

Broken Arrow Planning Commission
11-06-2025

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding PUD-002465-2025, major amendment to PUD-193, 17.14 acres, IL (Industry Light) and PUD-193, located approximately ½ mile south of Washington Street (91st Street) and approximately ½ mile east of Evans Road (225th E Avenue)

..End

Background:

Applicant: Justin DeBruin, Wallace Design Collective
Owner: Karl Graham, Luminus Capital
Developer: NA
Engineer: Wallace Design Collective
Location: Located approximately ½ mile south of Washington Street (91st Street) and approximately ½ mile east of Evans Road (225th E Avenue)
Size of Tract 17.14 acres
Present Zoning: IL (Industry Light) and PUD-193
Proposed Zoning: IL (Industry Light) and PUD-002465-2025
Comp Plan: Level 6 (Regional Employment/Commercial)

PUD-002465-2025 is a major amendment to PUD-193. The property is located approximately ½ mile south of Washington Street (91st Street) and approximately ½ mile east of Evans Road (225th E Avenue).

PUD-002465-2025 proposes to amend the allowed use types for the eastern portion of PUD-193. This amendment would remove the exclusion for outdoor storage and include it as an allowed use. The Allowed Uses Table within the Broken Arrow Zoning Ordinance designates Storage Yard as a permitted use within the IL zone. All other provisions of PUD-193 shall remain in effect as previously approved.

According to FEMA maps, none 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 Map
Design Statement and Exhibits

Recommendation:

Based upon the location of the property, and the surrounding land uses, Staff recommends that PUD-002465-2025 be approved.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ

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