



City of Broken Arrow

Request for Action

File #: 25-248, **Version:** 1

Broken Arrow Planning Commission
02-27-2025

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

Consideration, discussion, and possible approval regarding SITE-001975-2025 (Site Plan), The Enclave at Southern Trails, 20.49 acres, BAZ-00012-2022 CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed-Use) and PUD-000126-2022, generally located at the southeast corner of Olive Avenue (129th East Avenue) and New Orleans Street (101st Street)

Background:

Applicant: Tanner Consulting, LLC
Owner: Perkins Development Corporation
Developer: Perkins Development Corporation
Engineer: Tanner Consulting
Location: Southeast corner of Olive Avenue (129th East Avenue) and New Orleans Street (101st Street)
Size of Tract: 20.49 acres
Number of Lots: 1
Pending Zoning: BAZ-00012-2022 CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed Use) and PUD-000126-2022
Proposed Amendment: PUD-001815-2024
Comp Plan: Level 3 (Transition Area) and Level 4 (Commercial/Employment Nodes)

SITE-001975-2025, a preliminary site plan for The Enclave at Southern Trails has been submitted for review as required with the prior approval of PUD-001815-2024.

PUD-001815-2024 was an application for a major amendment to PUD-000126-2022 a proposed commercial, mixed use and multifamily development on 20.49 acres, which was approved by the City Council on December 17, 2024.

The layout of this development has been reviewed by Staff and does conform with the requirements of PUD-001815-2024. Staff and the applicant agree that this is a conceptual layout and needs further review as to specific dimensional requirements and site calculations however, the applicant would like to confirm that this layout meets the desires of the Planning Commission and City Council prior to investing in full engineering and building plans. Upon approval of this conceptual layout, Staff will review the final site plan to ensure that all applicable codes and ordinances are met.

The applicant proposes to develop the property with commercial, mixed use, and multi-family uses across three (3) designated development areas on the site. The attached site plan shows the conceptual layout of the development. Also attached are the proposed building elevations for the multi-family units located on the interior of the site.

Attachments: Case Map
PUD-000126-2022
PUD-001815-2024
Site Plan SITE-001975-2025
Proposed Building Elevations

Recommendation:

Based upon the approved Planned Unit Development, Staff recommends that SITE-00001975-2025 be approved subject to a full site plan review by Staff.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel