



# City of Broken Arrow

## Request for Action

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**File #: 24-965, Version: 1**

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**Broken Arrow City Council  
Meeting of: 07-15-2024**

**Title:**

Considerations, discussion, and possible approval regarding PUD-001561-2024 (Planned Unit Development), Hillside Villas, 13.51 acres, A-1 (Agricultural) to RD (Residential Duplex)/ PUD (Planned Unit Development)-001027-2023, located one-quarter mile east of North Elm Avenue (North 161st East Avenue), one-quarter mile south of Omaha Street (East 51st Street)

**Background:**

PUD (Planned Unit Development)-001561-2024 is a proposed major amendment to PUD-001027-2023. This property is 13.51 acres zoned A-1 (Agricultural) to RD (Residential Duplex) and PUD-001027-2023, Hillside Villas. This property is generally located one-quarter mile east of North Elm Avenue, one-quarter mile south of Omaha Street. The property is presently undeveloped and un-platted.

PUD-001027-2023 and BAZ-001052-2023 were approved by City Council on November 7, 2023. This rezoning/PUD were to facilitate a duplex development with private streets. After this approval the developer approached staff about changing the development to a single family detached development. That is why PUD-001561-2024 has been submitted, which would allow the applicant to change the allowed uses to include single family detached houses. Other dimensional requirements are changed below:

| Standard                | Zoning Ordinance | Proposed PUD |
|-------------------------|------------------|--------------|
| Minimum Front Setback   | 25'              | 20'          |
| Minimum Side Setback    | 10'/5'           | 0'/3'        |
| Maximum Building Height | 35'/2.5-Stories  | 2- stories   |
| Maximum Lot Coverage    | 50%              | 56%          |

A 1-hour fire wall is required for a wall that is within 3 foot of the property line, which will be required on the side of the house with a 0' side setback. Additionally, the applicant proposed that the 3' side setback be a maintenance easement.

Vehicular access to this development is proposed to be provided through the extension of 1<sup>st</sup> Street from the north to the existing stub street, East Indianapolis Street, in the Country Lane Estates subdivision to the east. A private, gated internal street with two access points off of the public street extension between 1<sup>st</sup> Street and East Indianapolis Street will serve this development. 1<sup>st</sup> street is a collector street which gives the proposed development direct access to North Elm Avenue. PUD-001027-2023 allows for private throughout the development, as shown in the conceptual exhibit.

PUD-001561-2024 was heard by Planning Commission on 6-27-24, where the commission recommended approval with a 5-0 vote per staff recommendation. One neighbor signed up in opposition but did not wish to speak.

**Cost:** \$0

**Funding Source:** -

**Requested By:** Rocky Henkel, Community Development Director

**Approved By:** City Manager's Office

**Attachments:**

Published Planning Commission Staff Report

Case map

Aerial photo

PUD-001561-2024 Design Statement

Exhibit

**Recommendation:**

Approve PUD-001561-2024 per Planning Commission and Staff recommendations.