



# City of Broken Arrow

## Request for Action

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**File #:** 23-1182, **Version:** 1

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**Broken Arrow Planning Commission**  
**09-14-2023**

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

**Public hearing, consideration, and possible action regarding PUD-000984-2023 (Planned Unit Development), Dallas Street Multi-Family Flats, approximately 0.66 acres, DROD Area 7 (Downtown Residential Overlay) to DROD Area 7 (Downtown Residential Overlay District)/PUD-000984-2023 (Planned Unit Development), one-quarter mile north of Houston Street (81<sup>st</sup> Street), east of Elm Place (161st E. Avenue)**

**Background:**

**Applicant:** Tanner Consulting, Erik Enyart  
**Owner:** Primus Properties, LLC  
**Developer:** Primus Properties, LLC  
**Location:** One-quarter mile north of Houston Street (81st Street), east of Elm Place (161st E. Avenue)  
**Size of Tract** approximately 0.66 acres  
**Number of Lots:** 8  
**Present Zoning:** DROD Area 7 (Commercial/Mixed-Use Corridor - Downtown Residential Overlay District)  
**Comp Plan:** Level 5 (Downtown Area)

The property associated with Dallas Street Multi-Family Flats is an undeveloped tract of land located approximately one-quarter mile north of Houston Street (81st Street), east of Elm Place (161st E. Avenue). The property is platted as Lots Ten (10) to Eighteen (18), Block Seven (7) of the Homestead Addition to Broken Arrow and is zoned as Area 7 (Commercial/Mixed-Use Corridor) of the DROD (Downtown Residential Overlay District).

Area 7 of the DROD supports the “flats” building form which is defined as a multi-story, residential building form which includes stacked residential units. The Owner/Developer of the subject tract proposes to construct a multi-family development consisting of twelve units. The proposed 6 buildings are two-story in height and each building contains two units. Parking for this development will be provided off of the existing alley to the south of the property.

PUD-000984-2023 requests for the following deviations from the “Flats” building form of the

Downtown Residential Overlay District zoning regulations.

	<b>Flats Building Form Requirements</b>	<b>PUD Request</b>
Space Between Buildings	15-foot minimum	10-foot minimum
Building Alignment	No parking is permitted between the street-facing wall and the street.	Four guest parking spaces and one 12-minute delivery space shall be permitted along Dallas Street.
Access & Driveway Width	26-foot minimum 30-foot maximum	Parking areas shall not count towards the driveway width
Entry Number (On Street-Facing Wall)	1 minimum	1 minimum 2 maximum, applies only to Dallas Street
Blank Street Facing Wall	8-foot maximum	Only applies to Dallas Street
Window Size- Street Facing Wall	2' x 3' minimum	Only applies to Dallas Street
Landscaping/Screening	A landscape buffer area of at least 35' feet in width shall be provided along the west boundary. 1 Tree per 50' lineal feet of landscaped edge.	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.
	No requirement for landscaping between building.	A landscape area of at least 10' feet in width shall be provided between buildings.
	Screening fence between 6 and 8 feet in height is required along the east boundary.	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.
	Trees shall be two-inch (2") caliper minimum and shall be on the City's approved tree list. Two trees are required for each unit.	At least one 2" caliber (8'-10') evergreen tree per unit shall be provided in the landscaping areas in front of each unit.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 5	DROD Area 7 (Commercial/Mixed-Use Corridor - Downtown Residential Overlay District)	Commercial
East	Level 5	DROD Area 7 (Commercial/Mixed-Use Corridor - Downtown Residential Overlay District)	Single-Family Residential
South	Level 5	DROD Area 7 (Commercial/Mixed-Use Corridor - Downtown Residential Overlay District)	Commercial
West	Level 5	DROD Area 7 (Commercial/Mixed-Use Corridor - Downtown Residential Overlay District)	Undeveloped- Elm Place Right-of-Way

According to FEMA maps, none of the property is located in a 100-year floodplain area.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
PUD-000984-2023 Design Statement

**Recommendation:**

Staff recommends that PUD-000984-2023 be approved and that platting be waived. PUD-3 shall also be abrogated.

**Reviewed By:** Amanda Yamaguchi

**Approved By:** Kevin Maevers

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