

**OAK ESTATES**

**One-quarter Mile South of the Southeast Corner of the intersection of  
Jasper Street and South Garnett Road**

**PLANNED UNIT DEVELOPMENT NO. 239**

**TEXT**

**CITY OF BROKEN ARROW**  
**JUNE 25, 2015**  
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**June 25, 2015**

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**I. Development Concept**

The subject property comprises 13.04 acres gross (hereinafter the “Property” or the “Site”) within Broken Arrow, Oklahoma and located one-quarter mile south of the southeast corner of the intersection of Jasper Street and S. Garnett Rd.

The development concept is to create 15 lots designed for upscale single family detached dwellings within a gated community.

The present zoning of the Property is A-1 Agriculture District and concurrently with the filing of the Planned Unit Development, an application has been filed to request the rezoning of the Property from A-1 Agriculture District to RS-2 Residential District.

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**II. Development Standards**

Oak Estates will be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the RS-2 District, except as follows:

Gross land area	13.04 acres
Permitted uses:	Detached single family residences and customary accessory uses, but no residential structures shall be constructed in Reserve A next to Garnett Road.
Maximum Dwelling Units:	15
Minimum Lot Width:	100 ft.
Minimum Lot Size:	25,100 sq.ft.
Minimum Livability Space Per Lot: [open space not allocated to parking or drives] [ but includes drives within the rear yard ]	12,000 sq.ft.
Maximum Building Height:	40 ft.
Private Streets:	Private street right-of-way shall not be less than 30 feet in width and shall be located within a reserve area to be owned and maintained by the homeowners association.
Minimum Building Setbacks:	
From centerline of Garnett	100 ft.
From private street right of way	10 ft.
From other boundaries of PUD	20 ft.
From interior side lot line	10 ft.
Minimum garage setback	25 ft.
Other Bulk and Area Requirements:	As provided within an RS-2 District.

Off-street parking:

Within each lot, 2 garage spaces shall be provided.

Identification Signs:

One sign identifying the subdivision and not exceeding 33 square feet in display surfaces area may be affixed to each of the planned entry walls.

### **III. Access and Circulation**

Vehicular access shall be derived from Garnett. Interior vehicular access shall be derived from a private drive (24 feet in width) extending east from Garnett which shall be gated. The gates shall meet the requirements of the Broken Arrow Subdivision Regulations. The paving materials of the private streets drive shall be of a quality and thickness as set forth within the City of Broken Arrow Design Manual and as described below:

8-inches treated subgrade, 8-inches agg. base, 2-inches Type A asph.,  
1½ of Type B, and will change the structural number from 3.32 to 3.8

A five-foot wide sidewalk shall be constructed by the developer along Garnett Road in accordance with the City of Broken Arrow Subdivision Regulations. Interior sidewalks will not be required.

### **IV. Screening and Landscaping**

A screening fence and landscaping shall be constructed and maintained along the Garnett frontage, and after construction shall be maintained by the homeowner's association.

### **V. Utilities and Drainage**

Utilities are either available at the development boundaries or will be provided by customary extension adjacent to the Site, with the exception that a septic system for each lot will be required. Storm water drainage will be collected and detention will be addressed within Reserve A in accordance with City of Broken Arrow development regulations.

### **VI. Site Plan Review**

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan, provided however, gating of private access shall require submission and approval of a supplemental detailed plan (including landscaping).

**VII. Platting Requirement**

No building permit shall issue until the area comprising the planned unit development has been included within a subdivision plat submitted to and approved by the City of Broken Arrow and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved planned unit development and the Broken Arrow Planning Commission shall be a beneficiary thereof.

**VIII. Expected Schedule of Development**

Development of the project is expected to commence within 6 months and to be completed as market conditions permit.

**IX. Legal Description**

Exhibit 4 Legal Description

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