



City of Broken Arrow

Request for Action

File #: 26-987, **Version:** 1

Broken Arrow Planning Commission
06-25-2026

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

Public hearing, consideration, and possible action regarding PUD-002825-2026 (Planned Unit Development) and BAZ-002901-2026 (Rezoning), BA Townhomes at Bricktown, 2.53 acres, RS (Single Family Residential) to RMF (Residential Multi Family) with a PUD, located one-quarter mile north of Kenosha Street (71st Street), one-third mile west of Aspen Avenue (145th E. Avenue)

Background:

Applicant: Mike Thedford, Wallace Design Collective

Owner: Steve Simms, A&S Investment Holdings, LLC

Developer: N/A

Engineer: Nicole Watts, Wallace Design Collective

Location: one-quarter mile north of Kenosha Street (71st Street), one-third mile west of Aspen Avenue (145th E. Avenue)

Size of Tract 2.53 acres

Present Zoning: RS (Single Family Residential)

Proposed Zoning: RMF (Residential Multi Family)/PUD-002825-2026

Comp Plan: Level 3 (Transition Area)

Planned Unit Development PUD-002825-2026 and rezoning BAZ-002901-2026 involve 2.53 acres, which is currently unplatted. The property is located one-quarter mile north of Kenosha Street (71st Street), one-third mile west of Aspen Avenue (145th E. Avenue).

This request is proposing to change the zoning on this property from RS to RMF with PUD-002825-2026. The PUD was initially brought before Planning Commission on May 28, 2026, where the item was tabled to allow for the applicant to submit the rezoning request and a new notice to be sent out.

The applicant is proposing a one-lot, one-block multifamily development comprised of 3-bedroom townhomes with attached garages, and a maximum of 29 units is proposed. RMF zoning is allowed in Comprehensive Plan Level 3. The proposed development will meet the requirements of RMF zoning except where modified by the PUD. Access to the proposed development will be provided along West Oakland Place and North Elder Place.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

PUD-002825-2026 is proposed to be developed in accordance with the RMF zoning district, except as specified below.

	RMF	PUD-002825-2026
<i>Permitted Uses</i>	Dwelling-duplex, multifamily, single-family attached, single-family detached; boarding, dormitory, & rooming house; group home; convalescent home, nursing home, or assisted living facility; municipal or community recreation center; public safety facility; community playfields and parks; utility facility, minor; golf course or driving range, unlighted; short term rental, type 1 or 2	Residential multifamily dwellings, specifically townhome or rowhouse style dwellings
<i>Minimum Land Area per Dwelling Unit</i>	2,300 sq ft	2,200 sq ft (per PUD requirements in Table 2-6-2-2)
<i>Maximum number of dwelling units</i>	50	29
<i>Minimum Lot Frontage</i>	30'/dwelling unit	100 feet
<i>Minimum lot size</i>	2,300 sq ft per dwelling unit	none
<i>Minimum livable open space per lot</i>	1,200 sq ft	1,200 sq ft
<i>Minimum front yard</i>	35 feet	20 feet
<i>Minimum side yard</i>	50 feet	25 feet
<i>Parking</i>	1.5 spaces per 2+ bed unit	68 spaces - 29 garage spaces, 29 driveway spaces in front of the garages, 10 off-street parking spaces
<i>Landscaping</i>	35' landscape edge, 5' screened landscape buffer	10' landscape edge, 10' screened landscape buffer
<i>Screening</i>	N/A	Existing 8' privacy fence to remain at east and south boundaries, replaced if damaged; no fence proposed along ROW

<i>Façade Materials</i>	Front and side elevations: 100% brick and/or natural stone; rear elevations 50% brick and/or natural stone	50% overall average siding to be masonry, concrete or cementitious siding, EIFS, or stucco; brick or stone requirement for each side based on direction/location (see exhibit)
<i>Maximum Building Coverage</i>	60%	No maximum if parking, stormwater, and open space requirements are met
<i>Maximum Building Height</i>	35 feet	2 stories or 35 feet, max 30 feet at eaves
<i>Signage</i>	2 subdivision entry signs at primary entrance, 1 sign per all other entries	1 sign per street frontage

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	Use Category
North	Level 3	RMF/PUD-116	Senior Living Facility
East	Level 3	RS-P/PUD-318	Single-Family Residential
South	Level 3	RS-P/PUD-318	Single-Family Residential
West	Level 2 & 6	RS-C, CH/PUD-116	Single-Family Residential, Mini-storage

According to the FEMA Maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer service are available from the City of Broken Arrow.

Attachments: Case map
Aerial map
PUD Design Statement with staff comments
Open space exhibit

Recommendation:

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-002825-2026 and BAZ-002901-2026 be approved, subject to the property being platted and the following conditions being met:

1. Specific amenities and features being listed to justify the detention pond as active open space.
2. Correcting “landscape buffer” to “landscape edge” as marked on pages 4 and 6.
3. Development Area A Standards language swapped for Lot Area and PUD Minimum Frontage along North Elder Place and West Oakland Place on page 5.

Reviewed By: Jane Wyrick

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Approved By: Rocky Henkel

MEH