



City of Broken Arrow

Request for Action

File #: 24-854, Version: 1

**Broken Arrow Planning Commission
06-27-2024**

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

Public hearing, consideration, and possible action regarding PUD-001545-2024 (Planned Unit Development), 620 S Ash, approximately 0.33 acres, Downtown Residential Overlay District (DROD) Area 1 / R-3 located on the northwest corner of South Ash Avenue and West Houston Street (81st Street) at 620 S Ash

Background:

Applicant: Sam Brown (918 Structures)
Owner: Morad Raheb (918 Structures)
Developer: 918 Structures
Location: On the northwest corner of South Ash Avenue and West Houston Street (81st Street) at 620 S Ash
Size of Tract: 0.33 acres
Number of Lots: 1
Present Zoning: DROD Area 1 / R-3
Comp Plan: Level 2 (Urban Residential)

PUD-001545-2024 is a Planned Unit Development that has been submitted for an undeveloped tract of land on the northwest corner of South Ash Avenue and West Houston Street. The property is platted as Lot 14-18, Block 74, Original Town of Broken Arrow and is zoned as DROD Area 1/R-3.

PUD-001545-2024 requests the following deviations from the Single-Family requirements of the Downtown Residential Overlay District zoning regulations.

	DROD Single-Family Requirements	PUD Request
Lot Area (Area 1)	5,000 sq. Ft. Min.	4,500 sq. Ft. Min.

The applicant is requesting a decrease in the minimum lot size, to facilitate a lot split on this property. As shown in the conceptual exhibit, the applicant would like to split this lot into 3 lots, to build single family detached homes. These homes are proposed to be built to meet all of the design requirements of single family detached homes in DROD Area 1.

SURROUNDING LAND USES/ZONING/COMP

Location	Comprehensive Plan	Zoning	Land Use
North	Level 2 - Urban Residential	DROD Area 1	Residential Single
East	Level 2 - Urban Residential	DROD Area 1	Residential Single
South	Level 2 - Urban Residential	R-3 / PUD-157	Daycare
West	Level 2 - Urban Residential	DROD Area 1	Residential Single

According to FEMA maps, none of the property is located in a 100-year floodplain area. Water and sanitary sewer are available from the City of Broken Arrow.

Attachments: Case map
Aerial Map
PUD-001545-2024 Design Statement
Exhibit

Recommendation:

Based on the surrounding land uses, staff recommends that PUD-001545-2024 be approved and that platting be waived.

Reviewed By: Amanda Yamaguchi

Approved By: Rocky Henkel

HMB