



PUD Amendment Request

Design Statement and Amended PUD-50

PROPERTY & OWNER INFORMATION

Owner: Jonathan Pride

Representative: Jessi Stringer with Eight Point Creative, LLC.

PUD Amendment – PUD-002592-2025

Lot 7, Brentwood Center Plat

Amendment to PUD-50 (1984)

I. REQUEST

The applicant requests approval of a minor amendment to Planned Unit Development No. 50 (PUD-50) as it applies to **Lot 7 of the Brentwood Center Plat**, to allow a building expansion of approximately **1,540 square feet**.

The requested amendment is limited in scope and is intended to modernize specific development standards originally adopted in 1984, while maintaining the overall intent of the PUD and ensuring continued compatibility with surrounding properties.

II. EXISTING CONDITIONS

Lot 7 is currently developed with a one-story commercial building that has been in long-term use with a small number of employees. The site has historically functioned with minimal parking demand and limited site circulation impacts.

The existing PUD standards governing Lot 7 were established over forty years ago and include requirements that no longer align with current City of Broken Arrow standards or the operational realities of the site.

III. PROPOSED DEVELOPMENT

The applicant proposes to expand the existing building footprint by approximately **1,540 square feet**. No change in use is proposed as part of this request.

The expansion will comply with all applicable building, fire, and life-safety codes and will be reviewed through the standard site plan and permitting process following PUD approval.

IV. REQUESTED AMENDMENTS

The following amendments are requested **for Lot 7 only**:

A. Parking Ratio Amendment

The original PUD requires a minimum parking standard of one (1) parking space per 200 square feet of building area, which would require a number of parking spaces that is not feasible on Lot 7 without significantly altering site circulation, fire access, and existing development patterns.

The applicant requests approval of a revised parking ratio of:

- ***One (1) parking space per approximately 525 square feet of building area for Lot 7.***

This ratio more accurately reflects the existing and anticipated operational needs of the building and is consistent with the long-standing low-intensity use of the site.

B. Fire Lane and Side Yard Clarification

The original PUD designates side yards as fire lanes with a minimum width of 20 feet. The applicant requests clarification that:

- ***Fire access for Lot 7 shall be provided in accordance with current City of Broken Arrow Fire Department standards, rather than fixed dimensional requirements established in 1984.***

This amendment allows fire access to be reviewed and approved by the Fire Department based on current codes and best practices.

C. Landscaping and Tree Requirement Amendment

The original PUD requires the installation of Bradford Pear trees along specific property lines. The applicant requests removal of the species-specific requirement and approval of the following:

- *Landscaping for Lot 7 shall be provided in accordance with current City of Broken Arrow landscaping standards, subject to staff review and approval.*

This amendment removes an outdated and no longer recommended tree species while maintaining the intent of perimeter screening and landscaping.

V. CONSISTENCY WITH PUD INTENT

The proposed amendments do not alter the fundamental intent of PUD-50. The development will remain commercial in nature and compatible with surrounding uses.

The requested changes modernize specific standards while preserving the established development pattern, access, and overall site character envisioned under the original PUD.

VI. CONCLUSION

The applicant respectfully requests approval of the proposed amendments to PUD-50 as they apply to Lot 7, as the request is limited in scope, consistent with current City standards, and necessary to allow reasonable reinvestment in an existing commercial property.

Thank you,

A handwritten signature in black ink, appearing to read "J. STRINGER". The signature is stylized with a large, sweeping "J" and a horizontal line extending to the right.

Jessi Stringer
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