



# City of Broken Arrow

## Request for Action

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**File #:** 16-1085, **Version:** 1

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**Broken Arrow Planning Commission**  
**09-22-2016**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding PUD 161G, Bricktown West Extended, request for a major amendment to PUD 161, 0.87 acres, PUD 161/CG, one-quarter mile east of Olive Avenue, north of Kenosha Street

**Background:**

**Applicant:** Salvador Titone, HRAOK  
**Owner:** Bricktown West, LLC  
**Developer:** Bricktown West, LLC  
**Surveyor:** HRAOK  
**Location:** One-quarter mile east of Olive Avenue, north of Kenosha Street  
**Size of Tract:** 0.87 acres  
**Number of Lots:** 1  
**Present Zoning:** PUD 161/CG  
**Comp Plan:** Level 4

Planned Unit Development (PUD) 161G is a request for a major amendment to PUD 161. The 0.87-acre undeveloped parcel, which is located one-quarter mile east of Olive Avenue, north of Kenosha Street, has been platted as Lot 3, Block 2, Bricktown West Extended.

PUD 161 was approved by the City Council on June 6, 2005, subject to the property being platted. The plat for Bricktown West Extended was recorded in Tulsa County on October 4, 2005. When PUD 161 was approved by the City Council, the design statement submitted by the applicant stated that the building line setback along the east would be 50 feet. Lot 3, Block 2 is less than 200 feet in width. With a 30-foot building line setback along the front and 50-feet along the east, the property owner has had difficulty in developing this lot. With PUD 161G, applicant is requesting the following changes to PUD 161.

- Reduce the building line setback along the east boundary from 50 feet to 23 feet. The 23-foot area next to the east boundary shall be limited to landscaped open space. In this landscaped open space, Shumard Oak trees or similar large deciduous trees shall be planted 40 feet on center.
- Building height is limited to one-story.
- Restaurants are prohibited.
- A screening fence of 8 feet in height shall be provided along the east boundary.

- Irrigation will be provided in accordance with the Zoning Ordinance.
- Except as modified above, the development regulations of PUD 161 shall remain in effect.

The changes requested with PUD 161G are similar to the changes that were requested on the abutting property to the south with PUD 143A.

PUD 161G requests the reduction of the 50-foot rear building setback line on Lot 3, Block 2, Bricktown West Extended to 23 feet. The recorded subdivision plat of this property shows the building setback line to be 50 feet, which coincides with PUD 161. Modifying the building setback line in the PUD, however, does not modify the building setback line on the plat.

#### SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

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

Location	Development Guide	Zoning	Land Use
North	Level 4	PUD 161/CG	Detention facility
East	Level 2	R-3	Bricktown addition
South	Level 4	PUD 143A/CG	Office
West	Level 4	PUD 161/CG	Office and restaurant

According to the FEMA maps, none of the property is located in a 100-year floodplain area.

The property is designated as Level 4 in the Comprehensive Plan. The changes requested with PUD 161G are considered to be in accordance with the Comprehensive Plan in Level 4.

**Attachments:** Case map  
Aerial photo  
Comprehensive Plan  
PUD 161G design statement  
PUD 161 design statement  
Bricktown West Extended plat

#### **Recommendation:**

Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD 161G be approved as presented. Since the property is already platted, Staff can recommend that platting be waived. However, if the property owner chooses not to replat this property, the 50-foot building line shown on Lot 3 shall be amended, as necessary.

**Reviewed By:** Farhad Daroga

**Approved By:** Michael W. Skates

FKD: BDM