



City of Broken Arrow

Request for Action

File #: 25-1052, **Version:** 1

Broken Arrow Planning Commission
07-24-2025

To: Chairman and Commission Members
From: Community Development Department
Title:

Public hearing, consideration, and possible action regarding PUD-002281-2025 (Planned Unit Development) and BAZ-002280-2025 (Rezoning), Aequitas Tucson Development, 11.72 acres, A-1 (Agricultural) to CH (Commercial Heavy), IL (Industrial Light), and RM (Residential Multi-Family), located approximately one-eighth mile south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue), abrogation of PUD-340

Background:

Applicant: Wallace Design Collective

Owner: Aequitas Holdings, LLC

Developer: N/A

Engineer: Wallace Design Collective

Location: Approximately one-eighth mile south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue)

Size of Tract 11.72 acres

Number of Lots: 1

Present Zoning: A-1 (Agricultural) to CH (Commercial Heavy), (IL) Industrial Light, and RM (Residential Multi-Family)

Comp Plan: Levels 3, 6, & Greenway/Floodplain

PUD-002281-2025 (Planned Unit Development) and BAZ-002280-2025 (Rezoning), are a request to change the zoning designation from A-1 (Agricultural) to CH (Commercial Heavy), (IL) Industrial Light, and RM (Residential Multi-Family) on approximately 11.72 acres which is currently unplatted. The property is located approximately one-eighth mile south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue).

COMP-002093-2025, a request to change the Comprehensive Plan designation from Levels 2 (Urban Residential) & 3 (Transition Area) to Levels 3 (Transition Area), 6 (Regional Employment/Commercial), & Greenway/Floodplain was approved by the City Council on June 2, 2025, subject to the approval of a PUD similar in context being approved on the property and the property being platted.

The eastern portion of this property was approved by the City Council on July 19, 2022 for RM zoning with PUD-340. PUD-340 and BAZ-2113 were approved subject to the property being platted. At this time there were no plats filed on the property. If this rezoning and PUD request is approved, the previous zoning case and PUD will be abrogated.

The applicant is requesting this rezoning and PUD for the purpose of developing the property for three separate uses, divided by an area of floodplain. The applicant has submitted a rezoning request to change the zoning to RM (Residential Multi-Family) on the west, IL (Industrial Light) towards the center of the property and CH (Commercial Heavy) on the east, along with a PUD. More details can be found in the attached draft PUD document.

	Development Area A Proposed CH Standards	Development Area B Proposed IL Standards	Development Area C Proposed RM Standards
Permitted Uses	See PUD, specified uses that would normally be permitted in CH zoning	See PUD, specified uses that would normally be permitted in IL zoning	Duplex and Multi-Family dwellings, age restricted to 55 and older
Number of Units	N/A	N/A Executive Garage/storage maximum of 32,000 square feet No maximum for all other uses	Maximum of 55 units
Lot Frontage	100 feet for the development area, internal lots within the development do not have a minimum lot frontage	100 feet for the development area, internal lots within the development do not have a minimum lot frontage	100 feet for the development area, internal lots within the development do not have a minimum lot frontage
Building Height	4 stories or 50 Feet NOT abutting residential uses 2 stories or 35 Feet abutting residential uses	4 stories or 50 Feet NOT abutting residential uses 2 stories or 35 Feet abutting residential uses	2 stories or 35 Feet
Building Setbacks	Tucson: 50' South Boundary of A: 0' West Boundary of A: 0' South Boundary of A: 15'	Tucson: 20' South Boundary of A: 20' East Boundary of A: 15' South Boundary of A: 0'	Tucson: 20' South Boundary of B: 20' East Boundary of B: 0' South Boundary of B: 20'
Landscape Buffer	No Landscape buffer required	A 20' landscape buffer shall be provided along the southern boundary of Development Area B	A 20' landscape buffer shall be provided along the southern boundary of Development Area B

The density of multi-family units meets what is permitted by the Zoning Ordinance within a PUD.

- The RM district requires a minimum gross land area per dwelling of 2,200 square feet.
- Development Area C contains approximately 150,000 square feet dedicated to residential development.
- This allows approximately 68 units in the area shown to be developed as multi-family.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Levels 6, 3, and Greenway/Floodplain	CH & RM	Undeveloped commercial and apartments

East	Level 4	A-1	Large Lot Single-Family Residential
South	Levels 2, 3, and Greenway/Floodplain	A-1	Large Lot Single-Family Residential
West	Level 2	R-2	Single-Family Residential

According to FEMA Maps, the center portion of this property is located within the 100-year floodplain. Future surveys done during the engineering and platting phases will ensure none of this property is located within the 100-year floodplain or require that any such area to be placed in a reserve area. Water and Sanitary Sewer are available from the City of Broken Arrow.

Attachments: Case Map
Aerial Photo
Aequitas Tucson Development PUD

Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends PUD-002281-2025 (Planned Unit Development) and BAZ-002280-2025 (Rezoning) be approved.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY