

Proposed Development Plan Outline

4800 W. San Antonio St. S.

Broken Arrow 74012

Berkshire Medical Office Park (83329)

Lot 2 Block 3

Owner: Berkshire Investment Group LLC

for use by

Happy Hands Education Center

8801 S. Garnett Rd.

Broken Arrow 74012

April 9, 2026

Submitted to:

The City of Broken Arrow

I. **Current Site Details**

Legal Description

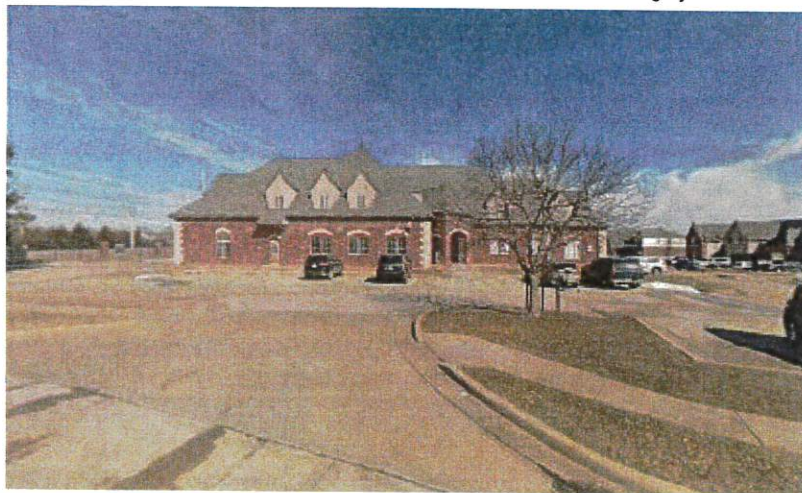
Subdivision: Berkshire Medical Office Park (83329)

Legal: LT 2 BLK 3

Address: 4800 W. San Antonio St. S, Suite 103, Broken Arrow, OK 74012

The current zoning is ON which allows for Education/Nursery/Childcare but not elementary school students. The suite on the west first floor is currently leased by Elite Pediatric Therapy. The suite on the second floor is leased by DaVita Kidney Care/DaVita At Home Training. The lobby is shared with an elevator and public restrooms. Each occupant has secured access to the building and to their respective spaces.

Directly across San Antonio is Happy Hands Education Center, 8801 S. Garnett Rd. also zoned ON. Happy Hands serves children who are Deaf and Hard of Hearing as a licensed childcare and an early childhood accredited school.



4800 W San Antonio St
Building

II. **Development Concept and Character**

Happy Hands Education Center (HHEC), a 501(c)3 nonprofit organization, began in 1994 in Tulsa and moved to Broken Arrow in 2010 to the current address at 8801 S. Garnett (facing San Antonio). Happy Hands serves children and families faced with the diagnosis of Deaf or Hard of Hearing. Historically, HHEC has educated children ages birth to six for their early education years, providing both their childcare, therapies, and early education. In addition, Happy Hands is a major employer of Deaf adults in the metro area. Happy Hands is a 5-star state licensed childcare in good standing and is accredited with the Association of Christian Schools International.

Happy Hands is the only faith-based school for the Deaf in the nation and has attracted families from other states. Families have moved to the Broken Arrow/Tulsa area from as far away as Washington and Oregon, Ohio, Georgia, Arkansas and Texas. Teachers have moved to the area from Kentucky, Illinois and even the island of Grenada.

In 2022 a small group of families requested the Happy Hands Board of Directors to consider adding elementary grades. They were not satisfied with the services available for their children and desired a faith-based education. Deaf students in larger public schools are typically very isolated, dependent on interpreters and without friends who can communicate directly with them. Few churches have programs for Deaf children and again they are isolated. At Happy Hands Deaf students receive all their communication in their heart language, ASL, and have Deaf friends, Deaf teachers, Deaf chapel, and still are taught the skills necessary to become contributing members of our community.

An empty Bixby church at 131st and Memorial became available to start our new elementary program, Deaf Christian Academy at Happy Hands. The space has been adequate and appreciated but it is too far away from our main location and there are not enough classrooms for growth, the building is old and there is no space for administration offices. In addition, we have some students who have additional needs that would be best served closer to our main location.

The Berkshire office space sits directly across the street from Happy Hands. There is room for growth, and our students can have the use of the playground, gym, food service and before/after care at the HHEC location across the street while having

classes in the Berkshire space. We anticipate 18 students for the 2026-27 school year and growth to up to 25 elementary students K – 5th in the next few years. Our class sizes are small due to the nature of serving special needs, and student teacher ratio is generally 1:6 or better.

Normal hours are traditional school hours 8:30 – 4:00 and will operate on a traditional school year. We do not plan to seek childcare licensing in the Berkshire space as we can provide before/after care at the HHEC location.

When students cross the street to use the gym, stage, playground or food service area or for before/aftercare they will be escorted by staff. There will never be a reason for a student to cross the street alone. We propose a crosswalk painted crossing from the Berkshire space across Eucalyptus and then across San Antonio and are happy to incur the costs of paint. San Antonio already displays “Deaf Child Area” signs, and the area is already 25 mph. Additional school zone signs would be preferable.

The Berkshire space is already sprinkled for fire safety and exits will be appropriately addressed in the renovations of the space.

III. Allowed Uses

All allowed uses within ON zones, and elementary school and middle school uses as defined within the Broken Arrow zoning regulations Land Use Matrix.

IV. Renovations

Interior walls will need to be moved to change the space from what was therapy and office rooms to classrooms. Windows had been covered from the interior and will be opened up again. Security doors will be activated. An additional bathroom will be added. Flooring will be updated.

The floor plan shows proposed classrooms and office space.

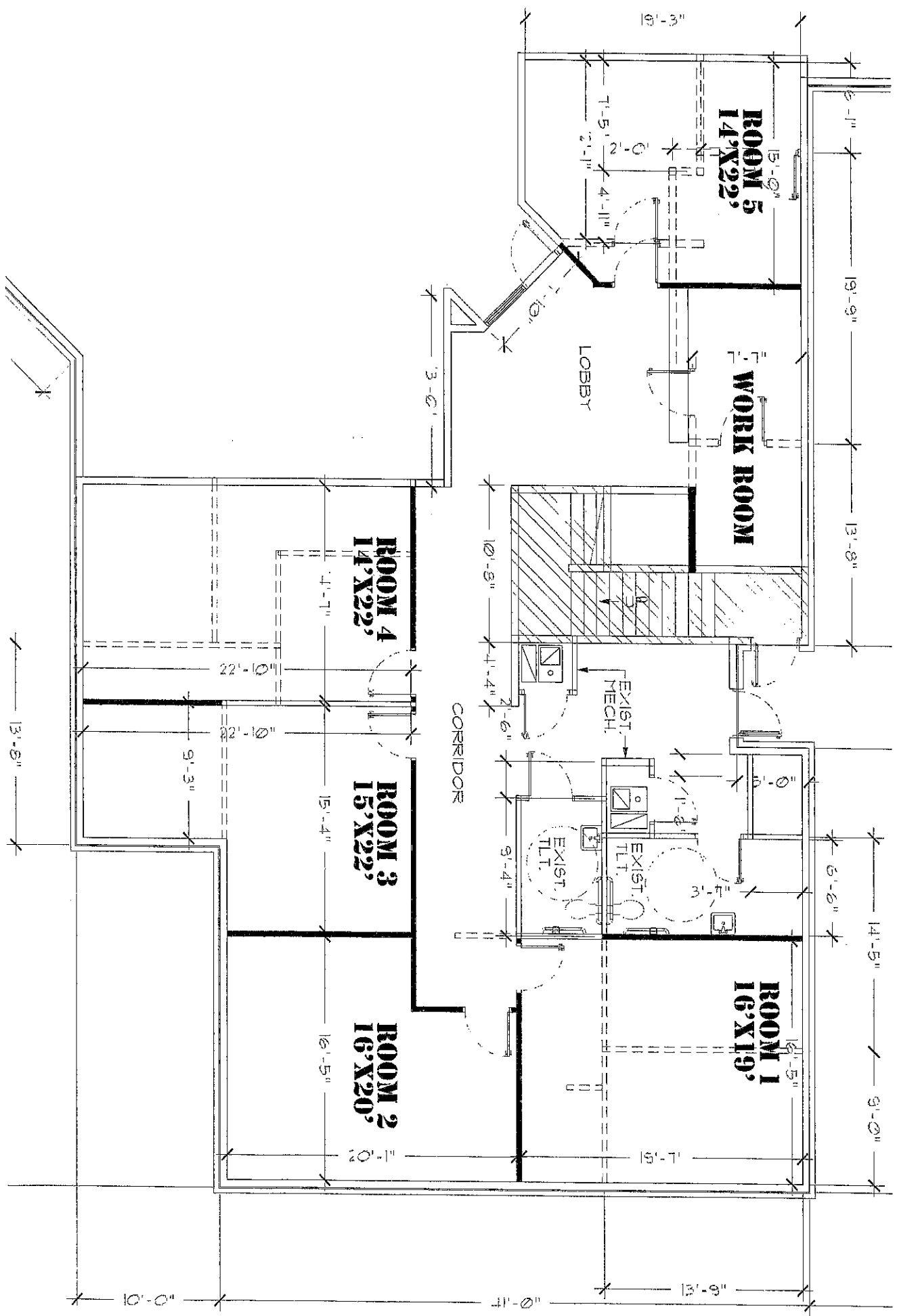
All interior remodeling work will be approved and permitted as required through Broken Arrow Permitting department. All required approvals from the Broken Arrow Fire Marshall and the Broken Arrow Chief Building Inspector will be in place before occupancy of the remodeled space can begin.

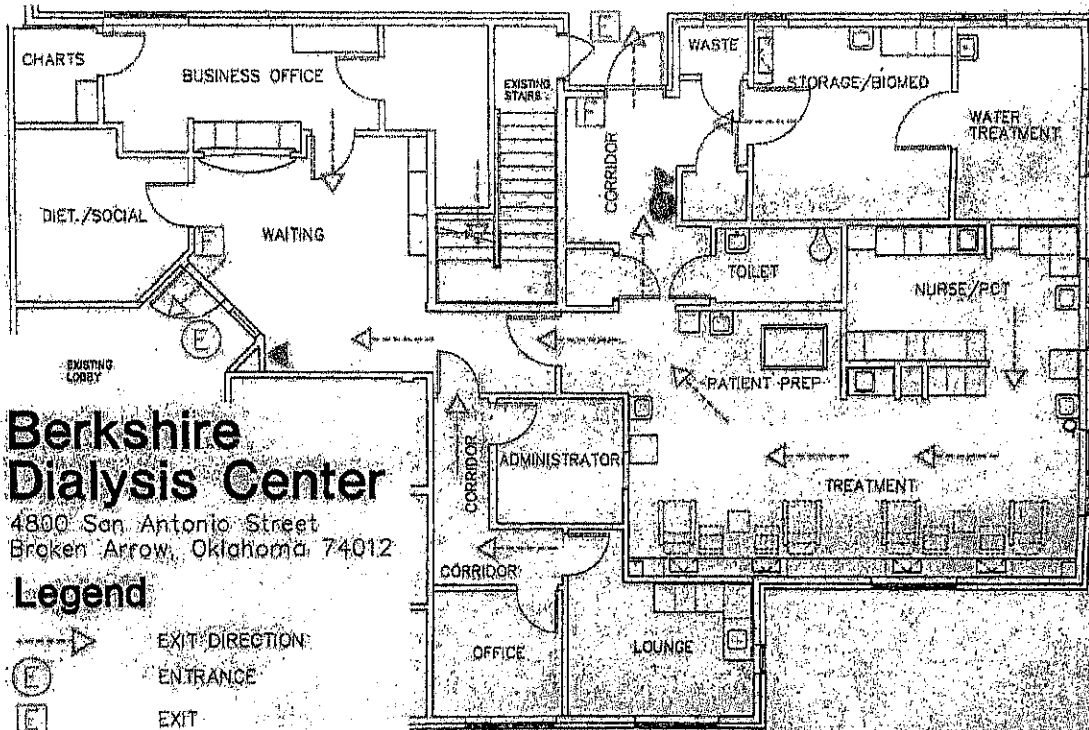


AHEC

Berkshire







Google Maps





**Berkshire
Dialysis Center**
 4800 San Antonio Street
 Broken Arrow, Oklahoma 74012

Legend

-  EXIT DIRECTION
-  ENTRANCE
-  EXIT
-  FIRE ALARM PULL
-  FIRE EXTINGUISHER
-  YOU ARE HERE

EVACUATION PLAN

