

**VILLAGE @ 1ELEVEN**

**NORTHWEST CORNER OF  
S. ASPEN AVE. AND W. FLORENCE ST. (145TH & 111TH)  
BROKEN ARROW, OKLAHOMA**

**A Minor Amendment of Planned Unit Development No. 288**

**Original PUD-288 published June 28, 2019  
PUD-288 Minor Amendment # 1 published August 13, 2020**

## I. INTRODUCTION AND SCOPE

Village @ 1Eleven, comprising 28.95 net acres situated at the northwest corner of West Florence Street (111<sup>th</sup> Street South) and South Aspen Avenue (145<sup>th</sup> E. Ave.), was submitted as Planned Unit Development No. 288 (PUD-288) and was conditionally approved by the Broken Arrow City Council on June 17, 2019.

Development Area A of PUD-288 is designated and planned for multifamily residential and commercial uses. The northerly portion of Development Area A has been conveyed from the original developer to the current owner, Precision Equity, LLC, and plans have been submitted for a multifamily development. The design proposes three (3) stories with certain buildings slightly exceeding the 35-foot maximum building height of the CM district and PUD-288. As presently designed, the maximum height would be 37 feet six (6) inches, where the clubhouse will be incorporated as part of a multifamily building.

This Minor Amendment pertaining to Development Area A is submitted to relax the height restriction for the multifamily development tract. The maximum height proposed is 40 feet, to reduce the likelihood of another PUD Minor Amendment. No other changes are proposed to PUD-288 by this Minor Amendment. PUD exhibits have not been updated for purposes of this Minor Amendment. Certain architectural drawings have been submitted along with this application to illustrate site design and the building height proposed.

The Comprehensive Plan designates Development Area A as Level 4 Land Use Intensity and the existing underlying CM (Community Mixed-Use) zoning is in accordance therewith. No change of the underlying zoning district is proposed. The subject property will be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CM district, except as modified by the PUD.

Within PUD-288 Section III. Development Standards for Development Area A, the following is the proposed restated section pertaining to Maximum Building Height:

Three (3) stories  
Not to exceed 40 FT \*\*

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### III. PROPERTY DESCRIPTION

A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF (SE/4 SE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE NORTH 1°26'34" WEST AND ALONG THE EAST LINE OF SAID SE/4 SE/4 FOR A DISTANCE OF 1109.69 FEET; THENCE SOUTH 88°36'55" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, "ASPEN PARK BAPTIST CHURCH", A SUBDIVISION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5729), SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 1°26'34" EAST AND ALONG THE CURRENT WEST RIGHT-OF-WAY LINE OF SOUTH ASPEN AVENUE, FOR A DISTANCE OF 609.73 FEET; THENCE SOUTH 88°34'33" WEST AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 1°26'34" EAST AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 80.00 FEET; THENCE SOUTH 88°34'33" WEST FOR A DISTANCE OF 556.35 FEET; THENCE NORTH 1°25'27" WEST FOR A DISTANCE OF 690.12 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID "ASPEN PARK BAPTIST CHURCH"; THENCE NORTH 88°36'55" EAST AND ALONG THE SOUTH LINE OF SAID LOT 1, FOR A DISTANCE OF 566.13 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 389,863 SQUARE FEET OR 8.950 ACRES.

#### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83-1993); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) 5/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 28;
- (2) 1" IRON PIN FOUND AT THE SOUTHWEST CORNER OF SOUTHEAST QUARTER (SE/4) OF SECTION 28;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°34'33" WEST.