



2642 E. 21st St., Suite 195 Tulsa, Oklahoma 74114
918.933.4324

April 6, 2026

City of Broken Arrow
Commercial Development
220 S. First St.
Broken Arrow, OK 74102

RE: Design Statement for PUD for accessory building at 809 E. Jackson Place

Broken Arrow development team,

On behalf of Advance Alarms, Quinnelly Architecture would like to apply for a PUD for their anticipated accessory building located at 809 E. Jackson Place. After attending the pre-development meeting, it was discussed that a PUD would be the best way to apply for variances on the building setbacks for the South and East sides of the property.

Assessory building will be used for storage of electrical equipment, some offices and associated restrooms. Floor plan A1.0 has been uploaded to portal as well as the exterior elevations. Building materials have been selected to meet the zoning requirements. All four facades will have a wainscot of thin set stone with board and batten cementitious siding above. Front entry will have a stone accent wall with metal canopy. Metal canopies will also be over the new overhead doors. Cream and black color scheme is designed to match existing building architecture. Parapets are high enough to hide the rooftop equipment from view. A new dumpster enclosure has been added between the existing building and the new accessory building. Refer to uploaded site plan for more information.

The purpose of this PUD is to establish building set backs on the South and East sides. The site is zoned IL. The Neighbor to the South is the railroad right of way which is zoned AG. We are requesting that the setback be changed from 30' to 5'. The existing building that is being demolished is 3.64' from the property line. The neighbor to the East is zoned SP, and according to discussion from the pre-development meeting, the existing Pro Touch Auto Repair is not an approved use for that zone. Consequently, reducing the setback requirement from 30' to 10' would be plausible considering the use would not be in conflict. West side does not have a setback requirement since abutting property is in the same district.

Uploaded to portal are exhibits for floor plan, exterior elevations, site plan and landscape plan. Also uploaded is a radius report.

Sincerely,


Lisa Quinnelly

