

BA Townhomes at Bricktown Planned Unit Development



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I. LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION FOUR (4), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (E/2 W/2 SW/4 SE/4) OF SAID SECTION 4, THENCE SOUTH 89°58'30" EAST ALONG THE NORTH LINE THEREOF FOR THREE HUNDRED SEVENTY-THREE (373) FEET, THENCE SOUTH 0°6'22" WEST FOR THREE HUNDRED THIRTY-EIGHT (338) FEET, THENCE NORTH 89°58'30" WEST FOR THREE HUNDRED SEVENTY-THREE (373) FEET, THENCE NORTH 0°6'22" EAST ALONG THE WEST LINE OF SAID E/2 W/2 SW/4 SE/4 THREE HUNDRED THIRTY-EIGHT (338) FEET TO THE POINT OF BEGINNING, LESS THE WEST THIRTY (30) FEET THEREOF FOR ROADWAY PURPOSES.

II. DEVELOPMENT CONCEPT:

BA Townhomes at Bricktown is a proposed residential development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the City of Broken Arrow Zoning Code. The site consists of 2.53 acres, located approximately one half mile west of the intersection of Aspen Street (S 145th East Avenue) and one quarter mile north of West Kenosha Street. The site is bounded on the south and east by Bricktown East, PUD-318 and is zoned RS-4 (Single-family Residential); to the west is the Bricktown and Bricktown II residential development, zoned R-2 and R-3 (Single Family Residential); to the north Kenosha Landing, PUD-191 and is zoned RMF (Residential Multifamily); across North Elder Place to the northwest is a 10 acre vacant parcel zoned IL (Industrial); to the southwest is Bricktown Commercial Center, PUD-116 and is zoned CN and CH (Commercial Neighborhood and Commercial Heavy).

The Comprehensive Plan designates the subject site Level 3 (Transition Area). The PUD site currently has an underlying zoning of R-1 (Residential); submitted concurrently with this PUD application is a rezoning request from R-1 (Residential) to RMF (Residential Multi-Family) to allow for the development of row houses/townhomes.

The site will be developed as one Development Area. The Development Area is to be row houses/townhomes with a maximum of 29 row homes/townhomes proposed. A stormwater detention facility is proposed on the site. The PUD will also include a buffer along the eastern and southern boundary adjacent to the residential uses. The buffers and stormwater detention facilities will all be placed in easements. The total easement areas provided exceeds 10 percent of the entire site. The intent of this development is to have open site lines, pedestrian friendly connections and a softer transition to the street frontage along the north and west sides. There will be no visual obstructions between the landscape ~~buffer~~ and the street rights-of-way. (example: Centennial Crossing Townhomes)

The PUD site is flat and has a gradual change to the southeastern area of the site, which is where a stormwater detention pond will be located. The existing drainage patterns will be maintained with the proposed development. The soil types for the project are typical for the area and should create no unusual development challenges.

The PUD site will be platted as one lot, one block with dedicated detention, access and utility easements. The PUD will be served by private drives, with one access point from North Elder Place and one access point from West Oakland Place. There will be private access to all areas of the PUD site.

III. DEVELOPMENT AREA “A” STANDARDS:

Net Land Area:	2.53 acres
Underlying Zoning:	Unless otherwise expressly stated, the RMF District standards and regulations shall apply.
Permitted Uses:	Dwelling, multi-family – this use will be restricted to row houses/townhomes.
Lot Area:	None; no maximum if parking, stormwater and open space requirements are met.
Minimum Land Area Per Dwelling Unit:	2,200 sf
Minimum Livable Open Space per Dwelling Unit:	1,200 sf
PUD Minimum Frontage along North Elder Place and West Oakland Place:	100 feet Note: To be platted as One Lot, One Block.
Maximum Building Coverage:	None
Maximum Number of Units:	Dwelling, duplex and/or multi-family: maximum of 29 units.
Maximum Building Height:	2 stories or 35 feet, eaves no more than 30 feet, roof pitch no less than 35 percent.
Minimum Yard Setbacks: Other than the setback listed below, there shall be no internal setbacks within the development, other than those required to meet building and fire code. Mechanical equipment and screening shall be permitted within the setbacks listed below.	
From North Elder Place:	25 feet
From West Oakland Place:	25 feet
Southern Boundary of the PUD:	20 feet
Eastern Boundary of the PUD:	20 feet
Off-street Parking:	As required for the applicable use type as set forth within the City of Broken Arrow Code for dwelling uses.
Bicycle Parking:	As required for the applicable use type as set forth within the City of Broken Arrow Code for dwelling uses.
Other Bulk and Area Requirements:	Unless otherwise expressly stated, as required within the RMF District
Exterior Materials:	At least fifty percent (50%), average of all sides combined, of the exterior of the building, excluding doors and windows, shall be constructed of but not limited to masonry, concrete or cementitious siding and/or panels, Exterior Insulated Finished Systems, and/or stucco. In addition, façade construction shall consist of the following:

	Elevation A - Facing N. Elder Place and W Oakland Place, minimum 25 percent of the facade shall be constructed of natural brick or masonry rock. Elevation B – Facing W Oakland Place, interior roads and adjacent properties, minimum 20 percent of the façade shall be constructed of natural brick or masonry rock. Elevation C – Facing interior roads, minimum 10 percent of the façade shall be constructed of natural brick or masonry rock. Elevation D – Facing interior roads and adjacent properties, minimum 20 percent of the façade shall be constructed of natural brick or masonry rock.
Screening:	Existing 8 foot fence on southern and eastern boundary of the PUD shall be used to meet opaque screening requirement. If replacement becomes necessary, the fence will be replaced with the same. At the time of development, no fencing will be placed along on the north and west sides of the development.
Signage:	All signage shall meet the requirements of the City of Broken Arrow Code. A maximum of 1 sign shall be permitted along the North Elder Place frontage and 1 sign shall be permitted along West Oakland Place frontage of the PUD. The signs shall not exceed 32 square feet each, measurements consisting of individual letters, words or symbols attached to surface.
Landscape Buffer:	A 10-foot landscape buffer shall be provided along all boundaries of the PUD. All other landscaping requirements per the zoning ordinance. Landscape buffers shall immediately abut the right of way lines along the north and west sides of the development. At no point will a fence obstruct the view of a landscape buffer. edge
Landscaping:	Unless otherwise expressly stated, all landscaping shall meet the current City of Broken Arrow Zoning Code.

ACCESS AND CIRCULATION:

The subject property has frontage along North Elder Place and West Oakland Place, and two curb cuts are proposed along the +/-600 foot frontage. Both curb cuts will serve the entire PUD area. Cross-access from the proposed curb cuts will be provided within PUD; emergency access will be provided on all drives throughout the PUD area. Limits of No Access (LNA) will be provided along North Elder Place and West Oakland Place outside of the proposed entrances to the development.

Access to the proposed detention area for future maintenance will be dedicated at the time of platting.

All Development Areas will be served by private drives that will meet fire access requirements.

IV. SIDEWALKS:

A sidewalk will be constructed along North Elder Place and West Oakland Place frontage of this PUD and shall be provided in accordance with the City of Broken Arrow Subdivision Regulations.

V. PRIVATE AMENITIES: Clarify what features and amenities will be provided in the detention pond reserve to qualify as active open space

Not less than 20% of the net land area shall be preserved as common open space for the enjoyment of the residents of this PUD. These areas may include, but are not limited to, the onsite stormwater detention pond reserve areas and landscape buffer areas. All City of Broken Arrow engineering standards shall be met for the detention pond reserve areas.

VI. TOPOGRAPHY, UTILITIES, AND DRAINAGE:

The property is generally flat with a gradual slope from northwest to southeast. The elevation drop is approximately one foot across the site. The same drainage patterns will be maintained with the proposed development. An internal storm water collection system will be constructed and piped to the proposed detention area at the southeast corner of the site in accordance with the City of Broken Arrow design standards. A detailed hydraulic analysis report will be submitted to the City of Broken Arrow for approval during the engineering process.

VII. SCHEDULE OF DEVELOPMENT AND PHASING:

Initial site development is anticipated to commence in 2026, market conditions permitting.

VIII. PLATTING:

No building permit shall be issued until the PUD project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council, and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.

IX. EXHIBITS:

The following exhibit are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A: Concept images for “BA Townhomes at Bricktown”
- Exhibit B: Aerial Photography and Boundary Depiction
- Exhibit C: Existing Zoning Map
- Exhibit D: Conceptual Site Plan
- Exhibit E: Development Areas Plan

Exhibit A – “BA Townhomes at Bricktown” Concept Images



LEGEND

- SOLID SOD
BERMUDAGRASS LAWN
- SHRUB / FLOWER /
GROUND COVER
PLANTING BED
- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- PROPERTY LINE

GH2
ARCHITECTS

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design
collective

wallace design collective, pc
structural / civil / landscape / survey
123 north martin luther king jr. blvd.
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oklahoma ca1460
exp: 6-30-27

**BA TOWNHOMES
AT BRICKTOWN**
ADDRESS HERE

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GH2.COM

GH2 PROJECT NUMBER:
ISSUE DATE:
TBD
ISSUE:
DESIGN DEVELOPMENT

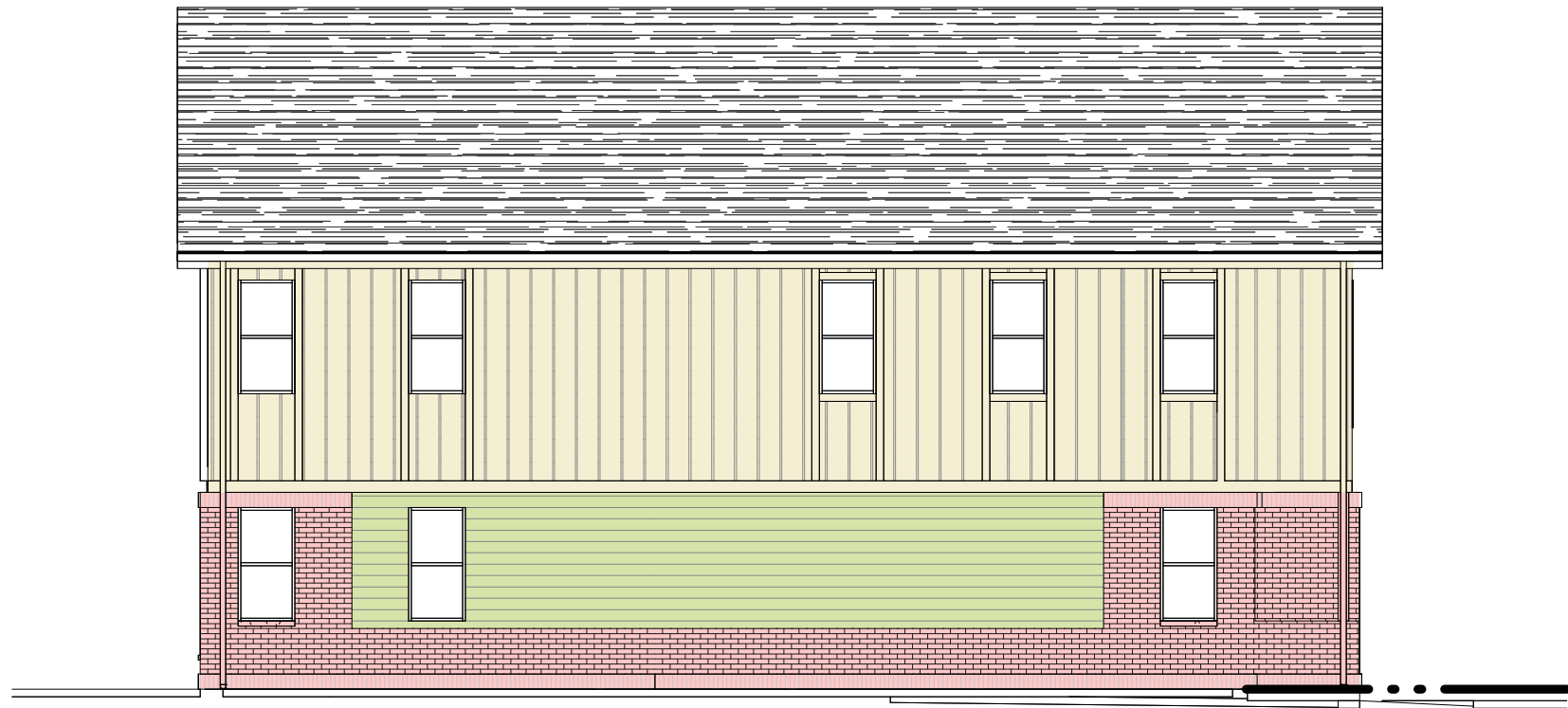
OTHER ISSUE DATES:
NO. DESCRIPTION DATE

SHEET NAME:
**CONCEPTUAL
LANDSCAPE
PLAN**

SHEET NUMBER:
L100

EXHIBIT 'A-1'
SITE PLAN CONCEPT
TOWNHOMES AT BRICKTOWN
PUD - 002825-2026
Date: June 25, 2026

ELEVATION	FACE ORIENTATION	TOTAL SF	BRICK	CEMENTITIOUS BOARD & BATTEN	CEMENTITIOUS LAP SIDING	OPENINGS
A	FACES N ELDER PLACE AND W OAKLAND PLACE	2,844 SF	714 SF / 27%	1580 SF / 56%	N/A	490 SF / 17%
B	FACES W OAKLAND PLACE AND FACES INTERIOR ROADS AND ADJACENT PROPERTIES	956 SF	215 SF / 23%	450 SF / 47%	186 SF / 20%	95 SF / 10%
C	FACES INTERIOR ROADS	2,844 SF	354 SF / 12%	1580 SF / 56%	N/A	910 SF / 32%
D	FACES INTERIOR ROADS AND ADJACENT PROPERTIES	956 SF	220 SF / 23%	450 SF / 47%	186 SF / 20%	100 SF / 10%



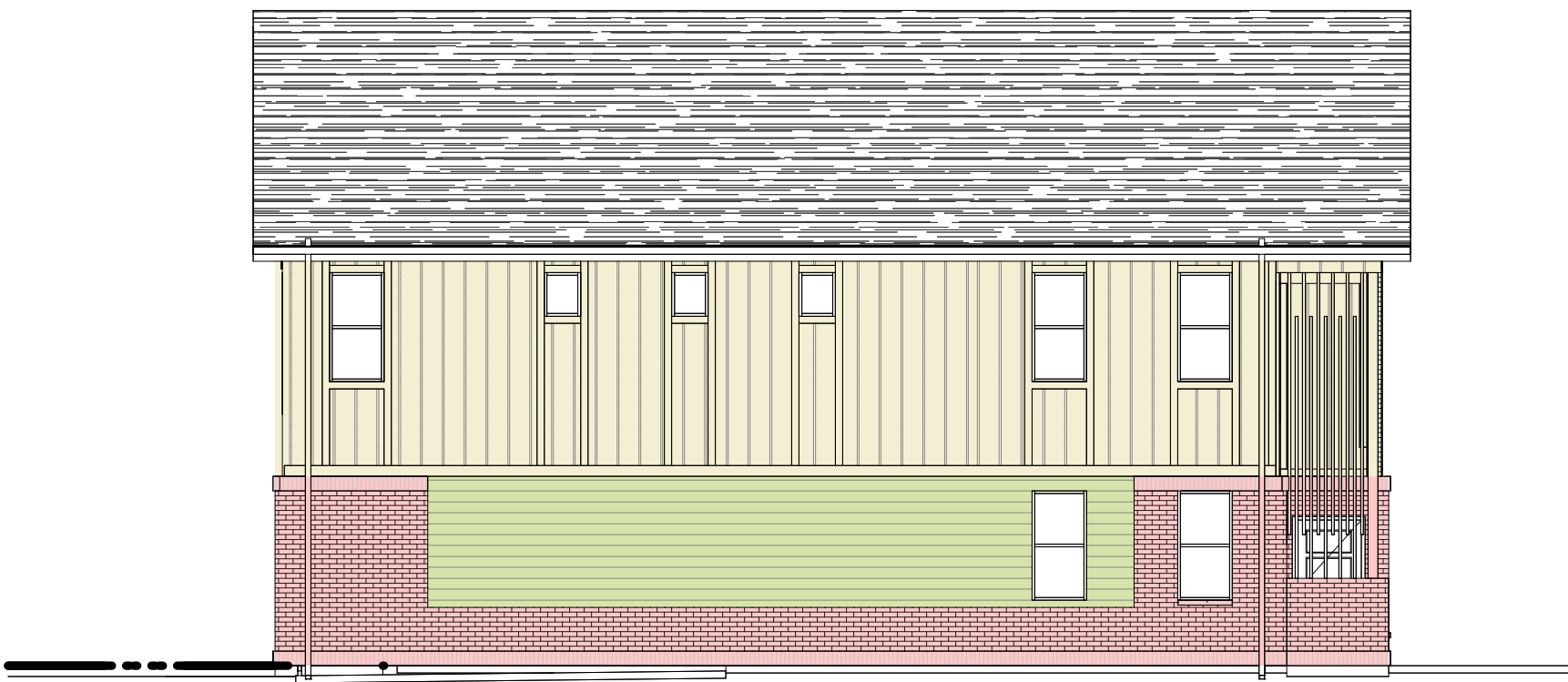
FACES INTERIOR ROADS AND
ADJACENT PROPERTIES

D ELEVATION
1/8" = 1'-0"



FACES INTERIOR ROADS

C ELEVATION
1/8" = 1'-0"



FACES W OAKLAND PLACE AND
FACES INTERIOR ROADS AND
ADJACENT PROPERTIES

B ELEVATION
1/8" = 1'-0"



FACES N ELDER PLACE AND W OAKLAND PLACE

A ELEVATION
1/8" = 1'-0"

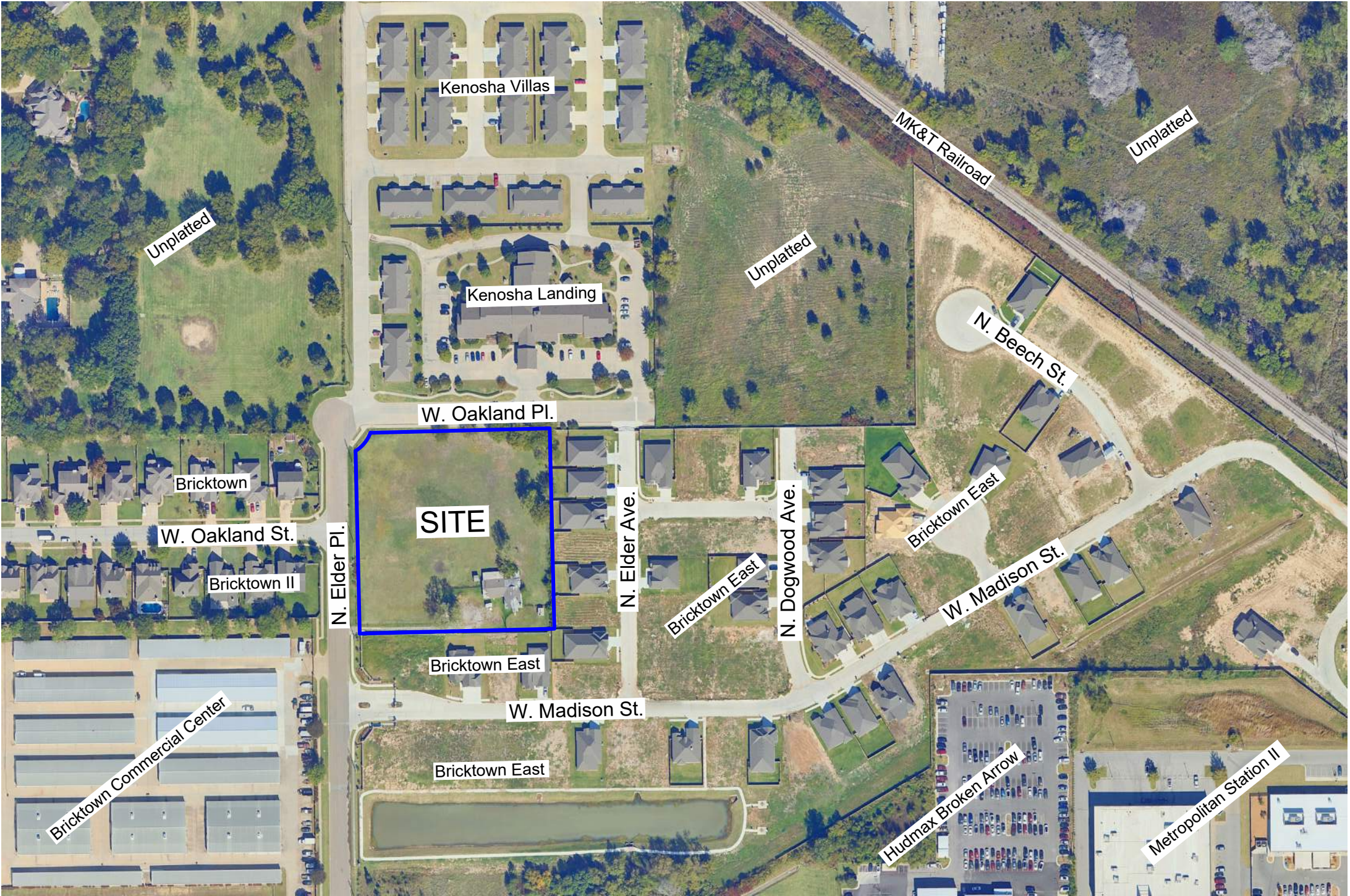


EXHIBIT 'B'

AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION

BA TOWNHOMES AT BRICKTOWN

PUD - 002825-2026

Date: June 25, 2026



wallace design collective, pc
structural - civil - landscape - survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma ca1460
exp: 6-30-27

BA TOWNHOMES AT BRICKTOWN

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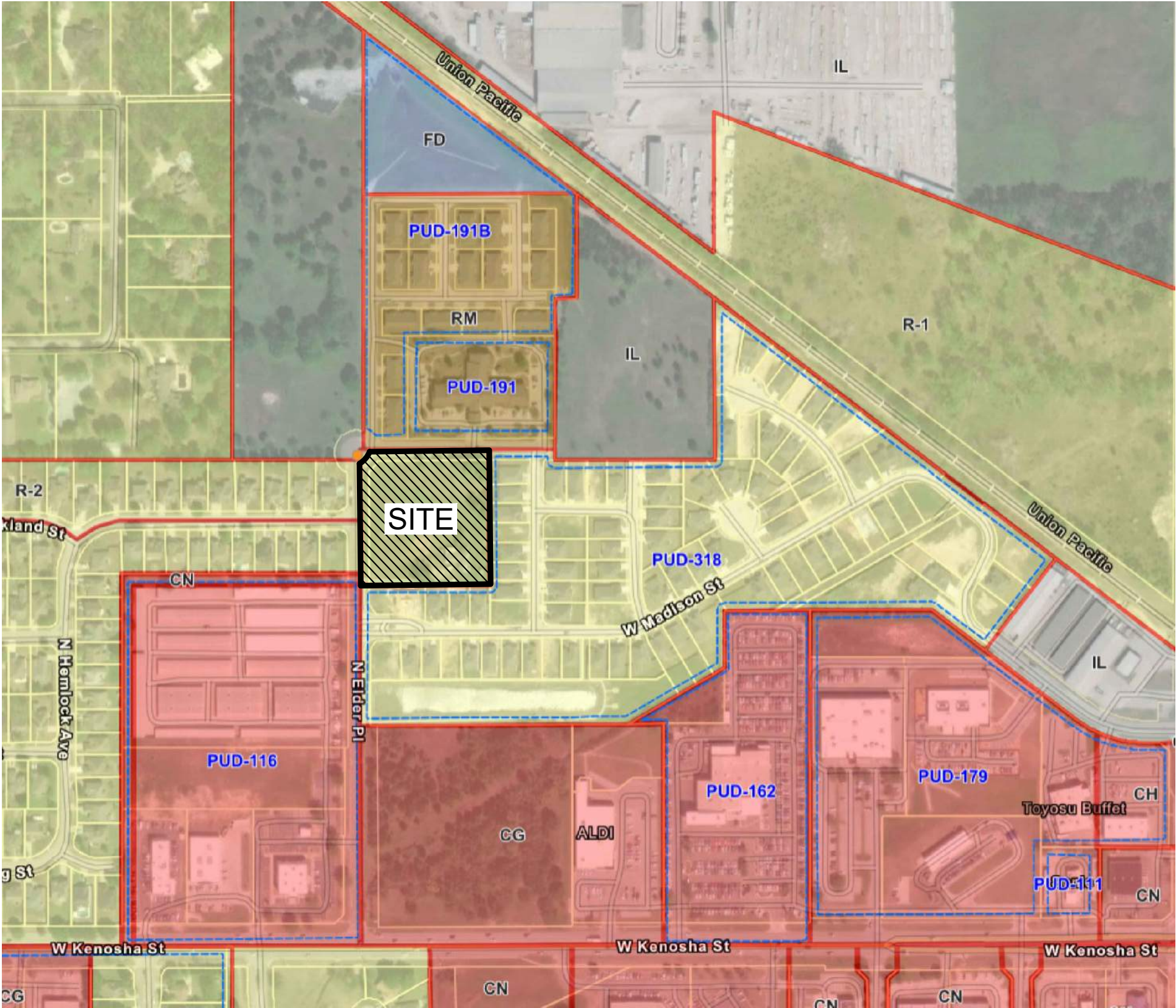


EXHIBIT 'C'
EXISTING ZONING MAP

BA TOWNHOMES AT BRICKTOWN

PUD - 002825-2026

Date: June 25, 2026

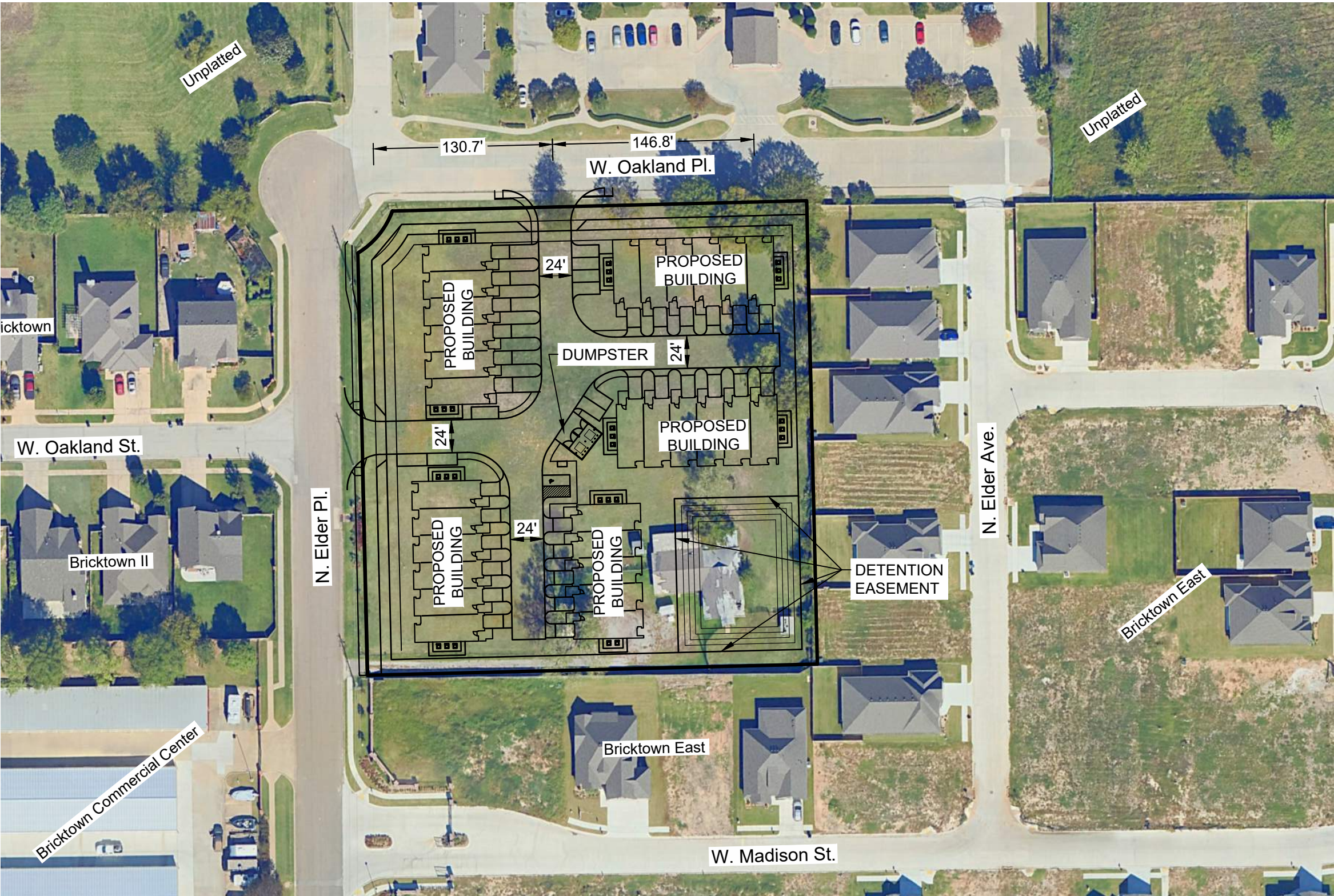


EXHIBIT 'D'

CONCEPTUAL SITE PLAN

BA TOWNHOMES AT BRICKTOWN

PUD - 002825-2026

Date: June 25, 2026



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**BA TOWNHOMES
AT BRICKTOWN**

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EXHIBIT 'E'
DEVELOPMENT AREA PLAN
BA TOWNHOMES AT BRICKTOWN

PUD - 002825-2026

Date: June 25, 2026



wallace design collective, pc
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AT BRICKTOWN**

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