



# City of Broken Arrow

## Meeting Agenda

### Planning Commission

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

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**Thursday, December 5, 2024**

**5:30 PM**

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

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**1. Call To Order**

**2. Roll Call**

**3. Old Business**

- A. [24-1598](#) Public hearing, consideration, and possible action regarding PUD-001814-2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)

**Attachments:** [2-Case Map PUD-001814-2024](#)  
[3-Aerial Map PUD-001814-2024](#)  
[4-Antler Falls PUD minor amendment](#)

**4. Consideration of Consent Agenda**

- A. [24-1623](#) Approval of Planning Commission meeting minutes of October 24, 2024

**Attachments:** [10-24-2024 Planning Commission Minutes.he](#)

- B. [24-1624](#) Approval of Planning Commission meeting minutes of November 21, 2024

**Attachments:** [11-21-2024 Planning Commission Minutes](#)

**5. Consideration of Items Removed from Consent Agenda**

**6. Public Hearings**

- A. [24-1622](#) Public hearing, consideration, and possible action regarding BAZ-001842-2024 (Rezoning), Promise Land Rezoning, 1.04 acres, A-1 (Agricultural) to RS-2 (Single-Family Residential), located approximately one-third mile north of Houston Street (81st Street), west of Oak Grove Road (273rd E. Avenue)

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

- B. [24-1625](#) Public hearing, consideration, and possible action regarding PUD-001845-2024 (Planned Unit Development) and BAZ-001851-2024 (Rezoning), Tiger Crossing, 17.66 acres, A-1 (Agricultural) to CG (Commercial General) and CM (Community Mixed-Use), located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)

**Attachments:** [2-Case Map](#)  
[3-Aerial](#)  
[4-Comprehensive Plan](#)  
[5- PUD-001845-2024 Design Statement](#)

**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.

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City Clerk



# City of Broken Arrow

## Request for Action

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**File #:** 24-1598, **Version:** 1

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**Broken Arrow Planning Commission**  
**12-05-2024**

**To:** Chair and Commission Members

**From:** Community Development Department

**Title:**

Public hearing, consideration, and possible action regarding PUD-001814-2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)

**Background:**

**Applicant:** Brad Hoffman, Hoffman Custom Homes & Justin DeBruin, Wallace

**Owner:** Nora Gordon, Gada Construction

**Developer:** N/A

**Engineer:** N/A

**Location:** Southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)

**Size of Tract** 45.84 acres

**Present Zoning:** PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential)

**Proposed:** PUD-001814-2024 (Planned Unit Development Minor Amendment)

**Comp Plan:** Level 2 (Urban Residential)

PUD-001814-2024 is a request for a minor amendment to PUD-001242-2023 for the Antler Falls single-family residential development on 45.84 acres of land. This property is located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue).

**PUD-001814-2024 & PUD-001242-2023**

The Antler Falls development proposes to create a master planned zero-lot-line single-family development. The development will include landscaping, reserve areas with amenities, and a maximum of 160 lots served by gated private streets built to the standards of the City of Broken Arrow with entry points on both Houston Street and Midway Road. PUD-001242 is proposed to be developed in accordance with RS-4 zoning requirements except as modified by the PUD (Planned Unit Development).

|               | PUD-001814-2024  | PUD-001242-2023                               |
|---------------|--|---|
| Side Set Back | 1 foot and 7 feet (minimum 8 feet between buildings, eaves may extend 1 foot past setback with 6 feet total between building eave to eave) | 1 foot and 9 feet (10 feet between buildings) |



SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following zoning designation, land use, and Comprehensive Plan future development guide levels:

| Direction | Comprehensive Plan | Zoning | Land Use                   |
|-----------|--------------------|--------|----------------------------|
| North     | Level 1,2, & 4     | A-1    | SF Residential/Vacant      |
| East      | Level 2            | AG     | SF Residential             |
| South     | Level 1            | AG     | SF Residential/Mobile Home |
| West      | Level 2            | AG     | SF Residential/Vacant      |

This proposed development is designated as Level 2 (Urban Residential) in the Comprehensive Plan. This level supports the development of residential subdivisions.

According to FEMA maps, none of the property is located in the 100-year floodplain.

**Attachments:** Case Map  
Aerial Map  
Antler Falls PUD Minor Amendment

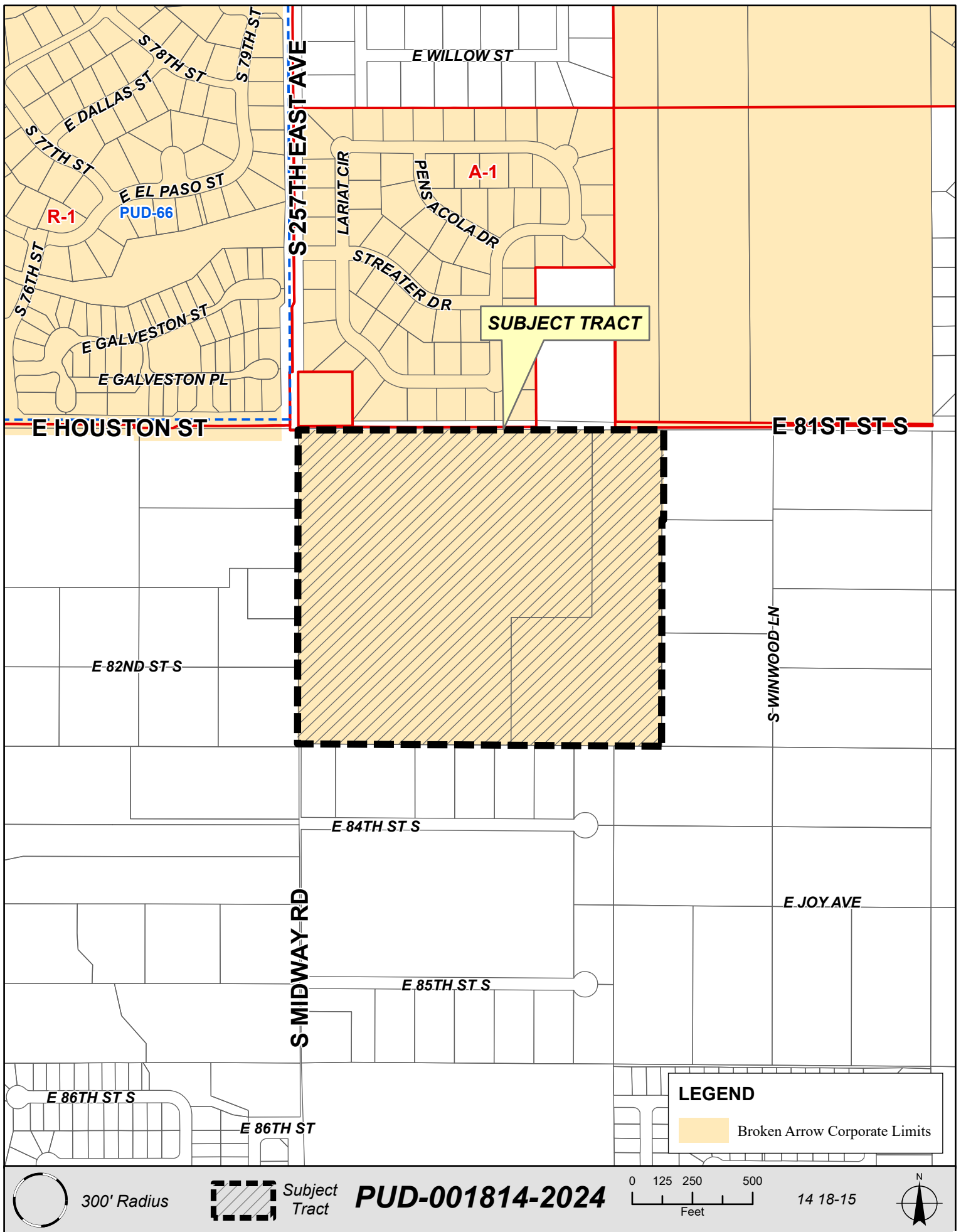
**Recommendation:**

Based upon the Zoning Ordinance Planned Unit Development Procedures Staff does not see a significant departure from the approved plan and recommends that PUD-001814-2024 be approved.

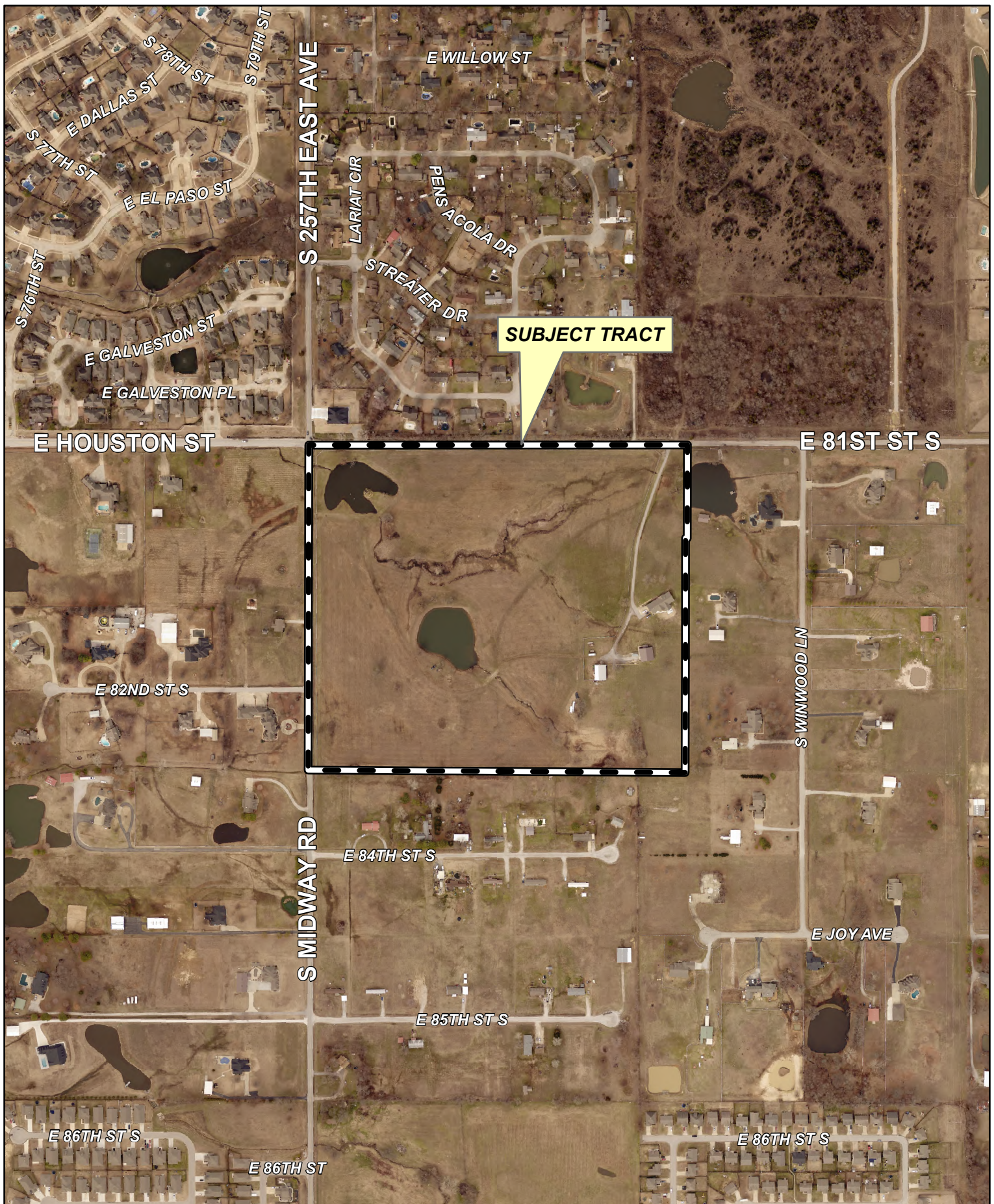
**Reviewed by:** Amanda Yamaguchi

**Approved by:** Rocky Henkel

JTH







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



Subject  
Tract

**PUD-001814-2024**

0 125 250 500  
Feet

14 18-15





# Design Guidelines for Antler Falls Planned Unit Development

**25900 E. 81<sup>st</sup> St. S.  
Broken Arrow, OK 74014**

**PUD # \_\_\_\_\_**

**BAZ- \_\_\_\_\_**

December 04, 2023

Submitted to:

The City of Broken Arrow, Oklahoma

**On Behalf of:**



**SPECTACULAR  
HOMES**

2468 West New Orleans Street  
Broken Arrow, OK 74014

**APPLICANT:**



wallace  
design  
collective

wallace design collective, pc  
structural · civil · landscape · survey  
123 north martin luther king jr. boulevard  
tulsa, oklahoma 74103  
918.584.5858 · 800.364.5858  
wallace.design

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## **I. LEGAL DESCRIPTION**

The entirety of this property consists of 45.84 acres located on the southeast corner of E Houston St. & Midway Rd. in Broken Arrow, Oklahoma, and is more particularly described within the following statement:

THE EAST 290 FEET OF THE NORTH 760 FEET OF A TRACT OF LAND DESCRIBED AS FOLLOWS TO-WIT: THE NW/4 OF NW/4 AND THE WEST 198 FEET OF THE NW/4 OF NE/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

AND

PART OF THE NW/4 OF NW/4 AND THE WEST 198 FEET OF NW/4 OF NW/4 AND THE WEST 198 FEET OF THE NW/4 OF NE/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST 198 FEET OF THE NW/4 OF NE/4 A DISTANCE OF 760 FEET SOUTH OF THE NE CORNER THEREOF; THENCE N89°49'19"W AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 FOR 625 FEET; THENCE S0°06'02"W AND PARALLEL WITH THE EAST LINE OF SAID WEST 198 FEET OF THE NW/4 OF NE/4 FOR 557.25 FEET TO THE SOUTH LINE OF SAID NW/4 OF NW/4; THENCE S89°50'30"E FOR 625 FEET TO THE EAST LINE AND SE CORNER OF SAID WEST 198 FEET OF THE NW/4 OF NE/4; THENCE N0°06'02"E ALONG SAID EAST LINE FOR 557.03 FEET TO THE POINT OF BEGINNING.

AND

THE NW/4 OF NW/4 AND THE WEST 198 FEET OF THE NW/4 OF NE/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT THE EAST 290 FEET OF THE NORTH 760 FEET OF THE ABOVE DESCRIBED TRACT AND LESS AND EXCEPT A TRACT OF LAND DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 198 FEET OF SAID NW/4 OF NE/4 A DISTANCE OF 760 FEET SOUTH OF THE NE CORNER THEREOF; THENCE N89°49'19"W AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 FOR 625 FEET; THENCE S0°06'02"W AND PARALLEL WITH THE EAST LINE OF SAID WEST 198 FEET OF THE NW/4 OF NE/4 FOR 557.25 FEET TO A POINT ON THE SOUTH LINE OF THE NW/4 OF NW/4; THENCE S89°50'31"E ALONG SAID SOUTH LINE FOR 625 FEET TO THE EAST LINE AND SE CORNER OF SAID WEST 198 FEET OF THE NW/4 OF NE/4; THENCE N0°06'02"E ALONG SAID EAST LINE FOR 557.03 FEET TO THE POINT OF BEGINNING.

## **II. DEVELOPMENT CONCEPT**

Antler Falls is comprised of 45.84 acres of land south of E. Houston St. and east of Midway Rd. The subject property consists of two tracts of land that were approved for annexation by the Broken Arrow City Council on November 21, 2023.

Antler Falls is a master planned zero-lot-line single family residential development, similar to the existing Rabbit Run development, which includes a 9' / 1' internal side yard setbacks and private, internal streets. The Conceptual Site Plan for Antler Falls is attached hereto as Exhibit "A".

Antler Falls will include 160 lots and adequate Reserve Areas. The Reserve Areas will be designed as Project amenities and may contain many special features such as private streets, entry monuments, sidewalks, common parking areas, detention areas, signage, a clubhouse, a private park with walking trails, playground and recreational facilities, a pool, pickleball courts, and additional green amenities. A home owners association will be established to provide for the maintenance, repair and replacement of the perimeter fencing, common amenities, Reserve Areas and the improvements constructed therein. The developer will also construct all of the sidewalk within reserve areas / easements.

Antler Falls will be gated and served by private streets. Said private streets will be constructed to City of Broken Arrow standards within a thirty (30) foot wide Reserve Area. The pavement cross-section will be constructed to provide for a minimum of twenty-six (26) feet of paving for a two (2) lane road. A four (4) foot sidewalk will be constructed on one side of the street curb, except where parking bays and mailboxes are provided and at such locations the sidewalk width may be increased to five (5) feet. Such sidewalk will be at least four (4) feet in width, void of any mailboxes, above ground utility structures or other such encumbrances. Where mailboxes are located next to the curb the sidewalk will taper to 5' allowing 4' of non-encumbered sidewalk. Decorative paving materials such as brick, colored and or stamped concrete or colored concrete blocks may be substituted for plain concrete in key locations or for the entire sidewalk and walkway system.

Drainage ways traverse the property and will be wholly located within reserve areas and generally left in their natural condition, except for private street crossings, sidewalks, recreational facilities, detention facilities, and any required utilities. All of the trails shown in Reserve Areas in Exhibits "B" shall meet the City of Broken Arrow standards for sidewalk construction.

Except for utilities along the arterial streets, all utilities within the Project will be located underground.

Simultaneously with the filing of PUD \_\_\_\_, the Applicant has requested the Property be rezoned in BAZ \_\_\_\_\_ to Single-Family Residential-3 ("RS-4") in order to establish the permitted uses and intensity.

### III. DEVELOPMENT STANDARDS

|                  |             |              |
|------------------|-------------|--------------|
| <b>Land Area</b> | 45.84 acres | 1,996,790 sf |
| <b>Zoning</b>    | PUD (RS-4)  |              |

#### PERMITTED USES:

Uses permitted as a matter of right in the RS-4 District, along with customary and accessory uses including but not limited to detached accessory buildings, gated entry, entry monuments, landscaped entrances, sidewalks, signage, security gate house, clubhouse and related recreational facilities, including food preparation facilities for residents only and meeting rooms, project sales offices, park and open spaces, playground and related recreational facilities, maintenance facilities, court gates, pool, pickle ball court, common parking areas, trails and walkways, detention facilities, picnic shelters and picnic facilities, gazebos and water features, private street crossing and related bridge, and other uses incidental thereto.

|  |            |
|--|------------|
| MAXIMUM NUMBER OF LOTS:  | 160        |
| MINIMUM LOT WIDTH:   | 50 FT      |
| Except for cul-de-sac lots which will have a minimum lot frontage of thirty (30) FT. The minimum lot frontage on cul-de-sac lots may be reduced provided drawings are submitted to and approved by the City of Broken Arrow for each such parcel that show the driveway width, mailboxes, curb returns, sidewalk (if applicable), and water meter location. Water meters will be located in an unpaved area. |            |
| MINIMUM LOT AREA:  | 5200 SF    |
| MAXIMUM BUILDING HEIGHT:   |            |
| Residential Structures:  | 35 FT      |
| Non-Residential Structures on Residential Lots:  | 15 FT      |
| Non-Residential Structures in Reserve Areas:   | 25 FT      |
| Clubhouse  | 35 FT      |
| MINIMUM SIZE OF DWELLING UNIT:   | 1600 SF    |
| MINIMUM YARD REQUIREMENTS:   |            |
| EXTERNAL BOUNDARIES:   |            |
| From ROW line abutting E. Kenosha St.  | 30 FT      |
| From ROW line abutting Midway Rd.  | 30 FT      |
| From the south property line   | 20 FT      |
| From the east property line  | 20 FT      |
| INTERNAL BOUNDARIES:   |            |
| Front Yard Setbacks:   |            |
| From lots that are not required to have a sidewalk   | 20 FT*     |
| From lots required to have a sidewalk  | 25 FT*     |
| For habitable or porch portion of structure  | 15 FT*     |
| Front yard setbacks on corner lots shall be a minimum of fifteen (15) feet on no sidewalk side and 17.5 on the sidewalk side of the street providing the garage does not front upon the street.  |            |
| * Such twenty-five (25) foot and twenty (20) foot front yard setback may be reduced to fifteen (15) feet for a garage provided the garage doors are located at 90 degrees from the street line and the garage is side loaded.  |            |
| * A fifteen (15) foot setback shall be allowed for the habitable portion of the structure provided that any front-facing garage is setback at least twenty (20) feet on lots not required to have a sidewalk and twenty-five (25) feet on lots required to have a sidewalk.  |            |
| Side Yard Setbacks:  | 1' / 7' ** |

\*\* Side yard setbacks shall be a minimum of one (1) foot on one lot line and seven (7) feet



on the other lot line ensuring there will be a minimum of eight (8) feet between build lines. Eaves are allowed to extend past setback one (1) foot. Six (6) feet distance from roof eaves must be maintained between buildings per residential fire code. No architectural elements are allowed to protrude into the side yard setbacks. The side yard setback will be designated on the Final Plat.

Rear Yard Setbacks: 20 FT\*\*\*

\*\*\* Except for lots that back up to open space reserve areas the minimum rear yard can be reduced to ten (10) feet provided drawings are submitted and sealed by a licensed engineer and acceptable to the City of Broken Arrow that demonstrates that the proposed improvements will not cause any substantial structural or maintenance issue for future houses or walls.

Detached accessory buildings shall comply with the minimum yard requirements for principal structures. This does not include gazebos and arbors 200 square feet or less, fire pits, water features, outdoor kitchens, or fire places.

PRIVATE STREETS:

Minimum width: 30 FT of right-of-way with 26 FT of paving

ENTRY GATES:

Entry gates shall meet the requirements of the City of Broken Arrow Subdivision Regulations.

SIGNS:

Entry identification signs shall be permitted with a maximum display surface area of 48 square feet of display surface area on each side of each entrance from Olive Avenue. The total entry identification signage at each such entry will not exceed 96 square feet of display surface area.

IV. ACCESS AND TRAFFIC CIRCULATION

Entry into Antler Falls will be via two gated entry ways, one along E. Houston St. and the other along Midway Rd. Internal access will be via private streets within a reserve. Sidewalks will be designed on one side of the internal streets, not to conflict with water and / or sewer lines. In addition, public sidewalks will be constructed in accordance to the City of Broken Arrow regulations along Midway Rd. and E. Houston St.

V. LANDSCAPE, SCREENING, AND OPEN SPACE

Landscaping and open space will be provided per the requirements of the City of Broken Arrow Zoning Code. As this development would be classified as “nonresidential”, screening will be installed and maintained where necessary to comply with the City of Broken Arrow Zoning Code. The project will be

extensively landscaped, ensuring cohesion throughout the site. No fencing is required where open space acts as a buffer to adjacent properties. To this fact, a 6' ornamental fencing will be provided along the southeast corner of Houston St. and Midway where the reserve area abuts the public streets. This will additionally include a portion of the property along the southwest portion of the subject property where the reserve abuts the street. For perimeter locations abutting public frontage, exclusive of the reserve areas, a 6' high brick wall will be provided. Lastly, along the south and east property lines a 6' high brick or synthetic wood fence will provide screening to the adjacent properties (Exhibit C).

## **VI. TOPOGRAPHY, UTILITIES, AND DRAINAGE**

Antler Falls is a generally undeveloped property with significant vegetation including large trees and drainage ways. Three (3) structures exist along the east side of the property. The property drains from south to the north, toward E. Houston St.

The project soil composition consists of variable classifications with mostly 'Bates, fine sandy loam'.

Stormwater detention will be provided by an on-site detention pond located on the northwest side of the subject property. This detention area will be designed to provide adequate detention for Antler Falls.

Electric, cable and gas are readily available to the site with services generally available. Water line and sanitary sewer service will be provided by the City of Broken Arrow.

The Existing and Proposed Utilities are shown on Exhibit "D" attached hereto.

## **VII. EXISTING ZONING AND LAND USE**

The existing zoning is AG. Simultaneously with the filing of PUD \_\_\_\_ the Applicant has filed BAZ \_\_\_\_ to rezone the property to RS-4.

## **VIII. SITE PLAN REVIEW**

One building permit is allowed prior to recording final plat using development parcel as lot. After the first building permit is issued, no building permit will be issued until a subdivision plat, which will serve as the site plan, is approved and filed of record with the Wagoner County Clerk.

## **IX. SCHEDULE OF DEVELOPMENT**

Initial construction is anticipated to commence during the fall of 2024, once the PUD and subdivision plat have been completed and approved.

## **X. APPLICABLE STANDARDS**

In addition to the standards set forth by this PUD, the development on the site will meet applicable standards of the underlying zoning district and the ordinances of the City of Broken Arrow.

## **XI. EXHIBITS**

EXHIBIT A – CONCEPTUAL SITE PLAN

EXHIBIT B – ACCESS AND CIRCULATION PLAN

EXHIBIT C – LANDSCAPE AND SCREENING PLAN

EXHIBIT D – EXISTING AND PROPOSED UTILITIES & TOPOGRAPHY

EXHIBIT E – AREA ZONING MAP

EXHIBIT F – AERIAL PHOTOGRAPHY



# City of Broken Arrow

## Request for Action

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**File #:** 24-1623, **Version:** 1

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**Broken Arrow Planning Commission  
12-05-2024**

**To:** Chairman and Commission Members  
**From:** Community Development Department  
**Title:**  
**Background:** Approval of Planning Commission meeting minutes of October 24, 2024  
Minutes recorded for the Broken Arrow Planning Commission meeting.  
**Attachments:** 10 24 2024 Planning Commission Minutes  
**Recommendation:** Approve minutes of Planning Commission meeting held October 24, 2024.  
**Reviewed By:** Amanda Yamaguchi  
**Approved By:** Rocky Henkel



# City of Broken Arrow

## Minutes Planning Commission

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

*Chairperson Robert Goranson*  
*Vice Chair Jason Coan*  
*Member Jaylee Klempa*  
*Member Jonathan Townsend*  
*Member Mindy Payne*

**Thursday, October 24, 2024**

**Time 5:30 p.m.**

**Council Chambers**

### 1. Call to Order

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

### 2. Roll Call

**Present:** 5 - Mindy Payne, Jaylee Klempa, Jonathan Townsend, Jason Coan, Robert Goranson

### 3. Old Business

There was no Old Business.

### 4. Consideration of Consent Agenda

**A. 24-14-52** Approval of Planning Commission meeting minutes of September 12, 2024

**B. 24-1-459** Approval of LOT-001774-2024 Lot Split, Luth Residence, approximately 9.63 acres, 1 lot to 2 lots, RS-4 (Single Family Residential) located one quarter mile east of South Lynn Lane Road (South 177th East Avenue), and south of West Florence Street (East 111th Street South)

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend.

**Move to approve the Consent Agenda**

The motion carried by the following vote:

**Aye:** 5 - Mindy Payne, Jaylee Klempa, Jonathan Townsend, Jason Coan, Robert Goranson

### 5. Consideration of Items Removed from Consent Agenda

There were no Items removed from the Consent Agenda; no action was taken or required.

### 6. Public Hearings

**A. 24-1440** Public hearing, consideration, and possible action regarding BAZ-001765-2024 (Rezoning),

Ellsworth Asphalt Plant, 12.83 acres, IL (Industrial Light) & CG (Commercial General) to IH (Industrial Heavy) & FD (Floodplain District), directly south of Houston Street (81st Street) and approximately one sixteenth mile west of 23rd Street (193rd Avenue/County Line Road)

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa.

The motion carried by the following vote:

**Aye:** 4 - Jonathan Townsend, Jaylee Klempa, Jason Coan

**Abstain:** 1 - Mindy Payne, Robert Goranson

**B. 24-1460** Public hearing, consideration, and possible action regarding SP-001773-2024, Ziggi's Coffee, 1 acre,

request for a Specific Use Permit for a Drive Through Coffee Shop, south of the southeast corner of East Albany Street (61st Street) and County Line Road (North 23rd Street)

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa.

The motion carried by the following vote:

**Aye:** 5 Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson, Mindy Payne

### 7. Appeals

There were no appeals.

### 8. General Commission Business

There was no General Commission Business.

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

Amanda Yamaguchi encouraged everyone to take the Connectivity Survey. Robert Goranson pointed out that the dead landscaping at the Casey’s on Kenosha Street was replaced and looks good. Jason Coan asked about the possibility of anonymous HOAs.

**10. Adjournment**

The meeting was adjourned at approximately 5:45 p.m.

MOTION: A motion was made by Jonathan Townsend, seconded by Jason Coan.

**Move to adjourn**

The motion carried by the following vote:

**Aye:        5 -**    Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson



# City of Broken Arrow

## Request for Action

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**File #:** 24-1624, **Version:** 1

---

**Broken Arrow Planning Commission  
12-05-2024**

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

Approval of Planning Commission meeting minutes of November 21, 2024

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

**Attachments:** 11 21 2024 Planning Commission Minutes

**Recommendation:** Approve minutes of Planning Commission meeting held November 21, 2024.

**Reviewed By:** Amanda Yamaguchi

**Approved By:** Rocky Henkel



**City of Broken Arrow**  
**Minutes**  
**Planning Commission**

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

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

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|                                    |                     |                         |
|------------------------------------|---------------------|-------------------------|
| <b>Thursday, November 21, 2024</b> | <b>Time 5:30 PM</b> | <b>Council Chambers</b> |
|------------------------------------|---------------------|-------------------------|

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**1. Call to Order**

Chairman Robert Goranson called the meeting to order.

**2. Roll Call**

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

**3. Old Business - NONE**

**4. Consideration of Consent Agenda**

- A. 24-1523 Approval of Planning Commission meeting minutes of September 26, 2024**
- B. 24-1524 Approval of Planning Commission meeting minutes of October 10, 2024**
- C. (no item 4C was included in the agenda)**
- D. 24-1521 Approval of PR-000131-2022|PT-001777-2024, Conditional Final Plat, Pine Valley Reserve Amended, approximately 18.5 acres, 65 lots, PUD- 326/RS-3/RM, located approximately one-eighth of a mile north of New Orleans Street (101st Street) and directly west Olive Avenue (129th East Avenue)**
- E. 24-1522 Approval of PR-000779-2024|PT-001830-2024, conditional final plat, Artesia II at Forest Ridge, 6.623 acres, 10 Lots, PUD-66/R-1, located one-half mile south of Kenosha Street (71st Street), one-half mile east of 79th Street (Midway Road/S. 257th E. Avenue)**

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne.  
**Move to approve consent agenda per staff recommendations.**

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

**5. Consideration of Items Removed from Consent Agenda - NONE**

**6. Public Hearings**

- A. 24-1491 Public hearing, consideration, and possible action regarding PUD-001814- 2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)**  
  
Joel Hensley, Senior Planner, stated the applicant requested to continue this item.  
  
MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne.  
**Move to continue item per application request.**  
**Aye: 4 -** Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson  
  
Continue Item A to December 5, 2024 meeting.
- B. 24-1518 Public hearing, consideration, and possible action regarding PUD-001787-2024 (Planned Unit Development) and BAZ-001788-2024 (Rezoning), Gatesway Multi-Family, 35.5 acres, Level 3 and 6 to Level 3, located one-half mile north of East Houston Street (81st Street) and one-quarter mile east of 9th street (177th East Avenue/ Lynn Lane Road)**

*Recess due to technical difficulties; session resumed at 5:37 PM.*

Amanda Yamaguchi presented Items 6B PUD 1787 and BAZ 1788 are zoning change



requests for a 35.5-acre parcel near East Houston Street and Lynn Lane. The site, partly developed as part of the Gatesway Foundation campus, is proposed for a townhouse/duplex-style multi-family development with up to 108 dwellings, fewer than the 243 units allowed by current zoning. Fundamental changes in the PUD include:

Increased Landscaping Buffers: Proposed buffers of 60 feet (vs. 35 feet required) along East College Street and the east property line.

Enhanced Tree Requirements: One tree per 35 feet of landscaped edge (vs. one per 50 feet required).

Reduced Parking: 1.7 spaces per unit (vs. two spaces required).

Building Length and Articulation Adjustments: Maximum building length increased to 300 feet, with related design adjustments.

Access to the development is through College Street, which is not planned for widening, but surrounding roads are undergoing upgrades. A traffic study is in progress. Utilities are available, and the property is outside the 100-year floodplain. The proposed PUD aligns with the comprehensive plan (Level 3 designation).

Staff recommends approval of PUD 1787 and BAZ 1788, pending any questions or additional input from the applicant.

John Droz, Route 66 Engineering, stated that the Gatesway Foundation is excited to be part of this project, a long-term funding mechanism to support its ongoing mission. A completed traffic study indicates that all intersections will maintain acceptable service levels during weekday peak hours. Gatesway retains 51% ownership of the project, with the remaining 49% owned by the developer, who is available to address questions about the development process.

Mr. Droz clarified the development consists of multi-family units, not townhomes or duplexes, as initially described. This aligns with the underlying zoning and PUD language.

Travis Yates with Beacon/SOCAYR mentioned that the project, with a 49% developer stake, includes 180 units - per unit 1,2,3-bedroom, one car for household observed, and would be open to more parking and more landscaping. The proposed unit breakdown is approximately 25% one-bedroom units, 45% two-bedroom units, and the remainder as three-bedroom units. These figures are still being finalized.

The board and speakers discussed the project and the proposed 1.7 parking spaces per unit instead of the usual two. Concerns were raised about the reduction, particularly for one-bedroom units (25% of the total), which may only require one space each. The reduction saves space for landscaping and green areas, enhancing the property's overall appearance. However, the team is open to reverting to 2 spaces per unit if necessary, as the reduction is not critical to the project.

Key points discussed included:

Unit Breakdown: 25% one-bedroom, 45% two-bedroom, and the remainder three-bedroom units.

Parking Justification: 1.7 spaces is a common standard for multi-family projects, accounting for single-person households and the Gatesway residents, many of whom are unlikely to own multiple cars.

Green Space Commitment: Reducing parking allows for more trees, landscaping, and areas like a dog park.

Landscaping on the East Side: While not required due to adjacent industrial zoning, a 30-foot landscaped buffer with trees has been committed to separating and enhancing aesthetics.

Site Design: The layout includes a community building with space for school bus turnarounds and connects to the Gatesway campus for additional access.

A dog park, comparable in size to the pool, was praised for supporting service animals and resident pets. The development aims to balance functional needs with aesthetic and community-focused design.

Robert Goranson opened Public Comment.

Carman Robison, a long-time resident of 220 North 15th Street, living there for nearly 20 years, raised significant concerns about the proposed apartment complex, emphasizing the potential strain on local infrastructure. She has concerns regarding the infrastructure capability and questions whether the existing utilities and infrastructure can support the additional demands of the new complex.

Ms. Robison discussed traffic and road safety issues, including the narrow design of College Street, which is not up to modern standards and already struggles with heavy traffic, including around 500 daily bus movements. Concerns are exacerbated by recent increases in traffic due to road widening on Lynn Lane and County Line Road, with frequent accidents at College Street and Lynn Lane.

Ms. Robison stated concerns about the impact on local services, the effects of potential increased crime associated with low-income housing, and the current challenges with nearby Section 8 housing. She is also concerned about the impact on local schools, especially Arrowhead, which is already at capacity.

She suggests that there may be more suitable locations within the city for this development that would less adversely affect the existing community and infrastructure.

Ms. Robison supports progress and the mission of Gatesway but urges consideration of these significant community and infrastructure concerns.

Alicia Hinkle, from College Street, directly across from the proposed development, expressed concerns about the community's lack of interest in high-density housing based on a survey completed months prior. The resident feels that the current meeting discussing the development would not be necessary if their input and that of their neighbors had been considered. They oppose the idea of high-density, subsidized housing in their area, emphasizing that the development primarily benefits an out-of-state company, Beacon in Kentucky while using only 20% of the housing for Gatesway Foundation's benefit. The resident urged the decision-makers to consider the significant impact on residents versus the minimal benefit to Gatesway.

Paul Hinkle, living directly across from Gatesway, expressed concerns about the proposed development, emphasizing the community's support for Gatesway but questioning the area's suitability for low-income housing. They highlighted the lack of infrastructure, such as sidewalks and shoulders on College Street, which is already problematic given the existing Section 8 housing. The resident also noted inconsistencies in the information presented about the development at different meetings, contributing to a lack of trust. While supportive of Gatesway's mission, they feel that the proposed development, which could disrupt the quiet, low-density character of the neighborhood, is not the right approach. They suggest alternative solutions that would better align with the needs and expectations of the existing residents.

The board further discussed the proposed development and its impact on local infrastructure:

No Current Plans for College Street: There are no immediate plans to fund or upgrade College Street according to current city bonds or projects. Lynn Lane and Houston Street are under design, and 23rd Street has recently been completed.

Traffic Study Results: A recent traffic study, completed on November 18th, has been received but not yet shared with the city. It will be emailed to relevant parties and potentially included in the staff report for further council consideration.

Public and Official Observations: Officials acknowledged community concerns about traffic, particularly on College Street, which is noted for its narrow points. Anecdotal observations suggest typical school-day traffic, but the specific impact of the new development remains a topic of discussion.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne.

**Move to approve Item 6B 24-1518 Public hearing, consideration, and possible action regarding PUD-001787-2024 (Planned Unit Development) and BAZ-001788-2024 (Rezoning), Gatesway Multi-Family, 35.5 acres, Level 3 and 6 to Level 3, located one-half mile north of East Houston Street (81st Street) and one-quarter mile east of 9th street (177th East Avenue/ Lynn Lane Road)**

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

- C. 24-1552 **Public hearing, consideration, and possible action regarding PUD-001783-2024 (Planned Unit Development) minor amendment to PUD-94Y, The Cottages at Battle Creek, 20.45 acres, located north of the Broken Arrow Expressway, one-quarter mile north of Albany Street (61st Street), north of Albany Drive, one-quarter mile east of Aspen Avenue (145th E. Avenue)**

Amanda Yamaguchi presented a minor amendment to Item 6C PUD 1783 2024, originally part of PUD 94Y. The amendment pertains to a 20.45-acre area located north of the Broken Arrow Expressway and approximately a quarter mile north of Albany Street and east of Aspen Avenue. The amendment seeks relief for the developer from installing sidewalks at

specific locations within the development. These areas, generally along interior reserve areas, are detailed in an exhibit attached to the staff report. Sidewalks are proposed on the opposite side of the streets where they are not being installed on one side.

The staff has recommended approval of the amendment as presented.

There was a procedural clarification regarding the handling of amendments. Significant amendments to a PUD are forwarded to the city council, while minor amendments, such as this one, do not require council consideration.

Jack Taber, TEP, applicant, and the board further discussed the proposed minor amendment to a Planned Unit Development (PUD) regarding sidewalk installation in a new gated subdivision.

The amendment proposes not installing sidewalks in specific areas marked in red on the exhibit, primarily along interior reserve areas. Upon home construction, the developer would install sidewalks in areas marked in blue and by individual lot owners in grey areas.

Public Safety Concerns were raised about safety and accessibility, particularly if a bus stop was needed. It was discussed whether the city would need to install sidewalks later, which typically only happens on arterial or collector streets unless a unique circumstance arises.

Mr. Taber explained the request for relief from installing sidewalks in certain areas due to physical constraints like adjacent detention areas and ponds. They argued for minimizing pedestrian access near these features for safety.

While the subdivision is built to city standards, it was clarified that these are private roads and reserves, not public right-of-way, meaning they would not be turned over to the city in the future. This led to further discussion about the necessity and appearance of sidewalks before the gated areas to enhance public view and ensure uniformity with city beautification efforts.

Some commissioners argued for consistency with city ordinances that typically require sidewalks, citing past instances where individuals faced significant costs for sidewalk installation.

The board discussed the need to consider both the developer's request and the broader community's needs, emphasizing safety, aesthetics, and standard city practices.

The discussion concluded with preparations for a motion, suggesting a leaning towards requiring the installation of sidewalks for consistency and public benefit despite the private nature of the subdivision.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne.  
**Move to deny Item 6C 24-1552 Public hearing, consideration, and possible action regarding PUD-001783-2024 (Planned Unit Development) minor amendment to PUD-94Y, The Cottages at Battle Creek, 20.45 acres, located north of the Broken Arrow Expressway, one-quarter mile north of Albany Street (61st Street), north of Albany Drive, one-quarter mile east of Aspen Avenue (145th E. Avenue)**

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

D. 24-1553 **Public hearing, consideration, and possible action regarding PUD-001785-2024, a major amendment to PUD-001521-2024, 81st Street Office Storage, 40 acres, A-1 (Agricultural) to IL (Industrial Light)/PUD (Planned Unit Development)-001521-2024, located north of Houston Street (81st Street), a one-quarter mile west of 23rd Street (193rd East Avenue/County Line Road)**

Henry Bibelheimer, Planner II, presented Item 24-1553 6D, a major amendment to PUD 1521-2024, known as 81st Street Office Storage. The property, approximately 40 acres, is zoned A1, IL, and PUD 1521. It is located north of Houston Street, about a quarter mile west of 23rd Street or County Line Road. The City Council approved PUD 1521 and BAZ 1569 on August 5, 2024.

The applicant has requested a significant amendment to increase the outdoor storage and distribution area for relocatable buildings from 12 to 17.95 acres within Development Area 1 of PUD 1521-2024.

The amendment seeks to maintain the original 300-foot landscape buffer along Houston Street for Development Area 1. Still, it proposes reducing the landscape edge to 200 feet for the additional 241-foot eastern extension of Development Area 1, aligning it with the requirements of Development Area 2.

The amendment is presented with a conceptual layout and design statement. It aligns with zoning ordinance section 6.4.8, meeting provisions for beautification and buffer enhancements along Houston Street.

According to FEMA, the property is not within the 100-year floodplain. Both water and sanitary sewer services are available from the city of Broken Arrow.

Staff Recommendation: The staff recommends approval of PUD 1785, subject to the completion of the plotting process, citing compliance with the comprehensive plan and the appropriateness of the landscape changes for the surrounding land uses.

Nathan Cross, applicant, discusses optimizing access to the development project. Initially, the approved plan included a single access drive for Development Area One, designated for outdoor storage, while Development Area Two is planned for light industrial use. Upon further review, driveway spacing and safety challenges emerged due to existing curb cuts on the opposite side of the road and to the east. These constraints make adding multiple access points difficult while adhering to spacing requirements.

The board and Mr. Cross discussed improving access and safety for the development project. The primary challenge is the existing curb cuts, which complicate spacing for multiple access points. To address this, the client proposed a single, more expansive mutual access driveway serving both Development Areas (outdoor storage and future light industrial) built to city collector road standards. This design reduces traffic congestion and improves safety, especially for heavy vehicles.

The current outdoor storage project will absorb the cost of building the improved driveway, with an expansion to offset expenses. A healthy landscape buffer and stormwater detention remain in the plans, ensuring compliance with previous agreements. The new layout is a better solution for managing traffic and overall site functionality.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa.  
**Move to approve Item 6D 24-1553 Public hearing, consideration, and possible action regarding PUD-001785-2024, a major amendment to PUD-001521-2024, 81st Street Office Storage, 40 acres, A-1 (Agricultural) to IL (Industrial Light)/PUD (Planned Unit Development)-001521-2024, located north of Houston Street (81st Street), a one-quarter mile west of 23rd Street (193rd East Avenue/County Line Road)**  
Mindy Payne, Jason Coan, Robert Goranson, Jaylee Klempa

Aye: 4 -  
  
E. 24-1554

**Public hearing, consideration, and possible action regarding PUD-001772-2024 (Planned Unit Development) and BAZ-001552-2024 (rezoning), Aspen Park, CH (Commercial Heavy), R-3 (Single-Family Residential), RD (Residential Duplex) and PUD-118A to IL (Industrial Light) and PUD-001772-2024, 7.4 acres, Comprehensive Plan Level 3 to Level 6 via COMP-001570-2024, generally located one-quarter mile north of west Kenosha Street (East 71st Street South) and one-quarter mile east of North Aspen Avenue (South 145th East Avenue)**

Henry Bibelheimer, Planner II, presented Item 24-1554 6E, a public hearing and action regarding the rezoning and developing a 7.4-acre property near North Aspen Avenue and West Kenosha Street. Currently zoned under multiple classifications, including PUD 118A, the proposal seeks to rezone the property to Industrial Light (IL) and establish a new PUD (Planned Unit Development 1772).

The property is partially platted as Aspen Park Village and partially unplatted, currently undeveloped. The comprehensive plan, updated in 2024, allows for Level 6 land use, enabling industrial rezoning.

The rezoning request for BAZ 1552 proposes to rezone from CH, R-3, & RD to IL. PUD 1772 limits development to mini storage units with landscaping and screening as per code.

The development requirements include an 8-foot masonry fence on the north, east, and west sides, with opaque screening on the south (near an industrial zone). Surrounding land uses include residential and industrial areas, necessitating thorough screening and buffering. Access will utilize North Redbud Avenue, a suitable industrial route.

Staff recommends approval, contingent on the property being platted, existing PUD 118A, and amendments being aggregated. The project aligns with the comprehensive plan and industrial zoning requirements.

Joseph Watt, Sisemore & Associates, 6660 South Sheridan in Tulsa, and the board discussed the proposed development. It includes single-story mini storage buildings with standard profiles predominantly 15 feet wide and depths varying between 20, 25, and 30 feet. The

majority are planned as 15x20-foot units, and no two-story buildings are being considered.

All units are single-story; there are no plans for multi-story structures. The design details will be finalized after the process moves forward.

The facility will have electronic gates, potentially allowing 24/7 access. This is similar to other nearby facilities, but operational hours have not been definitively decided.

Given the proximity to residential areas, concerns about headlights, noise, and traffic during night hours were noted.

The developer is open to addressing these issues and adjusting operations based on feedback during the final design phase.

The development team plans to refine these elements further as the project progresses.

MOTION: A motion was made by Robert Goranson, seconded by Jaylee Klempa.  
**Move to approve Item 6E 24-1554 Public hearing, consideration, and possible action regarding PUD-001772-2024 (Planned Unit Development) and BAZ-001552-2024 (rezoning), Aspen Park, CH (Commercial Heavy), R-3 (Single-Family Residential), RD (Residential Duplex) and PUD-118A to IL (Industrial Light) and PUD-001772-2024, 7.4 acres, Comprehensive Plan Level 3 to Level 6 via COMP-001570-2024, generally located one-quarter mile north of west Kenosha Street (East 71st Street South) and one-quarter mile east of North Aspen Avenue (South 145th East Avenue)**

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

- F. 24-1555 **Public hearing, consideration, and possible action regarding PUD-001815- 2024 (Planned Unit Development) Major Amendment, The Enclave at Southern Trails, 20.49 acres, BAZ-000125-2022 CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed-Use) and PUD- 000126-2022, generally located at the southeast corner of Olive Avenue (129th East Avenue) and New Orleans Street (101st Street)**

Joel Hensley, Senior Planner, presented Item 6F 24-1555. This item addresses a major amendment to PUD 126-2022, proposing commercial mixed-use and multifamily development across 20.49 acres at the southeast corner of Olive Avenue and New Orleans Street. The amendment involves three development areas (A, B, and C) with changes to permitted uses, land areas, building standards, and setbacks.

Key Details of the Amendment are Development Area A (7.88 acres), permitted uses: Includes all uses allowed in Commercial General (CG), plus micro food and beverage production; excludes medical marijuana dispensaries, pawn shops, bail bonds, and payday lenders. Land Area: Increased from 7.08 acres to 7.88 acres. Building Floor Area: Capped at 200,095 sq. ft. (no cap in the original PUD). Setbacks: Right-of-way: 50 feet (reduced to 25 feet with no parking). Minimum setback between development areas: 10 feet.

Development Area B (0.76 acres): Permitted Uses: Multifamily on the second floor; ground floor for office, retail, fitness, art galleries, and maker spaces, excludes pawn shops. Land Area: Decreased from 1.26 acres to 0.76 acres. Building Standards: Height: Reduced to 2 stories (was three stories). Max dwelling units: 6 (minimum lot area of 2,300 sq. ft. per unit).Parking: Minimum 1.5 spaces for single-bedroom units and 2 for two-bedroom units.Max building floor area: 4,520 sq. ft.

Development Area C (11.48 acres): Permitted Uses: Multifamily dwellings, parks, pools, and neighborhood amenities; no more than four attached units unless in a row-house configuration. Land Area: Decreased from 12.2 acres to 11.48 acres. Dwelling Units: Increased to 160 units (was 145). Building Standards: Max building coverage: 60% (was 35%). Landscaping buffer: Reduced to 10 feet (was 20 feet).

Staff finds this amendment marks a significant change from the original PUD but aligns with the Comprehensive Plan's Level 3 and 4 zoning designations. The proposal meets zoning and development standards, and staff recommends PUD 1815-2024 approval.

On behalf of the developer, Erik Enyart, Tanner Consulting presented a major amendment to the previously approved PUD 126-2022 for a mixed-use development on a 20-acre site at the southeast corner of Olive Avenue and New Orleans Street. The amendment refines the site plan with updated layouts, building designs, and development standards while retaining the original zoning and general use intentions. He and the board discussed fundamental changes and details about the development layout.

The original PUD had a conceptual plan; the updated PUD includes a finalized, detailed site

plan. Areas A and B (commercial zones) were combined for simplicity. Area C (residential) remains gated, with townhouse-style units featuring enclosed garages for 1-4 bedroom layouts.

The residential updates include an increase from 145 to 155 dwelling units. Features a walkable, campus-style community with central amenities Larger clubhouse, and a pool. Big and small dog parks, playgrounds, pavilions, and sports courts incorporate communal lawns for connectivity.

The mixed-use units include six live-work units, allowing ground-floor businesses with upstairs residential units for tenants (or separate occupants). CM zoning was activated for mixed-use functionality and relocated to the southwest corner for better integration.

The design enhancements include detailed elevations and renderings were provided (unavailable in the original PUD). Commercial areas include wider landscaped edges, uniform building lines, variegated facades, patios, and pedestrian-friendly sidewalks.

Restricted and prohibited uses include pawn shops, medical marijuana dispensaries, and payday lenders—restrictions based on compatibility with surrounding neighborhoods and feedback from past developments and citizen input.

Community and Stakeholder Engagement was discussed and the developer clarified that no new neighborhood meetings were conducted for the amendment, as the proposal is a refinement of the existing plan. The team was willing to address public concerns during the meeting and provide expert responses as needed.

The refinement was praised for its attention to community standards and aesthetic improvements. The presentation emphasized the thoughtful integration of commercial and residential uses to align with community expectations and the comprehensive plan.

The updated PUD refines the original development with improved site design, enhanced amenities, and community-sensitive use restrictions. The team is prepared to address public concerns and provide additional details as necessary.

Mark Wagner, a resident of the Lakes at Rabbit Run, addressed concerns about the lack of fencing along the south side of the proposed development, which borders a pond and green space maintained by the neighborhood HOA. He noted that while the development plan includes landscaping along this edge, such as trees and shrubs, it does not create a sufficient barrier. Specifically, the landscaping design, with one tree every 30 feet and shrubs every 50 feet, does not meet the residents' expectations for privacy or separation. Wagner emphasized that the HOA has invested in creating and maintaining the pond and green space, and residents are concerned about the potential for people accessing the area from the new development, leading to disruptions or damage. He suggested that fencing, similar to the high-quality, 6–8-foot fences used in their community, would address these issues, emphasizing the principle that "good fences create good neighbors."

Another issue raised was the driveway and curb cut, which, in the revised development plan, is located closer to the pond than before. This change heightens the importance of creating a barrier to prevent encroachment on the neighborhood's shared space. Wagner also expressed concerns about flooding from the east side of the property, which has already begun to fill in the pond and could worsen with further development.

In response, it was clarified that the pond and surrounding area were designed during the Lakes at Rabbit Run development and were intended as a shared amenity. The original intent of the PUD was to maintain an open view of the pond for both the Rabbit Run residents and those in the new development. While the landscaping buffer was discussed in the original PUD, there was no mention of a barrier fence being required. Staff also noted that the developer could address these concerns and provide additional context, particularly about the shared use of the pond and the landscaping plan.

It was reiterated that the landscaping plan was designed to maintain visibility and aesthetic openness rather than creating a visual or physical barrier. The developer, they explained, could clarify these points and address whether further adjustments could be made to accommodate the neighborhood's concerns.

Mr. Wagner concluded by expressing hope for further discussions with the developer to find a solution that would satisfy both parties, particularly addressing privacy and environmental concerns like flooding.

Stacey Harden, a resident of the Lakes at Rabbit Run and a neighbor of the previous speaker, Mark Wagner, addressed the Commission to expand on the concerns raised earlier. Harden

explained that one of the primary concerns for the neighborhood is safety and security regarding the pond and reserve area, which the Lakes at Rabbit Run HOA owns and maintains. Currently, the HOA cannot install a fence along the border with the proposed development, leaving the area potentially accessible to the public.

Mr. Harden noted that the neighborhood had initiated discussions with the developer and expressed optimism about reaching a mutually beneficial agreement. The goal is to find a solution that enhances security by preventing unauthorized access to the pond area from the adjoining development. Mr. Harden emphasized that the concern is not about opposition to the project but ensuring the neighborhood's safety, security, and shared space.

When asked for clarification, Mr. Harden explained that the objective is to prevent people from quickly entering the pond area from the new development. He reiterated that the neighborhood is hopeful about resolving the issue, noting that many residents are still processing the details of the proposed changes and the associated implications. Harden expressed optimism that the ongoing dialogue with the developer will lead to a satisfactory outcome for both parties.

Keith Garoutte, a resident of Lakes at Rabbit Run who has lived in Broken Arrow for 25 years, shared concerns about changes in the proposed development under the revised PUD. He explained that he and his wife purchased a lot overlooking the pond for its serene views of wildlife, including deer, ducks, and geese. However, with the new plan, the access road has been moved closer to the pond, and the parking arrangement now positions cars north and south. This layout raises concerns about headlights shining directly into homes and disrupting the peaceful environment, particularly for homes with windows facing the water.

Mr. Garoutte pointed out that the access road in the original PUD was farther from the pond and apartments were positioned to maximize water views. In contrast, the revised design orients the apartments north-south, leaving them with limited or no views of the pond, which he feels diminishes the development's thoughtful design. He emphasized that the new road placement could lead to increased traffic noise and lights reflecting off the water, disrupting the tranquility currently enjoyed by the neighborhood.

Additionally, he questioned whether city regulations address the number of access roads allowed onto arterial streets, noting the proximity of multiple access points within a short distance. He also raised concerns that the landscaping buffer, which calls for one tree every 30 feet, would not be sufficient to shield against car headlights or noise without some fence or barrier.

In response, it was clarified that while there is no limit on the number of driveways onto arterial streets, there are spacing requirements of at least 250 feet between access points. Staff also explained that the landscaping plan exceeds the city's one tree per 50 feet standard, but the exact tree types and their density would depend on the final design. Staff acknowledged that water could amplify noise and light and reiterated that the conceptual plan could be adjusted during the final design phase to address these concerns better.

Mr. Garoutte reiterated that his main concerns are related to the potential impacts of the new access road and parking arrangement on the peace and privacy of the neighborhood, particularly the increased exposure to lights and noise.

Christine Detrick, a resident of the Lakes at Rabbit Run, raised concerns about the lack of fencing around the shared pond and the potential for unrestricted access between their neighborhood and the proposed development. They highlighted that the community was marketed as a gated neighborhood, which they believed should include a secure perimeter, not just entry gates. The open access, they argued, undermines the safety and exclusivity of the neighborhood.

Ms. Detrick also expressed severe liability concerns. Being an "attractive nuisance," the pond could be dangerous, particularly to children. They drew a comparison to swimming pools, which require fencing for safety. Without a barrier, they worried about potential accidents or injuries, such as a child falling into the pond, which would raise significant safety and liability concerns for the HOA and the neighborhood.

Additionally, Ms. Detrick noted that their community already struggles with unwanted visitors due to the incomplete fencing around the neighborhood. They suggested that a lack of secure boundaries would only exacerbate the issue, allowing more effortless movement between the two developments.

While Ms. Detrick acknowledged that perimeter fencing might not eliminate all access, they emphasized its importance as a deterrent and a measure to ensure safety and security. They echoed earlier comments about concerns regarding the placement of the driveway next to the pond, which reduces the buffer between the developments and increases exposure to noise

and lights in their neighborhood.

It was clarified that the lake and reserve area belong to the Lakes at Rabbit Run, making the HOA responsible for any security measures, including fencing. Staff also noted that "gated community" typically refers to gated streets rather than fully enclosed perimeters. They acknowledged, however, that the agreements regarding the shared reserve area were outside their jurisdiction and would require clarification from the property owner.

Ms. Detrick reiterated that the safety and security concerns are significant and must be addressed, even if they align with issues under the original PUD approved in January 2023.

Henry Bibelheimer, Planner II, read an email from Dan and Jeanette Scott. Mr. Scott expressed his concerns about PUD 1815 and the proposed major amendment to PUD 126, focusing on the strain the development could place on the local infrastructure and schools. He highlighted the rapid residential growth in the area around Olive Avenue and New Orleans Street, noting that there are already four other developments in various stages of construction or planning, which would add a significant number of new residences. These include the current PUD 1815 proposal, The Retreat on New Orleans between Olive and Aspen with 90 single-family homes, Pine Valley Ranch on Olive between Washington and New Orleans with 139 planned homes, Pine Valley Villas adjacent to Pine Valley Ranch with 65 additional single-family units, and The Villas at Rabbit Run, which is almost complete and comprises 100 single-family homes. Altogether, these developments account for 774 new residences in the immediate area.

Mr. Scott estimated that these residences would introduce approximately 1,161 additional vehicles to the local roads, assuming an average of 1.5 cars per household. He noted that Olive Avenue and New Orleans Street are primarily two-lane roads, which he argued are insufficient to accommodate the anticipated increase in traffic. He expressed concern about congestion during peak hours, including school drop-off and pick-up times, suggesting that the area is already under strain and would struggle to manage additional growth.

Turning his attention to schools, Mr. Scott analyzed the potential impact of these developments on enrollment at nearby Oliver Middle School and Wolf Creek Elementary School. Using an average of 1.5 students per residence, he projected that these developments would result in 1,117 new students enrolling in the two schools. This would significantly increase the student-to-teacher ratios, with Oliver Middle School's current ratio of 13:1 potentially rising to 26.3:1 and Wolf Creek Elementary's ratio increasing from 17.05:1 to 36:1. Scott highlighted the challenges these increased ratios would pose for maintaining educational quality and managing classroom sizes.

In conclusion, Mr. Scott urged the Commission to consider reducing the number of residences in the proposed development to alleviate the anticipated strain on roads and schools. Alternatively, he suggested that improvements to local infrastructure and facilities should be prioritized to accommodate the rapid growth in the area. He emphasized the importance of balancing development with the community's ability to sustain it effectively.

Justin Morgan, Tanner Consulting, applicant rebuttal: addressed concerns about landscaping, building orientation, and site planning for the proposed development. He emphasized that the setback from the neighboring residential area is substantial, with a 300-foot separation across the lake, compared to the typical 55 feet required in similar developments. He noted that many of the trees south of the property line were recently planted as part of a wetland mitigation effort and, while not yet mature, are expected to grow thick and dense over time, enhancing the natural buffer.

To address concerns about building orientation, Mr. Morgan explained that the apartments were reoriented from east-west to north-south. This design minimizes the disruption to neighboring properties by ensuring that balconies and active areas do not directly face the lake. Instead, the buildings' end caps, with windows but no balconies, are positioned toward the lake.

Mr. Morgan also detailed efforts to centralize amenities such as the pool, dog parks, and playgrounds within the community to draw residents away from the southern edge near the lake. He acknowledged restrictions on fencing in certain areas due to the lake's designation and ecological considerations, noting that these constraints influenced the overall site design. Morgan concluded by explaining that the current concept has been in development for some time and reflects efforts to balance community concerns with project requirements.

Mark Perkins, Perkins Development, clarified that the green space between the proposed development and the Lakes at Rabbit Run was intentionally designed as a shared amenity and conservation area. This space is protected by a conservation easement detailed in the deed, which prohibits the construction of major fencing or barriers. The easement was established to create a shared buffer and detention area benefiting both communities. He emphasized that



any solution must respect these legal restrictions and existing agreements with the Rabbit Run developer.

Mr. Perkins, acknowledging concerns from Rabbit Run residents, the owner committed to collaborating with them to find mutually agreeable solutions before the matter reached the city council. He reiterated that while a fence cannot be constructed due to legal restrictions, additional landscaping could be explored to address privacy and security concerns. However, he also pointed out that any such changes must avoid compromising the intent and feel of the area as a walkable neighborhood, particularly given the already significant nine-acre buffer.

Mr. Perkins reminded the Commission that the original PUD for the Lakes at Rabbit Run, approved in 2021, explicitly stated that no fencing would be required along the northern property line due to the conservation area acting as a natural buffer. He noted that if this was not communicated to homebuyers, it was not the responsibility of the current developer, as this plan had been in place from the beginning.

Regarding concerns about the health of trees in the area, Mr. Perkins agreed that a true mitigation area requires proper upkeep, including replanting dead trees. He also pointed out that the Rabbit Run HOA likely bears responsibility for maintaining the landscaping and the pond, as these were part of the original plat for the Lakes at Rabbit Run. Mr. Perkins reiterated his willingness to collaborate with the community to ensure a solution that benefits all parties while respecting the legal constraints.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne.  
**Move to approve Item 6F 24-1555 Public hearing, consideration, and possible action regarding PUD-001815- 2024 (Planned Unit Development) Major Amendment, The Enclave at Southern Trails, 20.49 acres, BAZ-00012-2022 CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed-Use) and PUD- 000126-2022, generally located at the southeast corner of Olive Avenue (129th East Avenue) and New Orleans Street (101st Street)**

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

G. 24-1556 **Public hearing, consideration, and possible action regarding PUD-001818-2024 (Planned Unit Development) and BAZ-001817-2024(rezoning), Aspen Market, CN (Commercial Neighborhood), CG(Commercial General), RD (Residential Duplex) and R-2 (Single-Family Residential) to CH (Commercial Heavy) and PUD-001818-2024, 30.5acres, Comprehensive Plan Level 6, generally located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)**

Henry Bibelheimer, Planner II, presented Item 24-1556 PUD 1818 and BAZ 1817, which pertain to the rezoning and development of a 30.5-acre site known as Aspen Market, located at the northeast corner of Tucson Street and Aspen Avenue. The currently unplatted and undeveloped property is designated Level 6 in the comprehensive plan. The rezoning request (BAZ 1817) seeks to change the zoning to Commercial Heavy (CH) in alignment with the comprehensive plan, while the PUD 1818 proposal limits use to those allowed in Commercial General (CG), including car washes, which are permitted under CH zoning.

The proposed development includes specific features such as three multi-tenant signs varying in size and placement, including a 40-foot sign along the Creek Turnpike, a 30-foot main entrance sign on Aspen Avenue, and a 9.5-foot sign on West Tucson Street. A setback reduction is proposed along West Tucson Street, decreasing the required setback from 50 to 20 feet. Access to the development will include a mix of public and private streets and drives, with three entrances on Aspen Avenue and Tucson Street, one of which will be signalized. Public sidewalks are planned along the arterial roads, supplemented by private sidewalks within the development.

Staff recommended approval of PUD 1818 and BAZ 1817, contingent on the platted property and specific comments being addressed during the planning process. The Commission noted that the final layout for streets and drives and compliance with zoning and engineering standards would be finalized as the development progresses. The proposal aligns with the comprehensive plan and surrounding land uses, with staff available to address any questions from the Commission.

Mark Capron, Wallace Design Collective applicant, presented on behalf of the Aspen Market project, providing additional details about the Planned Unit Development (PUD) and rezoning process. He explained that while the project could largely proceed under Commercial General (CG) zoning, including a car wash required an upgrade to Commercial Heavy (CH) zoning. The PUD was then used to refine the zoning to align with CG standards while allowing the car wash. Additionally, the PUD enabled the inclusion of a private street, as some of the larger stores in the development would not have frontage on a public road. The private street also allows for adjustments in pedestrian circulation, such as relocating

sidewalks to areas that better support access and flow rather than strictly adhering to street adjacency.

Mr. Capron emphasized the collaboration with city staff to refine the development details and highlighted the project's quality and scope. He expressed pride in the team's involvement in what he described as a significant and high-quality project. While the Commission praised the development's design and noted its thoroughness, the mood remained light with a humorous acknowledgment of missing a social gathering due to the meeting. Mr. Capron concluded by offering to address any questions, confident in the project's appeal and design.

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa.  
**Move to approve Item 6G 24-1556 Public hearing, consideration, and possible action regarding PUD-001818-2024 (Planned Unit Development) and BAZ-001817-2024(rezoning), Aspen Market, CN (Commercial Neighborhood), CG(Commercial General), RD (Residential Duplex) and R-2 (Single-Family Residential) to CH (Commercial Heavy) and PUD-001818-2024, 30.5acres, Comprehensive Plan Level 6, generally located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)**

**The motion carried by the following vote:**  
Aye: 4- Mindy Payne, Jason Coan, Robert Goranson, Jaylee Klempa

**7. Appeals - NONE**

**8. General Commission Business - NONE**

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

Robert Goranson requested a discussion at the next meeting on sidewalk waivers, gave a shoutout to the Parks Department, and expressed excitement at the soon-to-open Ace Pickleball facility. Staff and Commission wished everyone a happy Thanksgiving.

**10. Adjournment**

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan.  
**Move to adjourn.**

**The motion carried by the following vote:**  
Aye: 4 - Mindy Payne, Jason Coan, Robert Goranson, Jaylee Klempa

The meeting adjourned at approximately 7:30 PM.



# City of Broken Arrow

## Request for Action

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**File #:** 24-1622, **Version:** 1

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**Broken Arrow Planning Commission**  
**12-05-2024**

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

Public hearing, consideration, and possible action regarding BAZ-001842-2024 (Rezoning), Promise Land Rezoning, 1.04 acres, A-1 (Agricultural) to RS-2 (Single-Family Residential), located approximately one-third mile north of Houston Street (81st Street), west of Oak Grove Road (273rd E. Avenue)

**Background:**

**Applicant:** Darci Delso

**Owner:** Smith, Max Ed: Judy Belle Trustees

**Developer:** N/A

**Engineer:** N/A

**Location:** One-third mile north of Houston Street (81st Street), west of Oak Grove Road (273rd E. Avenue)

**Size of Tract** 1.04 acres

**Present Zoning:** A-1 (Agricultural)

**Proposed Zoning:** RS-2 (Single-Family Residential)

**Comp Plan:** Level 1 (Rural Residential)

BAZ-001842-2024 involves approximately 1.04-acres of unplatted property located approximately one-third mile north of Houston Street (81st Street), west of Oak Grove Road (273rd E. Avenue).

The applicant proposes to change the zoning from A-1 (Agricultural) to RS-2 (Single-Family Residential) to facilitate a future lot split on the property. The applicant intends to construct one single-family home on the 1.04 acres.

**SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN**

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

| Location | Development Guide | Zoning       | Land Use                            |
|----------|-------------------|--------------|-------------------------------------|
| North    | Level 1           | Agricultural | Large lot single-family residential |
| East     | Level 1           | Agricultural | Large lot single-family residential |
| South    | Level 1           | Agricultural | Large lot single-family residential |
| West     | Level 1           | Agricultural | Large lot single-family residential |

The subject property is designated as Level 1 (Rural Residential) in the Comprehensive Plan. RS-2 zoning is considered to be in accordance with the Comprehensive Plan in Level 1.

According to the FEMA Maps, none of this property is located in the 100 year floodplain. Water is provided by Rural Water District 4.

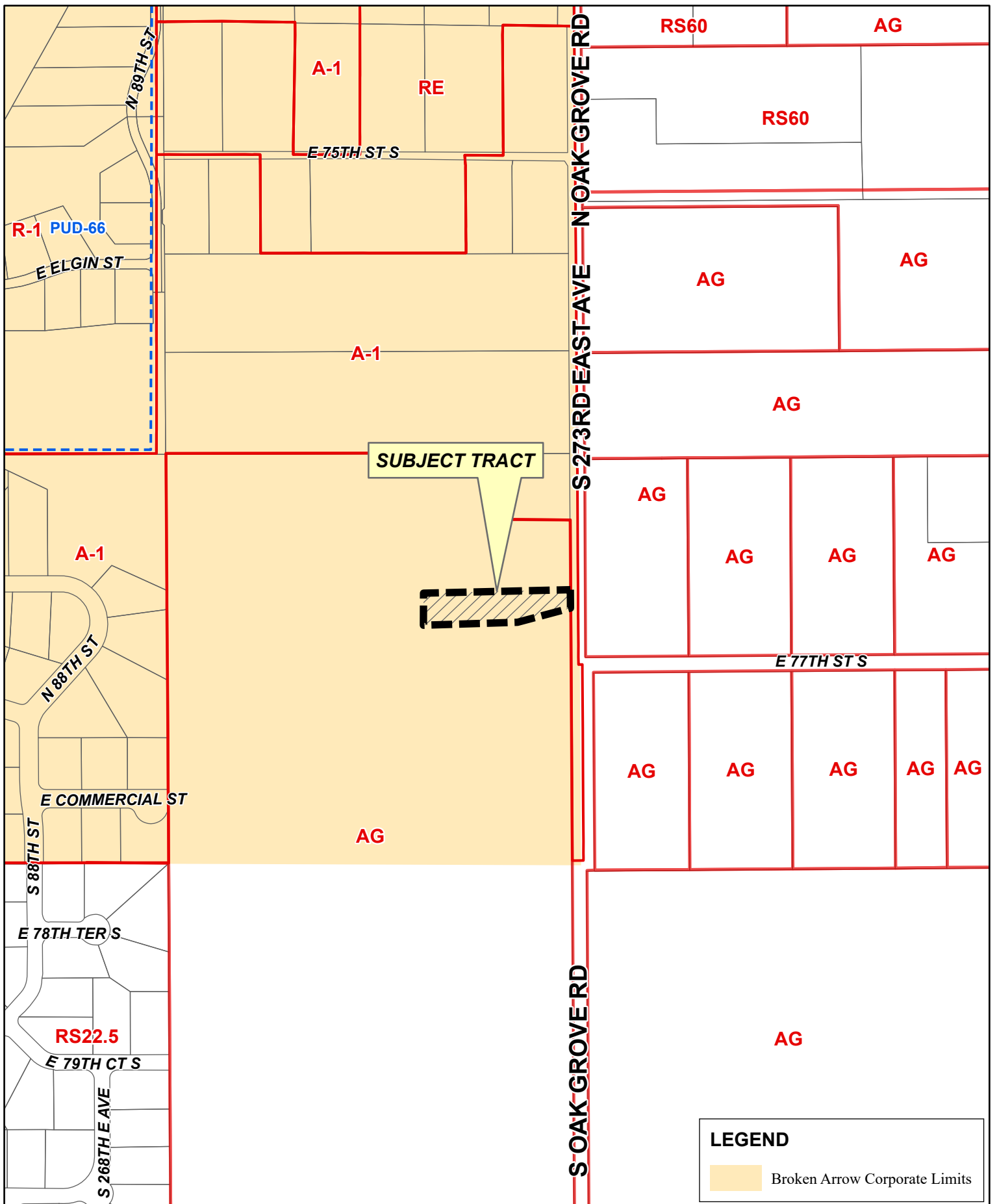
**Attachments:**        Case map  
                             Aerial photo  
                             Comprehensive Plan Map

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001842-2024 be approved.

**Reviewed By:**                **Amanda Yamaguchi**

**Approved By:**               **Rocky Henkel**





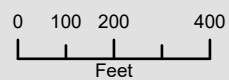


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Aerial Photo Date: 2023



Subject  
Tract

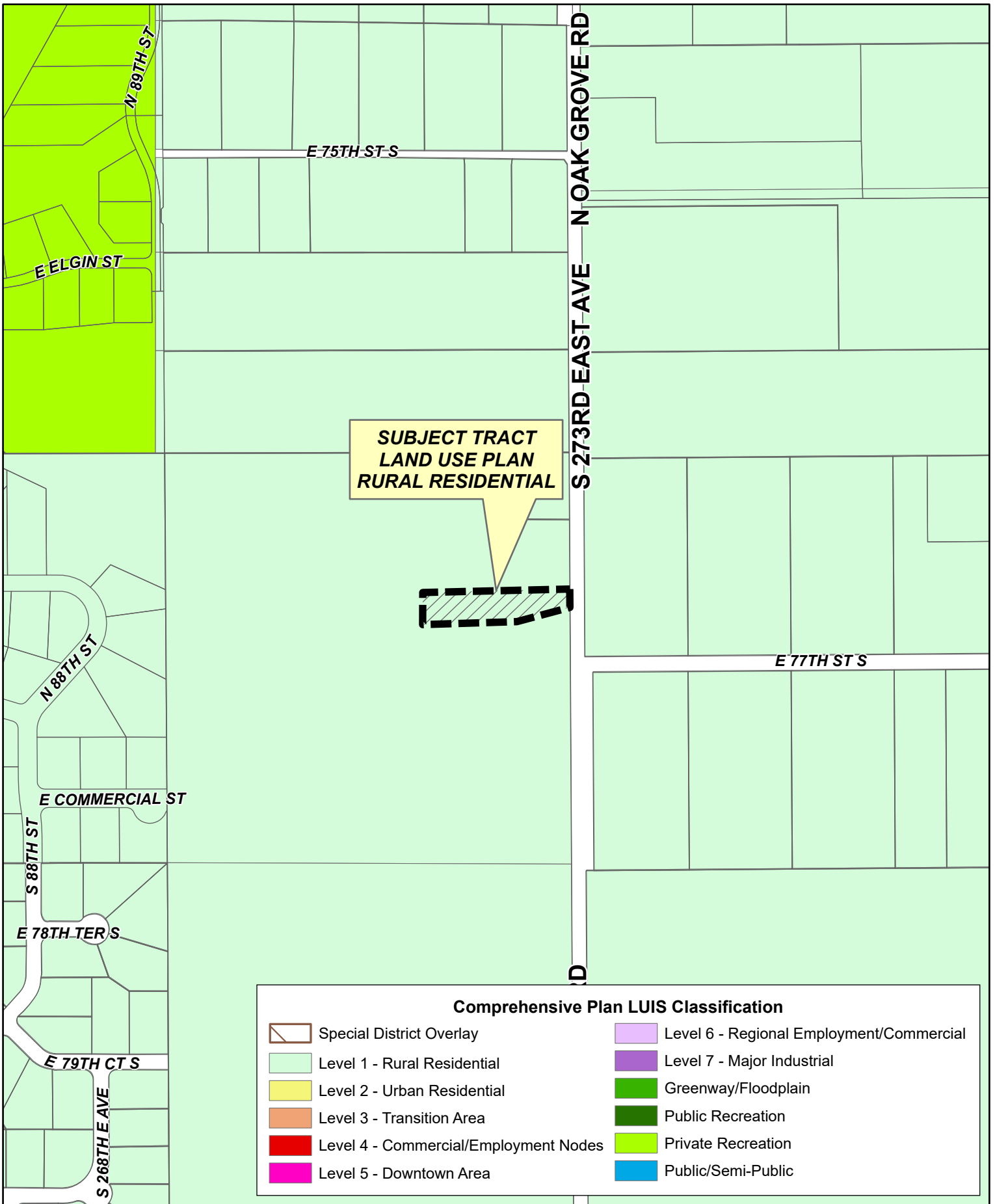
**BAZ-001842-2024**



11 18-15





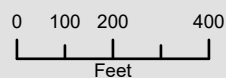


300' Radius



Subject  
Tract

**BAZ-001842-2024**



11 18-15





# City of Broken Arrow

## Request for Action

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**File #: 24-1625, Version: 1**

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**Broken Arrow Planning Commission  
12-05-2024**

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

Public hearing, consideration, and possible action regarding PUD-001845-2024 (Planned Unit Development) and BAZ-001851-2024 (Rezoning), Tiger Crossing, 17.66 acres, A-1 (Agricultural) to CG (Commercial General) and CM (Community Mixed-Use), located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)

**Background:**

**Applicant:** Deborah Palinskee  
**Owner:** Shaun Bhow  
**Developer:** Bhow Capital  
**Engineer:** Sisemore and Associates  
**Location:** Northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)  
**Size of Tract** 17.66 acres  
**Present Zoning:** A-1 (Agriculture)  
**Proposed Zoning:** CG (Commercial General) and CM (Community Mixed-Use)/PUD-001845-2024  
**Comp Plan:** Level 4 (Level Description)

Planned Unit Development PUD-001845-2024 and BAZ-001851-2024 involve approximately 17.66-acres, which is currently unplatted and undeveloped. The property is located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road).

A rezoning request, BAZ-001851-2024, is proposing to change the zoning on this property from A-1 (Agricultural) to CG (Commercial General) and CM (Community Mixed-Use)/PUD-001845-2024. The subject property is Comprehensive Plan Level 4, which does support both CM (Community Mixed-Use) and CG (Commercial General). As shown in Exhibit B of PUD-001845-2024 Development Area A is proposed to be 260' wide, and cover all of the frontage onto County Line, and approximately 860' of the frontage onto Albany Street. Development Area A is proposed to allow all uses permitted within the CG zoning district, with no outdoor storage. This development area is proposed to be developed as a commercial development as shown in Exhibit A "Conceptual Site Plan".

Development Area B is set generally behind the commercial along the frontage, as shown in Exhibit B. PUD-001845-2024 allows for office uses, as well as dwelling multi-family, dwelling single family attached, and accessory uses/amenities. This development area does not have a layout that is included in the conceptual site plan, as it is proposed to be developed at a future date.



Development Area C allows for all uses allowed by the CM zoning district. If this property develops as a commercial development, then it will comply with the development standards of development area A. If this property is built as a residential development, then it shall comply with the residential development standards of Development Area B. Development Area C also does not have a proposed layout included in PUD-001845-2024 and is proposed to be developed in the future.

#### SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

PUD-001845-2024 is proposed to be developed in accordance with the CG and CM district of Zoning Ordinance except as specified below.

| Item                          | Development Area A Request (CG)             | Development Area B Request (CM) |
|-------------------------------|---|---------------------------------|
| <i>Min. Front Setback</i>     | 50 to 25                                    |                                 |
| <i>Min. Rear Setback</i>      | 50 to 25                                    | North - 35' West - 20'          |
| <i>Max. Height</i>            | None to 35'                                 |                                 |
| <i>Sign</i>                   | One IDI sign, and one monument sign per lot |                                 |
| <i>Max. Dwelling units</i>    |   | 150                             |
| <i>Landscape buffer width</i> |   | 10' to 35' on the north         |
| <i>Min. Masonry facade</i>    |   | 60% to 65%                      |

#### ACCESS AND CIRCULATION

Access to the proposed development is provided by driveways onto both Albany Street and County Line Road. The driveway locations shown in the PUD are at their requested locations. Due to the existing platted drives on the opposite sides of the arterial streets, some of these drives are requested to not be required to meet the driveway separation requirements or off-set requirements of the zoning ordinance. The exact locations of these drives will be determined during the platting process, and a variance to the engineering design criteria will need to be approved for any locations that do not meet the separation requirements.

#### PROVISIONS FOR PUD APPROVAL

According to Section 6.4.A of the Zoning Ordinance, the PUD provisions are established for one (1) or more of the following purposes:

1. To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties.
2. To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Ordinance.
3. To encourage the provision and preservation of meaningful open space.

4. To encourage integrated and unified design and function of the various uses comprising the planned unit development.
5. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infra structure and land use compatibility.

In Staff's opinion, PUD-001845-2024 satisfies items 2 and 4, as this PUD is written to have a unified design for development area A, while leaving flexibility for Development Areas B and C.

**SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN**

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

| Location | Development Guide  | Zoning                | Land Use                                 |
|----------|--------------------|-----------------------|--|
| North    | Levels 2 and 4     | RS-3 and CG           | Single-Family Subdivision and Commercial |
| East     | Level 4            | A-CH and CH           | Undeveloped and Convenience Store        |
| South    | Public/Semi-Public | A-1/SP-224 and SP-234 | Broken Arrow High School                 |
| West     | Level 4            | CG                    | Scuba Savvy                              |

The subject property is designated as Level 4 (Commercial/Employment Nodes) in the Comprehensive Plan. A Comprehensive Plan change from Level 2 to Level 4 was approved by City Council on July 14, 2024. CG and CM zoning are considered to be in accordance with the Comprehensive Plan in Level 4.

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

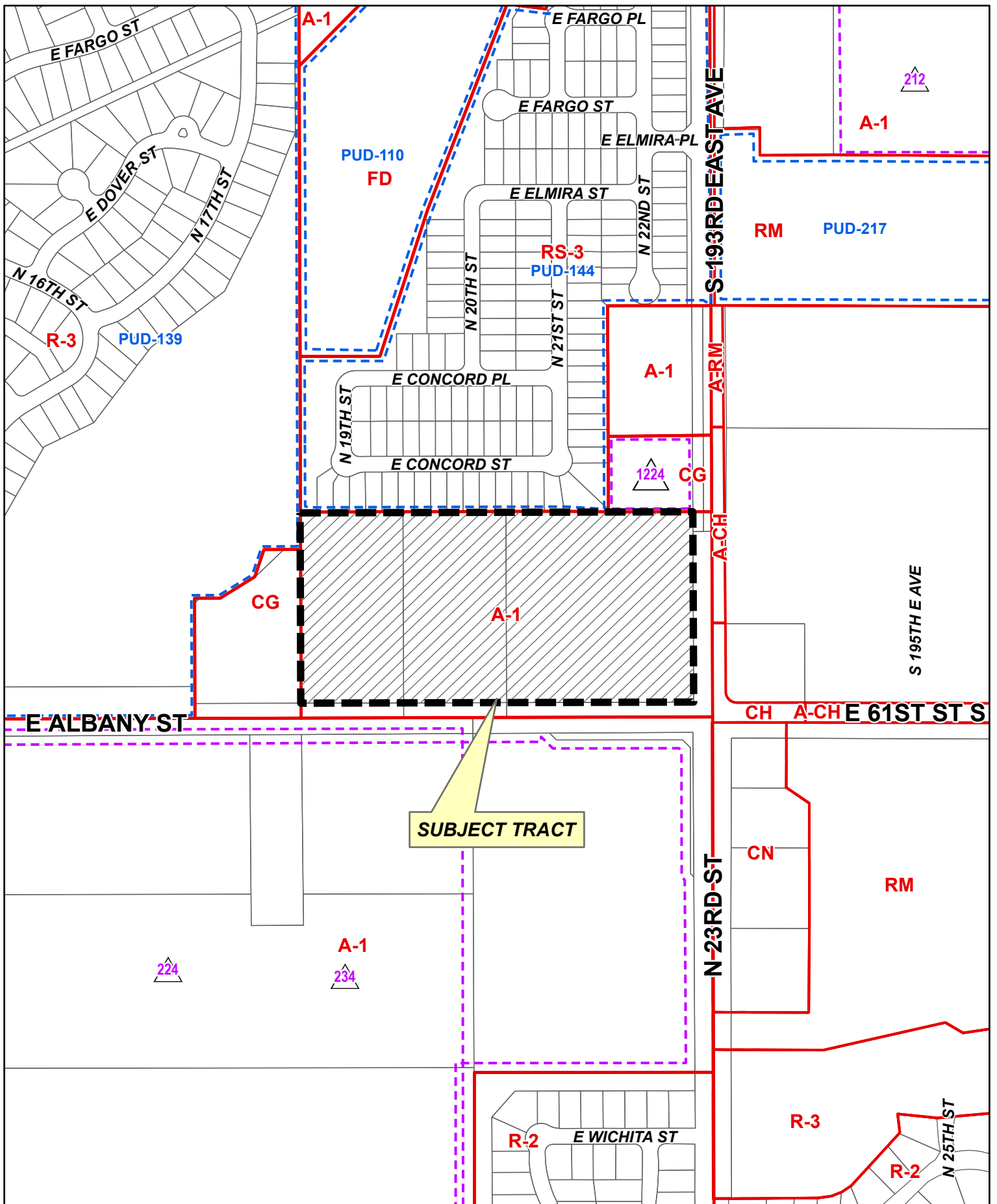
**Attachments:** Case map  
Aerial photo  
Comprehensive Plan Map  
PUD-001845-2024 Design Statement

**Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-001845-2024 and BAZ-001851-2024 be approved, subject to the property being platted.

**Reviewed By:** Amanda Yamaguchi

**Approved By:** Rocky Henkel

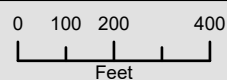


300' Radius



Subject Tract

**PUD-001845-2024**  
**BAZ-001851-2024**



36 19-14





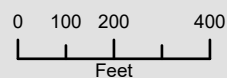


Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Photo Date: 2023



Subject  
Tract

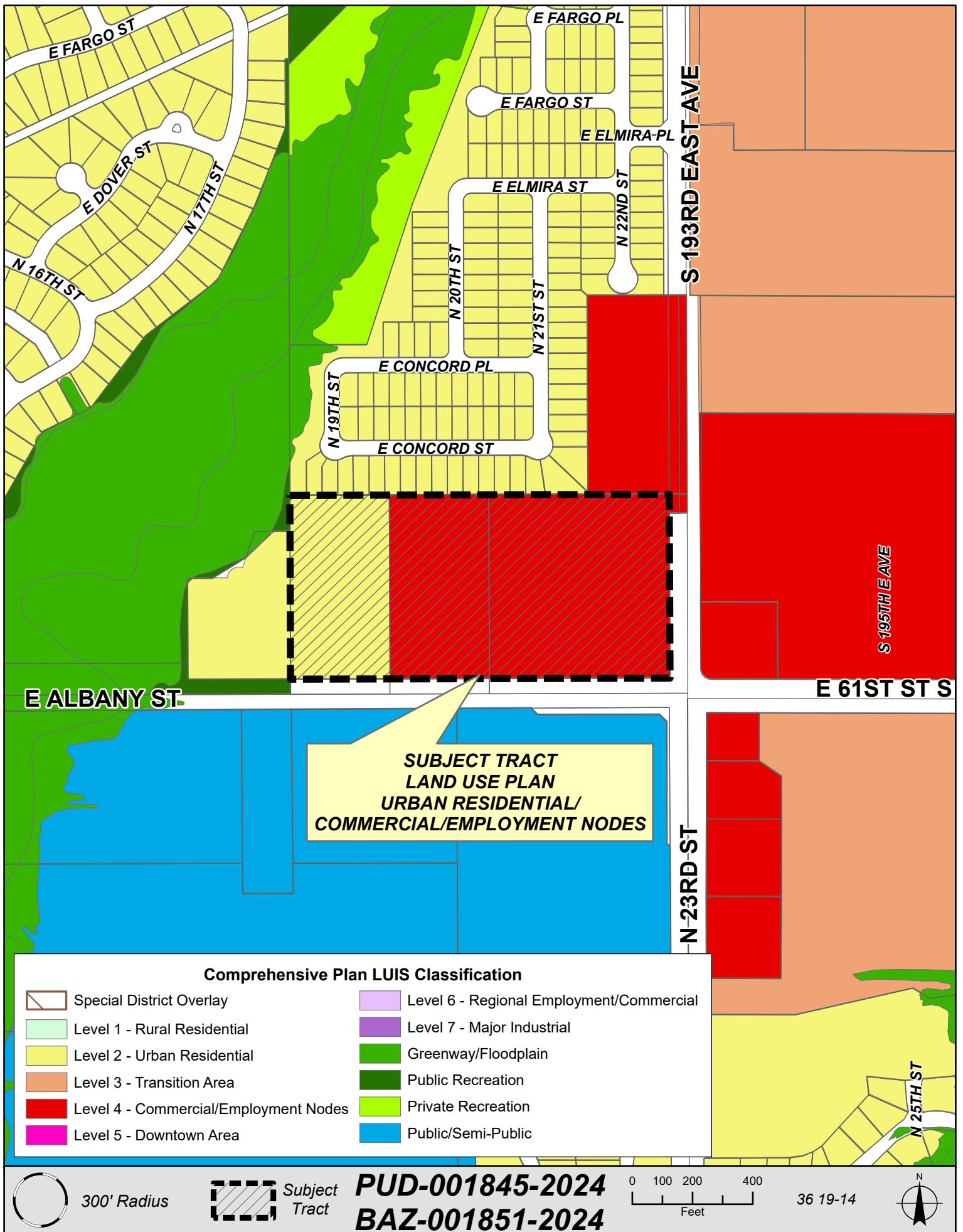
**PUD-001845-2024**  
**BAZ-001851-2024**



36 19-14







# TIGER CROSSING

BROKEN ARROW, OKLAHOMA

**PLANNED UNIT DEVELOPMENT NO. PUD-001845-2024**

Submitted to:  
City of Broken Arrow  
Oklahoma

December 2, 2024

Prepared for:  
Bhow Capital, LLC  
Shaun Bhow  
110 S. Hartford, Suite 110  
Tulsa, OK 74120

 **SISEMORE  
& ASSOCIATES**  
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| <b>Exhibit D: Access and Circulation Plan</b> |          |
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| <b>Exhibit G: Zoning Map</b>                  |          |

## I. DEVELOPMENT CONCEPT & CHARACTER

Tiger Crossing is a proposed mixed-use development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code (the “Code”). The site is approximately 17.66 acres located in the SE quarter of Section 36 Township 19 North Range 14 East and situated near the northwest corner of North County Line Road and East Albany Street South. The property is bounded on the south across Albany Street by Broken Arrow Public School property, on the west by Scuba Savvy, on the north by the residential subdivision of Fairway Crossing, and on the east by County Line Road and other commercial development on the east side of County Line Road. The property has approximately 610 feet of frontage along County Line Road and approximately 1260 feet of frontage along Albany Street.

The Project consists of three (3) development areas. Development Area A will be for commercial use with several one-story buildings fronting County Line Road and Albany Street, including parking and drives necessary for the development and encompasses approximately 7.37 acres of land, shown as Tracts 1 and 2 on the Development Area Map. Development Area B will be for residential and light office use and encompasses approximately 8.32 acres of land shown at Tract 4 on the Development Area Map. Development Area C will be for mixed-use commercial and/or residential use and encompasses approximately 1.97 acres of land shown as Tract 3 on the Development Area Map.

The current zoning of the property is A-1 (Agricultural). Development Area A will be rezoned to CG (Commercial General). Development Areas B and C will be rezoned to CM (Community Mixed Use).

A Conceptual Site Plan for the Project is shown on **Exhibit A**. The Development Area Map for the project is shown on **Exhibit B**.

## II. DEVELOPMENT AREA “A” STANDARDS

Development Area “A” shall be governed by the Code and use and development regulations of the CG District, except as otherwise modified below:

|   |  |
|---|--|
| <b>Permitted Uses</b> .....                   | As permitted within the CG Zoning District. No outdoor storage shall be permitted. |
| <b>Net Development Area</b> .....             | 7.37 acres   |
| <b>Maximum Floor area Ratio Per Lot</b> ..... | 0.75   |
| <b>Minimum Lot Frontage</b> .....             | 100 feet   |
| <b>Minimum Building Setbacks:</b>             |  |
| From County Line Road .....                   | 25.0 feet  |
| From Albany Street .....                      | 25.0 feet  |
| From Development Area B boundary .....        | 25.0 feet  |



From Development Area C boundary ..... 10.0 feet

Internal lot boundaries ..... 0 feet

**Maximum Building Height:** 35 feet\*

\*Unoccupied architectural features, not to exceed 42 feet, are permitted with Detail Site Plan approval.

### **Interior Parking Lot Landscaping:**

Interior parking lot landscaping shall be in accordance with the Code, provided landscape islands shall be a minimum of 9'x18'. A landscape island shall be provided for every 15 parking spaces and shall be spaced, on average, every 15 spaces.

### **Screening:**

Rooftop mechanical equipment shall be screened in accordance with the Code, provided, the internal facing side of such equipment that faces Development Area B shall not be required to be screened so long as the 3 screened sides block visibility from County Line Road and East Albany Street. Wall-mounted mechanical equipment shall be screened in accordance with the Code.

The finished side of screening fencing will face out toward Development Area B and shall be allowed to face out on the other property lines.

### **Signage:**

Signage shall be permitted in accordance with the Code, except as modified below:

#### **Freestanding Signage:**

One (1) integrated development identification monument sign not exceeding a height of 24-ft will be permitted to be installed at the corner of Albany and County Line Road with a panel size allowed by the Code. Each lot is allowed one (1) freestanding sign that shall have a monument base made of similar materials as the main structure/building on that lot. Except as provided herein, all signage shall comply with the Code.

### **Parking Ratio:**

As required for the applicable use type as set forth within the Code. Cross parking will be allowed.

### III. DEVELOPMENT AREA “B” STANDARDS

Development Area “B” shall be governed by the Code and use and development regulations of the CM District, except as otherwise modified below:

**Permitted Uses** ..... Office, business or professional; Dwelling, multi-family; Dwelling, single-family attached; and customary accessory uses thereto, including but not limited to a private dog park, private clubhouse and pool.

**Net Development Area** ..... 8.32 acres

**Minimum Lot Area** ..... As permitted within the CM Zoning District.

**Minimum Lot Frontage** ..... None.

**Maximum Number of Dwelling Units** ..... 150

**Minimum Building Setbacks:**

From North property boundary: 35 feet

From West property boundary: 20 feet

From East property boundary: 0 feet

From South property boundary: 0 feet

**Maximum Building Height** ..... As permitted within the CM Zoning District.

**Interior Parking Lot Landscaping:**

Interior parking lot landscaping shall be in accordance with the Code, provided, landscape islands shall be a minimum of 9’x18’. A landscape island shall be provided for every 15 parking spaces and shall be spaced, on average, every 15 spaces.

**Landscape Buffer:**

A thirty-five foot (35’) wide landscape buffer shall be provided along the north boundary of Development Area B. Within the landscape buffer, a minimum of ten (10) shrubs and one (1) evergreen tree shall be planted for every thirty (30) linear feet thereof. The landscape buffer shall be permitted to remain in its natural, forested state until such time a Landscape Plan is submitted for approval in conjunction with the actual development of Development Area B.

**Parking Ratio:**

Residential: 1.5 parking spaces per one-bedroom units and 2 parking spaces per two or more-bedroom units.

Office: As permitted for the applicable use type as set forth in the Code.

**Exterior Building Materials:**

At least sixty-five percent (65%) of the exterior of residential buildings, excluding doors and windows, shall be constructed of masonry concrete panels, Exterior Insulated Finish Systems (EIFS) and/or stucco. Fiber Cement exterior siding products are acceptable finish materials to comply with “masonry concrete panels” as defined by the Code. Additionally, at least twenty-five percent (25%) of any street facing façade of residential buildings shall be constructed of natural brick or masonry rock, provided, however, internal parking areas, common areas, and façades screened by opaque screening walls shall not be considered “street facing”.

**Signage**

As permitted within the CM Zoning District.

**IV. DEVELOPMENT AREA “C”**

Development Area “C” shall be governed by the Code and use and development regulations of the CM District, except as otherwise modified below:

|                      |  |
|----------------------|--|
| Permitted Uses ..... | As permitted within the CM Zoning District. No outdoor storage shall be permitted. |
|----------------------|--|

|                            |            |
|----------------------------|------------|
| Net Development Area ..... | 1.97 acres |
|----------------------------|------------|

**Minimum Building Setbacks:**

|  |           |
|--|-----------|
| From Albany Street .....               | 25.0 feet |
| From Development Area B boundary ..... | 20.0 feet |
| From Development Area A boundary ..... | 10.0 feet |
| From West property boundary .....      | 20.0 feet |

**Commercial Development Standards:**

All commercial and mixed-use development within Development Area C shall comply with the commercial development standards of Development Area A.

**Residential Development Standards:**

All residential development within Development Area C shall comply with the residential development standards of Development Area B.

## **V. GENERAL REQUIREMENTS**

### **A. LANDSCAPING AND SCREENING**

The Tiger Crossing Landscaping Plan will be designed in accordance with the Code except as noted herein. Any landscape material that fails shall be replaced in accordance with Section 5.2.C4 of the Code. A Conceptual Landscape Plan is attached hereto as **Exhibit C**.

The width of the internal landscaped areas shall be no less than 10 feet measured from the back of parking lot curb to the lot line. A landscape buffer shall be provided along North County Line Road and East Albany Street, which shall not be less than 10 feet in width.

At least one (1) tree shall be provided per 50 linear feet along North County Line Road and East Albany Street. All trees will be selected from the approved tree list contained in the Code; required trees will be planted at a minimum size of 2" caliper. All of the required trees will be medium to large trees as identified in the Code. All landscaped areas will be irrigated with an automatic irrigation system and maintained per requirements of the Code.

Outdoor refuse collection receptacles will not be located within a required setback. The refuse collection receptacle shall be screened from view on all sides by a durable sight-obscuring enclosure consisting of an opaque fence or wall between six feet (6') and eight feet (8') in height. Where the access to the enclosure is visible from adjacent streets or residential properties, the access shall be screened with an opaque gate.

An eight foot (8') tall screening fence shall be required along the north property line abutting the residential development of Fairway Crossing to the north.

### **B. ACCESS AND CIRCULATION**

A total of six (6) curb cuts shall be permitted to access the Project. The curb cuts are not required to meet the 250-foot separation requirement of Section 5.3.B.3.b. of the Code.

- (1) Via South 193<sup>rd</sup> East Avenue/County Line Road, a maximum of two (2) curb cuts shall be permitted.
- (2) Via East Albany Street/East 61<sup>st</sup> Street South, a maximum of four (4) curb cuts shall be permitted.
- (3) The location of the curb cuts must be approved by the City's Engineering and Construction Department. PUD Site Plan approval for each of the curb cuts to access the Project must be obtained at such time as the lots are developed and prior to the issuance of any building permit for the respective lot.

The Conceptual Access and Circulation Plan is attached hereto as **Exhibit D**.

### **C. DETAIL SITE PLAN REVIEW**

A Detail Site Plan shall be approved by the City of Broken Arrow prior to the issuance of any building permits for the Project. Detail Site Plans may be approved for the respective Development Areas, or lots contained therein as development occurs.

### **D. EXTERIOR SITE LIGHTING**

All exterior site lighting shall be in accordance with the City of Broken Arrow requirements. Before any exterior light pole or building wall pack is installed, a photometric study shall be submitted to the City of Broken Arrow for approval.

## **VI. SUBDIVISION PLAT**

The property shall be platted and the provisions of this PUD shall be incorporated into the subdivision plat.

## **VII. GRADING & UTILITY PLANS**

New water and sanitary sewer lines will be extended to serve the Project. Dry utilities such as gas, electric, and telephone will also be extended by their respective utility companies to serve the Project. Drainage and utility plans will be prepared with the City of Broken Arrow requirements. A Conceptual Utility Plan is attached hereto as **Exhibit E**. A Site Grading and Utility Plan will be submitted to the City of Broken Arrow for approval prior to the issuance of a building permit.

## **VIII. SCHEDULE OF DEVELOPMENT**

Following the approval of this PUD and the subdivision plat, it is anticipated that construction may commence as soon as all required permits are obtained.

## **XI. LEGAL DESCRIPTIONS**

### **PUD BOUNDARY**

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 01°22'03" WEST ALONG THE EASTERLY LINE OF SAID SECTION 36 FOR 50.00 FEET; THENCE SOUTH 88°40'53" WEST FOR 60.00 FEET TO A POINT THAT IS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SOUTH 193<sup>RD</sup> EAST AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF SOUTH ALBANY STREET, SAID POINT BEING THE ***POINT OF BEGINNING*** OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 88°40'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY

LINE, 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 36 FOR 1260.66 FEET TO A POINT ON THE WESTERLY LINE OF THE E/2 SE/4 OF SAID SECTION 36; THENCE NORTH 01°20'58" WEST ALONG THE WESTERLY LINE OF SAID E/2 SE/4 FOR 610.50 FEET TO A POINT THAT IS THE SOUTHWEST CORNER OF RESERVE "E" OF FAIRWAY CROSSING, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 88°40'53" EAST ALONG THE SOUTHERLY LINE OF SAID RESERVE "E", THE SOUTH LINE OF BLOCK 5 OF SAID FAIRWAY CROSSING AND AN EASTERLY EXTENSION THEREOF FOR 1260.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH 193<sup>RD</sup> EAST AVENUE; THENCE SOUTH 01°22'03" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 60.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 36 FOR 610.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINS 17.667 ACRES OR 769,576 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 3501)

**DEVELOPMENT AREA “A”**  
(Development Area “A” includes Tracts “1” and “2”)

Tract “1”

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 88°40'53" WEST ALONG THE SOUTH LINE OF SAID SECTION 36 FOR 817.54 FEET; THENCE NORTH 01°19'07" WEST FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST ALBANY STREET, SAID POINT BEING THE **POINT OF BEGINNING** OF SAID TRACT OF LAND; THENCE NORTH 01°19'07" WEST FOR 260.00 FEET; THENCE NORTH 88°40'53" EAST FOR 497.28 FEET; THENCE NORTH 01°22'03" WEST FOR 350.47 FEET; THENCE NORTH 88°40'53" EAST FOR 260.00 FEET TO A POINT THAT IS ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH 193<sup>RD</sup> EAST AVENUE; THENCE SOUTH 01°22'03" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 585.50 FEET; THENCE SOUTH 43°39'25" WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 35.34 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST ALBANY STREET; THENCE SOUTH 88°40'43" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 732.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 6.605 ACRES OR 287,739 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 3501)

And

Tract “2”

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 88°40'53" WEST ALONG THE SOUTH LINE OF SAID SECTION 36 FOR 990.88 FEET; THENCE NORTH 01°19'07" WEST FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST ALBANY STREET, SAID POINT BEING THE **POINT OF**

**BEGINNING** OF SAID TRACT OF LAND; THENCE NORTH 01°19'07" WEST FOR 260.00 FEET; THENCE NORTH 88°40'53" EAST FOR 128.33 FEET; THENCE SOUTH 01°19'07" EAST FOR 260.00 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF EAST ALBANY STREET; THENCE SOUTH 88°40'53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 128.33 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 0.766 ACRES OR 33,367 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 3501)

**DEVELOPMENT AREA "B"**  
(Development Area "B" includes Tract "4")

Tract "4"

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 88°40'53" WEST ALONG THE SOUTH LINE OF SAID SECTION 36 FOR 817.54 FEET; THENCE NORTH 01°19'07" WEST FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST ALBANY STREET, SAID POINT BEING THE **POINT OF BEGINNING** OF SAID TRACT OF LAND; THENCE SOUTH 88°40'53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 45.00 FEET; THENCE NORTH 01°19'17" WEST FOR 260.00 FEET; THENCE SOUTH 88°40'53" WEST FOR 458.30 FEET TO A POINT ON THE WESTERLY LINE OF THE SAID E/2 SE/4; THENCE NORTH 01°20'58" WEST ALONG SAID WESTERLY LINE FOR 350.50 FEET TO A POINT THAT IS THE SOUTHWEST CORNER OF FAIRWAY CROSSING, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 88°40'53" EAST ALONG THE SOUTH LINE OF SAID FAIRWAY CROSSING AND AN EASTERLY EXTENSION THEREOF FOR 1000.47 FEET; THENCE SOUTH 01°22'03" EAST FOR 350.47 FEET; THENCE SOUTH 88°40'53" WEST FOR 497.28 FEET; THENCE SOUTH 01°19'17" EAST FOR 260.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 8.319 ACRES OR 362,384 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 3501)



**DEVELOPMENT AREA “C”**  
(Development Area “C” includes Tract “3”)

Tract “3”

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

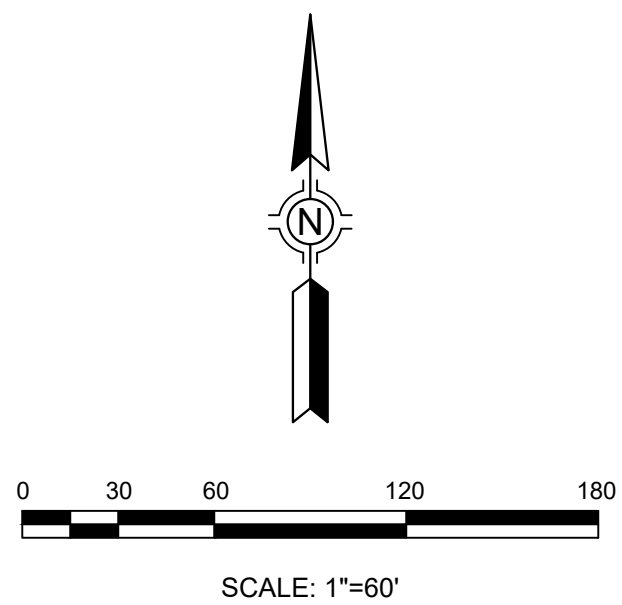
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 88°40'53" WEST ALONG THE SOUTH LINE OF SAID SECTION 36 FOR 990.88 FEET; THENCE NORTH 01°19'07" WEST FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST ALBANY STREET, SAID POINT BEING THE **POINT OF BEGINNING** OF SAID TRACT OF LAND; THENCE SOUTH 88°40'53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 329.83 FEET TO A POINT ON THE WESTERLY LINE OF SAID E/2 SE/4; THENCE NORTH 01°20'58" WEST ALONG SAID WESTERLY LINE FOR 260.00 FEET; THENCE NORTH 88°40'53" EAST FOR 329.97 FEET; THENCE SOUTH 01°19'07" EAST FOR 260.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 1.969 ACRES OR 85,774 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 3501)

## **Exhibit A**

### **CONCEPTUAL SITE PLAN**

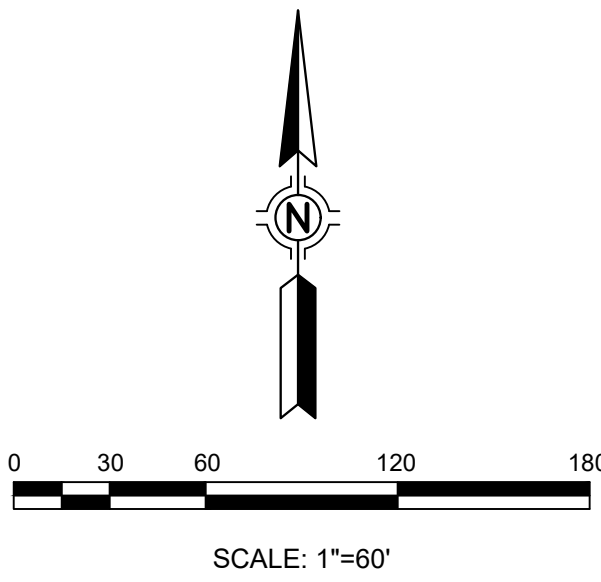
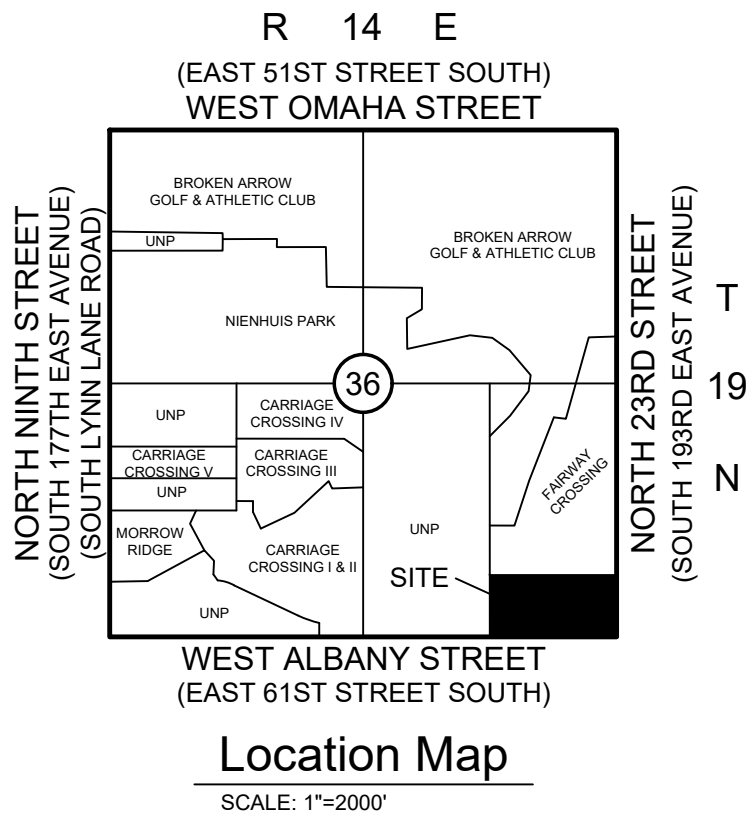
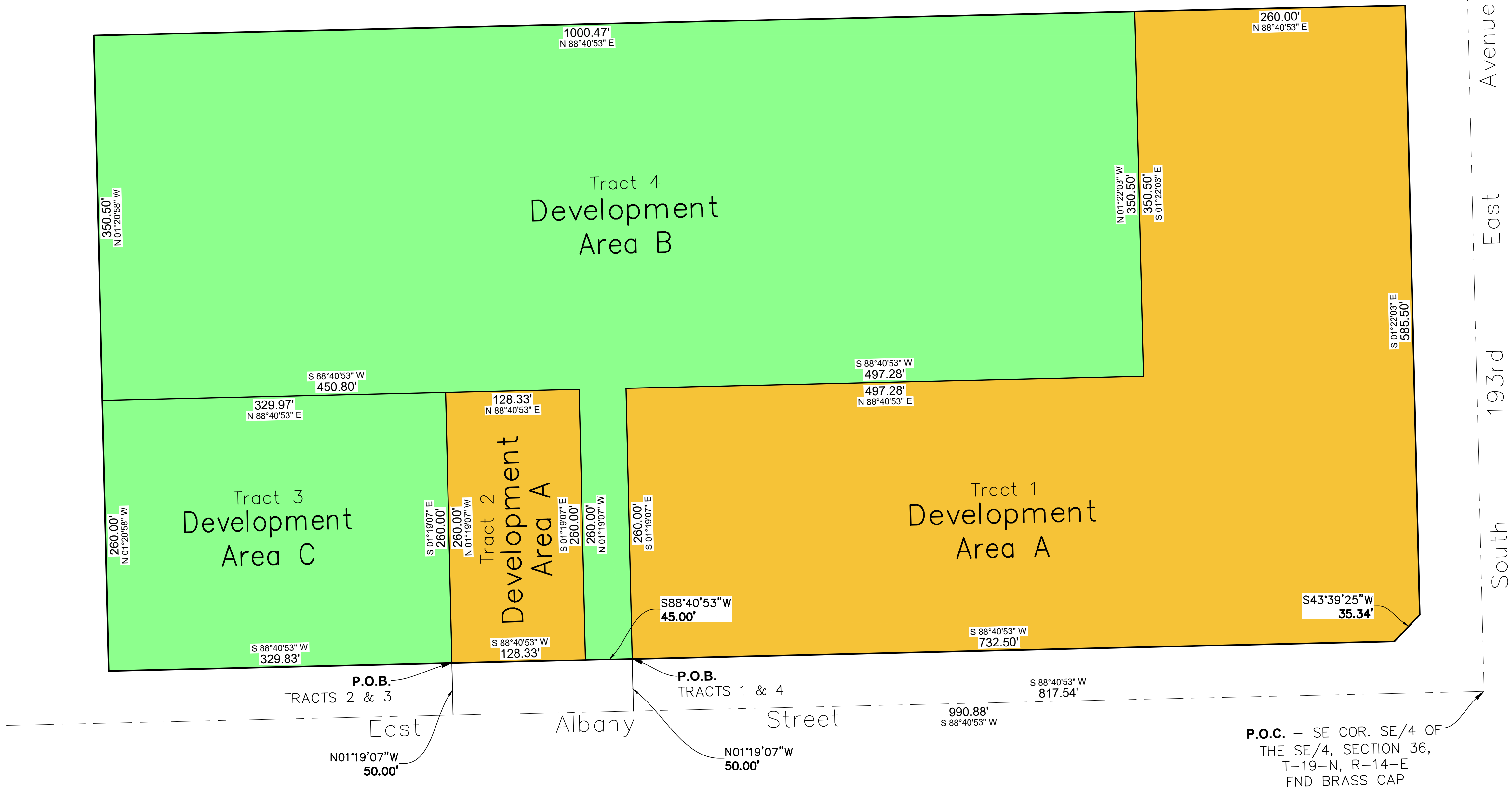
55

## **Exhibit B**

### **DEVELOPMENT AREA PLAN**



K:\19448.05 TIGER CROSSING CIVIL\PROJECT\DDA-EXHBT B.dwg DA-EXHBT B Ctd 17, 2024 - 8:39:25am SISEMORE & ASSOCIATES, INC. 2024



**Legend**

- P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT
- CG ZONE  
CM ZONE

| DATE | REVISIONS |
|------|-----------|
|      |           |
|      |           |
|      |           |
|      |           |



**CITY OF  
BROKEN ARROW**  
*Where opportunity lives*



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE  
WITH CURRENT CITY OF BROKEN ARROW PUBLIC  
WORKS DEPARTMENT SPECIFICATIONS, INCLUDING  
O.D.O.T. 2019 EDITION SPECIFICATIONS



**SISEMORE  
& Associates, Inc.**

6660 S. SHERIDAN, SUITE 210  
TULSA, OKLAHOMA 74133  
C.A. NO. 2421  
PHONE: (918) 665-3600  
FAX: (918) 665-8668  
EXP. DATE 6/30/26

**Tiger Crossing**  
Development Area Map Exhibit B

|               |            |
|---------------|------------|
| SCALE:        | 1"=60'     |
| PLAN          | NA         |
| HORZ.         | NA         |
| VERT.         | NA         |
| DRAWING NAME: | DA-EXHBT B |

| DESIGN   | DATE       | DRAFTED        | DATE       |
|----------|------------|----------------|------------|
| DKP      | 10/16/2024 | KDD            | 10/16/2024 |
| REVIEWED | DATE       | APPROVED       | DATE       |
|          |            |                |            |
| SHEET    | 01         | WORK ORDER NO. |            |
| OF       | 01         | 19448.05       |            |

## **Exhibit C**

### **CONCEPTUAL LANDSCAPE PLAN**

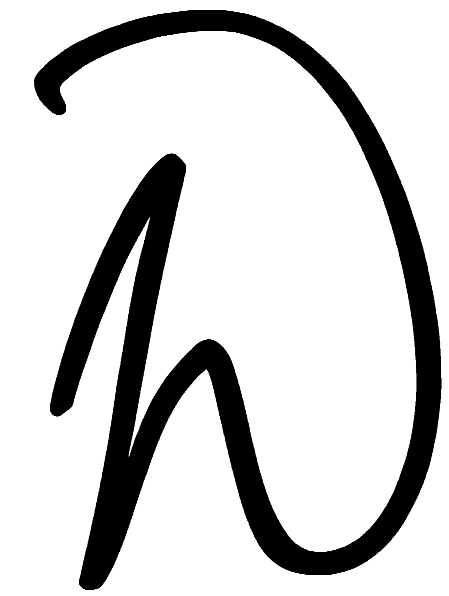


GENERAL NOTES

- A. CALL OKIE PRIOR TO DIGGING OR TRENCHING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING AND NE UTILITY LINE ABOVE OR BELOW GROUND AND SHALL REPAIR ANY DAMAGE CAUSED DURING LANDSCAPE OR HARDSCAPE CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
- B. LOCATIONS OF ALL PLANT MATERIALS SHOWN ON PLANS IS APPROXIMATE AND MAY NEED TO BE FIELD ADJUSTED. OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO MAKING ANY MAJOR CHANGES. PLAN COUNTS SHOWN ABOVE ARE FOR CONVENIENCE, VERIFY ALL COUNTS ON PLANS PRIOR TO FINALIZING BID.
- C. ENSURE PROPER DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS IN DIRECTION ALREADY ESTABLISHED ON SITE.
- D. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTS SHALL BE FINE GRADED WITH ADDITIONAL TOPSOIL AND SODDED WITH SOLID SLAB BERMUDA SOD.

CITY OF BROKEN ARROW ZONING CODE  
PUD LANDSCAPING REQUIREMENTS

1. STREET TREE REQUIREMENT:  
1.A. 1 TREE PER 50 LF OF LOT FRONTAGE:  
1.A.A. DEVELOPMENT AREA A 1,540 LF OF FRONTAGE = 31 STREET TREES REQUIRED.  
1.A.B. LOT 4 RETAIL 240 LF OF FRONTAGE = 5 STREET TREES REQUIRED.  
1.B. 10 SHRUBS PER 50 LF OF LOT FRONTAGE:  
1.B.A. DEVELOPMENT AREA A 1,540 LF OF FRONTAGE = 310 SHRUBS REQUIRED.  
1.B.B. LOT 4 RETAIL 240 LF OF FRONTAGE = 50 SHRUBS REQUIRED.
2. INTERIOR PARKING LOT LANDSCAPING:  
2.A. 1 TREE PER 15 PARKING SPACES:  
2.A.A. LOT 4 RETAIL: 85 PARKING SPACES = 6 TREE REQUIRED
3. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED IN ALL LANDSCAPE AREAS. DESIGN IS BY OTHERS. LANDSCAPE INSTALLATION, IRRIGATION, AND MAINTENANCE MUST FULLY COMPLY WITH LOCAL AREA OF JURISDICTION.



wdesign  
ARCHITECTURE & INTERIORS  
608 East 3rd Street  
Tulsa, OK 74120  
Office: 918.794.6616  
Fax: 918.794.6602  
www.wdesignsite.com

SEAL:

Preliminary  
Not For Construction

PROJECT:

TIGER  
CROSSING

PROJECT #  
23078.01

E ALBANY ST &  
S 193RD E AVE  
BROKEN ARROW,  
OK  
74012

CONSULTANT:

REVISIONS:

ISSUE DATE:

12.02.2024

SHEET NAME:  
CONCEPTUAL  
LANDSCAPE  
PLAN

SHEET #:

AS101



1 CONCEPTUAL LANDSCAPE PLAN  
SCALE: N.T.S.

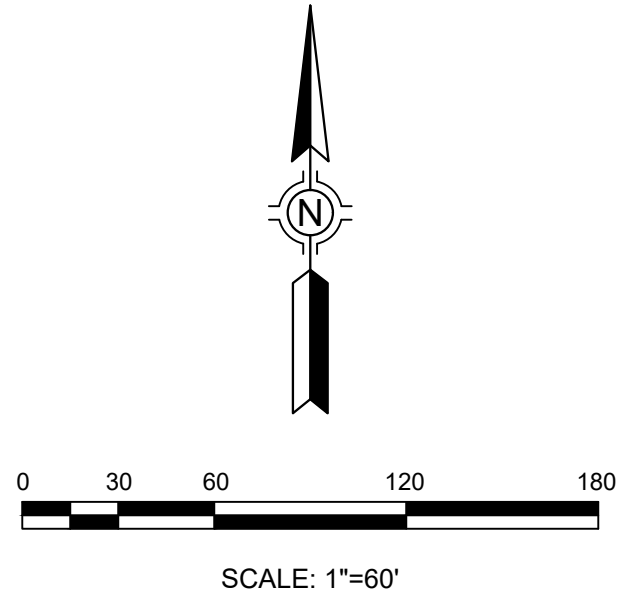
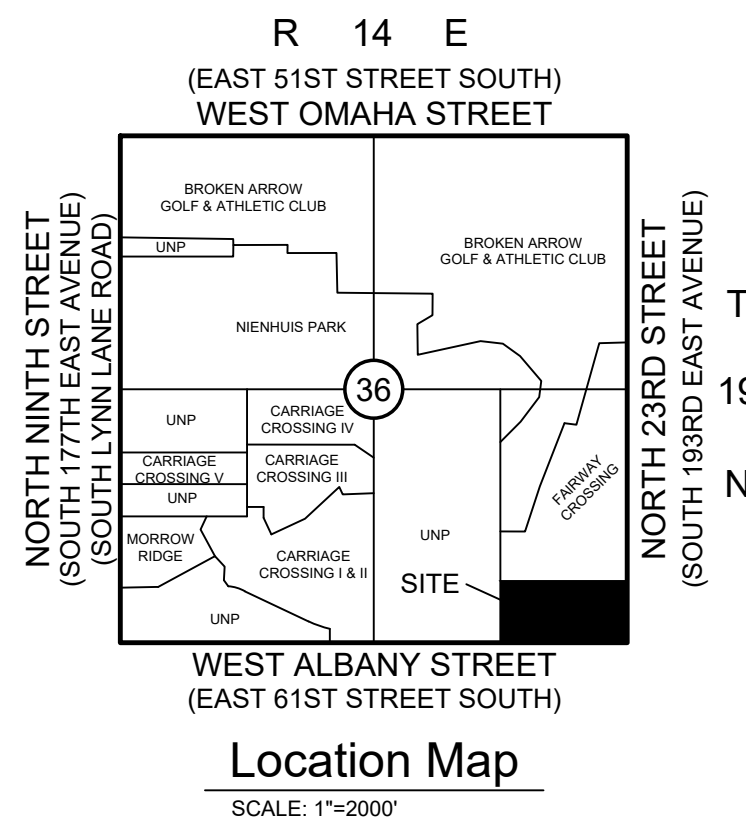
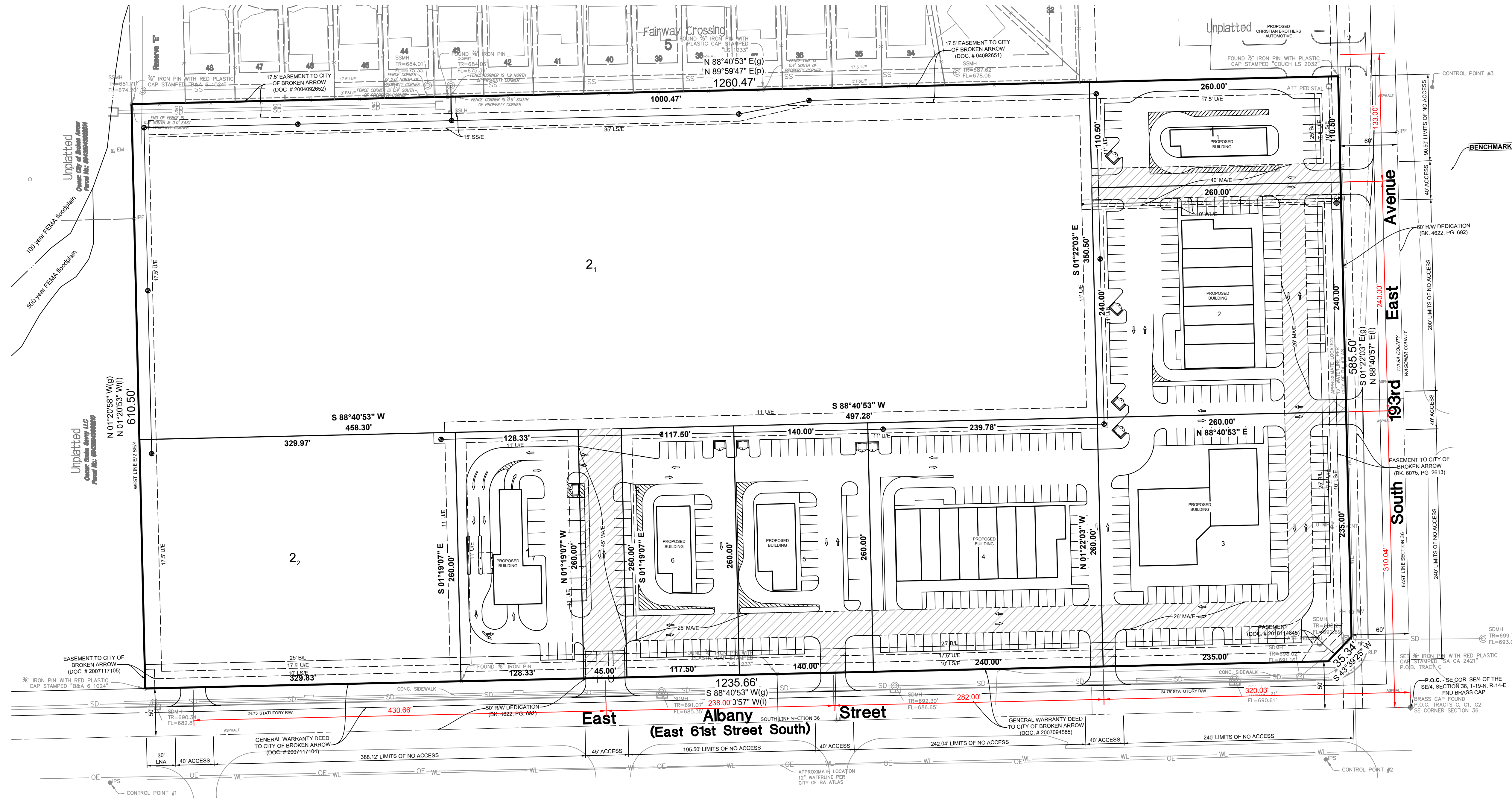




## **Exhibit D**

### **ACCESS AND CIRCULATION PLAN**

K:\19448.05 TIGER CROSSING CIVIL\INDUSTRY-EXHBT-D.dwg ACPL-EXHBT-D Nov 15, 2024 - 10:37:16am SISEMORE & ASSOCIATES, INC. 2024



| DATE | REVISIONS |
|------|-----------|
|      |           |
|      |           |
|      |           |



CITY OF  
**BROKEN ARROW**  
*Where opportunity lives*



BEFORE YOU DIG  
CALL 811

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2019 EDITION SPECIFICATIONS



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PHONE: (918) 665-3800  
FAX: (918) 665-8668  
EXP. DATE 6/30/26

**Tiger Crossing**

Access & Circulation Plan Exhibit D

|  |               |                    |                            |                    |
|--|---------------|--------------------|----------------------------|--------------------|
| SCALE:<br>PLAN 1"=60'<br>HORIZ. NA<br>VERT. NA | DESIGN<br>DKP | DATE<br>11/14/2024 | DRAFTED<br>KDD             | DATE<br>11/14/2024 |
| DRAWING NAME:<br>STPL-EXHBT-D                  | SHEET<br>OF   | 01<br>01           | WORK ORDER NO.<br>19448.05 |                    |

## **Exhibit E**

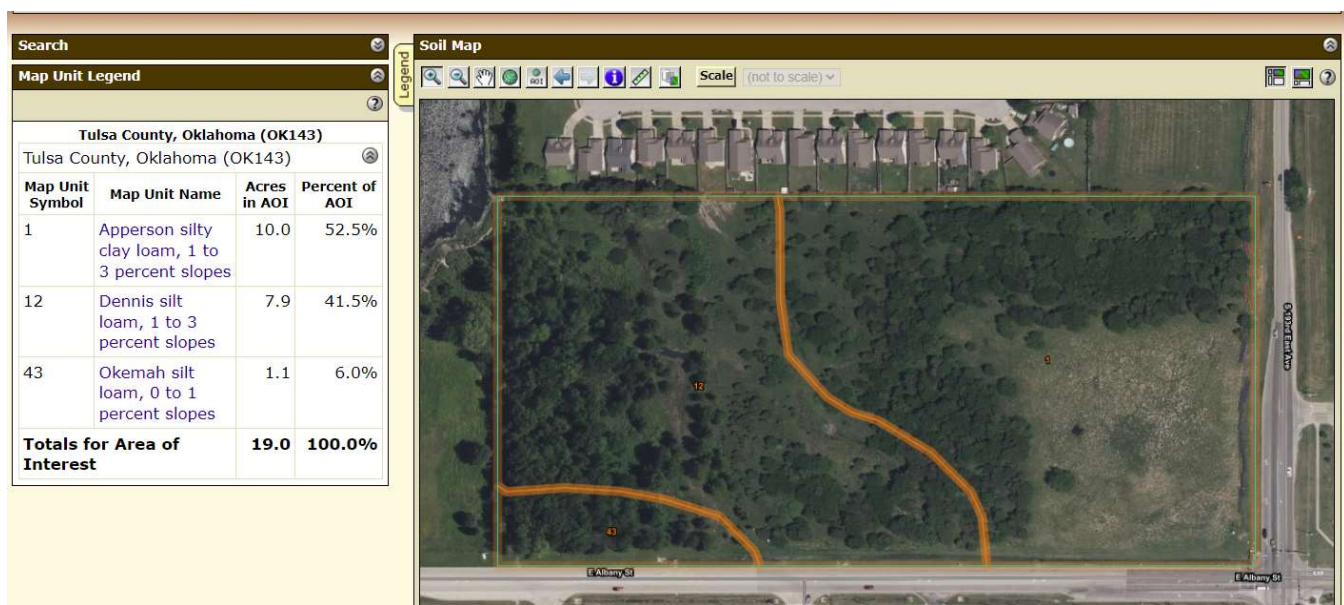
### **CONCEPTUAL UTILITY PLAN**







**EXHIBIT F**  
**USDA NRC'S SOIL MAP**





## **Exhibit G**

### **ZONING MAP**

