

PUD NO. 189 C
A Major Amendment to PUD 189
The Villas at Country Lane

Owner/Developer

Highland 55 at Mission Hills LLC.

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Prepared: August 30, 2018
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PUD NO. 189 C

**THE VILLAS AT COUNTRY LANE
A BROKEN ARROW
PLANNED UNIT DEVELOPMENT
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I. DEVELOPMENT CONCEPT

The project site is part of the existing PUD 189, that contained three tracts of land totaling 53.75 Acres. The site is situated in the southeast quarter of Section 35, Township 19 North, Range 14 East, Tulsa County, and City of Broken Arrow, Oklahoma. Area A which is comprised of 31.87 Acres has been developed as the Mission Hills Multi-family development and shall not be amended in any way. Area B and C are located North of Albany Street, West of North 7th Street, directly Southwest of the Mission Hills Development. The property west of the Highland 55 at Mission Hills development is undeveloped property zoned CH and R-1. The property to the north is the existing Country Lane Subdivision, single family residential neighborhood.

The developer for Highland 55 at Mission Hills proposes a one lot development with duplex units for active adult rental. The development of Highland 55 at Mission Hills requires a major amendment to PUD 189. The subject tract "The Villas at Country Lane" and will be referred to as PUD 189 C and is divided into Area B 13.8 acres and 5.82 acres of the western part of existing Area C on PUD 189. The 5.82 Acres of Area C on this PUD 189 C Amendment will be denoted as "Area B Expanded" as per Exhibit E. This parcel of land is part of a lot split that was not submitted to or approved by the Broken Arrow Planning Commission. The remaining Eastern 2.27 Acres of Area C is not included in this PUD and will not be amended. The underlying zoning of Area B and Area B Expanded is RM. The proposed duplex units with this development are permitted on the existing RM zoning of PUD 189 as per Table 3.1-1 of the Broken Arrow Zoning Code. The 5.82 acres of the existing Area C, now denoted as Area B Expanded was previously designated as Office/Commercial and it's standards will be amended in PUD 189 C. This is illustrated on the Zoning Plan, Exhibit E. This area is to be amended on PUD 189 C to RD Residential Development to allow for duplex development. The Broken Arrow Comprehensive Plan designates this area as Level 3, Transitional which allows for RD Residential Duplex development, therefore no Comprehensive Plan Amendment is required.

Area B contains an approximate 120' wide pipeline easement on the north and an approximate 88' wide utility easement on the west. The natural drainage for Area B and Area B Expanded is to the south and east as illustrated on Exhibit C. Storm water on the development shall be through City of Broken Arrow requirements and shall tie into and coordinate with the existing development in the area. A request for storm water determination will be made with the City of Broken Arrow and any retainage shall be fee in lieu if applicable. Drainage for the site is delineated on Exhibit C – Drainage and Circulation Plan.

The concept for the development is illustrated on the Conceptual Site Plan Exhibit A. The development known as Highland 55 at Mission Hills on Area B and Area B Expanded shall be duplex units, for rental by one property manager with private streets with a gated entrance. The internal roadway network in the development shall be private streets constructed and maintained to City of Broken Arrow standards with 26' wide paving in width to accommodate emergency vehicles. Maintenance of these private streets is expressly the responsibility of the property owner and not the City of Broken Arrow.

Consequently, an important element associated with this PUD is that all the buildings, streets, fencing, landscaping and utilities shall be maintained by one property owner. Streets developed shall reference Broken Arrow street names, not county street names.

The main vehicular circulation to the development will be from the south of Area B, through an access easement on the property to the south, down to Albany Street to align with North 3rd Street. Additional access to the Highland 55 at Mission Hills development will be provided to the existing stub street, East Fargo Street. The entry at East Fargo Street shall be for emergency access only to vehicular traffic, as to not impact the existing Country Lane single family neighborhood. Circulation for the site is delineated on Exhibit C – Drainage and Circulation Plan.

20' Wide Landscape Easement

Trail System

Existing Trees
and Vegetation

Existing East Fargo Street Stub
to Country Lane Estates

Emergency Access Gate

Existing Mission Hills Multi-Family
Development

Pipe Line Easement

Trail System

20' Wide Landscape Easement

Highland 55 Clubhouse and Amenity
Area

Trail System

Gated Entry with Main Access to
Albany Street

20' Wide Landscape Easement

Conceptual Development Plan

Exhibit A

North



Scale: 1"=125'-0"



20' Wide Landscape Easement

20' Wide Landscape Easement
Water Line Easement



Development Standards - Area B and Area B Expanded

Area B and Area B Expanded shall be developed in accordance with the Broken Arrow Zoning Code and the use regulations of the RM district except as noted herein.

Land Area: 19.63 Acres 855,083 SF

Permitted Uses:

The uses permitted as a matter of right in the RD Residential Duplex district, and uses customarily accessory to permitted uses. No more than two units shall be attached.

Maximum Number of Dwelling Units: 98

Maximum Building Height: One Story/35 FT

Off-Street Parking:

2 off-street parking spaces for each Dwelling Unit.

Minimum Building Setbacks:

20' from perimeter of tract.
18' from structures to private roadway system

Minimum Livability Space Per Dwelling Unit: 1600 SF

Landscaping and Screening:

Landscaping:

A landscape area of at least 20 feet wide will be provided around the perimeter of the development. As required and regulated by Chapter 5, Section 5.2.B except Section 5.2.B.1.a.iv. is modified to reduce the number of trees required per dwelling unit from two trees to one tree provided each tree shall have a caliper of 3 inches (Zoning Ordinance requires 2 inch caliper). For any existing tree to be included as the required number of trees, the size, type and location of the tree must be shown on the landscape plan. Shrubs are increased as follows:

- (a) 7.5 - 3 gallon shrubs are installed per dwelling unit (Zoning Ordinance requires 5 - 3 gallon shrubs 50% increase); and
- (b) 5 – 1 gallon groundcover or flowering shrubs are installed per dwelling unit (Zoning Ordinance does not require any groundcover or flowering shrubs).

Screening:

As required and regulated by Chapter 5, Sections 5.2.D and 5.2.E. An opaque fence, at least six feet in height, shall be installed along the south portions of Area B and Area B Expanded. Along the north, south, and west boundaries, an opaque fence of at least six feet in height shall be provided if a fence meeting the requirements does not currently exist. All bracing and metal posts shall be installed on the inside part of the fence. Required screening fence shall be maintained by the developer or owner of the development.

Signs:

As permitted and regulated by Chapter 5, Section 5.7 Signs for uses permitted in Area B. No off site signage shall occur.

Lighting:

As permitted and regulated by Chapter 5, Section 5.6 Exterior Lighting for the uses permitted in Area B and Area B Expanded.

Building Facades:

Exterior building materials of the residential duplex units and amenity facilities shall incorporate brick, stucco, stone or cement fiber board material (such as Hardie Plank 5/16" thickness or equal). At least 50% of the entire facade for each elevation of the residential units will be either brick or stone.

Trail System:

In lieu of sidewalk requirements, a trail system, similar to one illustrated on the Conceptual Development Plan will be constructed. The trail system will be at least 5' in width and paved by the property owner with either concrete or asphalt. The trail will be permanent, and maintained by the property owner. The trail system will be designed and submitted to the City of Broken Arrow with the Landscaping Plans.

Lot Splits:

Area B and Area B Expanded will be developed as one contiguous development with no lot splits. Furthermore, no lot splits will be allowed in the future.

Fire Sprinklers:

The residential units in Area B Expanded, which includes all the units on cul-de-sac east of the main entry, will include an automatic fire sprinkler system in accordance with the NFPA (National Fire Protection Association), section 13 D. The developer has included this to mitigate concern for the extended cul-de-sac at Area B Expanded.

Environmental Analysis

Topography:

The Villas at Country Lane site slopes generally from west to east. The highest point on the site is at elevation 802 feet above mean sea level near the southwest property corner. The lowest point on the site is at an elevation of 714 in the middle of the east property line. There are three drainage areas that cross the site, one from the north, one from the west and a smaller drainage area from the south. These areas flow from west to east and cross North 9th Street (Lynn Lane Road) 600 feet north of East Albany Street (East 61st Street). All boundaries and topographic features are shown on Exhibit D, Site Map, Topography, Existing and Proposed Utilities.

Storm Water:

It is anticipated that the project will pay a fee-in-lieu of detention. The storm water will be conveyed through storm sewers and designed in coordination of the existing storm sewers surrounding the site. A request for storm water determination shall be made with the City of Broken Arrow, any requirements shall be detailed at the platting stage of the project. The property generally drains easterly to North 9th Street and passes under the road in a box culvert. The storm water drainage concept is shown on Exhibit C, Drainage.

Utilities:

Water:

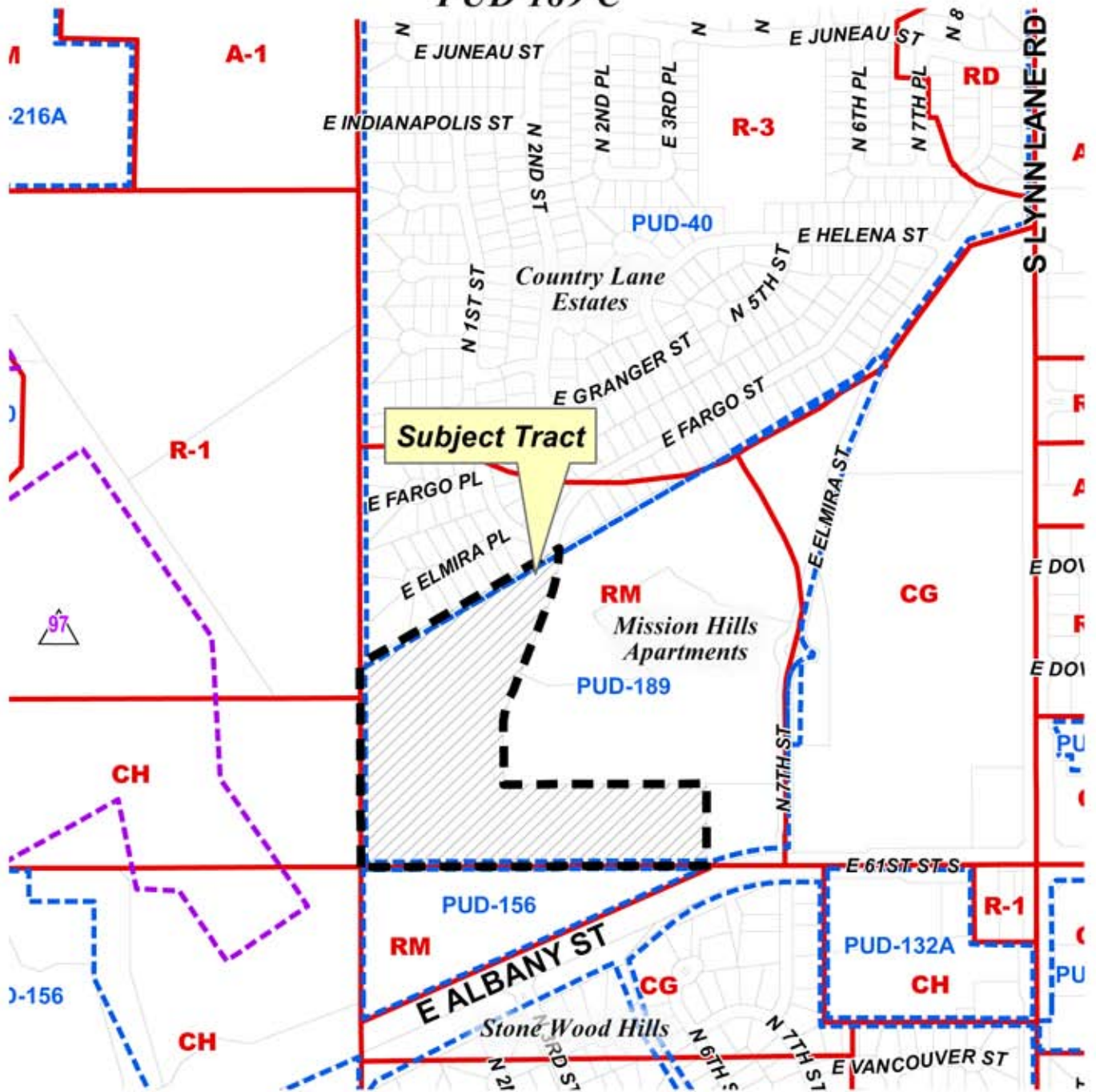
There is an existing 12" water line on the west side of North 9th Street and an existing 24" water line on the north side of East Albany Street (East 61st Street). An 8" water main will be constructed along the proposed collector street along the east boundary of the project as indicated on Exhibit D. Internal 6" and 8" water lines will be expanded through the project as required for potable water and fire service.

Sanitary Sewer:

An existing 18" sanitary sewer is located on the west side of North 9th Street an extension will be required to provide the site with sanitary sewer service. The sanitary sewer will be a gravity system and no lift stations are proposed. The existing sewer along North 9th Street has adequate capacity for the project.

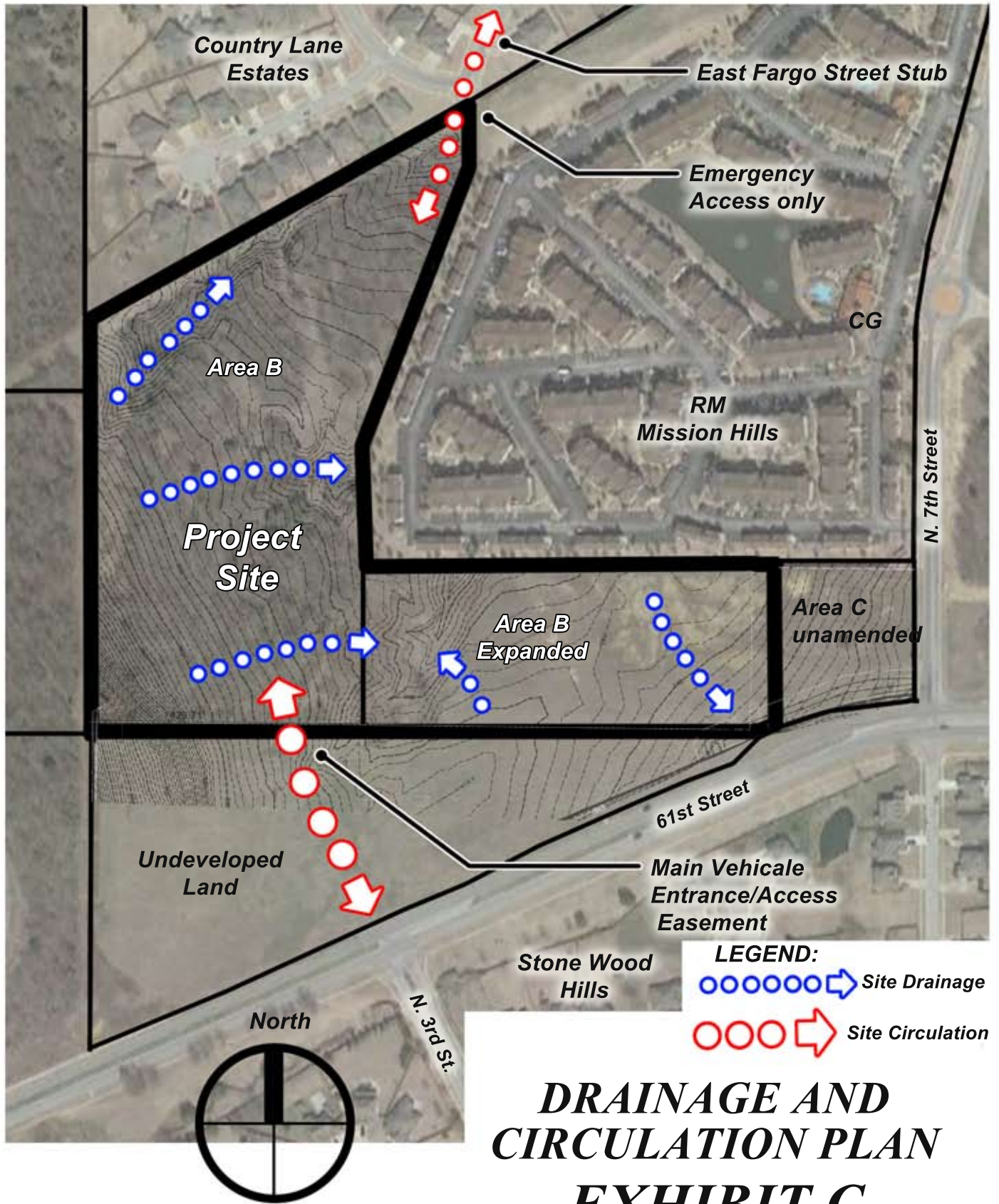
Electric power, natural gas, telephone and cable television services are presently at the site and will be expanded internally to serve the project. The area zoning and land uses are shown on Exhibit E, Zoning Map.

***THE VILLAGE AT COUNTRY LANE
BROKEN ARROW
PUD 189 C***

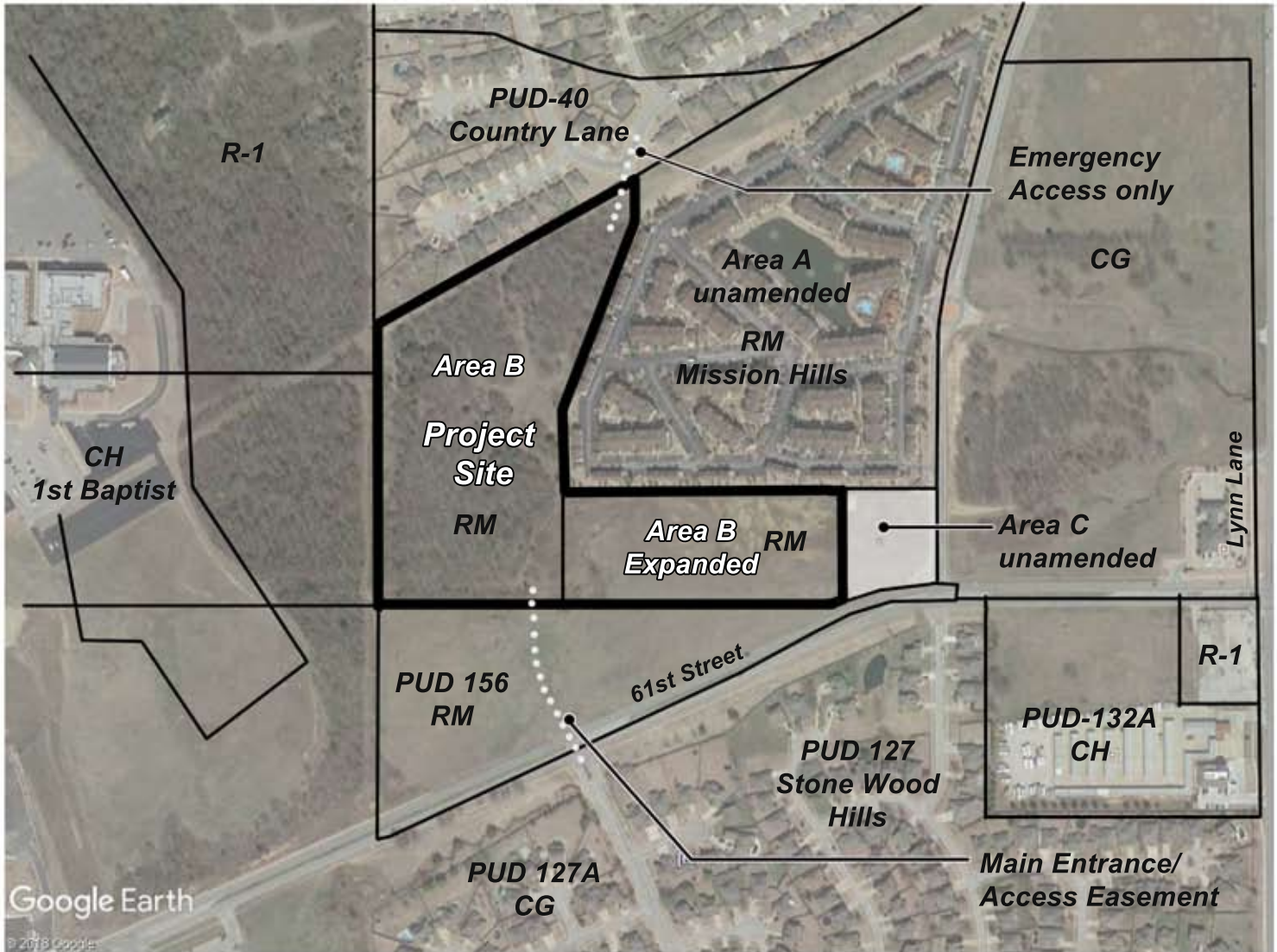


***EXISTING ZONING
EXHIBIT B***

***THE VILLAGE AT COUNTRY LANE
BROKEN ARROW
PUD 189 C***



***THE VILLAGE AT COUNTRY LANE
BROKEN ARROW
PUD 189 C***



North

***ZONING PLAN
EXHIBIT E***

STATISTICAL SUMMARY

EXHIBIT “F”

Development Areas

Area B. 13.80 ac. 66 Maximum Permitted Dwelling Units = 4.8 dus/acre

Area B Expanded. 5.82 ac. 32 Maximum Permitted Dwelling Units = 5.5
dus/acre

Total 98 Permitted Dwelling Units under PUD 189 C.

Platting

No building permit shall be granted for any lot or parcel within The Villas at Country Lane until the property within The Villas at Country Lane has been platted in accord with the requirements of the Broken Arrow Subdivision Code.

Site Plan Review

No building permit shall be issued for any building or sign to be constructed within The Villas at Country Lane until a site plan and detail sign plan have been submitted to and approved by the City of Broken Arrow in accord with the approved planned unit development and the provisions of the Broken Arrow Zoning Code.