



City of Broken Arrow

Request for Action

File #: 20-1205, **Version:** 1

Broken Arrow City Council
Meeting of: 10-20-2020

Title:

Approval of PUD-317 (Planned Unit Development), Tytan Station, R-3 (Single-Family Residential), Downtown Residential Overlay District (DROD) Area 5, located at the southeast corner of Fort Worth Street and 1st Street

Background:

Planned Unit Development (PUD)-317 involves a 0.33-acre lot located at the southeast corner of Fort Worth Street and 1st Street. The property has been platted as Lots 7-10, Block 70, Original Town of Broken Arrow.

The applicant proposes to develop the property as four single-family, detached homes. The lots are planned to be reconfigured to allow all proposed structures to face 1st Street. Access to lots 1 and 2 is proposed to be from Fort Worth Street. Access to lots 3 and 4 shall be through a platted alley immediately south of this property. Interior lots will be accessible through shared driveway access, provided with a mutual access agreement between properties.

In their meeting of September 24, 2020, the Planning Commission recommended approval (5-0 vote) of PUD-317 per Staff recommendation. Staff recommended approval subject to the following conditions.

1. Utility easements being provided as needed to provide utility service to all lots.
2. Lot consolidation and lot split applications being approved by the Planning Commission for the reconfiguration of the lots as shown in the PUD exhibits.
3. Document numbers for filed mutual access easements being included on the building permit applications.

No one spoke in favor of or in opposition to this item.

Cost: \$0

Funding Source: None

Requested By: Larry R. Curtis, Community Development Director

Approved By: City Manager Office

Attachments: Planning Commission Factsheet
Case map
Aerial
PUD-317 Design Statement
PUD-317 Exhibits

Recommendation:

Approve PUD-317 per Planning Commission and Staff recommendation.