



# City of Broken Arrow

## Request for Action

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**File #: 24-47, Version: 1**

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**Broken Arrow Planning Commission  
01-11-2024**

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

**Public hearing, consideration, and possible action regarding BAZ-001107-2023 (Rezoning) and PUD-001242-2023 (Planned Unit Development), Antler Falls, 45.84 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)**

**Background:**

**Applicant:** Nora Gordon, Gada Construction & Brad Hoffman, Spectacular Homes  
**Owner:** Nora Gordon, Gada Construction  
**Developer:** Gada Construction & Spectacular Homes  
**Engineer:** Wallace Design  
**Location:** Southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)  
**Size of Tract:** 45.84 acres  
**Present Zoning:** A-1 (Agricultural)  
**Proposed Zoning:** RS-4 (Single-Family Residential)  
**Comp Plan:** Level 2 (Urban Residential)

BAZ-001107-2023 and PUD-001242-2023 are requests to change the zoning on 45.84 acres of land from AG (Agricultural) to RS-4 (Single-Family Residential) with a PUD for Antler Falls, a proposed single-family residential development. This property is located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue). The land is unplatted and the majority is undeveloped.

This property was annexed into the City Limits of Broken Arrow on November 21, 2023 by Ordinance No. 3813.

PUD-001242-2023

The Antler Falls development proposes to create a master planned zero-lot-line single-family development. The development will include landscaping, reserve areas with amenities, and a maximum of 160 lots served by gated private streets built to the standards of the City of Broken Arrow with entry points on both Houston Street and Midway Road. PUD-001242 is proposed to be developed in accordance with RS-4 zoning requirements except as modified by the PUD (Planned Unit Development).

	RS-4 District	PUD-001242-2023
Lot Frontage	55 feet	50 feet
Lot Area	6,500 square feet	5,200 square feet
Maximum Building Height	35 feet or 2.5 stories	35 feet (residential)
Front Set Back	20 feet	20 feet (no sidewalks are required) 25 feet (when sidewalks are required) 15 feet (habitable or porch portion of structure)
Side Set Back	10 feet both or 5 feet one	1 foot and 9 feet (10 feet between buildings)
Rear Set Back	20 feet	20 feet or 10 feet abutting open space reserve

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following zoning designation, land use, and Comprehensive Plan future development guide levels:

Direction	Comprehensive Plan	Zoning	Land Use
North	Level 1,2, & 4	A-1	SF Residential/Vacant
East	Level 2	AG	SF Residential
South	Level 1	AG	SF Residential/Mobile Home
West	Level 2	AG	SF Residential/Vacant

This proposed development is designated as Level 2 (Urban Residential) in the Comprehensive Plan. This level supports the development of residential subdivisions.

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

**Attachments:** Case Map  
Aerial Map  
Antler Falls PUD

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001107-2023 be approved subject to the property being platted and PUD-001242-2023 be approved as submitted.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Grant Rissler**

ALY