
Midway Cottages

Presented by:



Planned Unit Development

December 18, 2023

Submitted to:

The City of Broken Arrow, Oklahoma

For:

Born Again Restored, LLC

Prepared by:

Nicholas W Parker – Owner

Nick@BornAgainRestored.com

918-280-8222

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Exhibits:

Exhibit "A": Subject Property Survey/Mortgage Inspection Report

Exhibit "B": Proposed Subject Property Site Plan

DEVELOPMENT CONCEPT

Born Again Restored has redefined the downtown area with intentionality and thoughtfulness of Single Family residences. We continue to offer new and unique properties by best utilizing the parcels based upon surrounding residences and current demands of the market. The Subject parcel offers difficulty with driveway accessibility because of no rear alley. The Subject property is also unusually shallow which poses challenges for functional designs. The new proposed layout will allow for front drive access for two single-family residences which shall minimize vehicular traffic across the sidewalks. With the new proposed site layout garages will also be placed behind the main structures and shall be in compliance with the DROD requirements for Zone 2.

The purpose of this PUD is to take one single-family parcel which because of size, lack of a rear alley, and positioning is difficult to develop and turn it into two single-family parcels which are in compliance with the Zone 2 DROD guidelines.

DEVELOPMENT STANDARDS

The development shall be done in accordance with Broken Arrow Zoning Ordinance and the use and development regulations for the DROD Area 2.

EXISTING LAND AREA

8,000 SF

EXISTING ZONING

DROD Area 2/R-3

NEW PUD (PLANNED UNIT DEVELOPMENT)

PUD-001249-2023

Current NUMBER OF LOTS

1

DROD Area 2:

	<u>Current Requirements</u>	<u>PUD-001249-2023</u>
Lot Area	5,500 SF Min.	4,000 SF Min.
Rear setback	10' Min.	5' Min

PUD DETAIL PLANS REVIEW

Prior to construction of any new building structure, Born Again Restored, LLC shall submit plans for development and receive approval by the City of Broken Arrow.

ANTICIPATED DEVELOPMENT SCHEDULE

It is the intent of the owner to develop these two new parcels within 6 months after receiving the PUD approvals per this application.

PUD LEGAL DESCRIPTION


The east one-hundred (100)feet of the north one-hundred (100) feet of the south three-hundred (300) feet of lot eight (8), Lowery.s addition to the Town of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded plat no. 1158, less and except the north 20 feet thereof.

Also known as 425 E Midway Street, Broken Arrow, OK 74012.


Exhibit "A"

LEGEND

- C - CENTERLINE
- BL - BUILDING LINE
- UL - UTILITY EASEMENT
- SE - SERVICE ENTRANCE
- ROW - RIGHT-OF-WAY
- MAE - MUTUAL ACCESS ESMT
- BE - BURIED ELEC. ESMT
- LE - LANDSCAPE ESMT
- DE - DRAINAGE ESMT
- WE - WATERLINE ESMT
- FE - FENCE ESMT
- SEWE - SEWAGE ESMT
- RWE - RESTRICTED WATER ESMT



4677 SOUTH 83RD EAST AVENUE
TULSA, OKLA. 74145



SCALE: 1"=30'


MORTGAGE INSPECTION REPORT

NOT A LAND OR BOUNDARY SURVEY

SELLER: Holly Hokey

BUYER: Bom Again Restored LLC

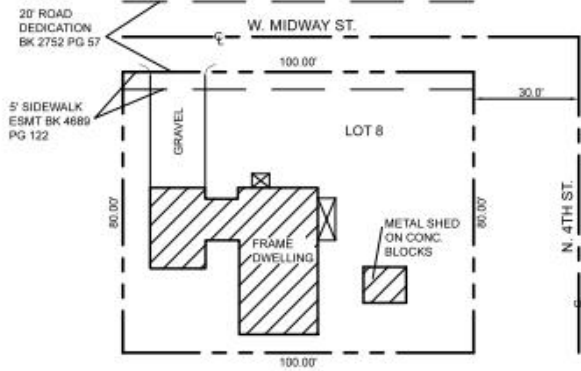
CLIENT: FirstTitle



FLOODPLAIN STATEMENT:
 THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED AREAS) AN AREA OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP 40143C0391L EFFECTIVE SEPTEMBER 30TH, 2015.
 (FLOOD ZONE DISCLAIMER: FLOOD ZONE DETERMINATIONS ARE BASED SOLELY ON THE FEMA NFIP WEBSITE ON THE CERTIFIED DATE. ACCURACY CANNOT BE GUARANTEED AND SHOULD BE VERIFIED FROM A SECONDARY SOURCE.)

SURVEYOR'S NOTE:
 THE FOLLOWING FOUND IN TITLE COMMITMENT #3062301866, DATED 11/09/2023: DOES AFFECT THE PROPERTY

- #12 ITEMS CONTAINED IN THE PLAT AND DEED OF DEDICATION/COVENANTS AND RESTRICTIONS, OF LOWERY'S ADDITION, PLAT NO. 1156, BK 1465 PG 595
- #13 BK 2752 PG 57 (AS SHOWN)
- #14 BK 4689 PG 122 (AS SHOWN)




DATE OF FIELD INSPECTION:
NOVEMBER 21ST, 2023

LEGAL DESCRIPTION:
 THE EAST ONE HUNDRED (100) FEET OF THE NORTH ONE HUNDRED (100) FEET OF THE SOUTH THREE HUNDRED THIRTY (330) FEET OF LOT EIGHT (8), LOWERY'S ADDITION TO THE TOWN OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 1156, LESS AND EXCEPT THE NORTH 20 FEET THEREOF. ALSO KNOWN AS:
 425 EAST MIDWAY STREET, BROKEN ARROW, OK 74012

CERTIFICATION:
 THIS MORTGAGE INSPECTION REPORT WAS PREPARED FOR FIRSTTITLE / FIDELITY NATIONAL TITLE INSURANCE COMPANY IT IS NOT A LAND OR BOUNDARY SURVEY PLAT AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION, AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. THE ACCOMPANYING SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE INSPECTION, AND THE LINEAR AND ANGULAR VALUES SHOWN ON THE SKETCH, IF ANY, ARE BASED ON RECORD OR DEED INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS NOTED. THE DWELLING LIES WHOLLY WITHIN THE BOUNDARIES OF THE DESCRIBED LOT UNLESS OTHERWISE NOTED. NO PROPERTY CORNERS WERE SET BY BAKER SURVEYING. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT. BURIED SERVICE CABLE LOCATIONS ARE APPROXIMATE.

WITNESS MY HAND AND SEAL THIS DATE: DECEMBER 6TH, 2023



BAKER SURVEYING, LLC
 4677 SOUTH 83RD EAST AVENUE
 TULSA, OKLAHOMA 74145
 OKLAHOMA CA #5816 EXPIRES 5/30/2024
 (918) 271-5793




Exhibit "B"

