

Ash Project

Presented by:



Planned Unit Development

May 16, 2024

Submitted to:

The City of Broken Arrow, Oklahoma

PUD#: 001545-2024

For:

918 Structures Inc.

Prepared by:

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Project Concept

For years 918 Structures has been developing and building beautiful houses in Tulsa and the surrounding areas. We enjoy bringing our own unique designs to Broken Arrow and giving our amazing city more opportunities to grow and flourish. We are looking to bring our designs to 620 S Ash Avenue to build three single family homes. But with the present challenges of the setback and right of way easements has pushed our build back and now we are not meeting the minimum lot size requirements of 5000sf. As of right now we are sitting at 4573sf for each lot with the setbacks and right of way easements in mind. Our original plan was to build 4 single family homes on this lot but ran into issues with that so cut it down to three builds. We are not certain that if we are asked to cut it down to two single family homes that it will be feasible for us to build in this area.

The purpose of this PUD is to receive leniency on the minimum lot size requirement of 5000sf so that we may build our three single family homes on three separate lots.

DEVELOPMENT STANDARDS

The development shall be done in accordance with Broken Arrow Zoning Ordinance and the use and development regulations for the DROD Area 1.

EXISTING LAND AREA- 16,875SF

Existing Zone	DROD Area 1/R-1
New PUD (Planned Unit Development)	001545-2024
Current Number of Lots	1
Projected Number of Lots	3
DROD Area 1:	

	<u>Current Requirements</u>	PUD#:001545-2024
Lot Area	5,000sf Min.	4500sf Min.

PUD DETAIL PLANS REVIEW

Before construction of any new dwellings 918 Structures will submit all plans that need to be approved by the City of Broken Arrow.

DEVELOPMENT SCHEDULE

918 Structures shall commit to build the three projects within 8 months after receiving the PUD approvals per this application.

Legal Description

PARENT TRACT -WD DOC NO.2019074194

LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), AND EIGHTEEN (18), BLOCK SEVENTY-FOUR (74), ORIGINAL TOWN OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Also known as 620 S Ash Avenue, Broken Arrow, OK 74012

Exhibit "A"

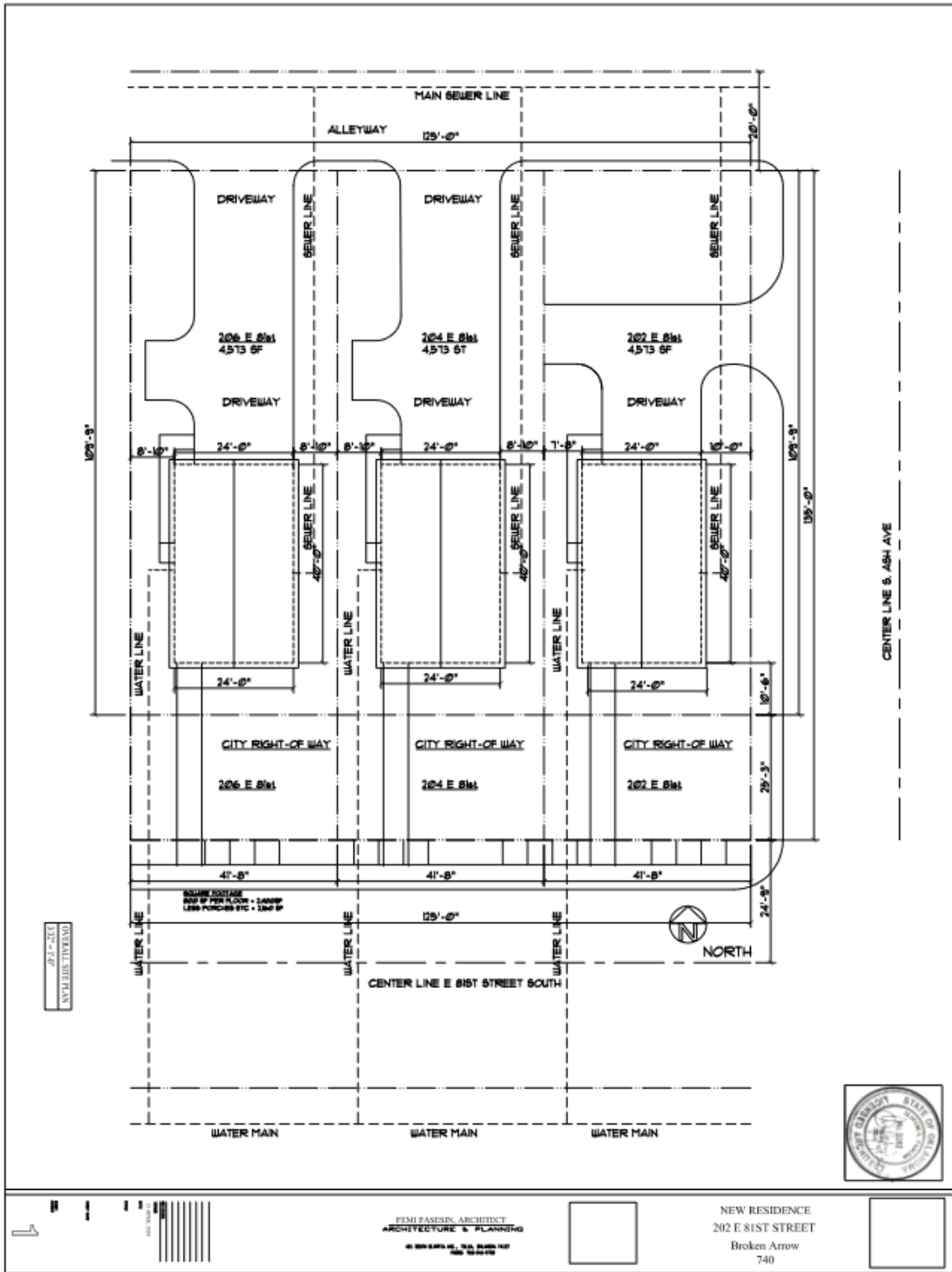


Exhibit "B"

