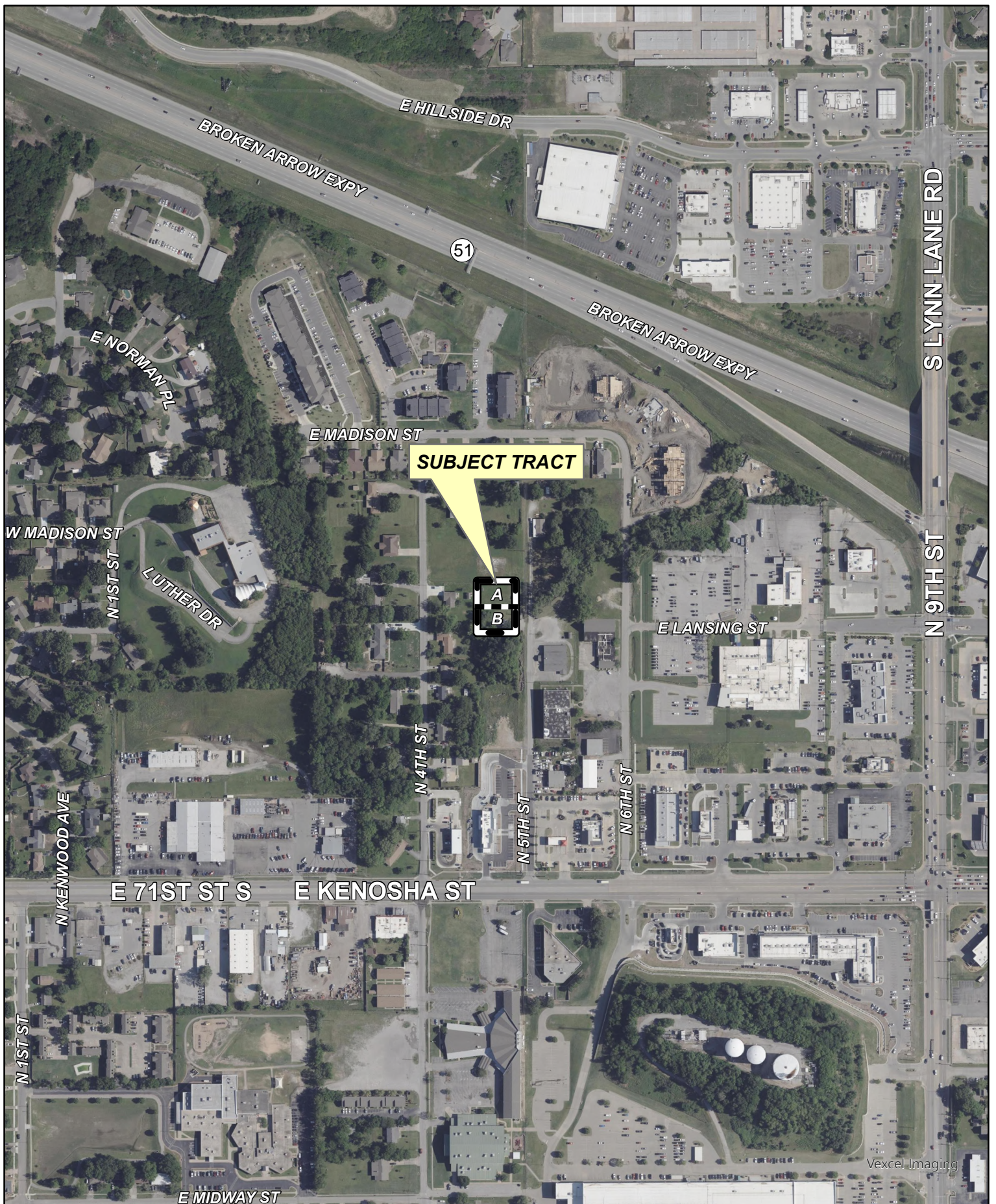
Recommendation:

Staff recommends LOT-002370-2025 be approved, subject to the inclusion of approved utility easements, and new warranty deeds for all parcels being brought simultaneously to the Planning & Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel





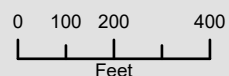
Vexcel Imaging

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



Subject Tract

LOT-002370-2025



02 18-14



PLAT OF SURVEY

LEGAL DESCRIPTION OF PARENT TRACT:

THE EAST HALF (E 1/2) OF LOT THREE (3), BLOCK ONE (1), KENWOOD ACRES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF LESS AND EXCEPT THE EAST 25 FEET THEREOF.

LEGAL DESCRIPTION OF TRACT A:

THE NORTH HALF (N 1/2) OF THE EAST HALF (E 1/2) OF LOT THREE (3), BLOCK ONE (1), KENWOOD ACRES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF LESS AND EXCEPT THE EAST 25 FEET THEREOF.

LEGAL DESCRIPTION OF TRACT B:

THE SOUTH HALF (S 1/2) OF THE EAST HALF (E 1/2) OF LOT THREE (3), BLOCK ONE (1), KENWOOD ACRES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF LESS AND EXCEPT THE EAST 25 FEET THEREOF.

ITEMS CORRESPONDING TO SCHEDULE B-II:

- 3
- Terms, conditions, provisions, covenants, restrictions, easements, limitations, and set back lines as shown on title in Plat No. 1417 of KENWOOD ACRES, recorded July 12, 1948, but deleting any covenant, condition or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or nationality which violate 42 U.S.C. §3604(c).
- 12
- Right of Way Easement Book 3873 Page 818
- 13
- Deed of Dedication Book 4142 Page 33

NOTES:

BASIS OF BEARING FOR THIS SURVEY IS ASSUMED. THE NORTH LINE OF LOT 3 BLOCK 1 IS ASSUMED TO HAVE A BEARING OF S 88°46'12" W

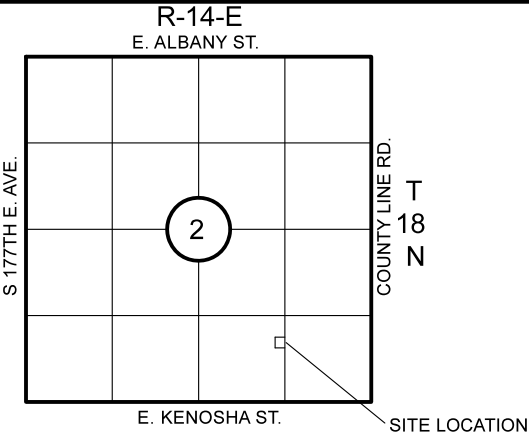
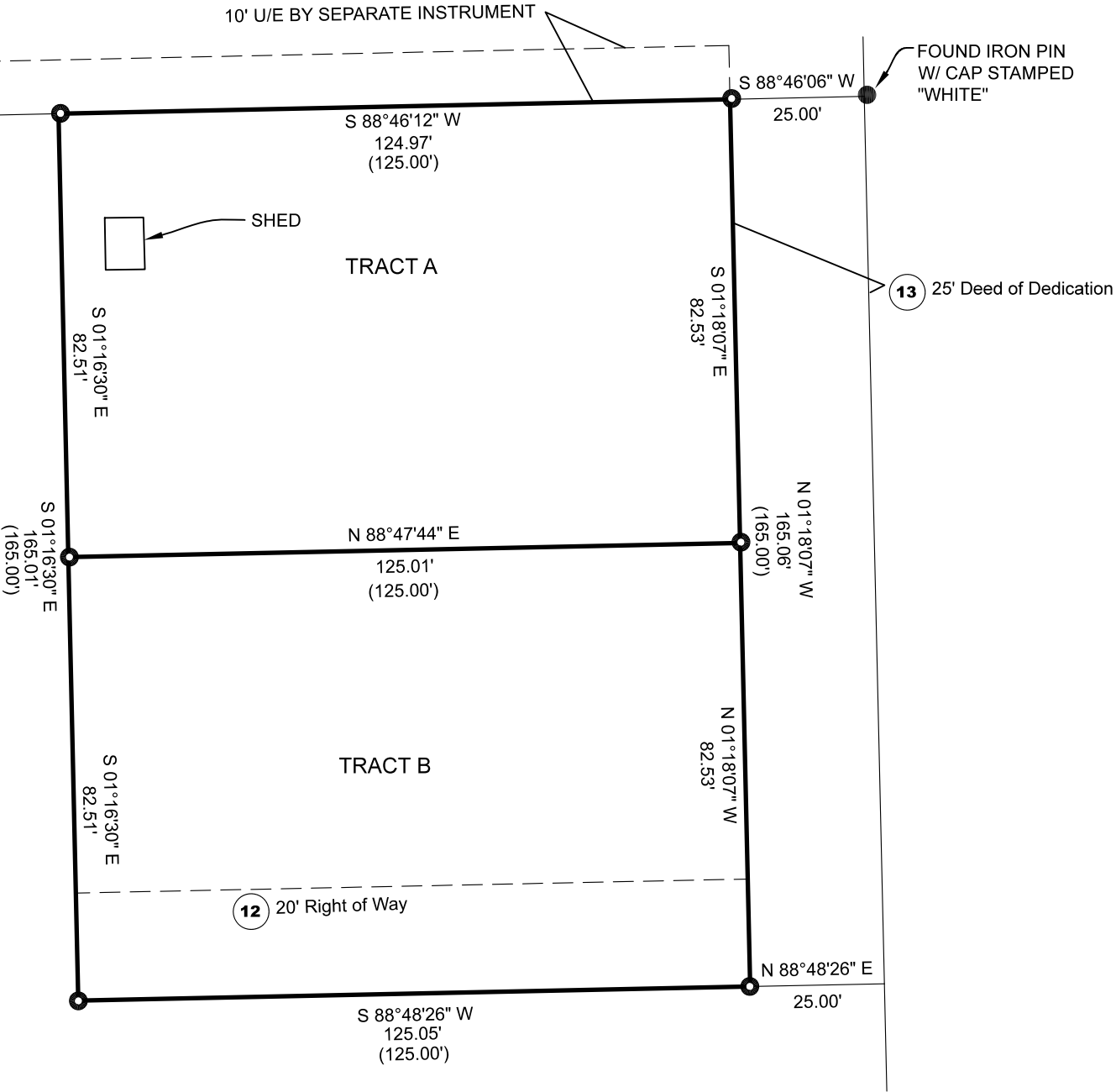
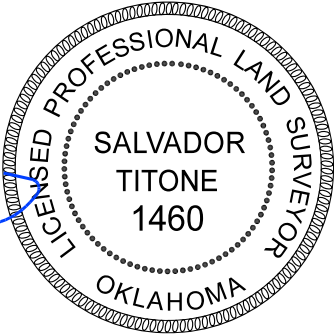
ALL UNITS ARE U.S. SURVEY FEET

CERTIFICATION:

I SALVADOR TITONE, PLS #1460, CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD REQUIREMENTS AS SET FORTH BY THE OKLAHOMA BOARD OF LICENSURE FOR PROFESSIONAL SURVEYORS. ALL FIELD WORK WAS COMPLETED ON 06/30/2025.

BAKER SURVEYING, LLC
4677 SOUTH 83RD EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5816 EXPIRES 6/30/2026
*****N.BAKER-SURVEYING.COM
18 | 271-5793

SIGNED: 06/30/2025



LEGEND

-
- MAG NAIL & WASHER SET
-
- FOUND MONUMENT
-



BOUNDARY SURVEY

THE EAST HALF (E 1/2) OF LOT THREE (3), BLOCK ONE (1), KENWOOD ACRES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF LESS AND EXCEPT THE EAST 25 FEET THEREOF.

DATE: June 30, 2025
SCALE: 1"=30'
DWG BY: GB
CHECKED BY: ST
MAPPING PROJECTION: OK-NORTH
DRAWING #: 001
JOB #:

BAKER
SURVEYING, LLC

4677 SOUTH 83RD EAST AVE.
Tulsa, OK 74145
CA #5816 Expires 6/30/26

LEGAL DESCRIPTION OF TRACT A:

THE NORTH HALF (N ½) OF THE E HALF (E ½) OF LOT THREE (3), BLOCK ONE (1), KENWOOD ACRES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF LESS AND EXCEPT THE EAST 25 FEET THEREOF.

LEGAL DESCRIPTION OF TRACT B:

THE SOUTH HALF (S ½) OF THE E HALF (E ½) OF LOT THREE (3), BLOCK ONE (1), KENWOOD ACRES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF LESS AND EXCEPT THE EAST 25 FEET THEREOF.



City of Broken Arrow

Request for Action

File #: 25-1321, **Version:** 1

**Broken Arrow Planning Commission
09-11-2025**

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

Public hearing, consideration, and possible action regarding BAZ-002232-2025 (Rezoning), 2001 Angus Drive, 0.76 acres, RS (Single Family Residential), located south of the southeast corner of Kenosha Street (71st Street) and 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Farrah Fulps, Pennington & Associates
Owner: Mona Stanford, Stanford Outdoors LLC
Developer: N/A
Engineer: N/A
Location: South of the southeast corner of Kenosha Street and County Line Road
Size of Tract 0.76 acres
Number of Lots: 1
Present Zoning: RS (Single Family Residential)
Proposed Zoning: ON (Office Neighborhood)
Comp Plan: Level 2 (Urban Residential)

BAZ-002232-2025 is a request to change the zoning designation on 0.76 acres from RS (Single Family Residential) to ON (Office Neighborhood). The property is located south of the southeast corner of Kenosha Street (71st Street) and 23rd Street (County Line Road), and is currently platted as part of Lot 1, Block 2 of Angus Acres.

The subject property is Comprehensive Plan Level 2, which supports rezoning to ON (Office Neighborhood) if the property in question abuts an arterial street or is an expansion of an existing ON development, and no traffic from the ON area shall utilize roads that pass through a single-family residential area prior to reaching the arterial street. The subject property does abut County Line Road as their arterial connection, and any driveway on the property will need to access County Line Road directly so that no traffic will pass through a single-family residential area to access the property.

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 2	CN	Bank
East	Level 2	RS	Single-Family Residential
South	Level 2	RS	Single-Family Residential
West	Level 6	CH/PUD-84	Retail, minor vehicle service and repair

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

Attachments: Case Map
Aerial

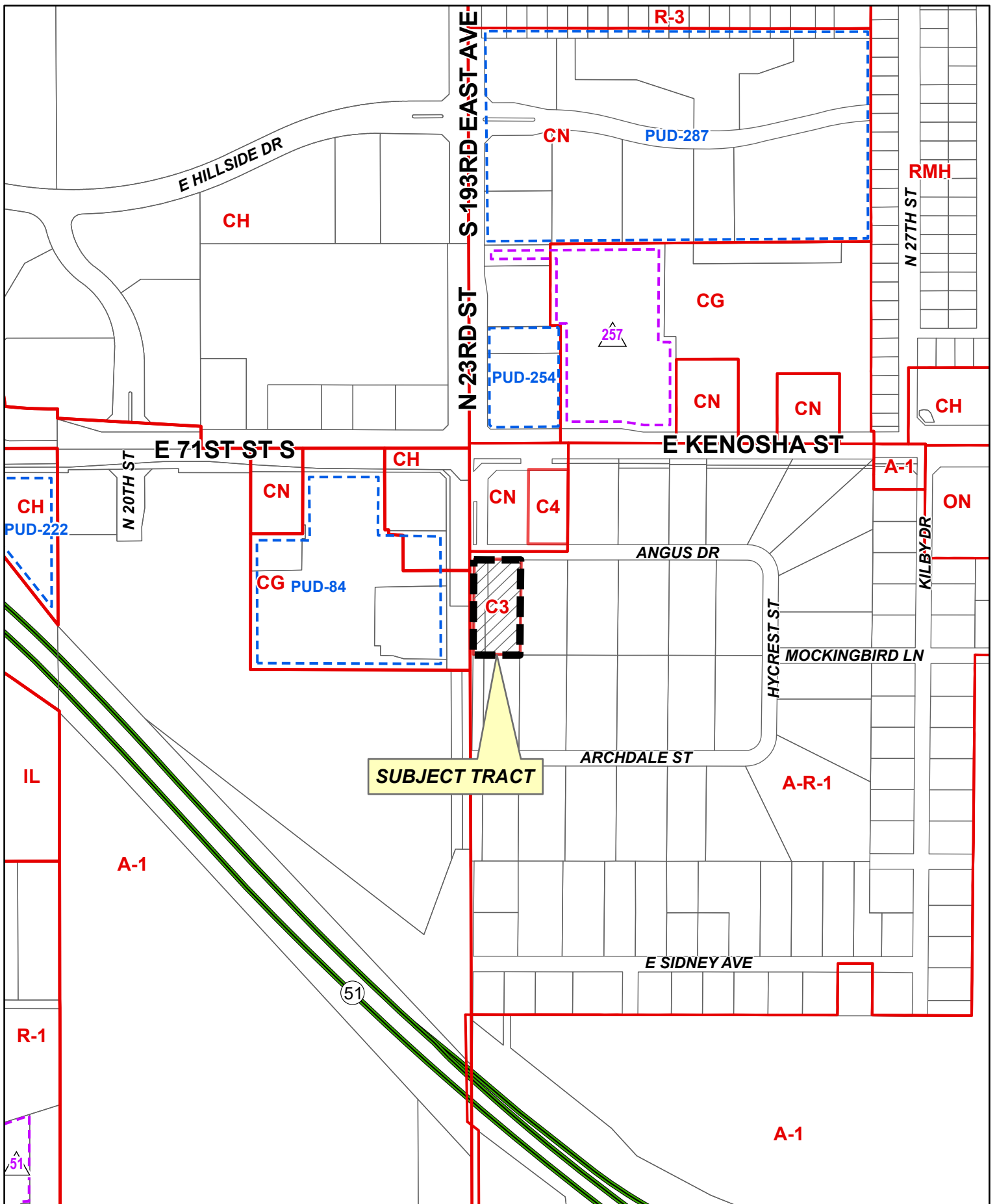
Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002232-2025 be approved, and that platting be waived.

Reviewed by: Rocky Henkel

Approved by: Rocky Henkel

MEH

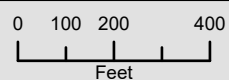


300' Radius



Subject
Tract

BAZ-002232-2025



07 18-15





Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



Subject
Tract

BAZ-002232-2025

0 100 200 400
Feet

07 18-15





City of Broken Arrow

Request for Action

File #: 25-1302, **Version:** 1

Broken Arrow Planning Commission
09-11-2025

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

Consideration, discussion and possible approval of BLDR-032957-2025 request for Zoning Ordinance variance Chapter 4, Sec. 4-3-8C, Design Standards for Fences and Walls, Ratliff Home, 0.22 acres, located directly east of 23rd Street (County Line Road), approximately ½ mile south of Albany Street (61st Street)

Background:

Applicant: Vicki D. Ratliff

Owner: Vicki D. Ratliff

Developer: -

Engineer: -

Location: located directly east of 23rd Street (County Line Road), approximately ½ mile south of Albany Street (61st Street)

Size of Tract 0.22 acres

Number of Lots: 1

Present Zoning: R-2 (Single-Family Residential)

Comp Plan: Level 2 - Urban Residential

This Design Standards for Fences and Walls variance request involves a 0.22-acre parcel located east of 23rd Street and approximately ½ mile south of Albany Street. Particularly, the address for this home is 1908 N. 24th St. The rear boundary of this lot abuts 23rd Street and thus must meet General Fence Requirements as specified in Sec. 4-3-8B.

Section 4-3-8C of the Zoning Ordinance states that “Unless otherwise approved by the Planning Commission, all fencing shall be uniform in height. Replacement fencing/screening, excluding support posts, shall retain its original height and material and the top elevation shall match the adjoining elevation.” This section provides authority to the Planning Commission to consider and approve variation in fence heights.

The applicant reportedly built the fence in January 2023 and received three zoning code violations from City of Broken Arrow Code Enforcement Officers in August of 2025. One is for the fence elevation not matching the previous or neighboring elevations. Another is for the “finished” side facing the home as opposed to the road. And the final violation is for the lack of a fence permit.

The homeowner is requesting a variance to keep the fence at its now built height and has agreed to “finish” both sides of the fence. Additionally they are in the process of applying for a permit to bring the fence into

compliance.

The applicant has provided photos and signed letters of support from neighbors.

Attachments: Applicant Supplied Photos
Applicant Supplied Letter

Recommendation:

Staff recommends that the Zoning Ordinance variance request for Vicki Ratliff be approved.

Reviewed By: Rocky Henkel

Approved By: Rocky Henkel

JAJ

Vicki Ratliff
1908 N 24th Street
Broken Arrow, OK 74014

512-296-8918

VICKIR916@GMAIL.COM

August 27, 2025

I am asking the Planning Committee to consider permission for me to continue to have the eight foot fence, installed in January 2023, at 1908 N 24th Street. I was not aware of the city code violation until Friday August 22, 2025. I received a notice from Broken Arrow of this situation. Unfortunately, I was given bad advice from the President of the HOA of BenTree subdivision, in January 2023, and made the decision to replace the fence.

I am not the only person that has a fence that does not match my neighbor's fence in height and is facing inside instead of facing County Line Road. There is even one fence that is ½ one height and ½ another height in the same yard.

Given the amount of traffic that now travels County Line Road and the increase that is anticipated with the addition of the new Adams Creek Town shopping center on 23rd/County Line and Hillside I do not feel it is unreasonable to have an 8 foot fence to help deflect sight, some sound and car fumes.

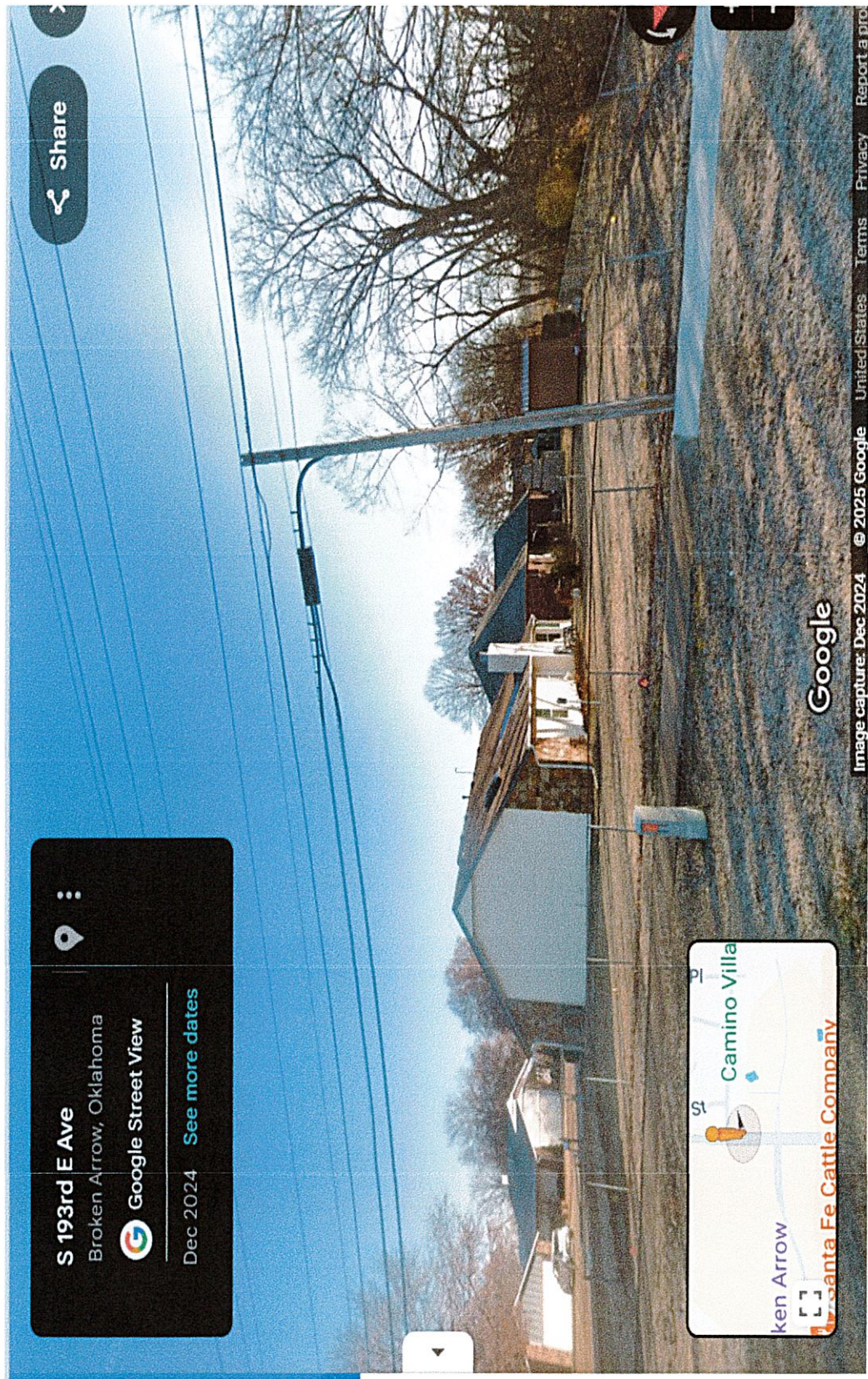
I have tried my best to improve this neighborhood by improving the visual effect of the fence in my yard. I still need to put a new face on it, but that will be done ASAP after your decision. Please don't make me cut off a very good fence.

Thank you,

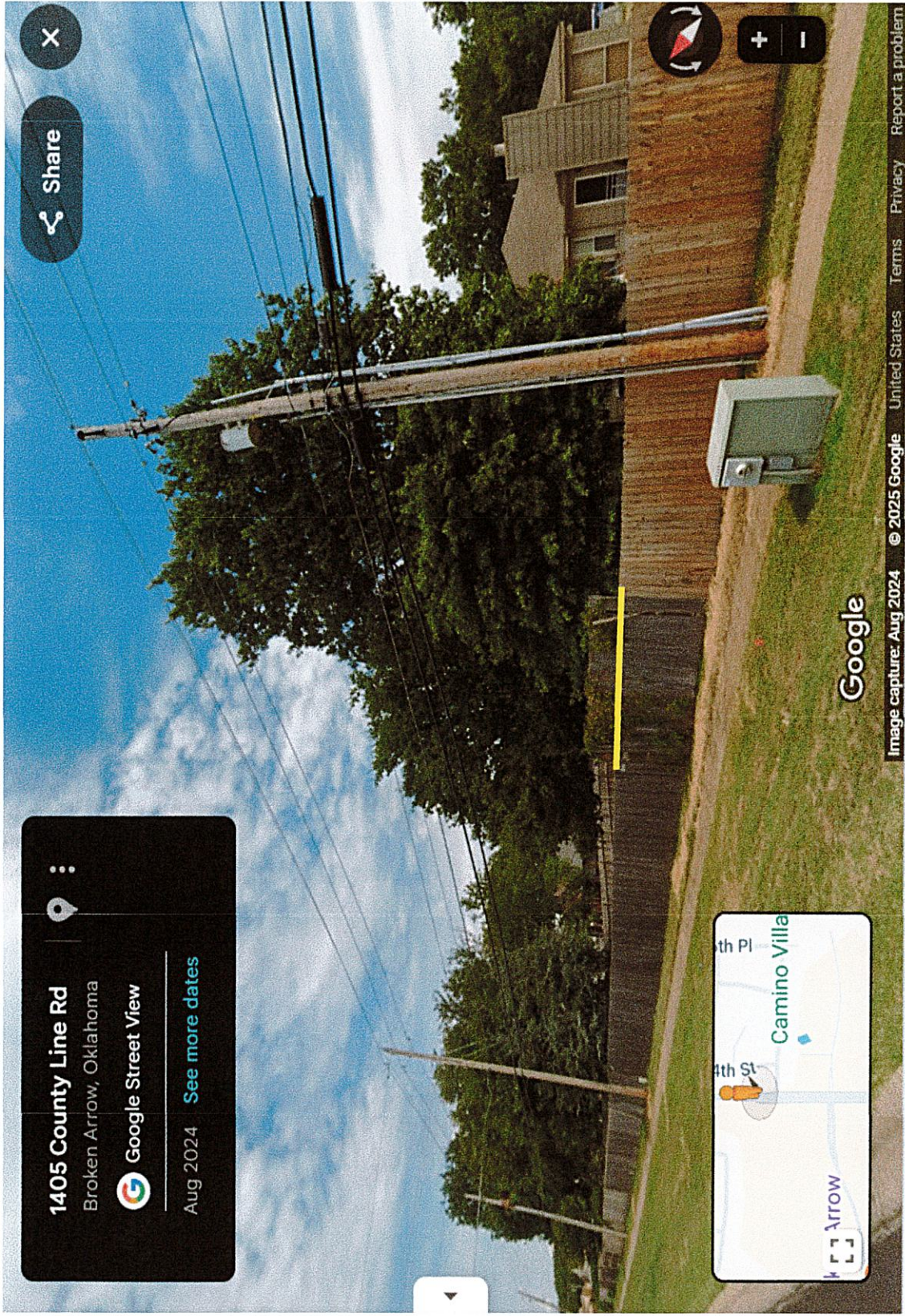
Vicki D. Ratliff

Included are screen shots from Google Maps. The other photos came from my phone.

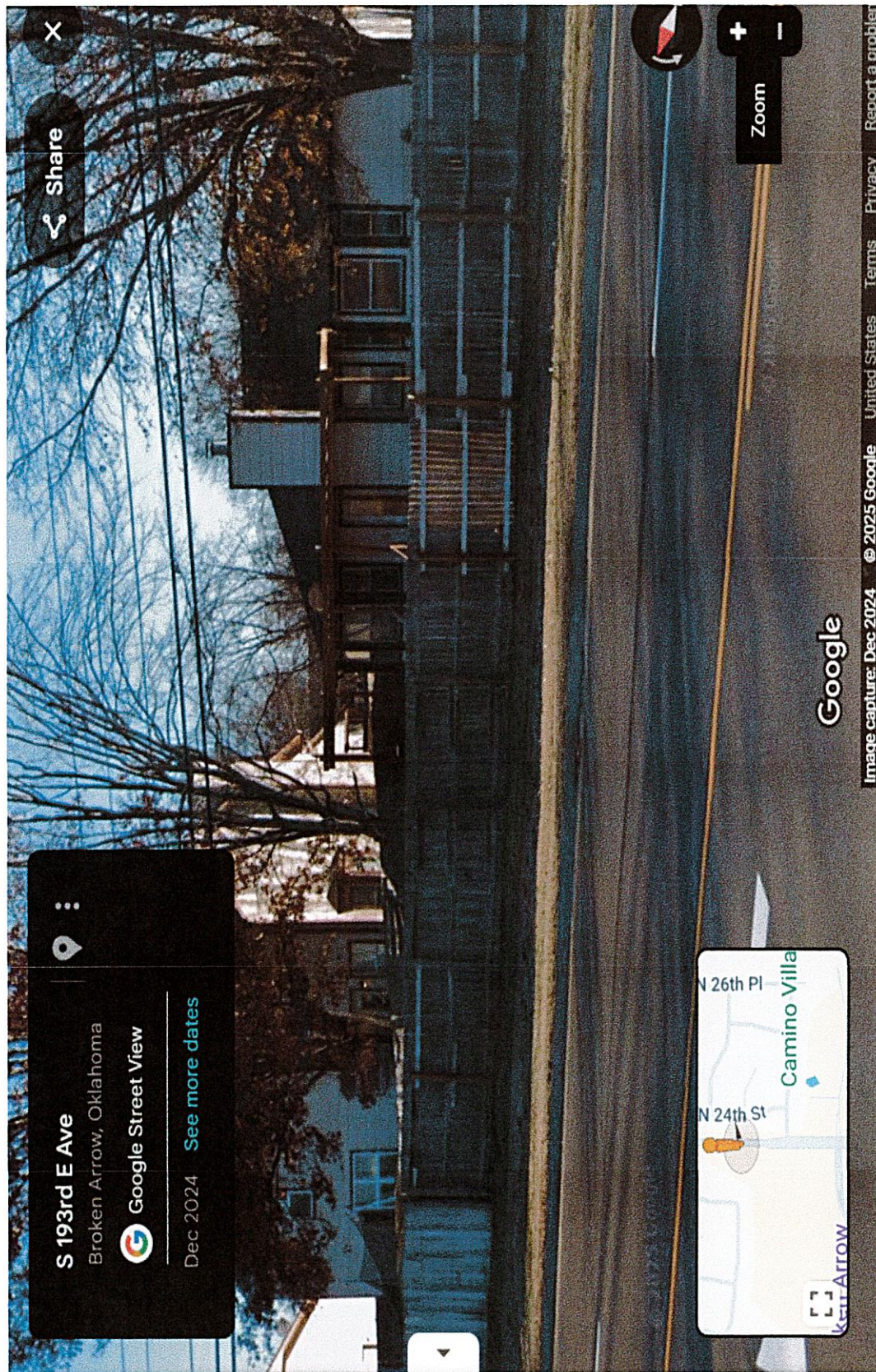
1832
Page 5



First house on County Line Road going north towards Albany. This yard has a chain link fence.

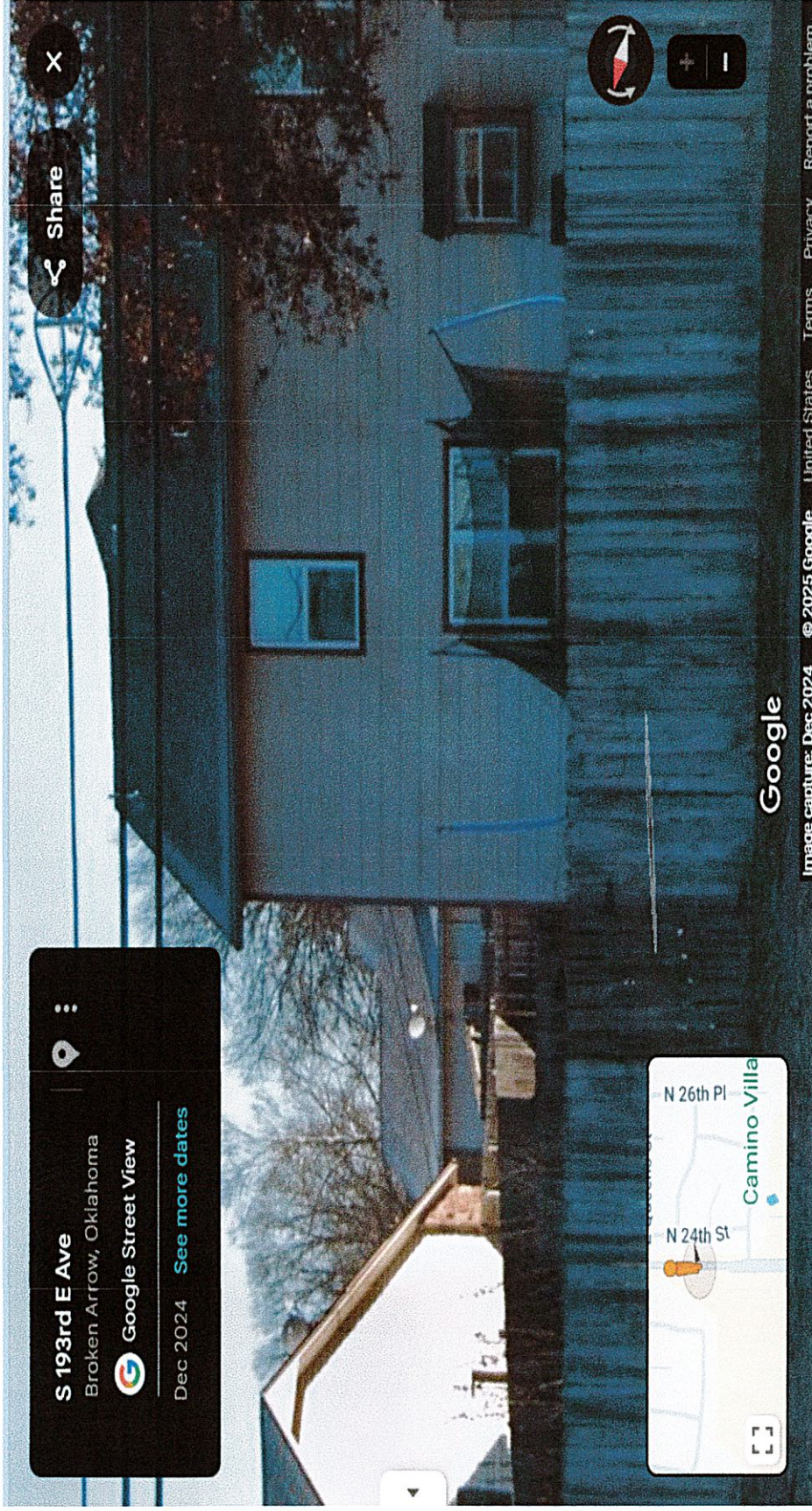


This is another house along County Line Road going north towards Albany that has different levels of fence.



This house is along County Line Road going north towards Albany with face of fence pointed inward away from the arterial road.

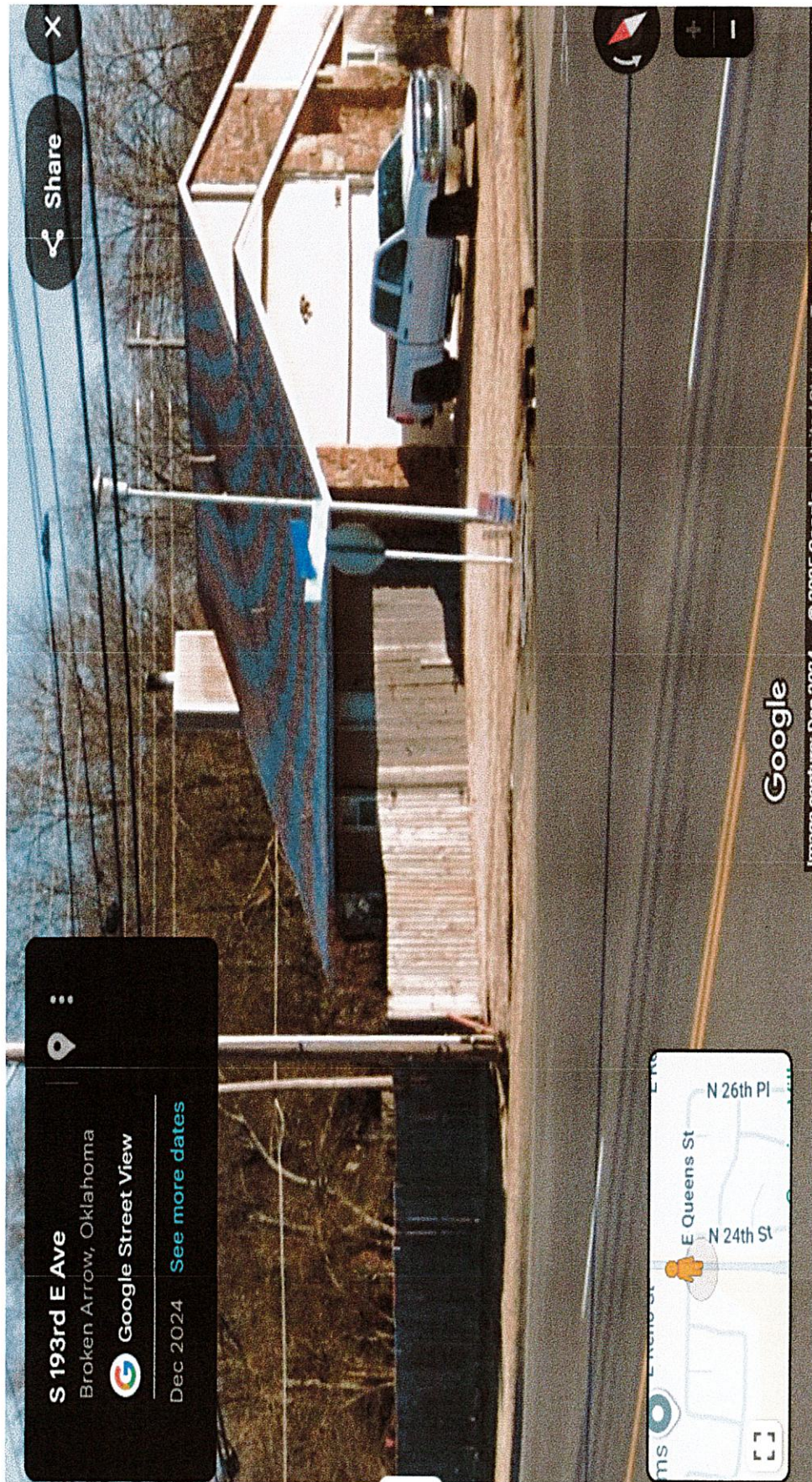
This house is along County Line Road going north towards Albany with face of fence pointed inward away from the arterial road.



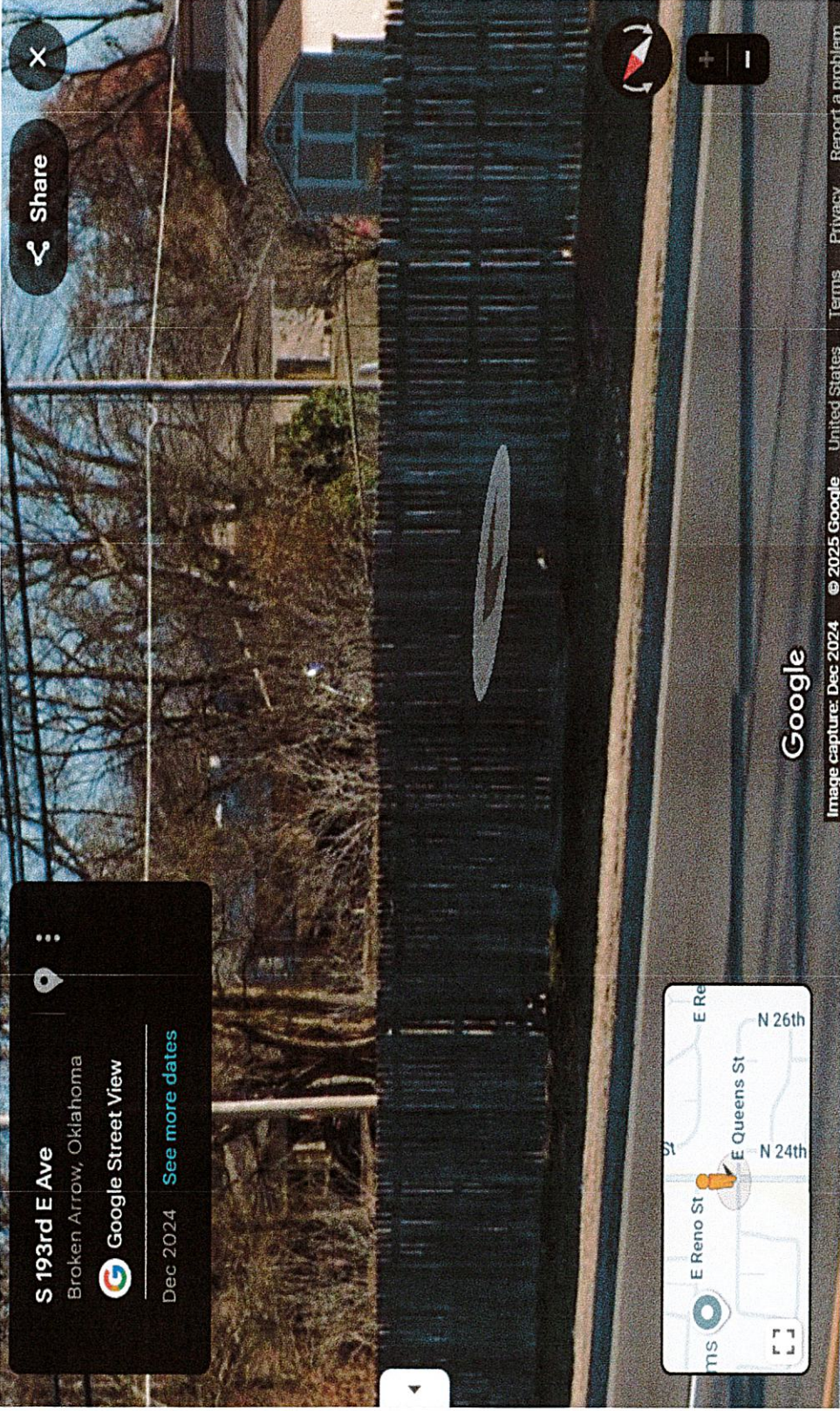
This is a house on County Line Road going north towards Albany. This house has what appears to be a six foot Fence. You can see what appears to be parts to a trampoline.



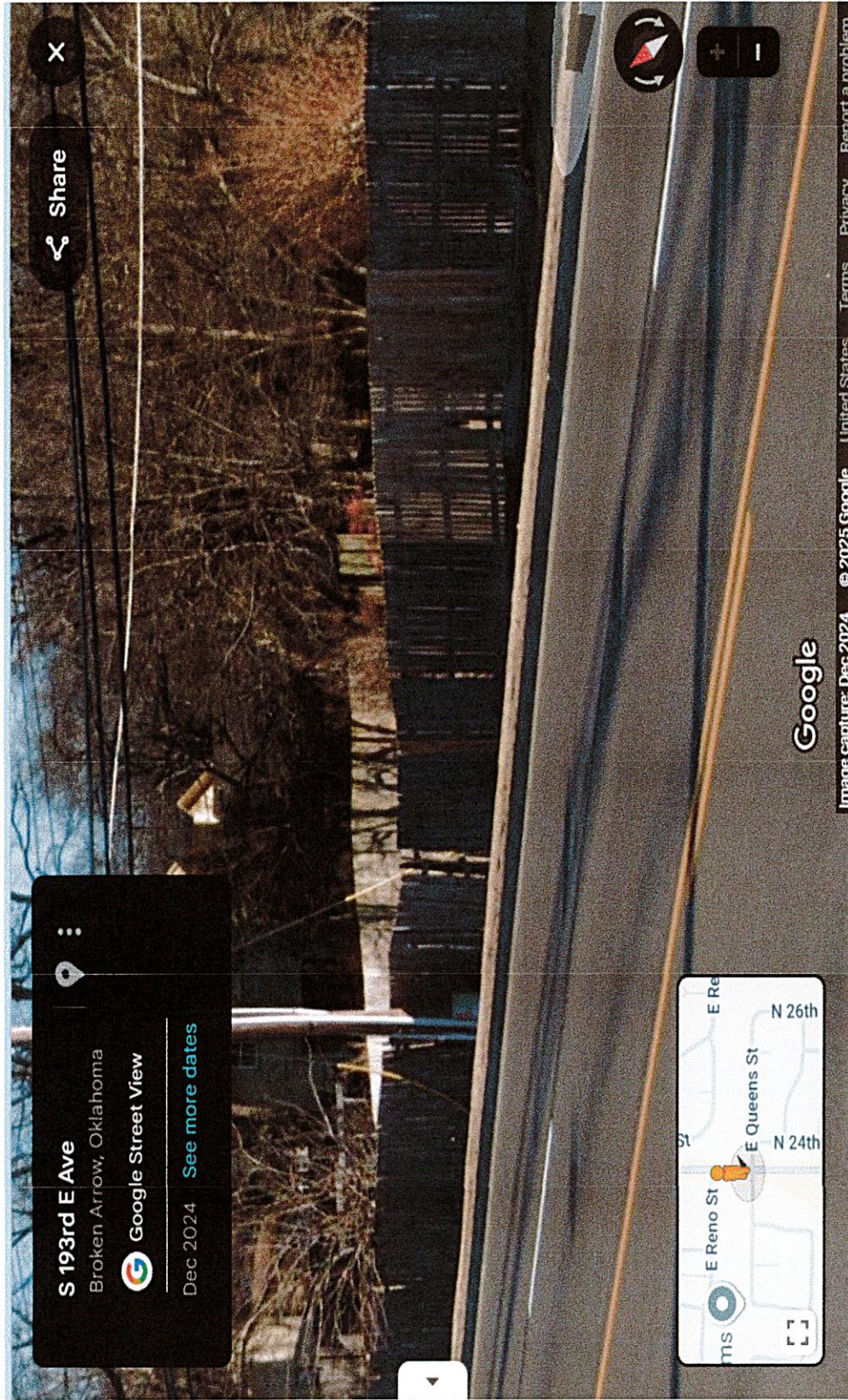
This house is on County Line Road going north towards Albany. Fence is in need of replacement of slats.



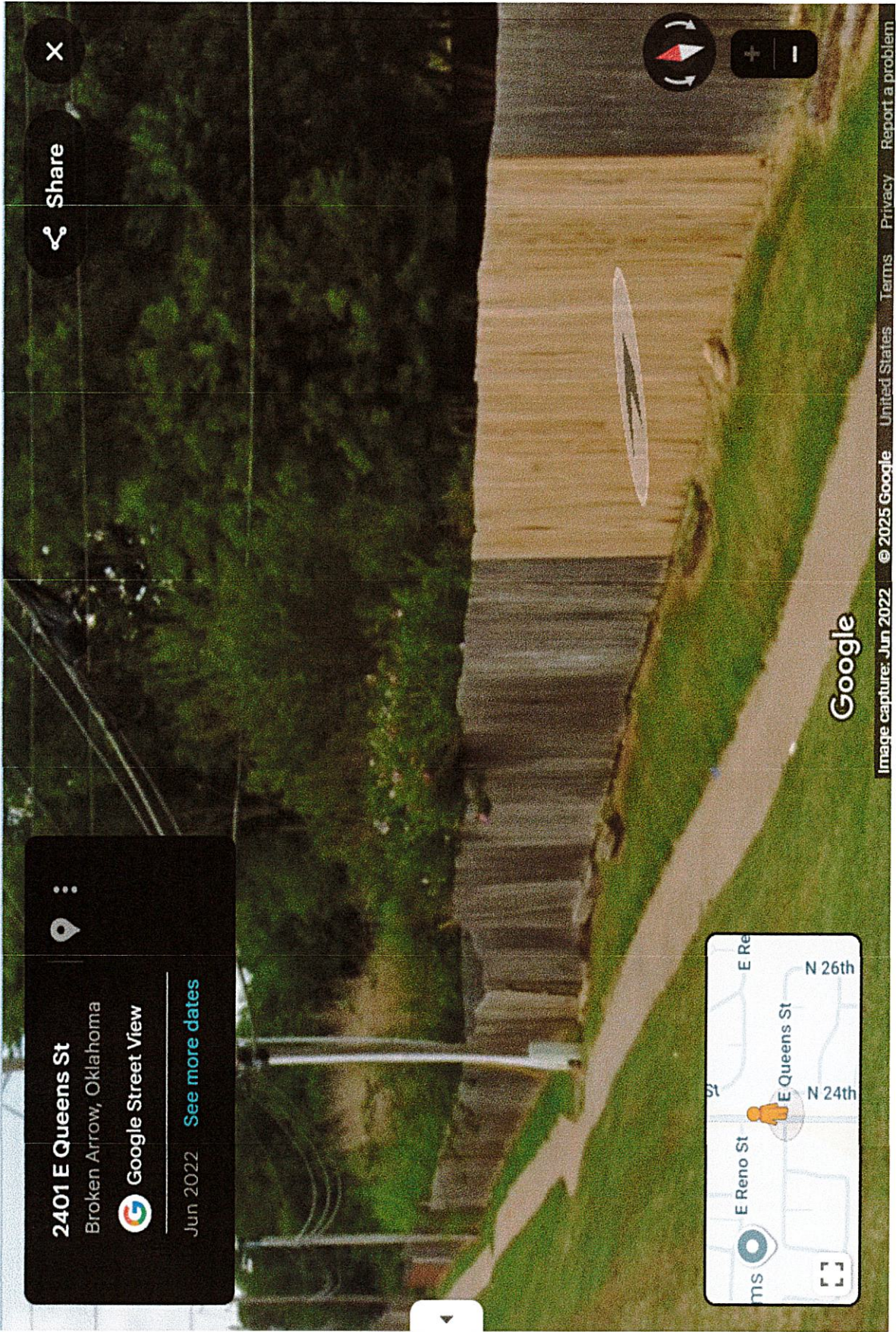
Last house before the beginning of BenTree Subdivision. Fence appears to be six feet.



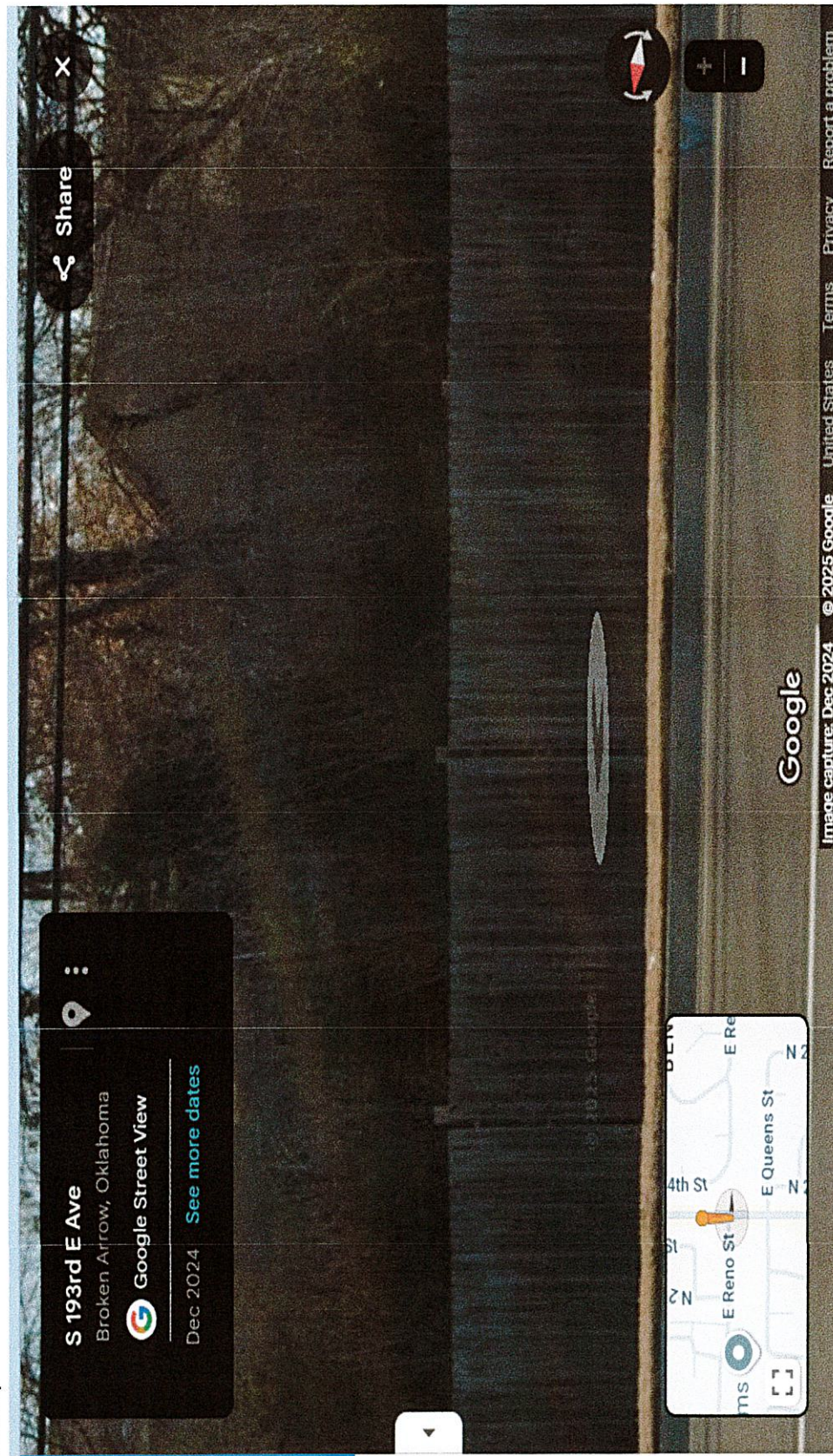
Last fence on County Line Road going north towards Albany before BenTree development.



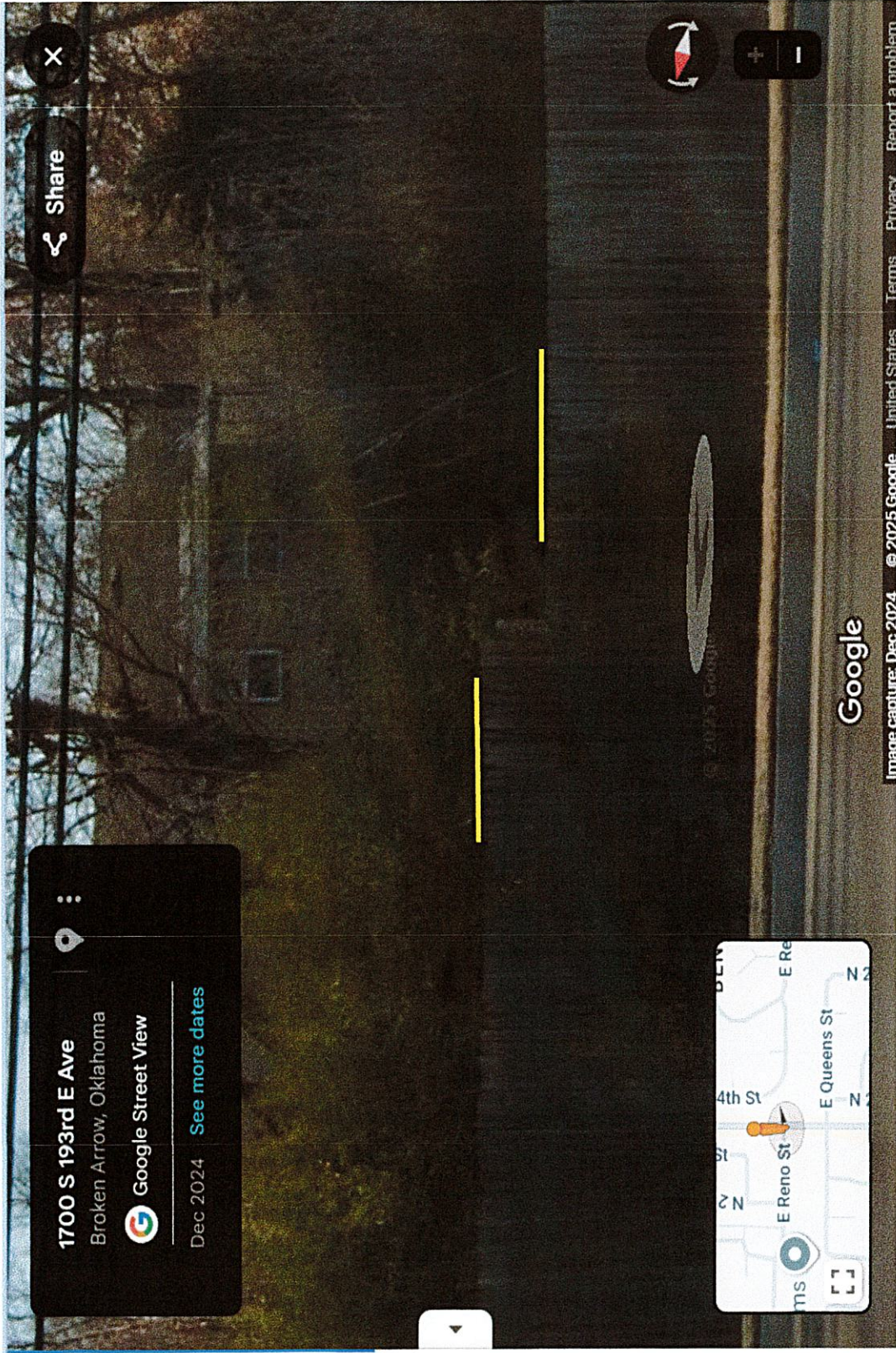
Changing elevation of fence line on County Line Road going towards Albany. Fence needs repair.



County



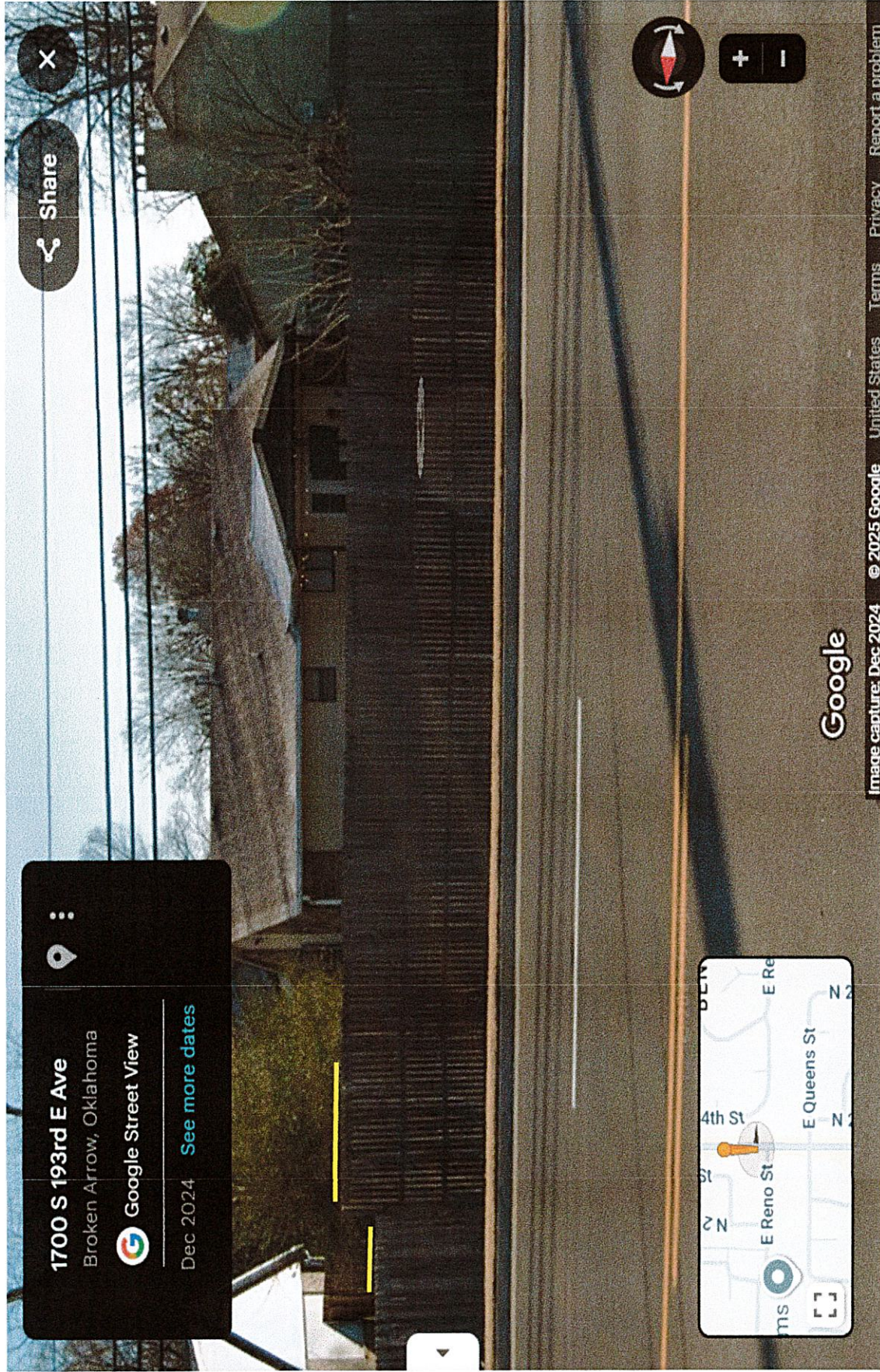
County Line Road going north towards Albany. Fence posts above fence.



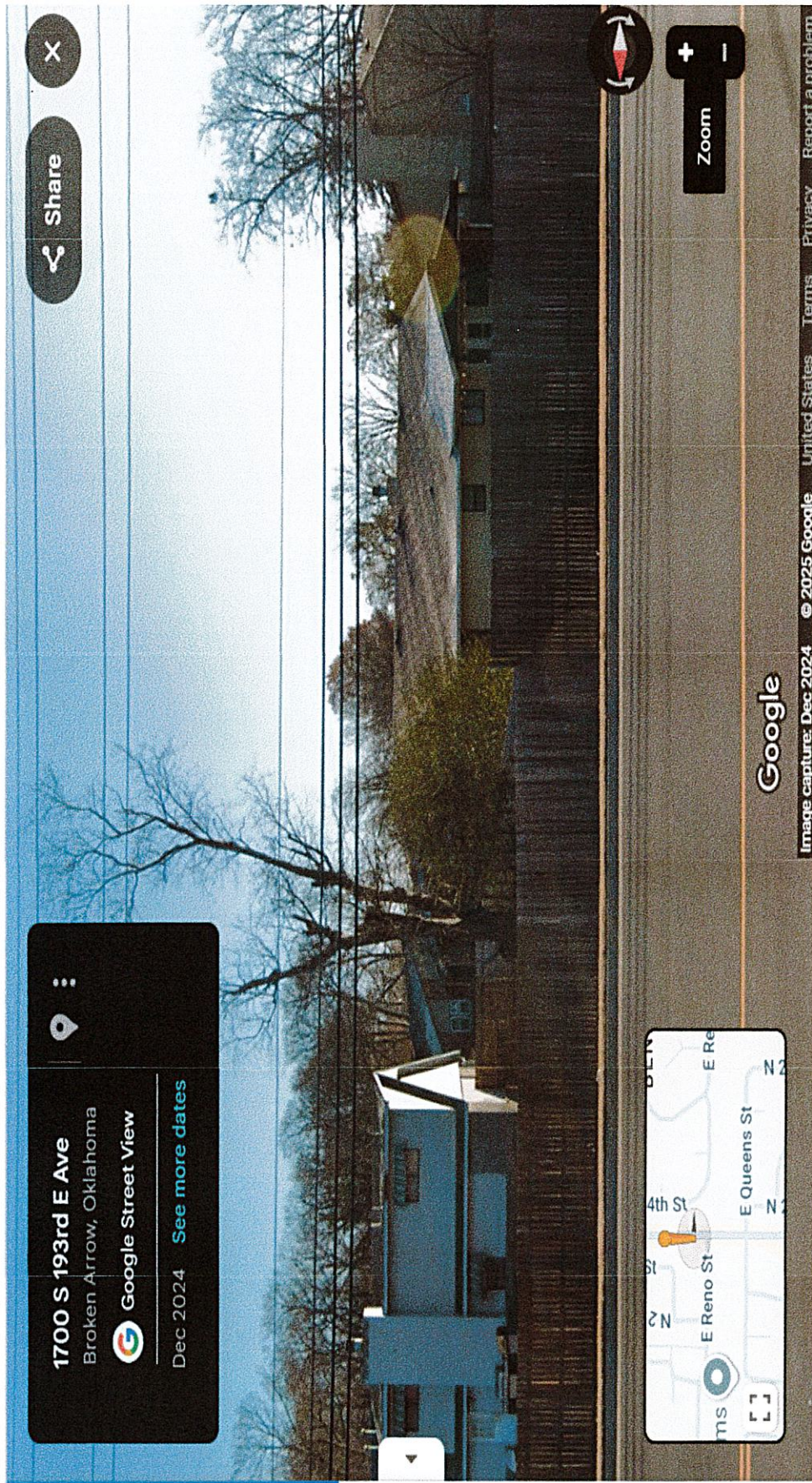
Fence on County Line Road going north toward Albany. Fences are of different heights. One appears to be six feet and the other appears to be eight feet.



Same as previous photo but from a different angle.



Another fence on County Line Road going north towards Albany that appears to have an eight foot fence.



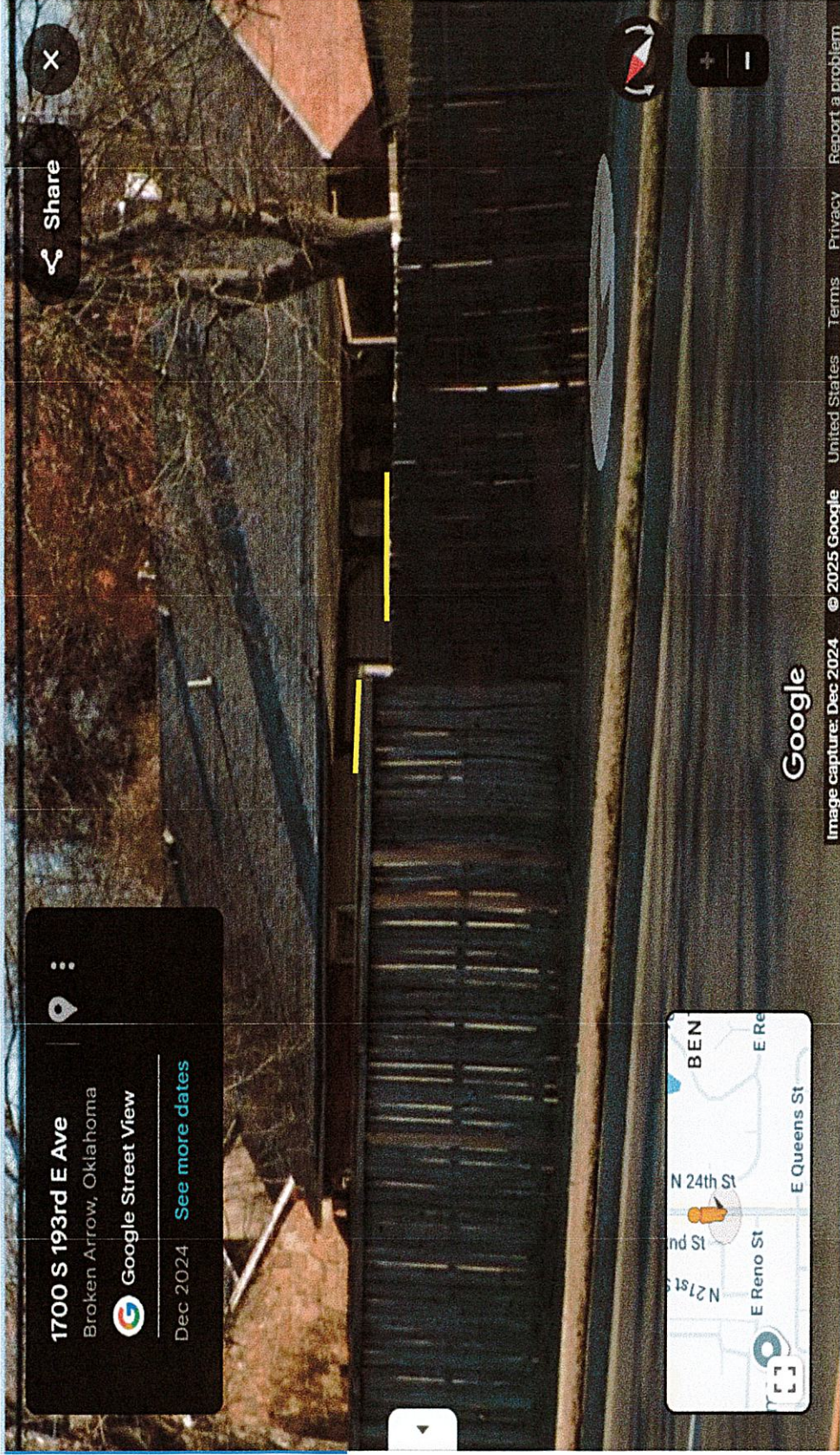
Same as previous photo from a different angle.



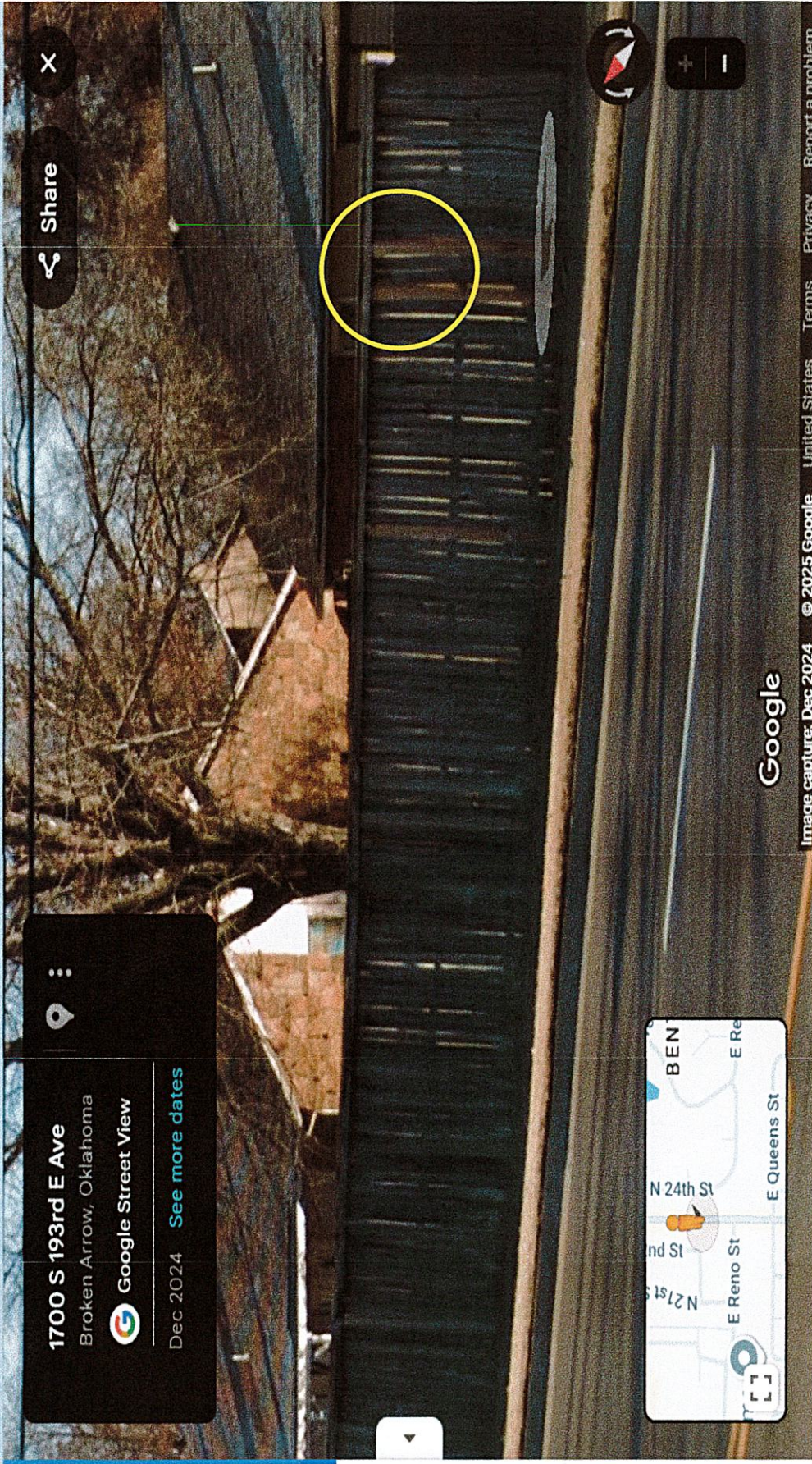
What you can see from the road of this house with six foot fence that is next to what appears to be an eight foot fence.



What would be concealed if the eight foot fence had been continued into this yard.



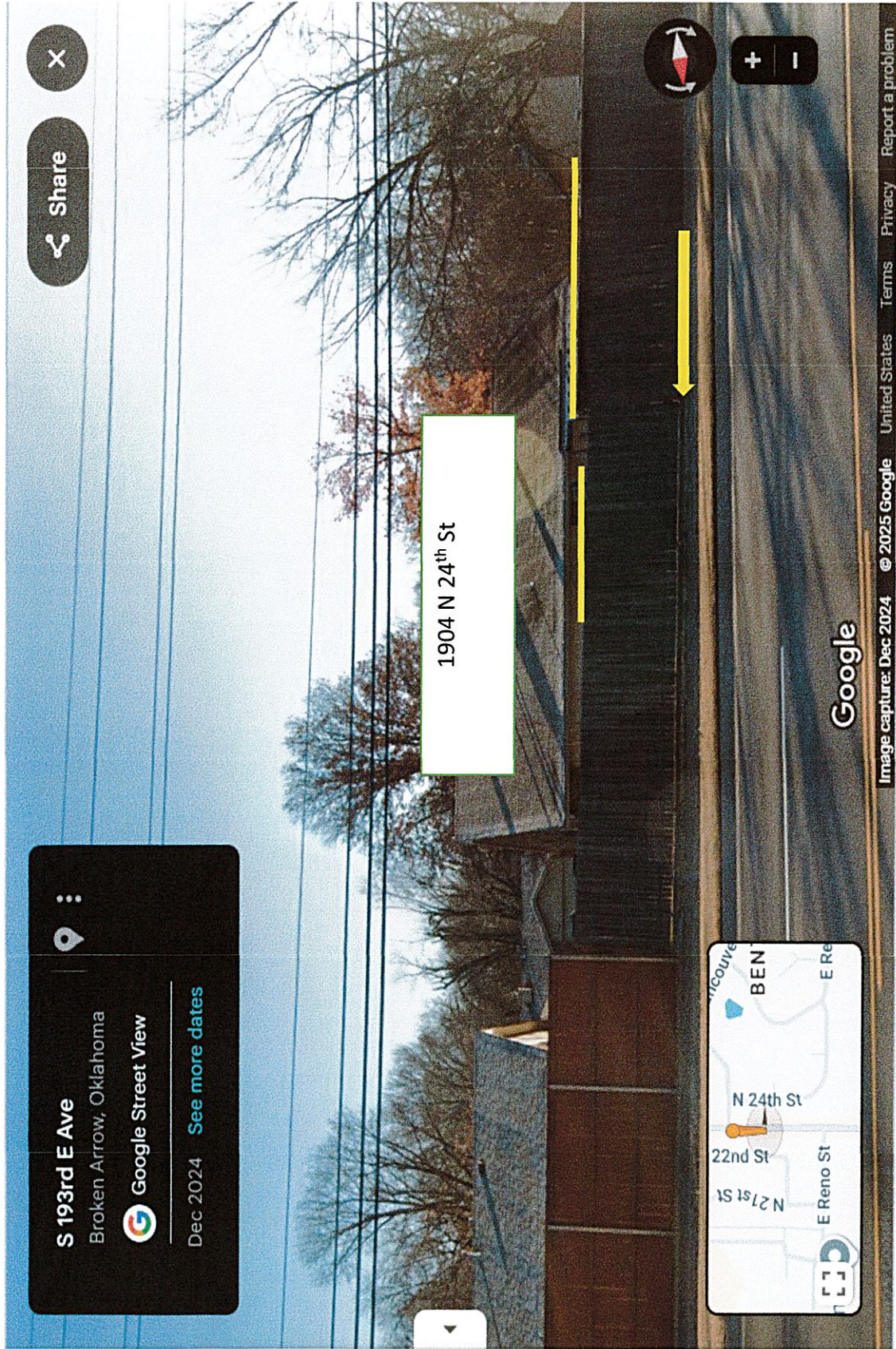
Another house on County Line Road going north towards Albany that has a fence that is above six feet. Could possible be eight feet.



Another angle, of previous photo, appears to have support post on the outside.

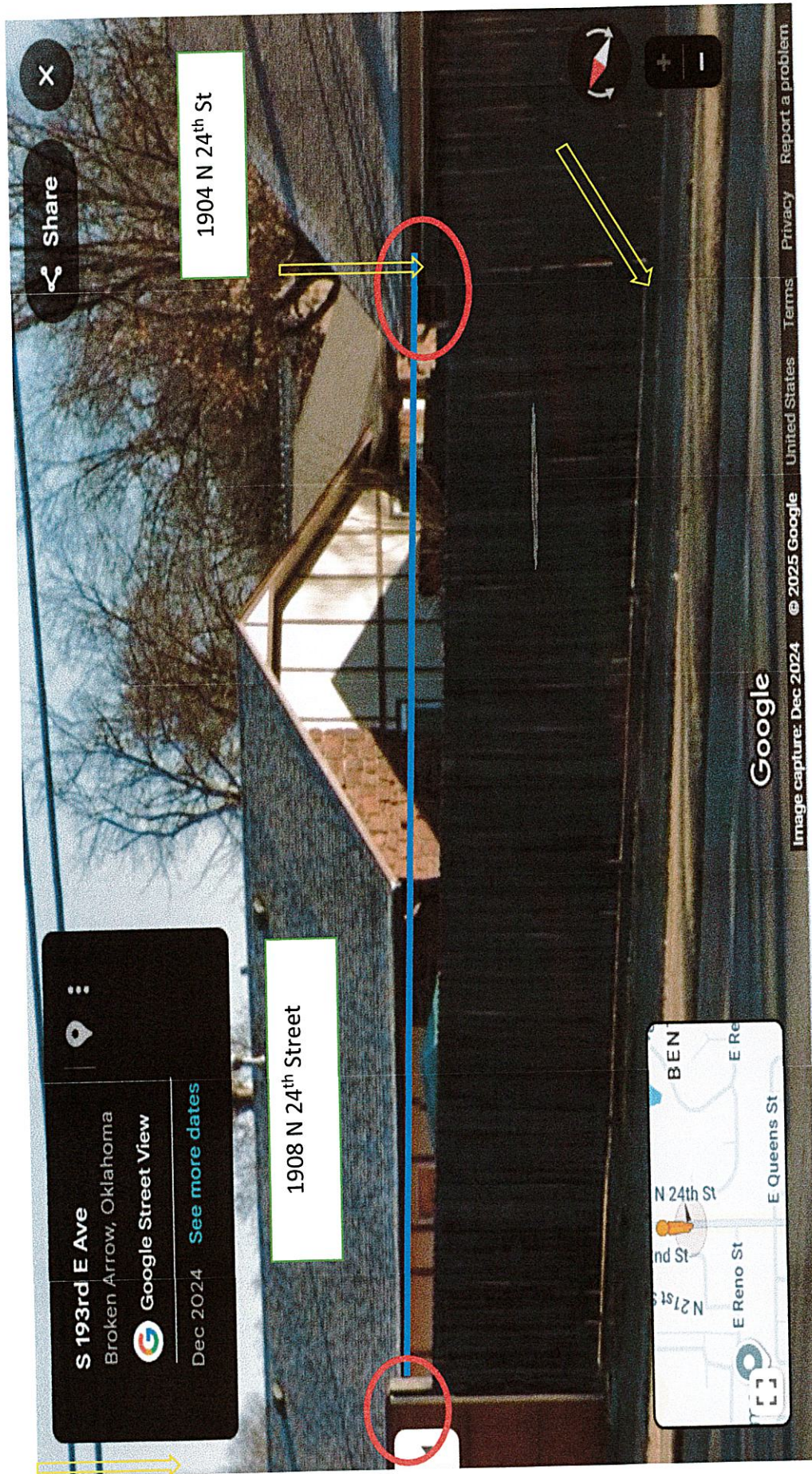


A different angle of fence that is above six feet and starts two houses south of 1908 N 24th Street.



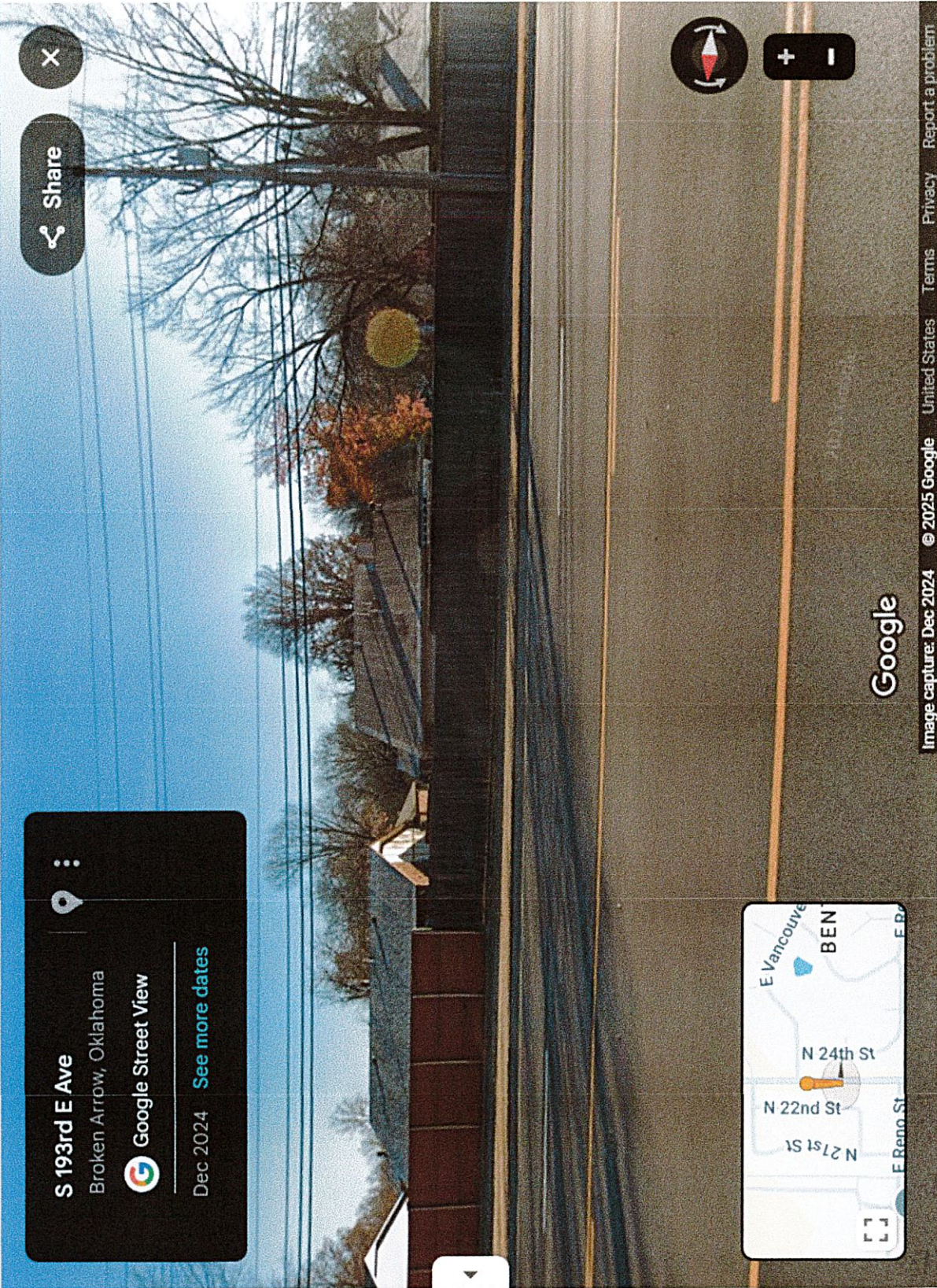
One house south of 1908 N 24 on County Line Road has what appears to be a six foot fence with a board at the bottom making it above six feet on the north side of one portion of the yard and possibly eight feet on the south portion of the same yard.

21



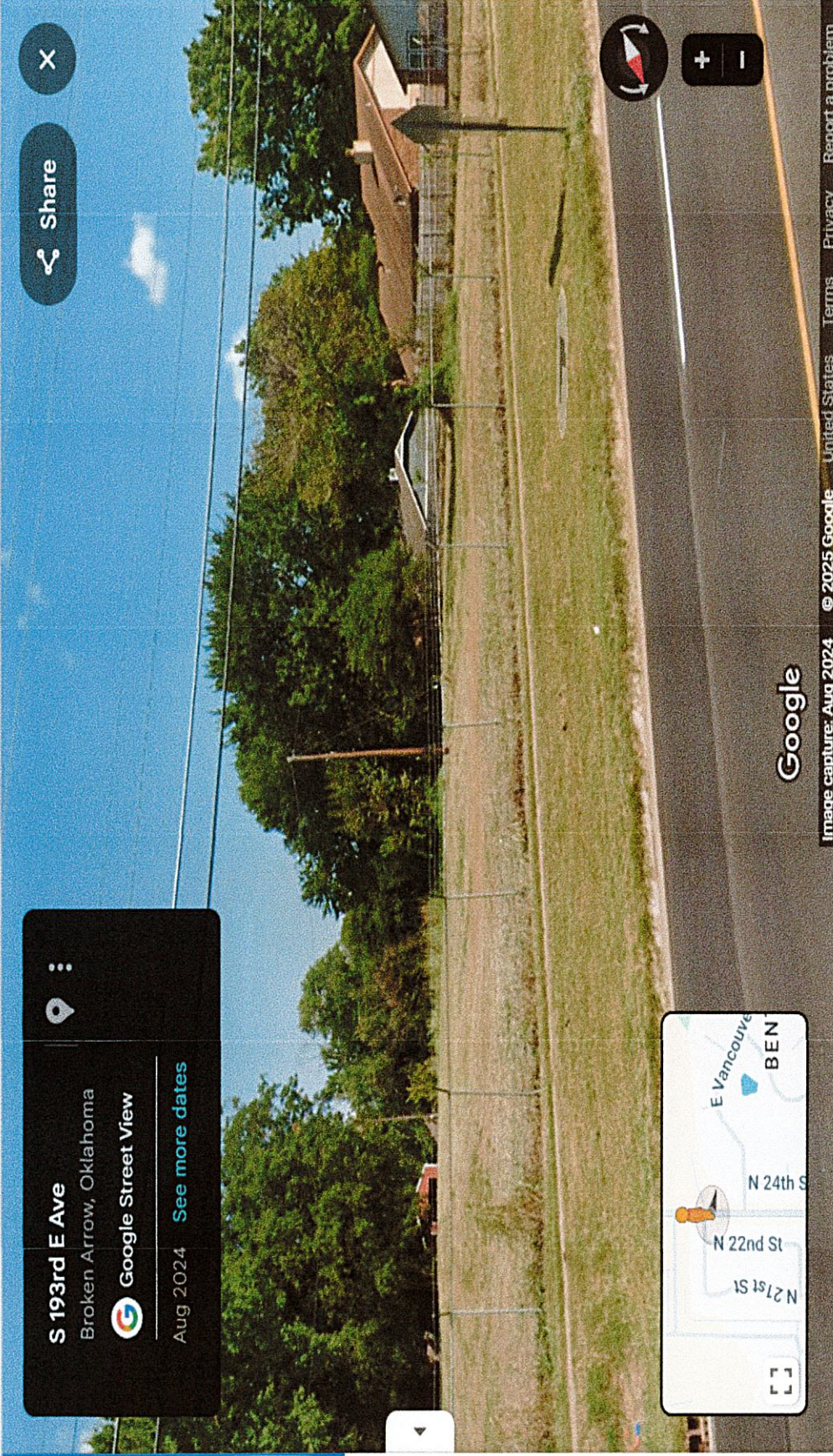
Fence of 1904 N 24th Street one house south of 1908 N 24th Street. Shows fence to be two different levels. One portion of the fence has a board at the bottom.

27

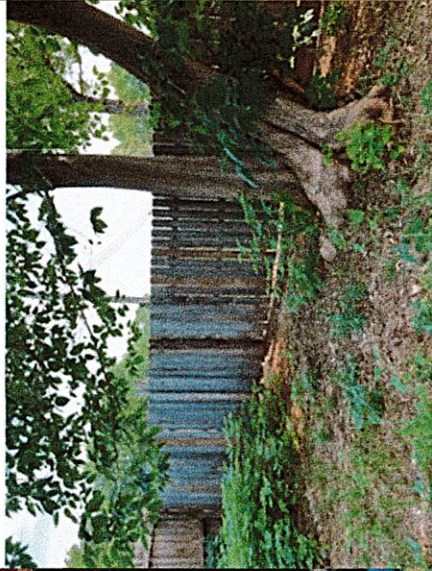
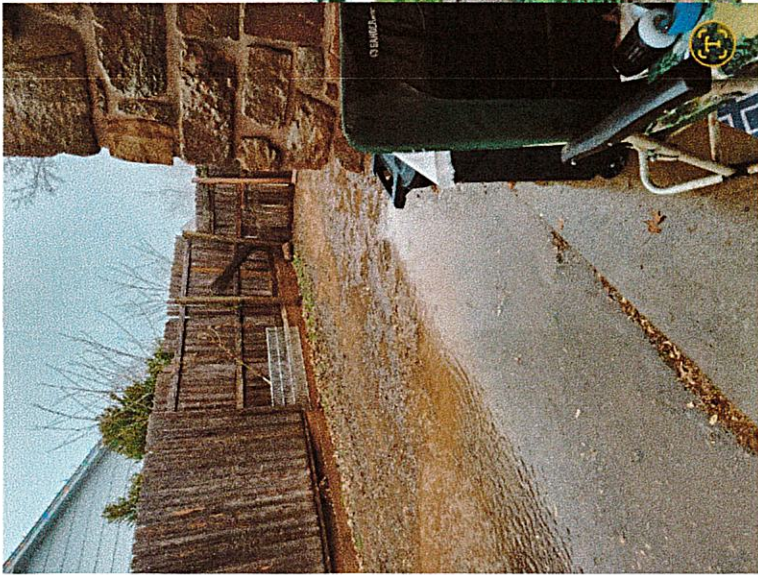




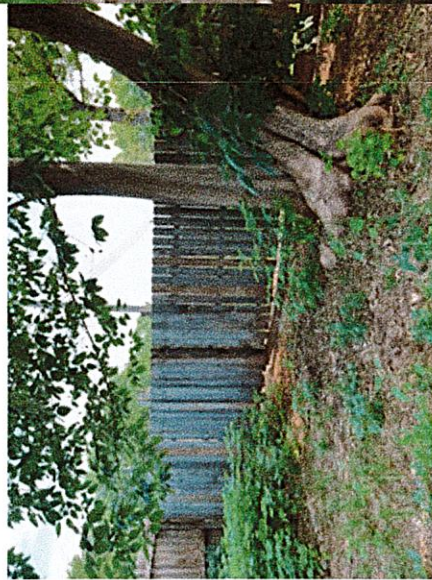
1908 N 24th Street has an eight foot, stained wooden fence on square metal posts that are secured in cement. This fence faces away from the arterial County Line Road. Fence on north side of 1908 N 24th Street appears to be six feet.



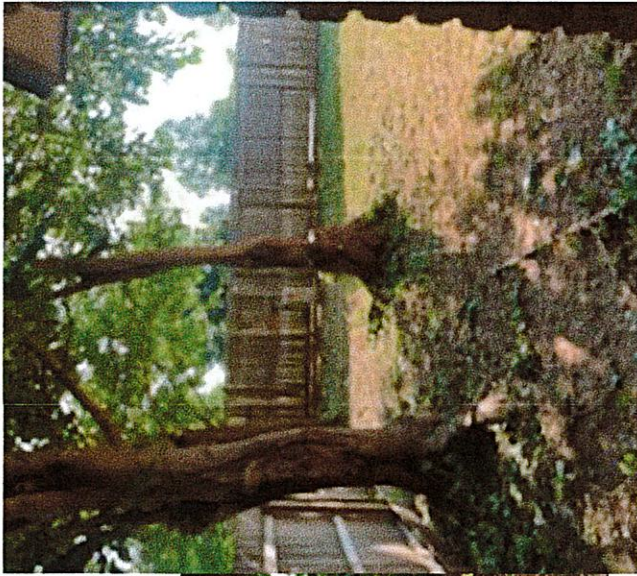
This property is north of BenTree development going north on County Line Road towards Albany. It as a chain link fence.



These Photos show portions of the yard at 1908 N 24th Street before new fence was put in on January of 2023. Using boards along the bottom of the fence was also used in this yard as well as next door at 1904 N 24th St.



North corner of fence at 1908 N24th Street.



South corner of fence at 1908 N 4th Stret.



Fence that butts up to empty house at 1904 N 24th Street.

You can see the use of boards along the bottom of the fence on the inside of the fence like they used on the outside of the fence on County Line Road.

This photo also show fence that was installed in January of 2023. It is 8 feet and faces inward. A face will be put on the County Line Road side as soon as height has been decided by Planning commission.



This is a picture of the inside of the fence at 1904 N 24th Street. This house is empty at this time. Approximately $\frac{1}{2}$ of yard is a high fence possibly 8 feet. The other portion of the fence is undetermined because of a board at the bottom.



Another angle of adjoining fence.



This is the fence along County Line Road at 1908 N 24th Street before it was changed.



This is during fence changes. January 2023.



This is after completion of fence.



This is what the fence will look like on the side facing County Line Road.

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: August 29, 2025

Address: 1905 N. 24th St. Broken Arrow, OK 74014

Please check mark an **X** on any of these statements that apply.

X 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

X 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

Does not affect me.
3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

Does not affect me.
4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

X 5. I have no opinion either way. It does not affect me.

That's crazy!

6. I understand the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

Why pick on this one homeowner? She pay HOA fees. She should not bear the responsibility to change her fence which still leaves all the other fences in non compliance.

Signature Pat Wisdom

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: 8-30-25

Address: 2600 N 24th St

Please check mark an **X** on any of these statements that apply.

☒ 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

☒ 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

☐ 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

☐ 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

☒ 5. I have no opinion either way. It does not affect me.

☒ 6. I understand the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

I would like to have an 8ft fence across the back as well. Their fence is nice and I feel a taller fence helps with road noise and smell.

Signature Dan Smith

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: 8/30/2025

Address: 2400 E. VANCOUVER, Broken Arrow, OK 74014

Please check mark an **X** on any of these statements that apply.

☒ 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

☒ 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

☐ 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

☐ 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

☐ 5. I have no opinion either way. It does not affect me.

☒ 6. I understand the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

Signature

Joe Renno

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: 8/30/25

Address: 2004 N. 24 St.

Please check mark an **X** on any of these statements that apply.

☒ 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

☐ 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

☐ 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

☐ 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.


☐ 5. I have no opinion either way. It does not affect me.

☐ 6. I understand the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

Signature



Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: 8/30/2025

Address: 2221 East Seattle Street

Please check mark an **X** on any of these statements that apply.

☒ 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

☐ 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

☐ 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

☐ 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

☐ 5. I have no opinion either way. It does not affect me.

☐ 6. I understand the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

Signature

Jonathan Fisher

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: 9-1-25

Address: 1801 N. 24th St. Broken Arrow, OK, 74014

Please check mark an **X** on any of these statements that apply.

X 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

X 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

X 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

X 5. I have no opinion either way. It does not affect me.

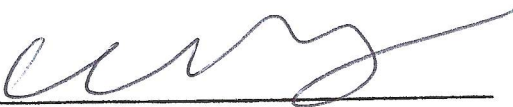
X 6. I understand the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

I think it's a beautiful fence and it
should not be bothered

Signature


Christian Zurbuchen

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: 9/11/2015

Address: 2501. E. Reno St.

Please check mark an **X** on any of these statements that apply.

X 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

X 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

X 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

 5. I have no opinion either way. It does not affect me.

X 6. I understand the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

fence looks good, leave it alone.

Signature 

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: 9-1-25

Address: 1800 N 24th St

Please check mark an **X** on any of these statements that apply.

☒ 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

☒ 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

☒ 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

☐ 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

☒ 5. I have no opinion either way. It does not affect me.

☐ 6. I understand the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

I would in the future would love to have a Bfd fence.

Signature Steve Galt

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: Sept 1st - 25

Address: 1900 N. 24th St.

Please check mark an **X** on any of these statements that apply.

☒ 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

☒ 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

☐ 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

☐ 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

☐ 5. I have no opinion either way. It does not affect me.

☒ 6. I understand the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

8' fence is what we all need

Signature Carol Meredith

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: 9/1/2025

Address: 1808 N 24th St.

Please check mark an **X** on any of these statements that apply.

X 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

X 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

 5. I have no opinion either way. It does not affect me.

X 6. I understand the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

Signature 

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: 09-01-2028

Address: 1904 N 24th St

Please check mark an **X** on any of these statements that apply.

☒ 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

☒ 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

☒ 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

☐ 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

☒ 5. I have no opinion either way. It does not affect me.

☐ 6. I understand the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

They should be able to make Fence to
suit there privacy needs.
I'm a Veteran and the noise from Road Trippers my PTSD
the Fence Really Help

Signature Dan Howard

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: 9-1-25

Address: 2501 E. Vancouver St.

Please check mark an **X** on any of these statements that apply.

X 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

X 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

 5. I have no opinion either way. It does not affect me.

No 6. I understand ^{Should Not Happen} the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

My opinion is that the City of B.A. should be more concerned with the "quality" of the Entire Fence Line of the Bentree Fence Line than harassing the owner of 1908 N. 24th. who is the only owner in years

Signature Pilarah Koonce-Cooder

who has put time, money & effort into her fence.
I firmly Believe the Owner's Fence should remain ~~as is~~
As Is

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: 9-1-2005

Address: 2508 E. Tacoma St

Please check mark an **X** on any of these statements that apply.

 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

 ✓ 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

 5. I have no opinion either way. It does not affect me.

 6. I understand the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

That fence looks great. It improves
the look of the area. I see no issue with
the fence

Signature Dorothy Spear

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: Sept. 11, 2025

Address: 2501 E TACOMA

Please check mark an **X** on any of these statements that apply.

☒ 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

☒ 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

☒ 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

NO 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

☐ 5. I have no opinion either way. It does not affect me.

☐ 6. I understand the possibility of 150 square feet of fence and metal supporting posts may be cut down and removed along County Line Road and replacement fences will be on a slant so it will be level with fences on the right and left side.

I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

leave the Fence alone fix the
Creek & Ruth Bly
Signature Ruth Bly

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: 9/01/2025

Address: 2505 Tacoma

Please check mark an **X** on any of these statements that apply.

☒ 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

☒ 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

☐ 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

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I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

Signature

Samantha Barnes

Form letter concerning Arterial fence, along County Line Road at 1908 N 24th Street, Broken Arrow, OK 74014

Date: 01 Sept 2025

Address: 2505 E Vancouver St, BA

Please check mark an **X** on any of these statements that apply.

X 1. I am not bothered by the fence at 1908 N 24th Street and do not want it to be cut down.

X 2. The fence at 1908 N 24th Street is a significant improvement over the previous fence at that address. It looks like a nice sturdy fence.

X 3. I am OK with the fence at 1908 N 24th Street, but would like for it to have a face on County Line Road that covers the metal posts.

NO 4. I would like the fence, at 1908 N 24th Street, to match both the fences on right and left side. Cut it down.

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I understand that if the above statement is required to happen, an additional 22 square feet of fence and supporting posts along the north wall of the interior fence, in the yard, will be removed to avoid visibility from County Line Road and match exterior fence.

You are welcome to make an additional comment.

A facing on existing fence would be
sufficient to the B' fence.
Because of the BA School traffic noise & privacy
concerns. Exhaust fumes & noise are a strong
Signature [Signature] consideration for
arterial street as well.