

**Broken Arrow Planning Commission
12-19-2024**

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding PUD-001814-2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)

..End

Background:

Applicant: Brad Hoffman, Hoffman Custom Homes & Justin DeBruin, Wallace
Owner: Nora Gordon, Gada Construction
Developer: N/A
Engineer: N/A
Location: Southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)
Size of Tract: 45.84 acres
Present Zoning: PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential)
Proposed: PUD-001814-2024 (Planned Unit Development Minor Amendment)
Comp Plan: Level 2 (Urban Residential)

PUD-001814-2024 is a request for a minor amendment to PUD-001242-2023 for the Antler Falls single-family residential development on 45.84 acres of land. This property is located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue).

PUD-001814-2024 & PUD-001242-2023

The Antler Falls development proposes to create a master planned zero-lot-line single-family development. The development will include landscaping, reserve areas with amenities, and a maximum of 160 lots served by gated private streets built to the standards of the City of Broken Arrow with entry points on both Houston Street and Midway Road. PUD-001242 is proposed to be developed in accordance with RS-4 zoning requirements except as modified by the PUD (Planned Unit Development).

	PUD-001814-2024	PUD-001242-2023
Side Set Back	1 foot and 7 feet (minimum 8 feet between buildings, eaves may extend 1 foot past setback)	1 foot and 9 feet (10 feet between buildings)

	with 6 feet total between building eave to eave)	
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SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

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

Direction	Comprehensive Plan	Zoning	Land Use
North	Level 1,2, & 4	A-1	SF Residential/Vacant
East	Level 2	AG	SF Residential
South	Level 1	AG	SF Residential/Mobile Home
West	Level 2	AG	SF Residential/Vacant

This proposed development is designated as Level 2 (Urban Residential) in the Comprehensive Plan. This level supports the development of residential subdivisions.

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

Attachments: Case Map
Aerial Map
Antler Falls PUD Minor Amendment

Recommendation:

Based upon the Zoning Ordinance Planned Unit Development Procedures Staff does not see a significant departure from the approved plan and recommends that PUD-001814-2024 be approved.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH