



City of Broken Arrow

Request for Action

File #: 25-489, **Version:** 1

**Broken Arrow Planning Commission
04-10-2025**

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

Approval of PT-001923-2024 | PR-000171-2023, Conditional Final Plat, Timber Ridge Business Park Amended, 14.03 acres, IL/PUD-000723-2023, one-half mile west of Evans Road (225th East Avenue), south of Kenosha Street (71st Street)

Background:

Applicant: Wallace Design Collective

Owner: Timber Wolf Excavating, LLC, Kirk & Sherri Hamilton, and Blue House Marketing Group, Inc.

Developer: Timber Wolf Excavating, LLC, Kirk & Sherri Hamilton, and Blue House Marketing Group, Inc.

Engineer: Wallace Design Collective

Location: One-half mile west of Evans Road (225th East Avenue), south of Kenosha Street (71st Street)

Size of Tract 14.03 acres

Number of Lots: 10 proposed

Present Zoning: IL (Industrial Light)/PUD-000723-2023

Comp Plan: Level 6 (Regional Employment/Commercial) via BACP-159

PT-001923-2024, the conditional final plat for Timber Ridge Business Park Amended, contains 14.03 acres and is proposed to be divided into 10 lots, which is less than the 16 lots that we saw in PT-000837-2023 the preliminary plat (attached). This property is located one-half mile west of Evans Road, south of Kenosha Street and is currently platted as Lots 7-10, Block 1 of Timber Ridge Business Park.

A rezoning request, BAZ-1975, to change the zoning on 44.10 acres of this property from A-1 to IL was approved by City Council on April 4, 2017, along with a request for PUD-259 on the entire 71.94 acres. BAZ-1975 and PUD-259 were approved subject to the property being platted and all future development be in compliance with all requirements of any local, state, or federal regulatory agency. A major amendment to the PUD (PUD-000723-2023), was approved by the City Council on April 16, 2023, subject to the property being replatted.

PT-001923-2024 was heard by TAC (Technical Advisory Committee) on Tuesday April 1st, where none of the stakeholders shared any concerns.

Water and sanitary sewer service to this property are available from the City of Broken Arrow. According to the

FEMA maps, none of this property is located in the 100-year floodplain.

Attachments: Checklist
Conditional Final Plat and Covenants
Preliminary Plat PT-000837-2023

Recommendation:

Staff recommends PT-001923-2024 | PR-000171-2023, Conditional Final plat for Timber Ridge Business Park Amended, be approved, subject to the attached checklist.

Reviewed By: Amanda Yamaguchi

Approved By: Rocky Henkel

HMB