



City of Broken Arrow

Request for Action

File #: 26-399, Version: 1

**Broken Arrow Planning Commission
03-12-2026**

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

Approval of PR-000910-2026|PT-002655-2026, Conditional Final Plat, Brook Chase Phase VI, 25.94 acres, 92 Lots, AG (Agricultural) to RS-4 (Single Family Residential) via BAZ-2074, located one-half mile north of Washington Street (91st Street), one-half mile west of 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: Mikel Vanover, Olsson, Inc.
Owner: Dave Cocolin, Eagle 1 Investments
Developer: N/A
Engineer: Mikel Vanover & Austin Mayes, Olsson, Inc.
Location: One-half mile north of Washington Street, one-half mile west of 23rd Street
Size of Tract 25.94 acres
Number of Lots: 92
Present Zoning: AG (Agricultural)
Proposed Zoning: RS-4 (Single Family Residential)
Comp Plan: Level 2 (Urban Residential)

PT-002655-2026, the conditional final plat for Brook Chase VI, contains 92 lots on 25.94 acres. This property, which is located one-half mile west of 23rd Street (193rd Avenue/County Line Road) and one-half mile north of Washington Street (91st Street), has been approved for rezoning from AG (Agricultural) to RS-4 (Single-Family Residential), subject to the property being platted.

Single-family lots encompass the majority of the proposed plat, and these lots generally meet the minimum standards of the RS-4 zoning district. Primary access to this development will be provided on Washington Street by way of 16th Street accessed through the adjoining subdivision Brook Chase Phase III.

According to FEMA maps, small portions of one lot and Reserve I are in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This conditional final plat was reviewed by the Technical Advisory Committee on March 3, 2026, where the stakeholders did not have any comments.

Attachments: Checklist
Conditional Final Plat

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Recommendation:

Staff recommends PR-000910-2026|PT-002655-2026, conditional final plat for Brook Chase VI, be approved subject to the attached checklist.

Reviewed by: Rocky Henkel

Approved by: Jane Wyrick

MEH