

Broken Arrow Planning Commission
04-23-2026

To: Chairman and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding COMP-002721-2026 (Comprehensive Plan Change), Creekside Commercial Center, 52.6 acres, Level 6 to Level 2 and Level 3, located north of Houston Street (81st Street) and east of the Creek Turnpike (SH-364)

..End

Background:

Applicant: Purvi Patel, Wallace Design Collective
Owner: Broken Arrow Investments, LLC
Developer: Kenosha Development LLC
Engineer: Nicole Watts, Wallace Design Collective
Location: Northwest of the intersection of Houston Street (81st Street) and the Creek Turnpike (SH-364)
Size of Tract 2.42 acres
Number of Lots: 2 lots
Present Zoning: AG (Agricultural)
Comp Plan: Level 6 (Regional Commercial/Employment) to Level 3 (Transitional Area) and Level 2 (Urban Residential)

COMP-002721-2026 is a request to change the Comprehensive Plan designation from Level 6 to Level 2 and Level 3 on approximately 52.6 acres which is currently unplatted. The property is located north of Houston Street (81st Street) and east of the Creek Turnpike (SH-364).

The applicant is requesting this change to the comprehensive plan for the purpose of a future rezoning and development of the property. The applicant intends to apply for a Planned Unit Development and Rezoning in the near future.

The “Development Area Plan” document attached details the proposed development areas. Area C is proposed to be the Level 3 area. Area D is proposed to be the Level 2 area. Area A and Area B will be other areas as part of a master planned development.

The comprehensive plan’s Transportation Plan Map does describe a “frontage road” connecting from Kenosha Street and Houston Street along the eastside of the Creek Turnpike. This road will be dedicated during the platting process of any future development in the subject area.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

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

Location	Comprehensive Plan	Zoning	Land Use
North	Level 6	AG	Vacant/Agricultural
East	Level 3	AG	Vacant/Agricultural
South	N/A	N/A	Highway Interchange
West	Level 6	IL / PUD-002489-2025	Vacant/Agricultural

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

- Attachments:** Case Map
Aerial
Current Comprehensive Plan Map
Development Area Plan
Transportation Plan Map

Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends COMP-002721-2026 be approved.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ