

**VILLAGE @ 1ELEVEN**

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

PUD-000988-2023  
Minor Amendment # 2 to 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 is planned for multifamily residential use and has been conveyed separately from the commercial use area and from Development Area B (single-family residential).

On September 24, 2020, the Broken Arrow Planning Commission approved Minor Amendment # 1 to PUD-288 allowing an increase in the maximum building height within the subject property to 40 feet. This was to accommodate the planned three (3) story buildings which would exceed the original 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 PUD-288 Minor Amendment #2, also pertaining to the multifamily residential portion of Development Area A, is submitted to reconcile and clarify an ambiguity between maximum length of multifamily buildings in the Broken Arrow Zoning Ordinance and the minimum building width to lot width ratio of PUD-288 used in lieu of the minimum street frontage line occupancy requirement of the underlying CM district. No other changes are proposed to PUD-288 by this Minor Amendment. PUD exhibits have not been updated for purposes of this Minor Amendment. A building length exhibit is included as Section IV. to illustrate site design and the building lengths and building width to lot width ratio proposed.

The Conditional Final Plat for the single-family residential Development Area B of PUD-288 was conditionally approved by the Broken Arrow City Council on March 16, 2021 and was re-approved due to a technicality July 20, 2021. The plat was signed by the Mayor circa early November of 2022 and was filed of record November 08, 2022 (Plat No. 7062).

Broken Arrow Zoning Ordinance Section 6.4.D.11.a. provides, "If a plat has not been recorded [on] any portion of the PUD within two years after its approval by the City Council, the PUD shall expire. The property owner may request an extension of the PUD for 12 months by submitting a written explanation and demonstration that no code changes are affected by this extension. Two, one year extensions may be considered and approved by Staff. If a plat has not been recorded on any portion of the PUD within four years after its initial approval, it shall expire and zoning shall revert to its pre-PUD status. Once a plat is recorded on any portion of the PUD, the entire PUD is validated (emphasis added)." It is the Applicant's understanding, in concert with communication with City Staff, that the PUD did not expire and is validated, including for the subject property within Development Area A.

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.

## II. AMENDED DEVELOPMENT STANDARDS

Within PUD-288 Section III. Development Standards for Development Area A, the following is the proposed restated section pertaining to Minimum Lot Frontage:

“Minimum Lot Frontage: Min. 35% building width to lot width ratio for buildings within 25 FT of principal street frontage”

Within PUD-288 Section III. Development Standards for Development Area A, the following section is hereby added:

“Maximum length for multifamily buildings: 255 FT”

### 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 ONE (1), BLOCK ONE (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 SAID LOT 1, BLOCK 1, "ASPEN PARK BAPTIST CHURCH"; THENCE NORTH 88°36'55" EAST AND ALONG THE SOUTH LINE OF LOT 1, FOR A DISTANCE OF 566.13 FEET TO THE POINT OF BEGINNING;

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

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); 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 THE SOUTHEAST QUARTER (SE/4) OF SECTION 28;

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

## IV. BUILDING LENGTH AND BUILDING WIDTH TO LOT WIDTH RATIO EXHIBIT

