



July 6, 2020

Part of Lot 6, Block 2, Stonecrest - PUD 313 Proposed Amendment

The development parcel part of Lot 6, Block 2, Stonecrest, an addition to the city of Broken Arrow, Tulsa County, Oklahoma according to the recorded plat No. 4363.

The current proposed concept site plan is attached.

The requested Planned Unit Development would allow:

1. The maximum building length revised from 160' to 410' to allow a single elevator for access to all units.
2. Each façade with an uninterrupted length greater than 55', measured horizontally shall incorporate wall plane projections or recesses having a depth of at least 4% of the uninterrupted length of the façade, and extending at least 20% of the length of the façade. No uninterrupted length of any façade shall exceed fifty-five horizontal feet (55').
3. Reduce the setback requirement from 50' to 45' as it applies Section 5.5.C.2.d of the Zoning Ordinance based on the specific location and context related to this project condition.
4. Reduce parking requirements from 2 spaces per unit to 1.5 spaces for 1-bedroom units since this project will be for senior tenants the parking need is less than a family-oriented type project. The requirement would revise from 186 to 140 total spaces.
5. Eliminate the screening requirement on the North and West sides of the property due to the topography and existing tree buffers. The ground surface elevation along the West boundary is approximately 25' higher than the proposed parking lot. The ground surface along the North boundary is approximately 8' below the proposed parking lot and abuts the Broken Arrow Expressway.
6. Reduce the Landscape requirements from 2 trees per unit to 1 tree per unit and shrub requirement from 5 to 3 shrubs required – to account for the existing trees that will remain, along with existing topography related to this site.

All other use and development regulations shall be as permitted in the Residential Multi-Family (RM) zoning district.