

**Broken Arrow Planning Commission**  
**01-08-2026**

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

**Title:**  
..title

Public hearing, consideration, and possible action regarding PUD-002514-2025 (Planned Unit Development) and BAZ-002575-2025 (Rezoning), Pediatrics Plus, 14.55 acres, RS (Residential Single-Family) and RM (Residential Multi-Family) to AG (Agricultural) and CG (Commercial General), located just south of Washington St (91<sup>st</sup> Street) and just east of Aspen Ave (145<sup>th</sup> E Avenue)

..End

**Background:**

**Applicant:** David Tapp, Pediatrics Plus

**Owner:** David Tapp, Pediatrics Pus

**Developer:** NA

**Engineer:** NA

**Location:** South of Washington St (91st Street) and east of Aspen Ave (145th E Avenue)

**Size of Tract** 14.55 acres

**Present Zoning:** RS (Residential Single-Family) and RM (Residential Multi-Family)

**Proposed Zoning:** AG (Agricultural) and CG (Commercial General)

**Comp Plan:** Level 3 – Transition Area, Level 4 - Commercial/Employment Nodes, Greenway

PUD-002514-2025 proposed to create a Planned Unit Development for a proposed “therapeutic farm”. The property is located south of Washington St (91st Street) and east of Aspen Ave (145th E Avenue).

PUD-002514-2025 and BAZ-002575-2025 proposed to change the zoning designation on 14.55 acres of land from RS and RM to CG and AG. More specifically 7.98 acres will be rezoned to CG while 6.57 acres will be rezoned to AG. This split zoning will allow for the rear portion of the property to be used for the “farm” aspect of the development. The PUD request also includes a request that buffer yard landscaping requirements be waived for zoning boundaries within the development.

## SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

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

Location	Comprehensive Plan	Zoning	Land Use
North	Level 2 – Urban Residential	RS – Residential Single-Family	Residential Single-Family
East	Levels 6 and 3	RM – Residential Multi-Family	Vacant/Agricultural
South	Level 3 – Transition Area Level 4 – Commercial/Employment Nodes	RS – Residential Single-Family	Vacant/Agricultural
West	Level 3 – Transition Area Level 4 – Commercial/Employment Nodes	RS – Residential Single-Family	Vacant/Agricultural

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

**Attachments:** Case Map  
Aerial Photo  
Pediatrics Plus Development Outline  
Applicant Statement

### **Recommendation:**

Based upon the location of the property, and the surrounding land uses, Staff recommends that PUD-002514-2025 be approved and BAZ-002575-2025 be approved subject to platting.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

JAJ