



City of Broken Arrow

Request for Action

File #: 26-89, **Version:** 1

Broken Arrow Planning Commission
12-18-2025

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

Approval of PT-002546-2025|PR-000762-2024, Conditional Final Plat for Ferguson Kia, 6.37 acres, RMF (Residential Multifamily) to CH (Commercial Heavy)/PUD-236A via BAZ-2071 and PUD-001972-2025 via BAZ-001971-2025, one-half mile north of Kenosha Street (71st Street), one-quarter mile east of Elm Place (161st E. Avenue), south of the Broken Arrow Expressway

Background:

Applicant: Erik Enyart, Tanner Consulting
Owner: Jerry Ferguson, Ferguson Superstore
Developer: Jerry Ferguson, Ferguson Superstore
Engineer: Tanner Consulting
Location: one-half mile north of Kenosha Street (71st Street), one-quarter mile east of Elm Place (161st E. Avenue), south of the Broken Arrow Expressway
Size of Tract 6.37 acres
Number of Lots: 1
Present Zoning: RMF (Residential Multifamily)
Proposed Zoning: CH (Commercial Heavy)/PUD-236A via BAZ-2071 and PUD-001972-2025 via BAZ-001971-2025
Comp Plan: Level 6 - Regional Employment/Commercial

PT-002546-2025, the conditional final plat for Ferguson Kia, contains 1 lot on 6.37 acres. This property is located one-half mile north of Kenosha Street (71st Street), one-quarter mile east of Elm Place (161st E. Avenue), south of the Broken Arrow Expressway.

BAZ-2071, a request to rezone this property from RMF (Residential Multifamily) to CH (Commercial Heavy) and PUD-236A, was approved by City Council on December 15, 2020. PUD-001972-2025, a major amendment to PUD-236/236A, was approved by City Council on March 18, 2025 along with BAZ-001971-2025.

Access to this plat is available from West Oakland Place to the south. This conditional final plat was reviewed by the Technical Advisory Committee on December 9, 2025.

According to FEMA's National Flood Hazard Layer, none of the property is located in the 100-year floodplain, but a blue line stream is present. Water and sanitary sewer are available from the City of Broken Arrow.

Attachments: Conditional Final Plat
 Checklist

Recommendation:

Staff recommends PT-002546-2025|PR-000762-2024, the Conditional Final Plat for Ferguson Kia, be approved subject to the attached checklist.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

MEH