

Born Again Restored, LLC



Planned Unit Development (PUD)

**Redevelopment of property located at 1st and Fort Worth
Currently known as 211 E Fort Worth St**

Owner/Developer

Born Again Restored, LLC

304 E Commercial St

Broken Arrow, OK 74012

Prepared: August 12, 2020

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Exhibits:

- Lot 7-10 Proposed Redevelopment
- Floor Plans and Elevations
- Utility Easement
- Mutual Point of Access Agreement

I. DEVELOPMENT CONCEPT

This project site compromises 0.328 acres situated on the southeast corner of Forth Worth and 1st St in the Original Townsite of Broken Arrow also known as the Rose District.

The Owner, Born Again Restored, LLC proposes to recombine the existing four (4) 25' wide lots currently extending east to west 25' and north to south 140' into four (4) newly orientated lots running east to west 140' and north to south 25'. Public streets and public utilities are available to the site, and lots will be developed such that each lot will have public street frontage.

Born Again Restored, LLC will also submit for a Utility easement for the rear 5' along the rear property line. Also, a Mutual Access Agreement will be submitted for drive access into each interior garage structure.

II. ZONING

This property is currently zoned R3 and this underlying zoning will remain in place. The D.R.O.D. indicates this area as Area 5.

III. DIMENSIONAL AND DENSITY STANDARDS

This PUD is comprised of one Development Area, "A".

Development Ares "A", covering the entire 0.328 acres, will be developed as a single-family detached residential housing according to City of Broken Arrow Downtown Residential Overlay District (D.R.O.D.) standards except as noted in the following table.

	<u>D.R.O.D Standards</u>	<u>Proposed PUD</u>
Min. Lot Area (Lot #2)	3,500 Sqft	3,353 Sqft
Min. Lot Area (Lot #4)	3,500 Sqft	3,297 Sqft
Max Lot Coverage		
Lot #1	55%	60%
Lot #4	55%	62%
Rear Setback without alley present	10'	5'
Minimum Interior Setback (Lot 1 & 4)	5'	3'

The Maximum Building Height is the same as that which is in the Area 5 D.R.O.D requirement: 35' or 2.5 stories.

IV. DEVELOPMENT STANDARDS

Transportation and Access:

Sidewalks will be installed along all roadways in proposed development for pedestrian use.

Off-Street Parking and Loading:

Born Again Restored, LLC residential structures will include an enclosed two-car garage of either attached or detached nature with paved drive access to the street or alley. A Mutual Point of Access Agreement will be obtained following the approval of this proposed PUD.

V. SITE PLAN REVIEW

None Required

VI. PLATTING REQUIREMENT

The proposed property for redevelopment by Born Again Restored, LLC is part of an existing platted area, no changes in zoning are necessary; therefore, there are no additional platting requirements.

VII. EXPECTED SCHEDULE OF DEVELOPMENT

Development of the proposed property is expected to commence within 12 months of the filing of the approved Planned Unit Development and subsequent lot split and lot combination application approvals along with Utility easement approval.

VIII. LEGAL DESCRIPTION

Lots Seven (7), Eight (8), Nine (9), and Ten (10), Block Seventy (70), Original town of Broken Arrow, Tulsa County, State of Oklahoma, According to the recorded Plat thereof, Less and Except a portion of Lot Ten (10), Beginning 5.0 feet west of the Southeast corner of said Lot 10; thence West 20 feet; thence North 80 feet, thence South 14 degrees 02'11" East a distance of 82.62 feet to the Point of Beginning.