



City of Broken Arrow

Request for Action

File #: 25-313, Version: 1

**Broken Arrow Planning Commission
03-18-2025**

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

Approval of PR-000671-2024 | PT-002022-2025, Conditional Final Plat, Arrow Forge Innovation District, approximately 92.20 acres, 4 proposed lot, A-1 (Agricultural), located approximately one-eighth mile east of Olive Avenue (129th East Avenue), south of Florence Street (111th Street)

Background:

Applicant: GEODECA, LLC

Owner: Broken Arrow Economic Development Authority

Developer: Broken Arrow Economic Development Authority

Engineer: BLK, Inc.

Location: Approximately one-eighth mile east of Olive Avenue (129th East Avenue), south of Florence Street (111th Street)

Size of Tract Approximately 92.20 acres

Number of Lots: 4

Zoning: A-1 (Agricultural)

Comp Plan: Level 3 (Transition area), Level 4 (Commercial/Employment Nodes), and Greenway/Floodplain

PR-000671-2024 | PT-002022-2025 is the conditional final plat for Arrow Forge Innovation District, proposes to have 4 lots on 92.20 acres and is located approximately one-eighth mile east of Olive Avenue (129th East Avenue), south of Florence Street (111th Street). The property is currently zoned A-1 and is unplatted and undeveloped. Each proposed lot meets the frontage and size requirement of the A-1 zoning district.

Access will be provided by two access points from the Florence Street. The main spine road is to act as a future frontage road connecting to Norfolk Drive to the east.

According to FEMA maps, the western portion of the property is in a 100-year floodplain area. Areas designated as floodplain will be placed in a Reserve Area. Water and sanitary sewer service are available from the City of Broken Arrow. This item was reviewed by the Technical Advisory Committee on March 4, 2025 and recommended for approval.

Attachments: Checklist
Conditional Final Plat & Covenants

Recommendation:

Staff recommends PR-000671-2024 | PT-002022-2025 is the conditional final plat for Arrow Forge, be approved, subject to the attached checklist.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel