



# City of Broken Arrow

## Request for Action

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**File #: 24-1138, Version: 1**

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**Broken Arrow Planning Commission  
08-22-2024**

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

Consideration, and possible action regarding a variance to section 6.3.c.1 of the subdivision regulations, Ven Park, A-1 (Agriculture) and R-2 (Single-Family Residential) to CM Community Mixed-Use via BAZ-001624-2024, 10.9 acres, Level 2 and 3 to Level 3 to Level 3 via COMP-001531-2024, located one-quarter mile north of Kenosha Street (East 71<sup>st</sup> Street South) and one-quarter mile east of North Elm Place (North 161<sup>st</sup> East Avenue).

**Background:**

**Applicant:** Born Again Restored

**Owner:** Born Again Restored

**Developer:** Born Again Restored

**Engineer:** Westwood Professional Services

**Location:** One-quarter mile north of Kenosha Street (East 71st Street South) and one-quarter mile east of North Elm Place (North 161st East Avenue).

**Size of Tract** 10.9 acres

**Number of Lots:** 82 Proposed

**Present Zoning:** A-1 (Agriculture) and R-2 (Single-Family Residential) to CM Community Mixed Use) via BAZ-001624-2024

**Comp Plan:** Level 2 and 3 to Level 3 via COMP-001531-2024

Ven park is a subdivision which proposes to be serviced through public streets. The exhibit (attached) shows a connection onto North Circle Drive on the southern edge of the property. This would be a public street connecting to a public street, which is not allowed by the subdivision regulations. Section 6.3.c.1 states that:

“Gates or any control device shall be allowed only on private streets and private streets shall only be permitted in a PUD subdivision.”

The applicant has expressed interest in leaving the road ungated to increase connectivity, but at the request of the neighborhood, they have agreed to allow this connection to be gated for emergency access only.

PUD-001623-2024 would allow Ven Park to be a mixed-use development. Which is comprised of up to 95 dwelling units (82 shown in the conceptual exhibit), and some commercial elements are allowed in the

Live/Work townhouse style structures. If this street were left open, commercial traffic could access Kenosha through the existing residential neighborhood. Staff does not recommend allowing commercial traffic going through residential areas, which is why staff is presenting this variance on behalf of the applicant to allow Ven Park to gate the access onto North Circle Drive.

**Attachments:** Case Map  
Aerial Photo  
Exhibit

**Recommendation:**

To approve the variance to section 6.3c.1 of the subdivision regulations and allow Ven Park to gate the connection onto North Circle Drive.

**Reviewed by: Amanda Yamaguchi**

**Approved by: Rocky Henkel**

HMB