



# City of Broken Arrow

## Request for Action

---

**File #:** 16-1247, **Version:** 1

---

**Broken Arrow City Council  
Meeting of: 10-18-2016**

**To:** Mayor and City Council Members  
**From:** Development Services Department  
**Title:**

**Approval of Planned Unit Development (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:**

Planned Unit Development (PUD)-161G is a request for a major amendment to PUD-161. This undeveloped, 0.87-acre parcel is located one-quarter mile east of Olive Avenue, north of Kenosha Street, and 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 later recorded in Tulsa County on October 4, 2005. When PUD-161 was approved by the City Council, the design statement stated that the building line setback (along the east) would be 50 feet. The owner has had difficulty developing Lot 3, Block 2 because this lot is less than 200 feet in width and with a 30-foot building line setback, along the front, and 50-feet along the east the applicant is requesting changes to the guidelines within PUD-161.

The changes requested with PUD-161G are similar to the changes that were requested on the abutting property to the south with PUD-143A. With PUD-161G, the 50-foot rear building setback line on Lot 3, Block 2, Bricktown West Extended will be reduced 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.

Since the property is already platted, the Planning Commission and Staff recommend that platting be waived; however, if the property owner does not replat the property, the 50-foot building line shown on Lot 3 shall be amended as necessary. 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

**Cost:** None

**Prepared By:** Michael W. Skates, Director of Development Services

**Reviewed By:** Development Services Department  
Assistant City Manager, Operations  
Legal Department

**Approved By:**        **Michael L. Spurgeon, City Manager**

**Attachments:**        **PUD-161G Fact Sheet, Planning Commission**  
                              **Case map**  
                              **Aerial photo**  
                              **Comprehensive Plan**  
                              **PUD 161G design statement**  
                              **Bricktown West Extended plat**

**Recommendation:**  
Approve PUD-161G, as presented.