

Major Amendment to  
Planned Unit Development  
PUD No. 176

Submitted to:  
City of Broken Arrow  
Oklahoma

September 30, 2024

*Prepared By:*



Route 66 Engineering, LLC

5 S Main Street, Sapulpa, OK 74066

## **DEVELOPMENT CONCEPT**

This Major Amendment is being request to allow for multifamily development on the eastern most portion of the site. In a continued effort to further the mission that Ms. Helen Gates began in 1963, this development will serve as a long-term review stream for the Gatesway Foundation. The project will also provide much needed workforce housing to the area. Amenities on site will include: clubhouse, swimming pool, sports courts and more.

### **ACCESS:**

Main access Development Area B will be the existing access point off of East College Street. There will also be mutual access to the remainder of Development Area "B".

### **BOUNDARIES:**

The north boundary of the Development Area "B" is East College Street with single family homes along the north boundary of College Street. The east boundary of Development Area "B" is undeveloped land zoned IL Light Industrial. To the South is of this proposed development area is IL Light Industrial zoning and to the West is the existing Gatesway campus and what will remain of Development Area "A".

**TOPOGRAPHY:** The site is flat with a gentle slope from the north property line to an existing detention pond on the south. There are trees along the eastern property line and throughout the site.

### **UTILITIES:**

All utilities are available at the site should not require any upgrades to the mains. Detention is provided to the south of the proposed development area. The outfall structure will be evaluated to ensure it handles proposed flows properly.

**SCOPE OF WORK:** Six three story multi-family buildings with 24 to 36 units in each, equaling a total of 180 apartments. One single story clubhouse with pool area.

The 12.32 acre site will support 180 apartment units. This site when constructed will consist of approximately 45 one bedroom, 90 two bedroom and 45 three bedroom apartments. Also on the site will be a community/office building with storm shelter, workout area and a community gathering area.

See attachment 'A' for conceptual site development plan.

## **DEVELOPMENT STANDARDS (DEVELOPMENT AREA "B")**

This Major Amendment to PUD 176 shall be in accordance with the City of Broken Arrow Zoning Ordinance which became effective on February 1, 2008. Development Area "B" shall be in accordance with the development regulations of RM-Residential Multi-family District, except as modified herein.

**LAND AREA:** 12.32 Acres

**EXISTING ZONING:** PUD 176 / A-1, R-4 (former zoning designation)

**PROPOSED ZONING:** PUD 176A / RM

**PERMITTED USES:** All principal uses and applicable accessory uses as a matter of right within a RM Residential Multi-Family District.

**MINIMUM LANDSCAPING:**

**(5.2.B.1.a.i)**

60' minimum landscape buffering along East College Street.

30' minimum landscape buffering along the east property line.

**(5.2.B.1.a.ii)**

One (1) tree shall be planted for every thirty-five lineal feet (35') of landscaped edge along East College Street.

All other landscaping will be per City of Broken Arrow Zoning code requirements.

**MINIMUM OFF-STREET PARKING:**

**(Table 5.4.1: OFF-STREET PARKING SCHEDULE A)**

1.7 spaces per unit.

**BUILDING MASS AND ARTICULATION:**

**(5.5.C.2.a)**

The maximum length of any multi-family building shall be three hundred feet (300').

**(5.5.C.2.b)**

Each façade greater than fifty feet (50') in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least five percent (5%) of the length of the façade, and extending at least twenty percent (20%) of the length of the façade. No uninterrupted length of any façade shall exceed fifty horizontal feet (50').

**SOLID WASTE DISPOSAL:**

**(5.2.D.2)**

All new refuse collection in Development Area "B" shall be per City of Broken Arrow zoning code requirements.

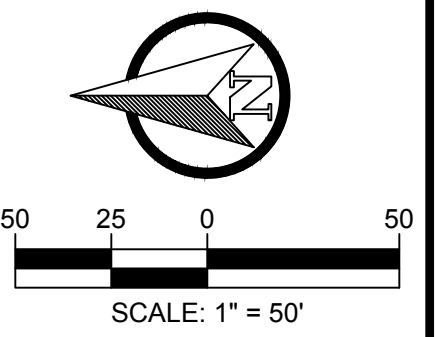
**LIGHTING:**

As permitted within the City of Broken Arrow Zoning Code.

**SIGNAGE:**

As permitted within the City of Broken Arrow Zoning Code.

**EXHIBIT A**  
**CONCEPTUAL SITE PLAN**



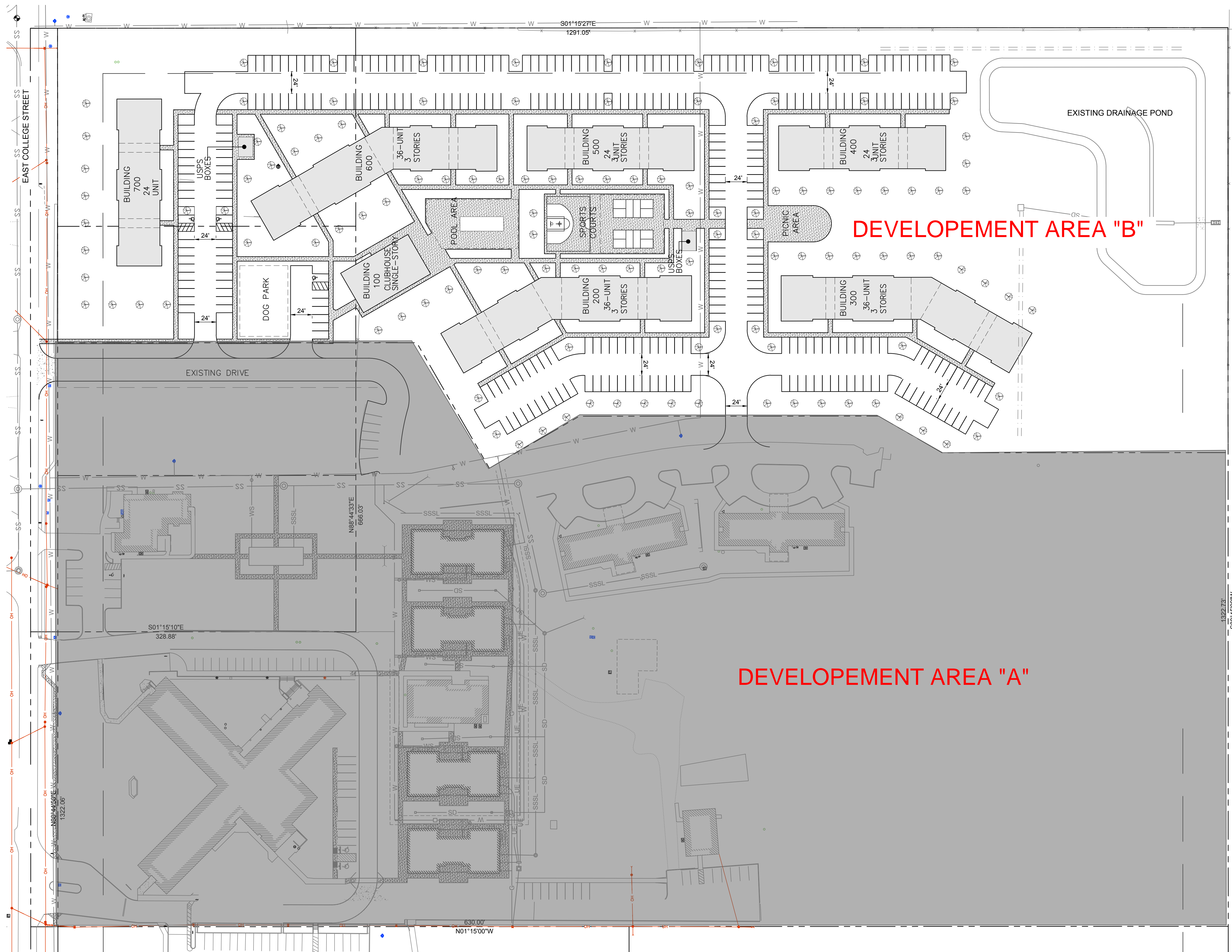
28 NORTH WATER STREET, SAPULPA, OK 74066

CONCEPTUAL SITE PLAN

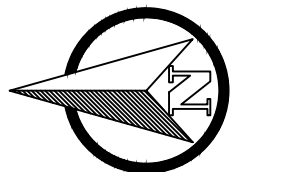
**BA MULTI FAMILY**  
 EAST COLLEGE STREET  
 BROKEN ARROW, OK

DRAWN BY: BD  
 APPV. BY: BC  
 DATE: 04/28/2022

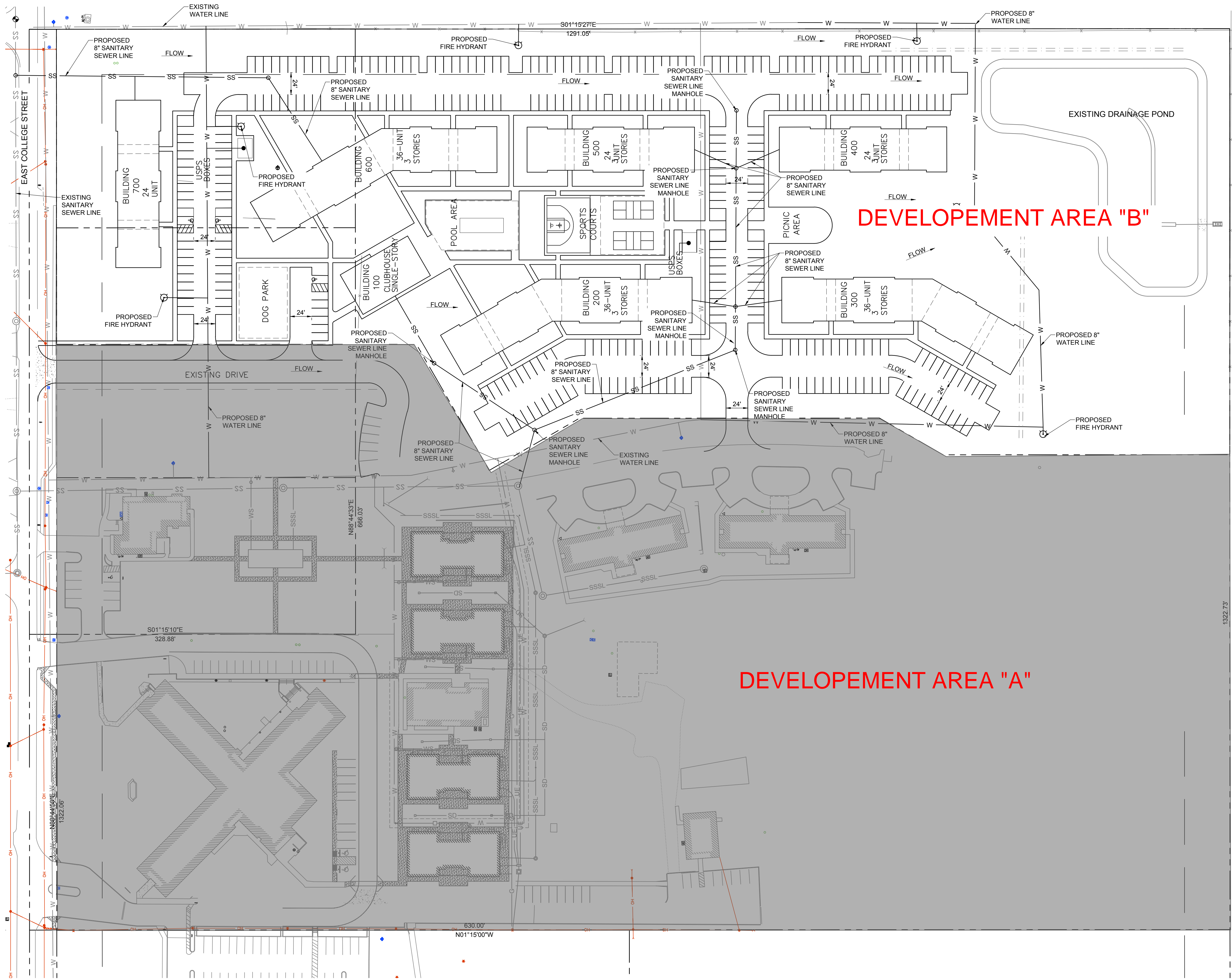
**EX A**



**EXHIBIT B**  
**CONCEPTUAL UTILITY & DRAINAGE PLAN**



SCALE: 1" = 50'



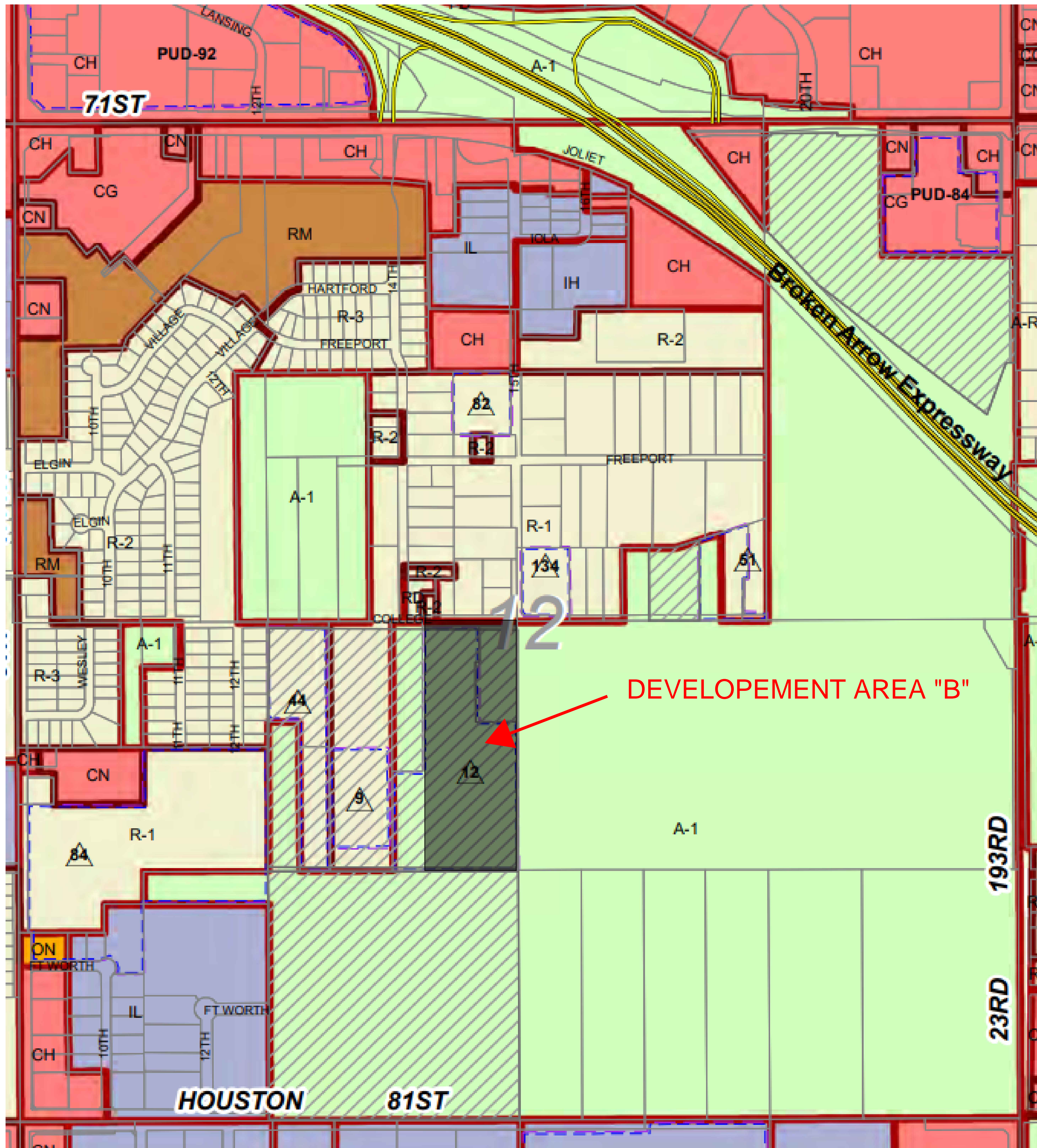
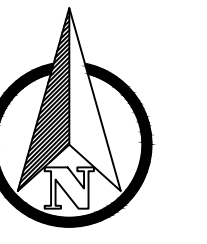

**route 66**  
**engineering**  
28 NORTH WATER STREET, SAPULPA, OK 74066

CONCEPTUAL UTILITY/  
DRAINAGE PLAN  
**BA MULTI FAMILY**  
EAST COLLEGE STREET  
BROKEN ARROW, OK

DRAWN BY: BD  
APPV. BY: BC  
DATE: 04/28/2022

**EXHIBIT C**  
**ZONING MAP**





**route 66 engineering**  
28 NORTH WATER STREET, SAPULPA, OK 74066

ZONING MAP

**BA MULTI FAMILY**  
EAST COLLEGE STREET  
BROKEN ARROW, OK

DRAWN BY: BD  
APPV. BY: BC  
DATE: 04/28/2022

EX C

**END OF PUD**