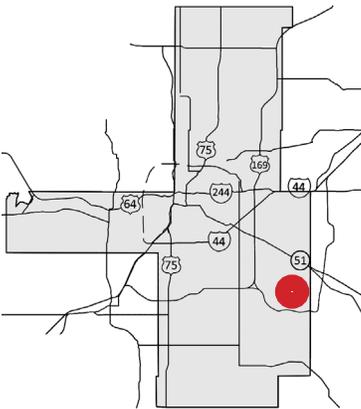
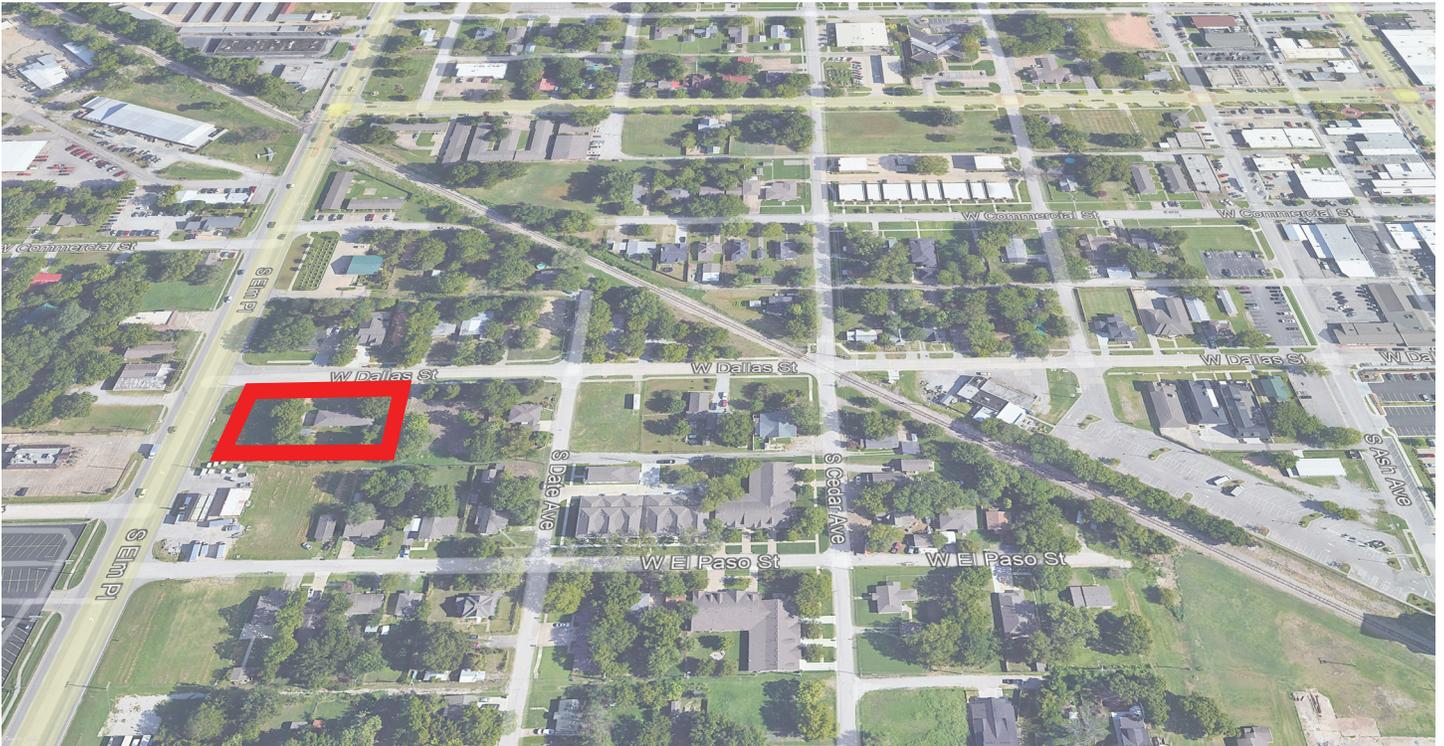


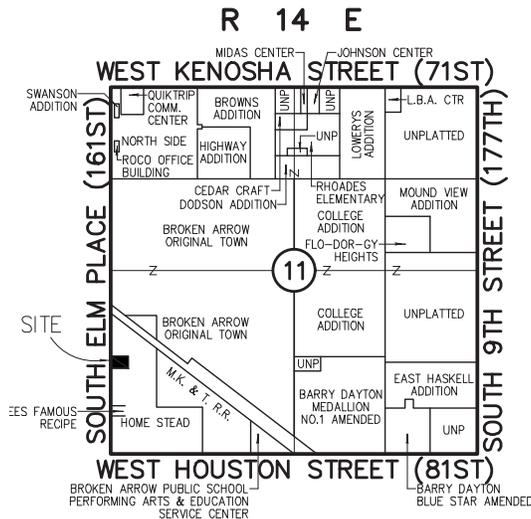
PUD-X

# Dallas Street Multi-Family Flats

A PLANNED UNIT DEVELOPMENT (PUD) OF .66 ACRES  
LOCATED SOUTH OF DALLAS ST. AND EAST OF S. ELM PLACE



TULSA COUNTY



 Location Map

**AUG 2023**

**OWNER/DEVELOPER:**  
PRIMUS PROPERTIES  
c/o BILL LEET  
primusproperties@cox.net

**APPLICANT/CONSULTANT:**  
TANNER CONSULTING LLC  
c/o ERIK ENYART  
5323 S LEWIS AVE  
TULSA, OK 74105  
eenyart@tannerbaitshop.com



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## I. PROPERTY DESCRIPTION

**Dallas Street Multi-Family Flats** is a .66+- acre tract consisting of:

*Lots 10, 11, 12, 13, 14, 15, 16, 17 and the East 5' of Lot 18, Block 7 of the Homestead Addition to Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded plat thereof and known as 515 W Dallas Street. (SEC 11 18N 11E)*

***Deed Description:** Lots Ten (10) to Eighteen (18) Inclusive, Block Seven (7), Homestead Addition to Broken Arrow, Tulsa Country, State of Oklahoma, according to the recorded plat No. H-1, Less the West 30 feet of Lot 18, Block 7 thereof for street.*

*Property Address: 515 West Dallas Street, Broken Arrow, OK 74012.*

The above-described property will hereinafter be referred to as the "Site" or "Subject Property" and has been depicted on Exhibit A "Aerial Photography & Boundary Depiction".

The site is located on the South side of W. Dallas St. and East of South Elm Place. The site has 205'-0" of frontage on W Dallas St. and 140'-0" of depth. The tract is platted and is currently zoned R3. The site is located in Area 7 of the Downtown Residential Overlay District (DROD). There is a 20' wide public alley access drive on the south boundary line from S. Elm Pl. to S. Date Ave.

The site has adequate drainage from the SE to the NW. There are two (2) storm drain inlets along W. Dallas St. and one (1) along S. Elm Place. The Property is not in a floodplain.

## II. SURROUNDING AREA

Current contiguous zoning and land uses include: R3 Residential to the East. R3 Residential and Office to the North. Commercial to the South. S. Elm Place to the West.

## III. DEVELOPMENT OVERVIEW and STANDARDS

The subject property is to be developed into twelve (12) residential 2-story Residential Flats named **Dallas Street Multi-Family Flats**.

***This PUD shall be developed in accordance with the use and development regulations of the R-3 and DROD Area 7 of the City of Broken Arrow zoning code except as follows:***

### PERMITTED USES

In conjunction with those uses allowed by the R-3 and Downtown Residential Overlay District (DROD) 7 district, no other uses shall be permitted. **Dallas Street Multi-Family Flats** shall be permitted to have 2 dwelling units per building.

## SETBACKS

15' on west- Side Setback (S Elm Place)  
15' on east- Side Setback (Residential)  
30' on north- Front Setback (W Dallas St.)  
10' on south (Alley Drive)

Setback listed are from property lines

## BUILDING HEIGHT

32'-0" Max.

## LOTS

This PUD shall contain two (2) separately deeded parcels encompassing the twelve (12) residential flats. No Lot Splits or Platting are required at this time and no lot splits or re-platting will be permitted in the future.

There shall be 6 total Building encompassing 12 total residential flats.

Lots 10-13 shall contain 3 buildings/ 6 residential flats and shall be deeded together with no future lot split permitted.

Lots 14-17 and part of lot 18 shall contain 3 buildings/ 6 residential flats and shall be deeded together with no future lot split permitted.

## BUILDING DESIGN

The **Dallas Street Multi-Family Flats** shall incorporate the following design criteria and the use of high-quality materials;

- 1st and 2nd floor wall veneers shall include board and batten LP Smart Siding with Cedar accents.
- Roofs shall have pitches no less than 10/12. Roofs are composition.
- All units shall have gutters.
- Minimal 1300SF of heated floor space for each unit.
- All additional design criteria shall meet the standards of the Downtown Residential Overlay District (DROD) Area 7.
- No outbuildings are allowed.
- No swimming pools or hot tubs allowed.

## STREET FRONTAGE AND ACCESS

Street frontage shall be off W. Dallas Street. Private walkways shall connect to a new public sidewalk and shall lead to each flat entrance/.

## PARKING AREAS

Primary parking access shall be by way of the public alley drive contiguous to the South. This alley drive shall be open from S. Elm Place to S. Date Ave. and shall contain a minimum width of 20' of paved area. Visitor and delivery parking shall be located between the north building façade and W Dallas St.

There will be a total of 24 parking spaces. Parking spaces are 9' x 18' each. There are 20 Parking spaces off the alley drive in the rear of the residential flats. There are 4 parking spaces located off of W. Dallas St. and one (1) 15-minute delivery space off of W. Dallas St.

Concrete Sidewalks are to be installed along W. Dallas St. and along S. Elm St. to encourage pedestrian walkability.

One (1) 5 loop bicycle wave rack shall be installed along W. Dallas. St. to encourage alternative modes of transportation.

## **LANDSCAPED AREAS**

Landscaping shall be provided in accordance with the City of Broken Arrow Building Ordinance except as follows:

- Sodded yards.
- Irrigation in sodded areas and planting beds.
- A landscape buffer area of at least 20' feet in width shall be provided along the west boundary. This west landscape buffer shall include landscaping berms and evergreen trees.
- A landscape area of at least 10' feet in width shall be provided between buildings.
- A landscape area of at least 15' feet in width shall be provided along the east boundary along the building edge. This east buffer shall include a 6' privacy fence and evergreen trees.
- At least one 2" caliber (8'-10') evergreen tree per unit shall be provided in the landscaping areas in front of each unit.
- A private community dumpster and dumpster screening shall be located off the public alley drive. Exact location to be determined during the site plan review and permitting process.

The PUD will allow the most efficient use of the land, which is harmonious with the surrounding land uses, as represented on Exhibit A "Aerial Photography & Boundary Depiction." A conceptual site plan depicting the Development Areas and design features is provided on Exhibit B "Conceptual Site Plan." The PUD shall be developed in accordance with the use and development regulations of the Broken Arrow zoning code, except as otherwise specified herein.

# Dallas Street Multi-Family Flats

## EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION  
WITH ADJACENT DEVELOPMENTS LABELED

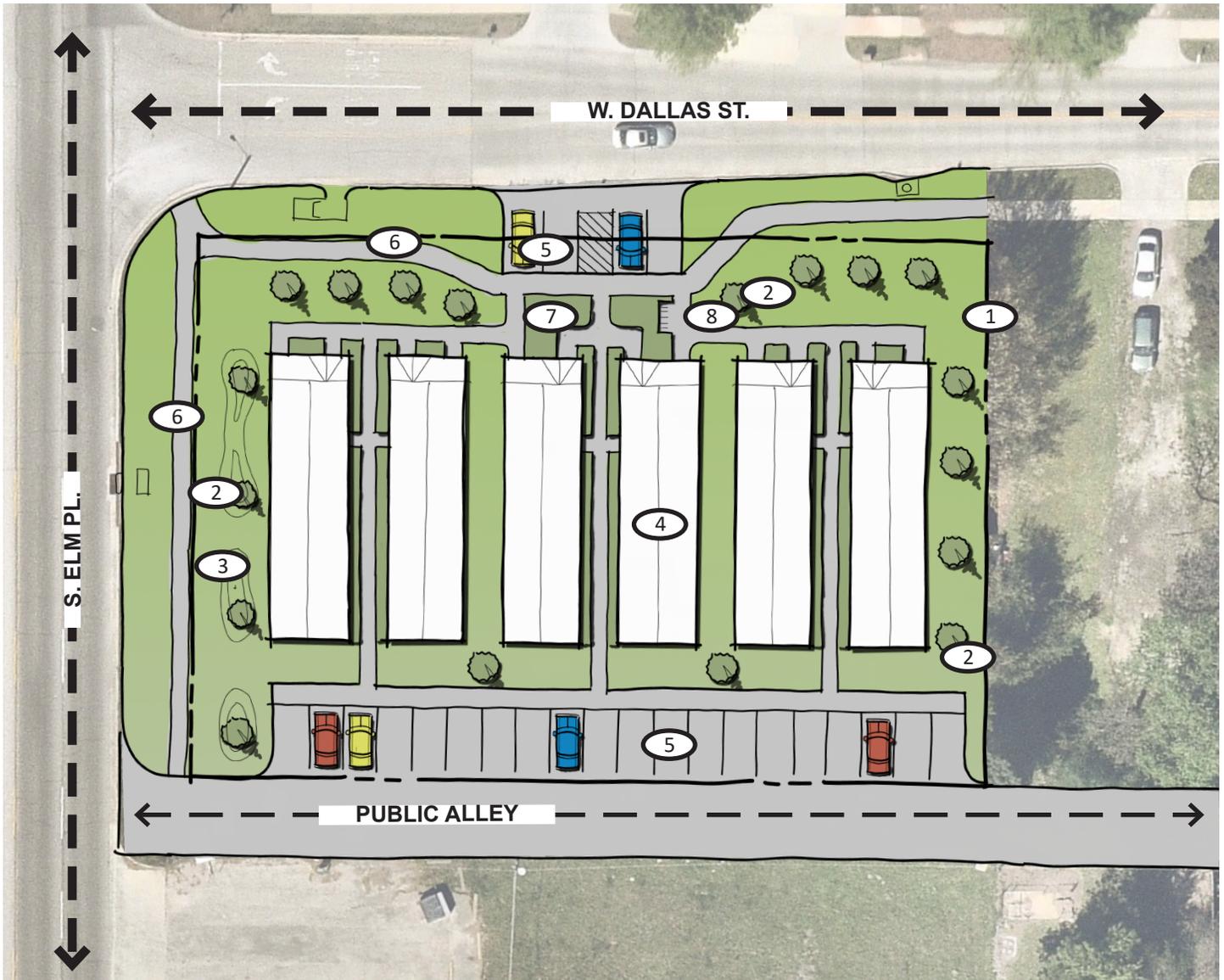


# Dallas Street Multi-Family Flats

## EXHIBIT B

### CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF AUG 3, 2023



#### SITE PLAN KEY NOTES

1. 6' OPAQUE FENCE
2. EVERGREEN TREE SCREENING
3. LANDSCAPE BERMS
4. OVER/UNDER FLAT RESIDENCE
5. PARKING LOT
6. FUTURE SIDEWALK
7. PLANTING AREAS
8. BIKE RACKS



# Dallas Street Multi-Family Flats

## EXHIBIT C

### DOWNTOWN RESIDENTIAL OVERLAY DISTRICT (DROD) BROKEN ARROW 2019 STUDY

|                  |   | Single-Family | Two-Family | Cottage Court | 3-Plex/4-Plex/Mansion Apartment | Rowhouse | Flats | Mixed-Use A (Neighborhood) | Mixed-Use B / Commercial | Accessory Dwelling Unit (ADU) |
|------------------|---|---------------|------------|---------------|---------------------------------|----------|-------|----------------------------|--------------------------|-------------------------------|
|                  |   |               |            |               |                                 |          |       |                            |                          |                               |
| <b>DROD Area</b> | Area 1<br>Residential 1                     | P             | P          | P             | P                               | P        | P     |                            |                          | P                             |
|                  | Area 2<br>Residential 2                     | P             | P          |               |                                 |          |       |                            |                          | P                             |
|                  | Area 3<br>Residential 3                     | P             |            |               |                                 |          |       |                            |                          | P                             |
|                  | Area 4<br>Residential 4                     | P             |            |               |                                 |          |       |                            |                          | P                             |
|                  | Area 5<br>Rose District Transition          | P             | P          |               | P                               | P        | P     | P                          |                          | P                             |
|                  | Area 6<br>Commercial/<br>Mixed-Use Core     |               |            |               |                                 | P        | P     |                            | P                        |                               |
|                  | Area 7<br>Commercial/<br>Mixed-Use Corridor |               |            |               |                                 |          | P     |                            | P                        |                               |

Table 1: Permitted Building Forms

P = Permitted



# Dallas Street Multi-Family Flats

## EXHIBIT D

### DOWNTOWN RESIDENTIAL OVERLAY DISTRICT (DROD) BROKEN ARROW 2019 STUDY

# FLATS

## DESCRIPTION

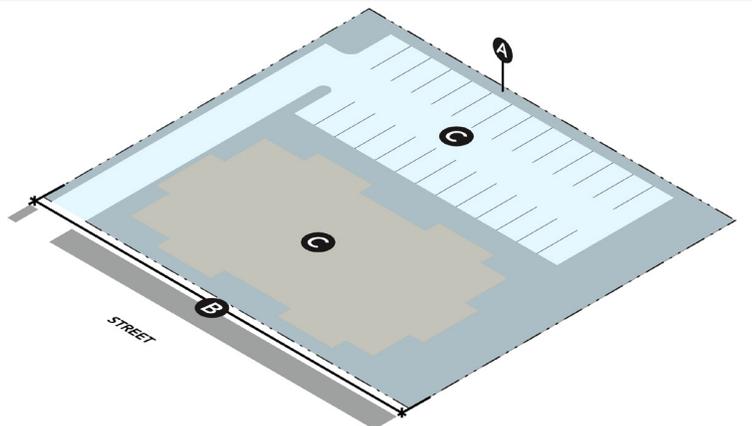
A Flat is a multi-story, residential building form that increases density in targeted single-family areas and provides an additional housing option in commercial and mixed-use areas. A flat includes floors of “stacked” residential units. Common entries and circulation corridors typically provide access to individual units. Flats may be single-loaded with a circulation hallway on one side of the building or double-loaded with units on both side of a building with a common hallway through the middle. The location and connection of an entry to the street and the articulation of the building walls provide architectural interest and create a more pedestrian-friendly environment.

**Permitted in Areas: 1, 5, 6 & 7**



## LOT

| A Lot Area     |                    |  |
|----------------|--------------------|--|
| Area 1 & 5     | 9,000 sq. ft. Min. |  |
| Area 6 & 7     | N/A                |  |
| B Lot Frontage |                    |  |
| Area 1 & 5     | 65' Min.           |  |
| Area 6 & 7     | N/A                |  |
| C Lot Coverage |                    |  |
| Area 1         | 60% Min.           |  |
| Area 5         | 70% Min.           |  |
| Area 6 & 7     | N/A                |  |

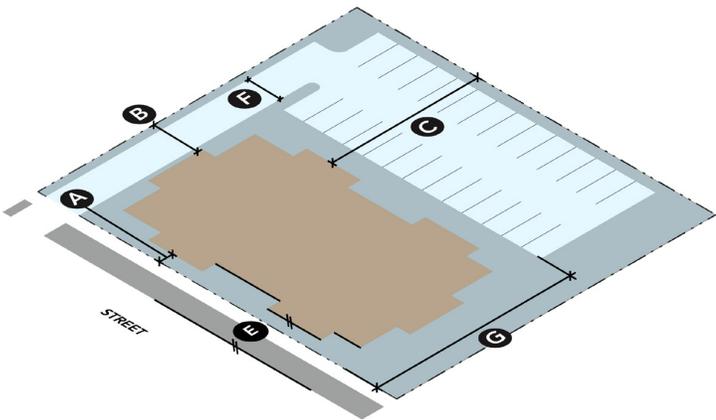


# Dallas Street Multi-Family Flats

## EXHIBIT E

### DOWNTOWN RESIDENTIAL OVERLAY DISTRICT (DROD) BROKEN ARROW 2019 STUDY

| SITE   |  |
|--|--|
| <b>A</b> Front Setback/Build to Zone (BTZ)   |  |
| Area 1   | 10' Min./65% in BTZ <sup>1</sup>             |
| Area 5   | 5' Min./75% in BTZ <sup>2</sup>              |
| Area 6   | 0' Min., 5' Max. <sup>3</sup>                |
| Area 7   | 10' Min., 75' Max.                           |
| <b>B</b> Side Setback  |  |
| Area 1 & 5   | 5' Min.                                      |
| Area 6   | 0' Min., 5' Max. on Exterior Side            |
| Area 7   | 15' Min.                                     |
| <b>C</b> Rear Setback  |  |
| Area 1, 5, 6 & 7   | 10' Min.                                     |
| <b>D</b> Space Between Buildings   |  |
| Area 1 & 5   | 10' Min                                      |
| Area 6   | N/A <sup>3</sup>                             |
| Area 7   | <del>15' Min.</del> <b>10' Min</b>           |
| <b>E</b> Building Alignment  |  |
| Area 1, 5, 6 & 7   | Required <sup>6</sup> <b>Parking Allowed</b> |
| <b>F</b> Access and Driveway Width   |  |
| Area 1, 5, 6 & 7   | 26' Min., 30' Max.                           |
| <b>G</b> Parking Location  |  |
| Area 1   | 15' Min. <sup>7</sup>                        |
| Area 5   | 20' Min. <sup>7</sup>                        |
| Area 6   | 25' Min. <sup>7</sup>                        |
| Area 7   | None <sup>8</sup>                            |
| Additional Information   |  |
| <p>Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.</p> <p>1 65% of front wall is required to be placed within 10' of required front setback</p> <p>2 75% of front wall is required to be placed within 5' of required front setback</p> <p>3 Maximum building setback may be increased up to 30' if a plaza, outdoor seating or other publicly-accessible amenity is provided within the setback.</p> <p>4 If there are less than 10' between buildings, there are building code requirements that must be met.</p> <p>5 Entry, corner and other accent elements do not have to be parallel to the street as the primary structure is required to be.</p> <p><b>6 No parking is permitted between street-facing wall and street</b> <b>Parking Allowed</b></p> <p>7 Maximum of one double-row of parking is allowed between street-facing wall and street</p> |  |



Parking shall not count toward driveway width



# Dallas Street Multi-Family Flats

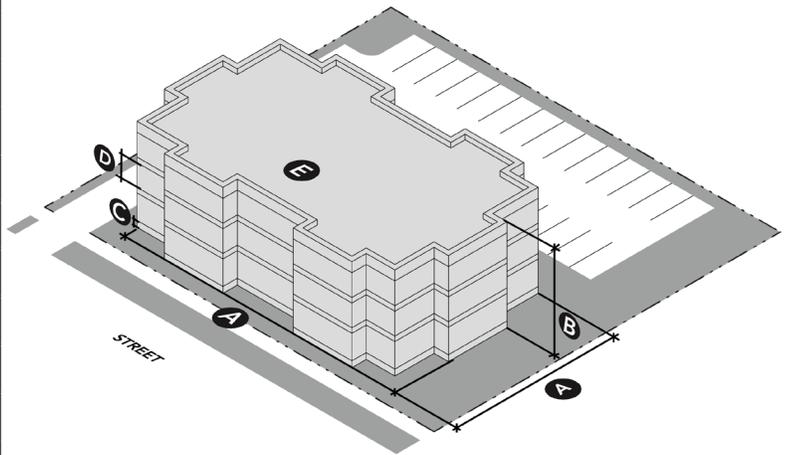
## EXHIBIT F

DOWNTOWN RESIDENTIAL OVERLAY DISTRICT (DROD)  
BROKEN ARROW 2019 STUDY

# FLATS

### BUILDING FORM

| <b>A</b> Wall Length                     |  |  |
|--|--|--|
| Area 1                                   | 100' Max.                              |  |
| Area 5                                   | 140' Max.                              |  |
| Area 6                                   | 180' Max.                              |  |
| Area 7                                   | 240' Max.                              |  |
| <b>B</b> Building Height                 |  |  |
| Area 1                                   | 2 stories/25' Min.; 3 stories/35' Max. |  |
| Area 5                                   | 2 stories/25' Min.; 4 stories/45' Max. |  |
| Area 6                                   | 2 stories/25' Min.; 5 stories/60' Max. |  |
| Area 7                                   | 2 stories/25' Min.; 6 stories/70' Max. |  |
| <b>C</b> Finished Floor Height           |  |  |
| Area 1, 5, 6 & 7                         | 1' Min., 4' Max.                       |  |
| <b>D</b> Floor Height                    |  |  |
| Area 1, 5, 6 & 7                         | 9' Min., 15' Max                       |  |
| <b>E</b> Roof Form                       |  |  |
| Area 1                                   | Pitched or Flat                        |  |
| Area 5                                   | Pitched, Flat or Sloped                |  |
| Area 6                                   | Flat                                   |  |
| Area 7                                   | Pitched, Flat or Sloped                |  |
| <b>F</b> Garage and Carport (if visible) |  |  |
| Area 1, 5 & 6                            | Not allowed to be visible from street  |  |
| Area 7                                   | If visible from street, 9' Max. Height |  |

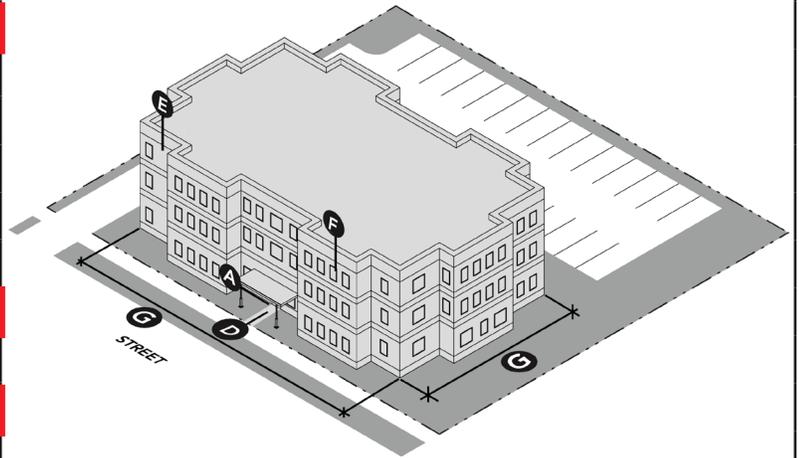


# Dallas Street Multi-Family Flats

## EXHIBIT G

### DOWNTOWN RESIDENTIAL OVERLAY DISTRICT (DROD) BROKEN ARROW 2019 STUDY

| BUILDING ACTIVATION   |                  |   |
|---|------------------|---|
| <b>A</b> Entry Number (On Street-Facing Wall)   |                  |   |
|   | Area 1, 5, 6 & 7 | 1 Min. <b>1 min., 2 max</b> <i>only applies to W. Dallas St.</i>                          |
| <b>B</b> Distance Between Entries   |                  |   |
|   | Area 1           | 40' Max.  |
|   | Area 5           | 50' Max.  |
|   | Area 6 & 7       | 60' Max.  |
| <b>C</b> Entry Presence - Facing Street   |                  |   |
|   | Area 1, 5, 6 & 7 | Required <i>only applies to W. Dallas St.</i>   |
| <b>D</b> Entry Path   |                  |   |
|   | Area 1 & 5       | Required  |
|   | Area 6           | Required, if building is setback  |
|   | Area 7           | Required <sup>1</sup>   |
| <b>E</b> Blank Street-Facing Wall   |                  |   |
|   | Area 1, 5, 6 & 7 | 8' Max. <i>only applies to W. Dallas St.</i>  |
| <b>F</b> Window Size - Street-Facing Wall   |                  |   |
|   | Area 1, 5, 6 & 7 | 2'x3' Min. <i>only applies to W. Dallas St.</i>   |
| <b>G</b> Building Articulation Options  |                  |   |
|   | Area 1 & 5       | 1 articulation option (AO) required; 2 AOs required if wall is over 40' wide <sup>2</sup> |
|   | Area 6           | 1 AO required; 3 AOs required if wall is over 60' wide <sup>2</sup>                       |
|   | Area 7           | 1 AO required; 3 AOs required if wall is over 80' wide <sup>2</sup>                       |
| Additional Information  |                  |   |
| 1. To private walk, sidewalk, etc. if it is separated by landscaping or other similar surface |                  | 2. Building Articulation Options (AOs) for street-facing facade:                          |
|   |                  | - Height variation      - Increase setbacks      - Stepbacks      - Accent lines          |
|   |                  | - Color changes      - Material change      - Wall offsets                                |



PUD-X

# Dallas Street Multi-Family Flats

EXHIBIT H

ARCHITECTURAL ELEVATIONS



12

# Dallas Street Multi-Family Flats

## EXHIBIT I

### PRIMUS PROPERTIES PREVIOUS DEVELOPMENTS

#### WEBSITE

<https://www.primus-properties.com/home/projects>



#### SEILING PARK APARTMENTS

7 Contemporary Residential Apartments overlooking Seiling Park in the Rose District- Broken Arrow, OK  
700-724 N Date Ave  
PUD ST22-101

#### THE OAKS AT MAIN

16-home brownstone with classic architecture located 2 blocks from Broken Arrow's Rose District



#### IOLA OFFICE PARK

Class 'A' Office building located near N. Elm and W Kenosha St.

