

# **Aspen Creek Villas**

## **Planned Unit Development**

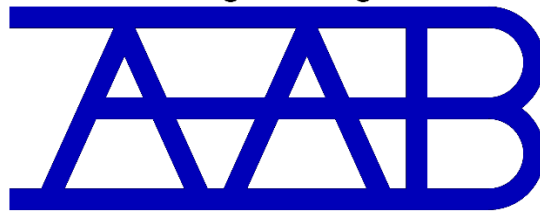
### **PUD-002519-2025**

**Prepared**  
**April 15, 2026**

**Location**  
Part of the south half of Section Thirty Three (33), Township Eighteen (18) North, Range  
Fourteen(14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.  
This PUD contains 90.33 +/- Acres.

**Owner**  
S&R Development LLC  
1420 W. Kenosha St.  
Broken Arrow, OK 74102

**Prepared By:**  
AAB Engineering, LLC



**Engineering • Surveying • Land Planning**

PO Box 2136 Sand Springs, OK 74063  
Office: (918) 514-4283 Fax: (918) 514-4288

## Development Concept

PUD-002519-2025 is an approximately 90-acre development on the north side of Tucson Street between Olive Avenue and Aspen Avenue in Broken Arrow. Exhibit B depicts the project area relative to the surrounding areas. The PUD is presented along with a rezoning application to rezone the entire parcel to RS-C. The site is currently zoned PUD-307 (subject to platting) which is a planned unit development overlay of Commercial Heavy (CH) and Residential Multifamily (RM) zoning. That PUD was amended to PUD 307A in conjunction with the development of the apartment project The Trails at Aspen Creek which lies along the east side of this project. We propose to abandon the remainder of PUD 307. In early 2024 a comprehensive plan amendment was filed requesting the property be reclassified from Level 6 to Level 2 in preparation for this PUD application. That application, COMP-001296-2024, was approved by the Broken Arrow City Council on May 7<sup>th</sup>, 2024.

The general purpose of this project is to provide an affordable detached single family residential neighborhood. To meet the needs of the workforce home buyer this planned unit development requests a minimum lot width of 52' for approximately 2/3rds of the proposed while requiring 60' minimum width on the remainder of the lots. The total lot count is capped at 350 which allows for ample community areas and open space. Escalations in construction and development costs have created a nationwide shortage of affordable housing that is attainable to the general workforce. This lot configuration allows the home construction type needed to accommodate workforce housing while still maintaining a high-quality product due to the development standards imposed.

The public street and utility systems within the project will be constructed to public standards and dedicated to the City upon completion. Exhibit E depicts the conceptual infrastructure improvements for this project.

The required entrances will connect to Tucson Street and will be designed in accordance with the Broken Arrow Subdivision Regulations with two outbound lanes and one inbound lane. This PUD further requires that funding for Tucson Street must be approved by the voters prior to approval of a final plat for the development.

## Development Standards

The intended use for this project is to establish affordable single family detached housing which shall be governed by the Broken Arrow Zoning Ordinance and use and dimensional standards in the current RS-C zoning guidelines except as hereinafter modified:

Permitted uses:	Single Family Detached Dwellings
Gross Residential area	90.33 acres
Gross Land Area per Dwelling Unit	9,480 square feet
Maximum number of dwelling units	350 with no more than 225 having a width less than 60 feet.
Minimum Lot Width	52 feet
Minimum lot size	6000 square feet
Minimum Front Yard	25 feet
Minimum Side Yard	5 feet
Minimum rear yard	20 feet
Open Space	The 15% minimum open space otherwise applicable in the RS-C district is modified by this PUD and is reduced to 8% of the gross development area.

## **Street Design and Access Limitations**

All streets shall be constructed as required to meet public street standards as described in the City of Broken Arrow engineering standards. Sidewalks shall be constructed by the developer along Tucson Street and along any reserve areas abutting a street. No residential lots shall be allowed to have direct access to Tucson Street.

## **Utilities**

Storm sewer, sanitary sewer, and water service will be publicly maintained utilities provided by the City of Broken Arrow and installed by the developer. Detention facilities are proposed in both drainage basins before water discharges offsite. All detention and open space areas will be maintained by the homeowner's association.

Franchise utilities will serve the project with communications, natural gas, and electricity. We anticipate underground services throughout the development.

## **Landscape and Screening Standards**

Landscaping and screening will be provided along Tucson Street and shall conform to the City of Broken Arrow Zoning Ordinance. Required perimeter fencing shall be placed as near to the east line of the reserve or landscape and fence easement as practical provided that required fence articulation shall still be allowed and fully contained within the easement or reserve. All required landscaping and fencing will be maintained by the homeowner's association.

All open space reserve areas shall be owned and maintained by the homeowner's association. All traffic islands surrounded by street right of way shall include appropriate landscaping and berms to add visual character to the community and aid in slowing traffic patterns through the project site.

## **Platting**

No final plat shall be approved until funding for Tucson widening, set to be on April 2026 GO Bond ballot, is approved by voters. Prior to issuance of a building permit for any habitable structure, the area within the PUD shall have a subdivision plat approved by the Planning Commission and City Council and filed of record at the Tulsa County Courthouse. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the approved Planned Unit Development.

# Exhibit A

## Legal Descriptions

## **PUD Legal Description**

A TRACT OF LAND SITUATED IN THE SOUTH HALF (S/2) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SAID SECTION THIRTY-THREE (33); THENCE NORTH 01°14'14" WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4), A DISTANCE OF 2645.94 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CREEK TURNPIKE; THENCE SOUTH 63°21'44" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 42.30 FEET; THENCE SOUTH 27°02'36" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 29.98 FEET; THENCE SOUTH 63°25'36" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2197.30 FEET; THENCE SOUTH 26°39'36" WEST ALONG THE NORTHWESTERLY LINE OF THE TRAILS AT ASPEN CREEK (PLAT #7093), A DISTANCE OF 259.23 FEET; THENCE SOUTH 01°13'29" EAST ALONG THE WEST LINE OF SAID TRAILS AT ASPEN CREEK, A DISTANCE OF 1340.00 FEET TO THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4); THENCE SOUTH 88°40'49" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 524.06 FEET TO THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4); THENCE SOUTH 88°33'24" WEST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4), A DISTANCE OF 1321.05 FEET TO THE POINT OF BEGINNING. CONTAINING 3,934,766 SQUARE FEET OR 90.33 ACRES.

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) BEING SOUTH 88°33'24" WEST.

THIS LEGAL DESCRIPTION WAS PREPARED ON DECEMBER 14, 2023, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

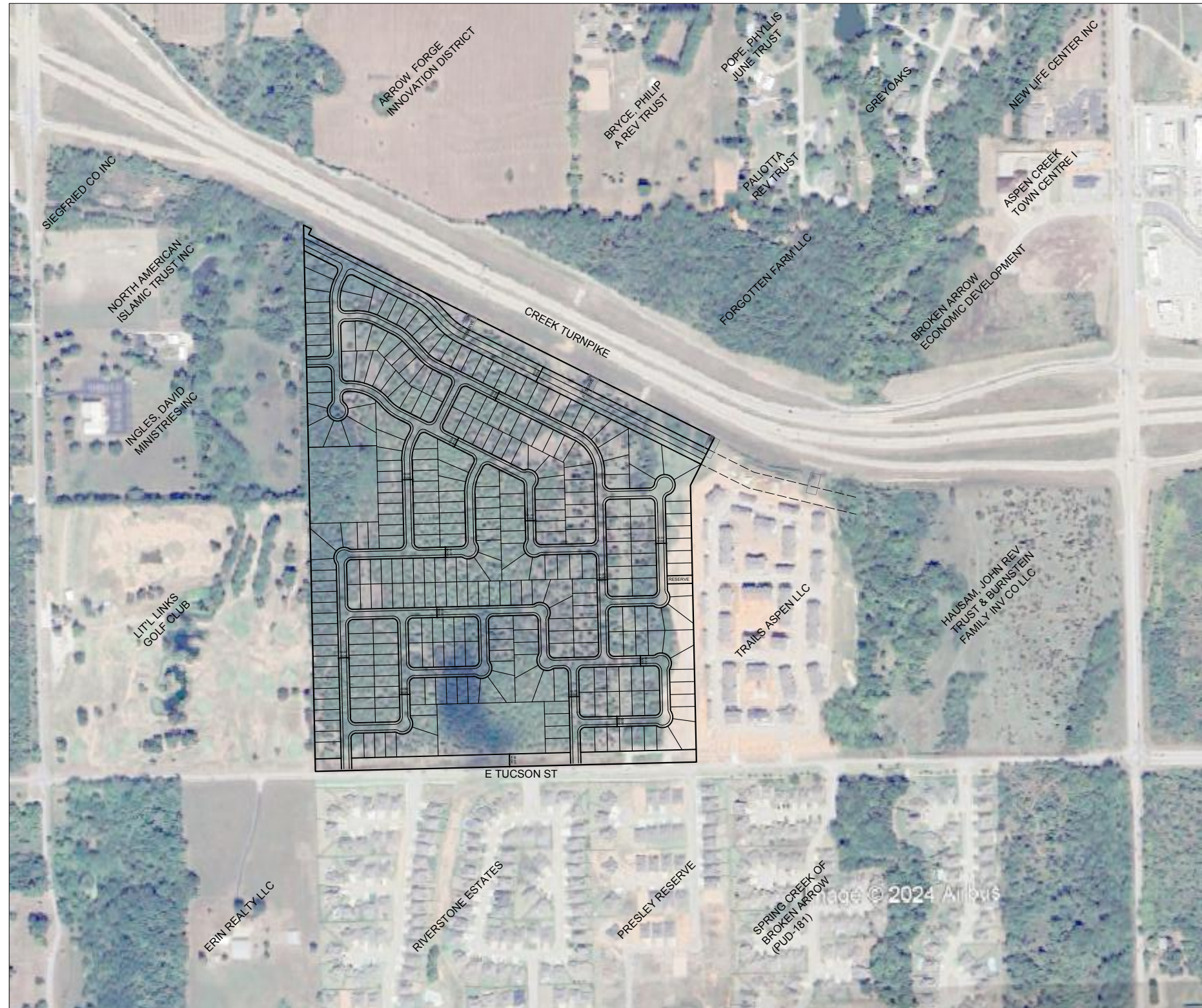
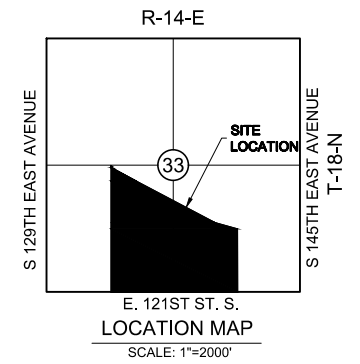
# Exhibit A

Surrounding Areas with Conceptual Development Plan  
for

# Aspen Creek



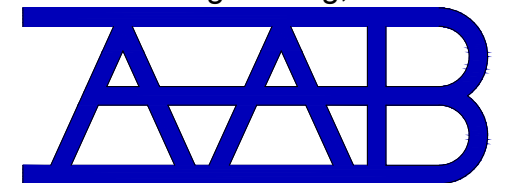
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DRAWING SCALE: 1"= 300'



PLOT DATE: 11/19/2020 FILE: P1181833RANBY 118 ASPEN CREEK ALTERNATIVE BASE ASPEN CREEK PUD



AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2020  
KS CA#2292 Exp: Dec. 31, 2020

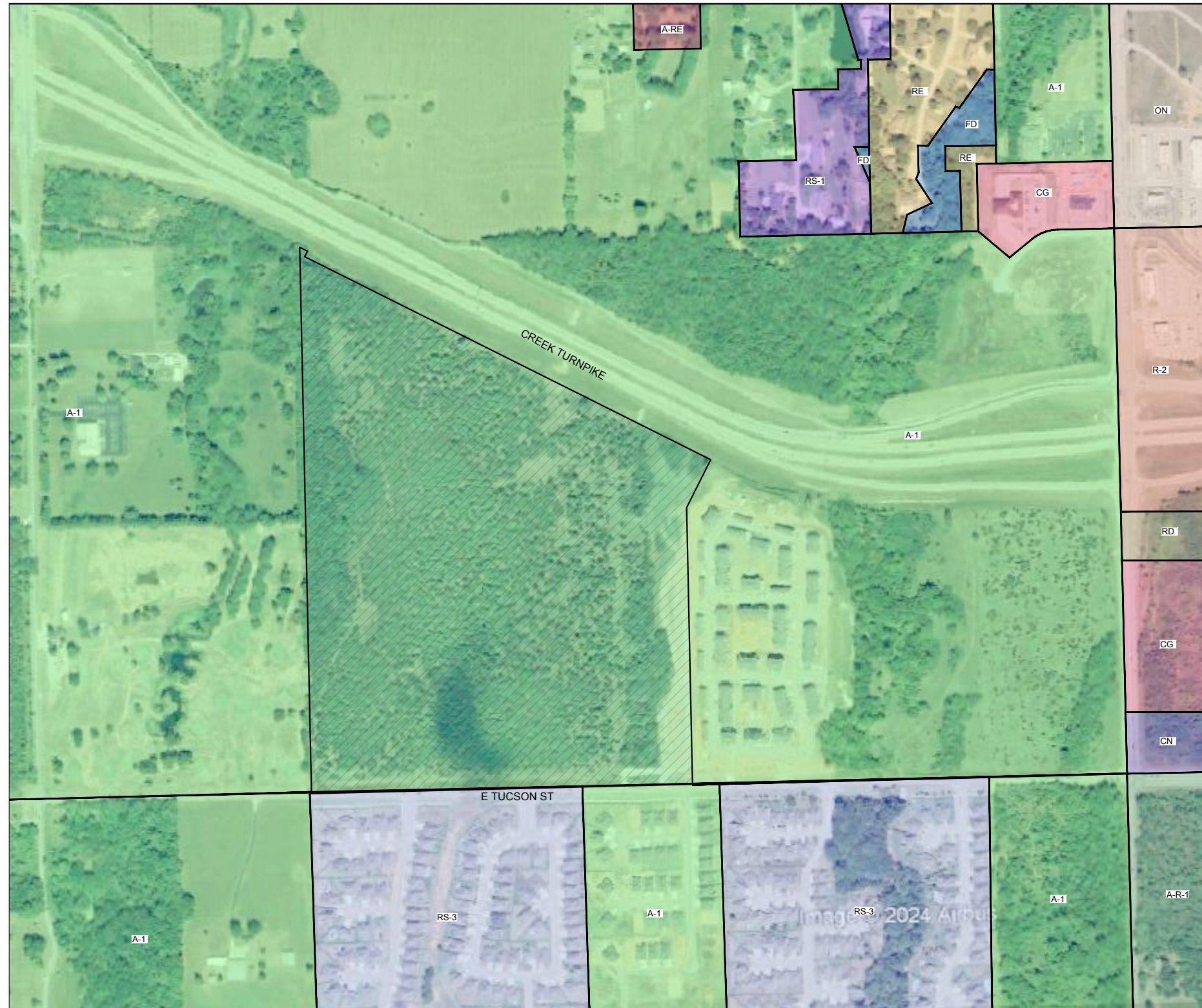
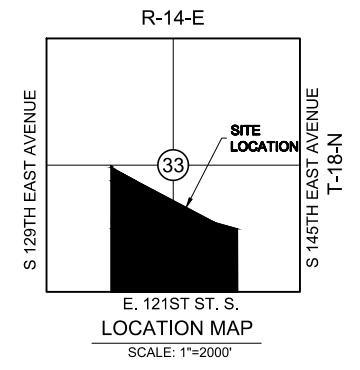
Office: (918) 514-4283 Fax: (918) 514-4288

# Exhibit B

Existing Zoning  
for  
**Aspen Creek**



0 150 300 600  
DRAWING SCALE: 1"= 300'



### LEGEND

- ZONED A-1 (AGRICULTURE)
- ZONED A-R-1 (AGRICULTURE-RESIDENTIAL SINGLE FAMILY)
- ZONED A-RE (AGRICULTURE-RESIDENTIAL ESTATE)
- ZONED CG (COMMERCIAL GENERAL)
- ZONED CN (COMMERCIAL NEIGHBORHOOD)
- ZONED FD (FLOOD DISTRICT)
- ZONED ON (OFFICE NEIGHBORHOOD)
- ZONED RS-1 (RESIDENTIAL SINGLE FAMILY)
- ZONED R-2 (RESIDENTIAL SINGLE FAMILY)
- ZONED RS-3 (RESIDENTIAL SINGLE FAMILY)
- ZONED RD (RESIDENTIAL DUPLEX)
- ZONED RE (RESIDENTIAL ESTATE)
- PROJECT LOCATION - ZONED RS-C

PLOT DATE: 11/19/2020 FILE: P1181833RANBY 118 ASPEN CREEK ALTERNATIVE BASE ASPEN CREEK - PUD



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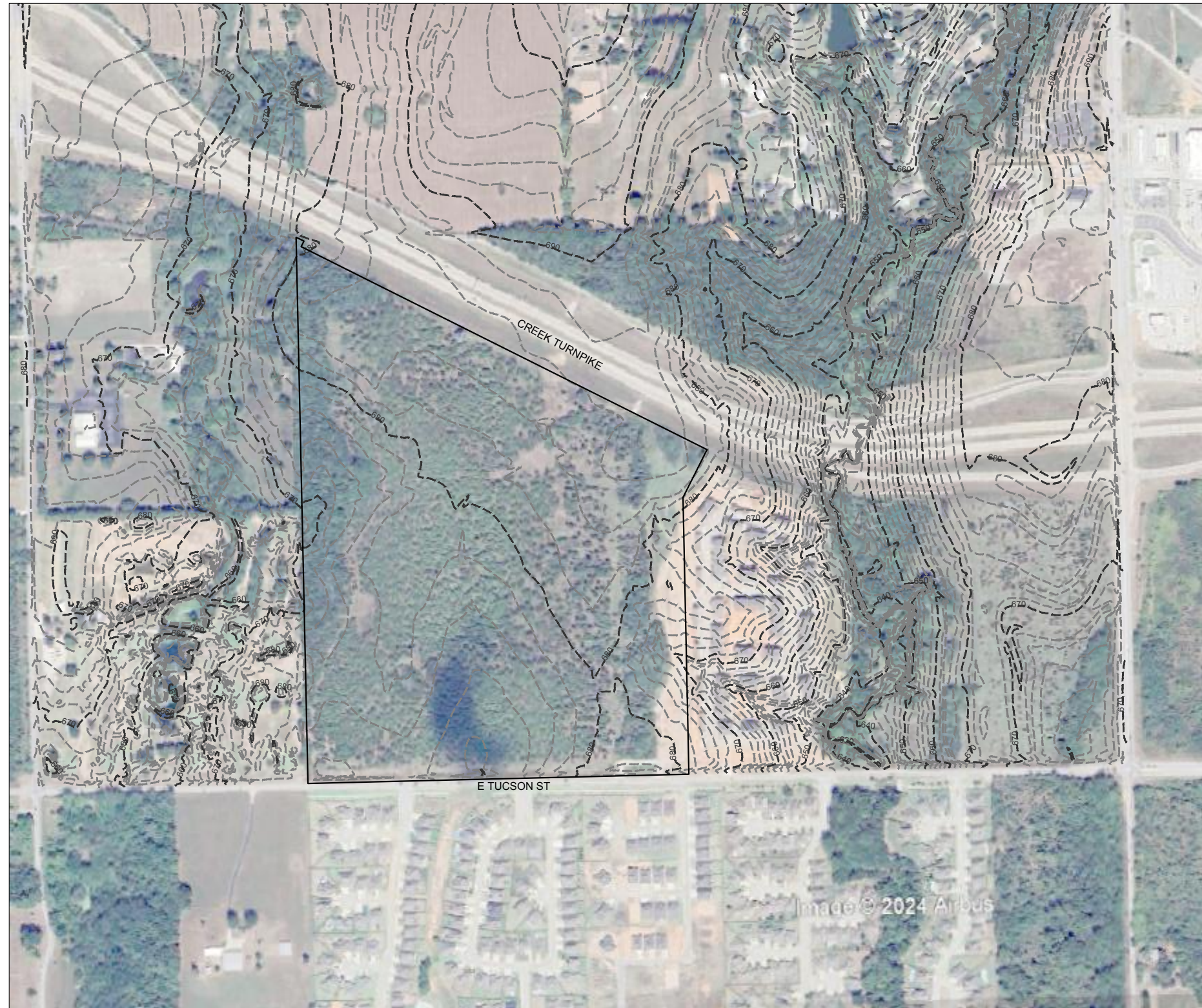
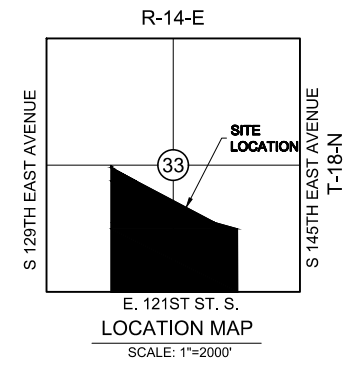
# Exhibit C

Existing Topo & Aerial  
for

# Aspen Creek



0 150 300 600  
DRAWING SCALE: 1"= 300'



### LEGEND

- 545 --- EXISTING INDEX CONTOUR
- 547 --- EXISTING INTERMEDIATE CONTOUR

PLOT DATE: Thu, 30 Aug 2024 FILE: P:\18\33\RAW\116- ASPEN CREEK\ALTERNATIVE BASE\ASPHEN CREEK - PUD



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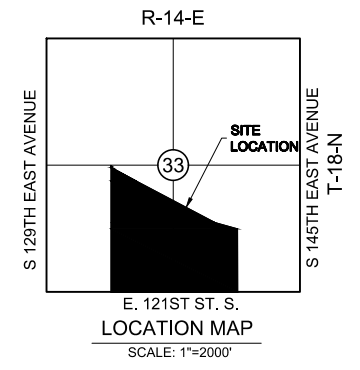
PO Box 2136 Sand Springs, OK 74063  
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# Exhibit D



Conceptual Development Plan  
for  
**Aspen Creek**



0 75 150 300  
DRAWING SCALE: 1"= 150'



**SHEET LEGEND**

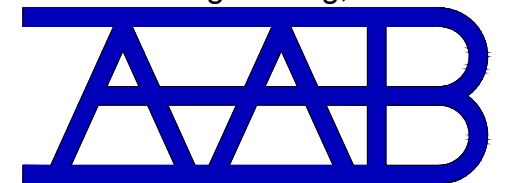
-  60 X 120 (AVERAGE)
-  52 X 120 (AVERAGE)



PLOT DATE: 11/19/2019 11:16 AM FILE: P:\19\18\33\RAMBAY 116 ASPEN CREEK\ALTERNATIVE ASPEN CREEK - PUD



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E TUCSON ST

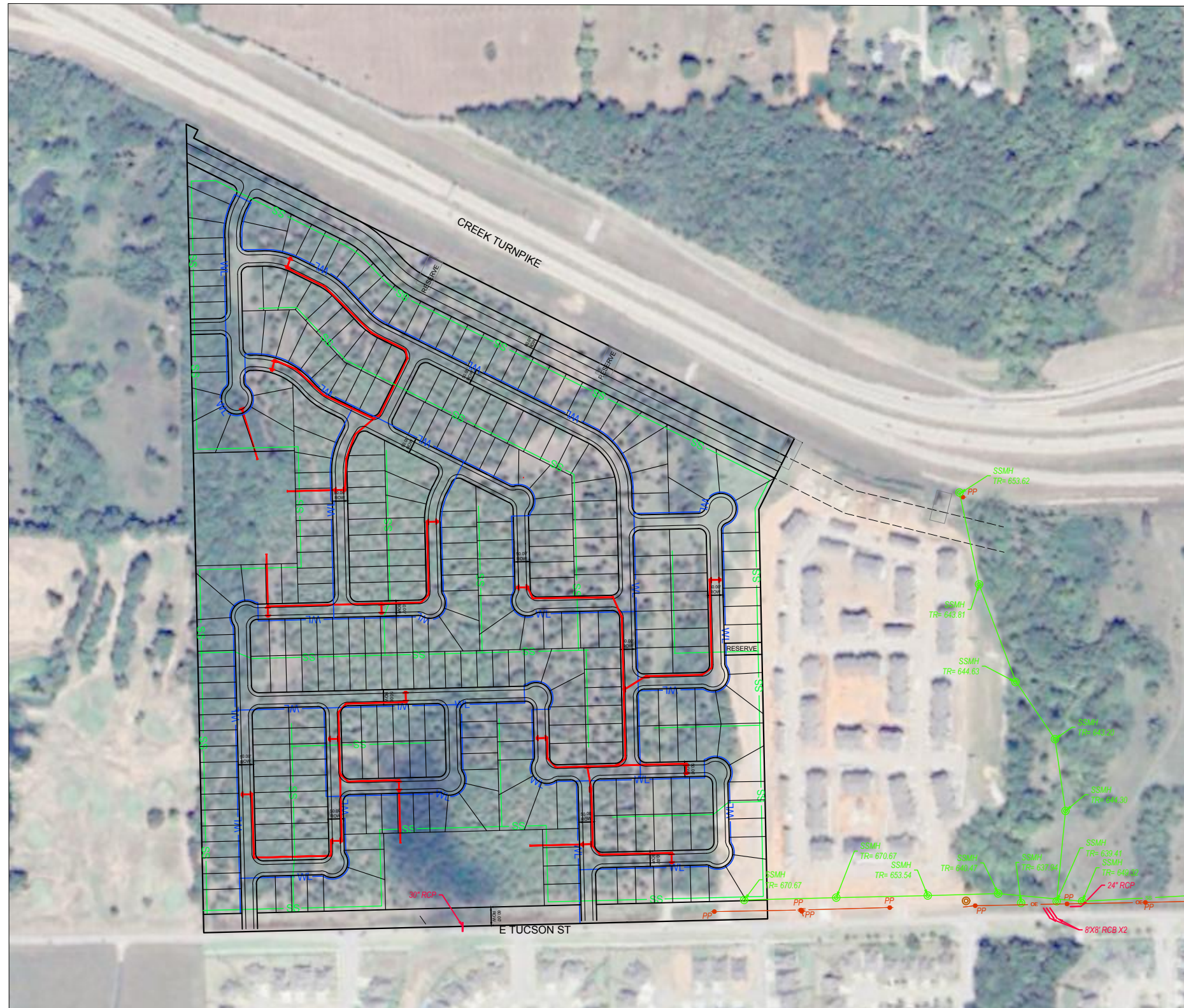
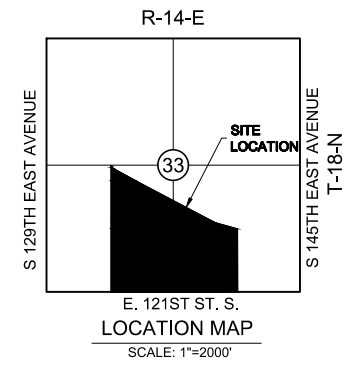
# Exhibit E

## Conceptual Utilities

# for Aspen Creek

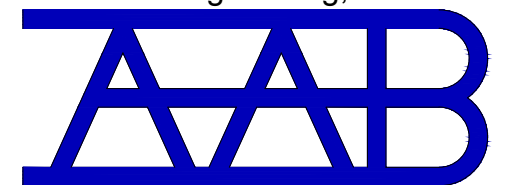


0 100 200 300  
DRAWING SCALE: 1"=200'



- WL EXISTING WATERLINE
- WL PROPOSED WATERLINE
- SS EXISTING STORM SEWER
- SS PROPOSED STORM SEWER
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER

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