



# City of Broken Arrow

## Request for Action

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**File #: 25-871, Version: 1**

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**Broken Arrow Planning Commission  
06-12-2025**

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

Public hearing, consideration, and possible action regarding BAZ-002205-2025 (Rezoning), The Villas at Battle Creek, approximately 7.39 acres, CG (Commercial General) to RS-P (Single-Family Residential-Preservation), located south of Omaha Street (51<sup>st</sup> Street), one-eighth mile east of Aspen Avenue (145<sup>th</sup> East Avenue)

**Background:**

**Applicant:** Tim Terral, Tulsa Engineering and Planning  
**Owner:** BC Land Holding Co LLC  
**Developer:** Capital Homes  
**Engineer:** Tulsa Engineering and Planning  
**Location:** South of Omaha Street (51<sup>st</sup> Street), one-eighth mile east of Aspen Avenue (145<sup>th</sup> East Avenue)  
**Size of Tract** Approximately 7.39 acres  
**Number of Lots:** 35  
**Present Zoning:** CG (Commercial General)  
**Proposed Zoning:** RS-P (Single-Family Residential - Preservation)  
**Comp Plan:** Level 3 (Transition Area) Level 3 via COMP-001404-2024 approved by City Council on May 21, 2024

BAZ-002205-2025 is a request to rezone from CG to RS-P on approximately 7.39 acres that is currently unplatted. The property is located approximately south of Omaha Street (51<sup>st</sup> Street), one-eighth mile east of Aspen Avenue (145<sup>th</sup> East Avenue).

The applicant is requesting this rezoning for the purpose of developing a single-family neighborhood. The area requested to be rezoned to RS-P (Single-Family Residential - Preservation) is designated as Level 3 in the Comprehensive Plan via COMP-001404-2024 approved by City Council on May 21, 2024.

The proposed RS-P zoning will become effective on July 1, 2025. This request, if recommended for approval, will be considered by the City Council after the new ordinance effective date. Below is a brief summary of the new ordinance requirements for this RS-P district.

Requirement	RS-P Specification	Provided
Lot Frontage	35'	Yes
Lot Size	3,500 sq ft	Yes
Transition Buffer	Not required (property does not abut single-family lots)	N/A
Common Open Space	25% (7.40 x .25= 1.85 acres)	Approximately 2.2 acres

This development will have primary access via Aspen Avenue and Omaha Street and will have no road connection to the neighborhood to the east.

#### SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 3,4	CG	Vacant
East	Private Recreation	CG/PUD-94	Golf Course
South	Level 6	CG	Vacant
West	Level 6	CH	Vacant

According to FEMA Maps, none of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow.

**Attachments:** Case Map  
Aerial Photo  
Current Comprehensive Plan Map  
Conceptual Exhibit  
Information Letter from Applicant

#### **Recommendation:**

Based on the location of the property, surrounding land uses, and the conceptual layout provided the requirements of RS-P are met, Staff recommends BAZ-002205-2025 be approved, subject to the property being platted.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

JJ