

Broken Arrow Planning Commission
05-14-2026

To: Chairman and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action
regarding SP-002762-2026, Public Safety
Telecommunications Tower, 10.58 acres, CN
(Commercial Neighborhood), southwest corner of W.
Jasper Street (131st Street) & S. Aspen Avenue (145th East
Avenue)

..End

Background: In 2014, the Citizens of Broken Arrow voted to approve a bond project to improve first responder radio communications in South Broken Arrow.

Applicant: City of Broken Arrow
Owner: City of Broken Arrow
Developer: City of Broken Arrow
Location: Southwest corner of W. Jasper Street (131st Street) & S. Aspen Avenue
(145th East Ave.)
Size of Tract 10.58 acres
Number of Lots: 1 lot
Present Zoning: CN (Commercial Neighborhood)
Comp Plan: Level 4 (Commercial/Employment Nodes)

SP-002762-2026 is a request for a Specific Use Permit for a freestanding telecommunications tower on city property zoned CN (Commercial Neighborhood) that is located on the southwest corner of W. Jasper Street (131st Street) and S. Aspen Avenue (145th East Ave.). This is an undeveloped 10.58-acre tract of land already owned by the City of Broken Arrow.

Section 2-7-2 Telecommunication Towers outlines certain factors that City Council can approve. Two specific factors are requested for this application:

1. Height: proposed communications tower will be approximately 180' in height. By ordinance, up to 120' is allowable by right in commercial districts, while up to 200' is allowable by right in industrial districts. The height necessity comes from low-lying topography and the need to fill geographic coverage gaps in the area.
2. Co-location: proposed communications tower would have the ability for co-location in the future. This minimizes the quantity of towers and increases project viability.

This is a public safety project to boost communication coverage for first responders in South Broken Arrow. This project is one of the last projects of the 2014 GO Bond package. Broken

Arrow participates in a mutual aid coverage network with surrounding communities that makes up the third largest radio network in the state. City Council approved the consultant agreement for the engineering and design of this tower on April 15, 2025 (Project 191793). The existing tree coverage will be preserved to provide a natural landscape buffer to surrounding properties. A driveway will be constructed with access from Aspen Avenue.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following zoning designations, land uses, and Comprehensive Plan future development guide levels:

Direction	Comprehensive Plan	Zoning	Land Use
North	Level 3 & FP	RM (Multi-Family)	Single-Family Estates
East	Level 4	CN (Commercial Neighborhood	Commercial
South	Level 3	RM (Multi-Family)	Undeveloped
West	FP	Floodplain	Undeveloped

Attachments:

Case Map
Aerial Map
Cell Tower Exhibit
Propagation Map

Recommendation:

Approve SP-002762-2026 per Staff recommendation and the funding and support of this project through the 2014 GO Bond package.

Reviewed By: **Jane Wyrick**

Approved By: **Rocky Henkel**

RLB