



# City of Broken Arrow

## Request for Action

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**File #:** 19-1211, **Version:** 1

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**Broken Arrow Planning Commission**  
**10-10-2019**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Public hearing, consideration, and possible action regarding PUD-235B (Planned Unit Development), a minor amendment to PUD-235, Rabbit Run, 27.44 acres, RS-3 (Single-Family Residential)/PUD-235A, located south of the southwest corner of New Orleans Street (101<sup>st</sup> Street) and Olive Avenue (129<sup>th</sup> East Avenue)

**Background:**

**Applicant:** Spectacular Homes, LLC  
**Owner:** Spectacular Homes, LLC  
**Developer:** Spectacular Homes, LLC  
**Location:** South of the southwest corner of New Orleans Street (101st Street) and Olive Avenue (129th East Avenue)  
**Size of Tract** 27.44 acres  
**Present Zoning:** RS-3 (Single-Family Residential)/PUD-235 (Planned Unit Development)  
**Comp Plan:** Level 3 (Transition Area)

PUD-235B is a minor amendment to the original Rabbit Run PUD-235, that was approved by City Council on April 21, 2015 along with BAZ-1931. Another minor amendment, PUD-235A, was approved by the Planning Commission on April 27, 2017.

PUD-235B is a request to reduce the side yard setback on Lot 2, Block 8 from 1-foot to 6-inches. During the construction of the home on this property, the brick façade on the side of the structure was not taken into account and caused an encroachment into the side setback. The attached survey shows the encroachment of the brick into the side yard setback on the west side of the property. All other setbacks have been met and this is the only modification to the PUD being requested.

**Attachments:** Case map  
Aerial photo  
PUD-290B design statement  
Survey of Lot 2, Block 8, Rabbit Run

**Recommendation:**

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff

recommends that PUD-235B be approved.

**Reviewed and approved by:        Larry R. Curtis**

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