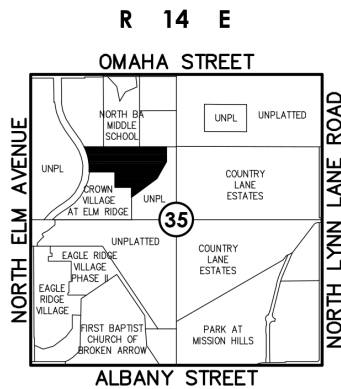
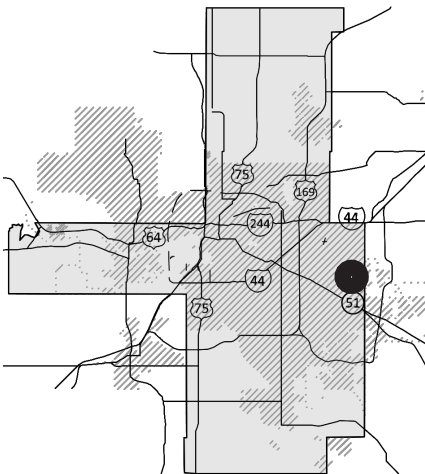


PUD # \_\_\_\_

# Centennial Crossing

19.637 ACRES (NET)  
SOUTH OF THE SOUTHEAST CORNER OF  
OMAHA STREET & NORTH ELM AVENUE  
BROKEN ARROW, OKLAHOMA



### Location Map

Scale: 1"= 2000'



### APPLICANT / OWNER:

BROWN & PERKINS  
c/o LINDSAY PERKINS  
2223 E. SKELLY DR. #10  
TULSA, OK 74105

### CONSULTANT:

TANNER CONSULTING LLC  
c/o RICKY JONES  
5323 S LEWIS AVE  
TULSA, OK 74105  
RICKY@TANNERBAITSHOP.COM

### ARCHITECT:

ARCHITECTS COLLECTIVE  
c/o LARRY KESTER  
4200 E SKELLY DR. SUITE 750  
TULSA, OK 74135

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## I. DEVELOPMENT CONCEPT

Planned Unit Development No.\_\_\_\_ (hereinafter "PUD-\_\_") comprises approximately 19.6 acres. The property will be developed in two phases. Phase 1 consists of 14.6 acres, while Phase II on the east contains 5.0 acres at 6 units per acre or 20 units, total and will be limited to two story. The property, which is presently zoned A-1, is located approximately 1,320 feet south of the southeast corner of Omaha Street and North Elm Avenue, Broken Arrow Oklahoma. In conjunction with this PUD, a request to rezone the property from A-1 to RM (Residential Multifamily) will be submitted.

Centennial Crossing is planned as a residential development, similar to the existing multifamily development to the south. In order to facilitate access and circulation for both the site and surrounding uses, a boulevard street shall be constructed from North Elm Avenue to connect with the existing stub streets in the Country Lane Estates II subdivision to the east.

The boulevard street will be constructed in phases to coincide with development of the Site, platting of this property, and the future development of the undeveloped property to the east. The first section of street from North Elm Avenue, shall contain a roundabout and provide access to the public school located on the north side of the development as well as access to this site.

During the second phase of development of the Site, this boulevard street shall be extended by the developer to the east and connected with at least one of the existing stub streets in the Country Lane Estates II subdivision. The property will include a pickle ball court and at garden area containing garden areas for the tenants.

The surrounding land uses as well as the physical topography and natural features of the subject tract make it an excellent location for the proposed development. The east boundary of the subject tract is a wooded creek, which provides both physical and visual separation for less intense uses to the east. The subject tract has access off of North Elm Avenue and is abutted to the north by undeveloped property and Broken Arrow public schools.

According to the Broken Arrow Comprehensive Plan, the undeveloped property to the north is designated as Level 4 for commercial type uses. To the south is an existing apartment complex (designated at Level 3 in the Comprehensive Plan) and to the east is undeveloped property and the the Country Lane II addition, which are designated as Level 2. It will serve as a transition between the Level 4 uses to the north and the Level 2 uses to the east. It also connects with existing Level 3 uses to the south. Access to the Broken Arrow Expressway and the commercial development around Bass Pro is a mile south of this site. The additional roof tops associated with this development will help to support the existing and proposed commercial development along the Broken Arrow Expressway as well as other proposed commercial development in the area.

A conceptual site plan has been included with this design statement to illustrate the proposed development concept. Prior to any development occurring, detailed site plans shall be submitted to and approved by the City of Broken Arrow.

It is important to note that approximately 15 acres located east of the subject tract shall remain Comprehensive Plan Level Intensity 2 and is not included in this PUD application.

## II. DEVELOPMENT AREA STANDARDS

NET LAND AREA of LEVEL CHANGE BOUNDARY 19.60 acres

### PERMITTED USES:

Multifamily dwellings as define by the City of Broken Arrow Zoning Code and customary accessory uses.

MINIMUM LIVABILITY OPEN SPACE AREA PER DWELLING UNIT: 1,200 SF  
MINIMUM GROSS AREA PER DWELLING UNIT: 2,200 SF  
MAXIMUM NUMBER OF DWELLING UNITS: 300 PHASE I  
20 PHASE II  
2 Stories

MAXIMUM BUILDING HEIGHT: 45 ft.

### MAXIMUM STORIES:

Buildings located in the development shall be limited to 3 stories in height, except for buildings that are located within 100' of the north, east, and west boundaries shall be limited to 2 stories. The site plan in Exhibit B indicates which buildings are proposed to be 3 story and which buildings are proposed to be 2 story.

### MINIMUM BUILDING SETBACKS:

FROM NORTH EXTERNAL PROPERTY LINE: 40 ft.  
FROM WEST EXTERNAL PROPERTY LINE : 50 ft.  
FROM EAST EXTERNAL PROPERTY LINE: 60 ft.  
FROM OTHER EXTERNAL BOUNDARIES: 25 ft.  
FROM INTERNAL PROPERTY LINES 0 ft.  
LANDSCAPE BUFFER FROM NORTH & EAST  
EXTERNAL PROPERTY LINES: 40 ft.  
LANDSCAPE BUFFER FROM WEST EXTERNAL PROPERTY LINE 50 ft.  
LANDSCAPE BUFFER FROM OTHER EXTERNAL BOUNDARIES: 25 ft.

\* Porches and balconies may encroach a maximum of 5'-0"  
into the perimeter landscape buffer.

MAXIMUM BUILDING LENGTH: 200 ft.

Per Zoning Code requirements regarding articulation for facades over 50 ft.

MINIMUM DISTANCE BETWEEN BUILDINGS: 20 ft.

MINIMUM OFF-STREET PARKING 1.5 per one bedroom unit and 2 per two bedroom unit

### BUILDING DESIGN REQUIREMENTS:

Exterior building walls within 150' of north and west boundary shall have a minimum masonry finish of either brick and/or stone of not less than 65% excluding windows and doors at perimeter facing walls and associated sidewalls. All other exterior building walls shall have a minimum masonry finish of either brick and/or stone of not less than 25% excluding windows and doors. Refer to Exhibit "B" for % of brick and/or stone for each building.

OTHER BULK AND AREA REQUIREMENTS: As required within a RM District

### III. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

#### A. Landscaping and Screening

Landscaping shall meet the requirements of Section 5.2 of the Broken Arrow Zoning Code, except as may be modified herein. 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) and shrubs are increased as follows:

7.5 – 3 gallon shrubs are installed per dwelling unit (Zoning Ordinance requires 5 – 3 gallon shrubs – 50% increase); and

5 – 1 gallon ground cover or flowering shrubs are installed per dwelling unit (Zoning Ordinance does not require any ground cover or flowering shrubs).

Landscape edge tree requirements per Chapter 5, Section 5.2.B.1.a.ii shall apply along the arterial street and along the new boulevard street on the north side of the site.

The landscape islands required by Section 5.2.B.1.c.ii.A may be replaced by striped access aisles located next to walkways that connect to breezeways. Landscape materials otherwise required at the islands shall be located throughout the project.

The other provisions of Section 5.2.B shall remain in full force and effect. In addition thereto, an opaque screening fence of not less than 6 feet in height shall be provided along the entire east boundary of this PUD, outside any drainage area. An articulated architectural metal fence with masonry columns at approximately 50 feet on center and/or walls shall be provided along the west boundary of the Site next to Elm Avenue and along the north side of the site, south of the new boulevard street.

#### B. Lighting

Exterior lighting shall be limited to shielded fixtures designed to direct light downward. Lighting shall be designed so that the light producing element of the shielded fixture shall not be visible to a person standing within an adjacent single family residential district or residential development area. There will be no parking lot lighting. All wall pack lighting attached to buildings will be shielded.

#### C. Access and Circulation

Access points shall meet the requirements of Broken Arrow Zoning Ordinance. The access point onto Elm Avenue will be limited to right turns only by the existing median. No changes in the median on Elm Avenue will occur at this access point. There will be an opening in the median on Elm Avenue where the new boulevard street will be constructed. The cost for modifying the median, including the left turn lane, will be the responsibility of the developer associated with this PUD. In order to accommodate Broken Arrow Public School traffic, access points connecting the existing school drive to the boulevard street will be provided by the developer of this PUD as necessary. Adequate Right-of-Way shall be granted for the boulevard street along the entire north boundary through the platting process. To facilitate pedestrian traffic in the area, public sidewalks will be constructed on both sides of the boulevard street by the developer.

There will be a roundabout at the intersection of any school drive and point of access to this development. The roundabout shall be large enough to accommodate large vehicles such as school buses, emergency vehicles, refuse trucks, and moving trucks.

Access to the interior drives may be gated. *Entry gate design shall accommodate pedestrians and bicyclists and be per the City of Broken Arrow guidelines.* Gate design shall be reviewed and approved through the site plan process.

**D. Signs**

Signs shall comply with the applicable provisions of the Broken Arrow Zoning Code.

**E. Utilities and Drainage**

Utilities are at the site or accessible by customary extension. Stormwater detention, if required, shall be in accordance with City of Broken Arrow requirements.

**F. Detailed Site Plan Review**

Development may occur in phases. No building permit shall be issued until a detailed site plan is submitted and approved by the City of Broken Arrow. Further, no certificate of occupancy shall be issued until a detailed site landscaping plan has been submitted to and approved by the City of Broken Arrow.

**G. Platting Requirement**

Development may occur in phases. However no building permit shall be issued until the development phase for which a permit is sought has been included within a conditional final plat submitted to and conditionally approved by the City of Broken Arrow and all engineering plans approved by the City of Broken Arrow. The required subdivision plat shall include covenants of record implementing the development standards of the approved planned unit development and the City of Broken Arrow shall be a beneficiary thereof.

**IV. EXPECTED SCHEDULE OF DEVELOPMENT**

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

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## V. LEGAL DESCRIPTION

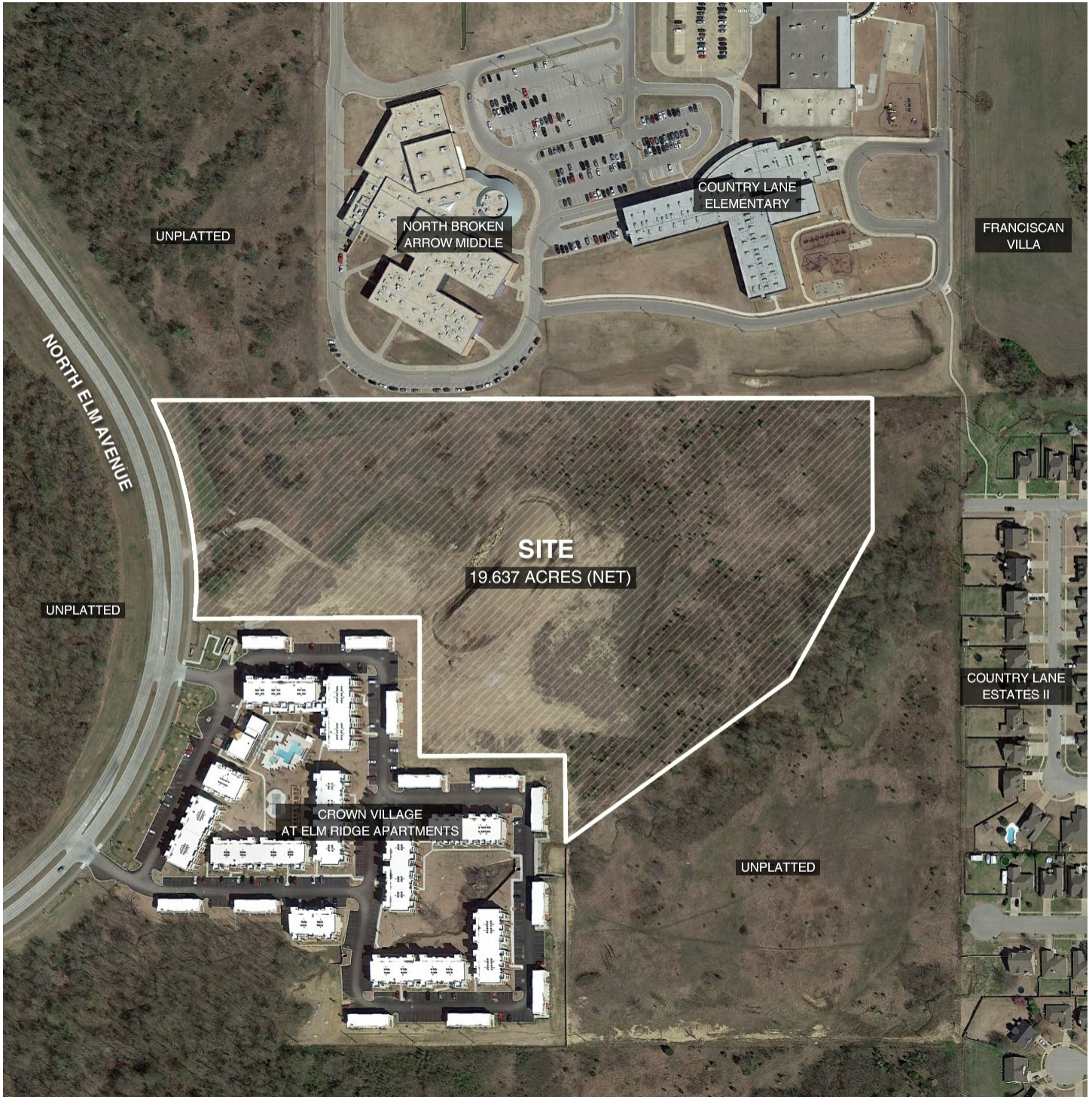
The legal description of the Property is attached.x

City of Broken Arrow  
August 4, 2015  
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# Centennial Crossing

## EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY  
WITH SURROUNDING USES IDENTIFIED





# Centennial Crossing

## EXHIBIT B

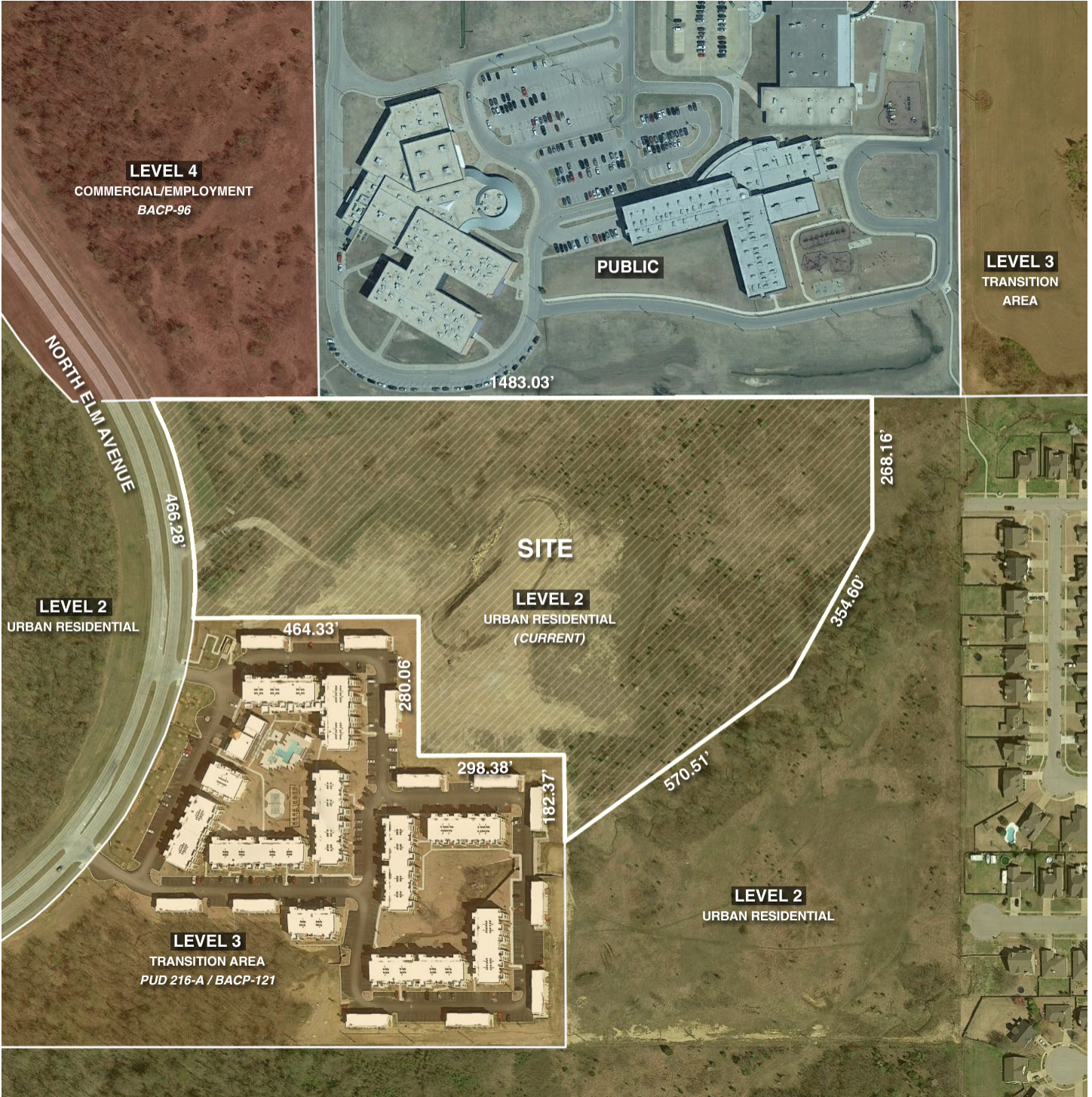
CONCEPT ILLUSTRATION  
CONCEPTUAL SITE PLAN AS OF AUGUST 03, 2015



# Centennial Crossing

## EXHIBIT C

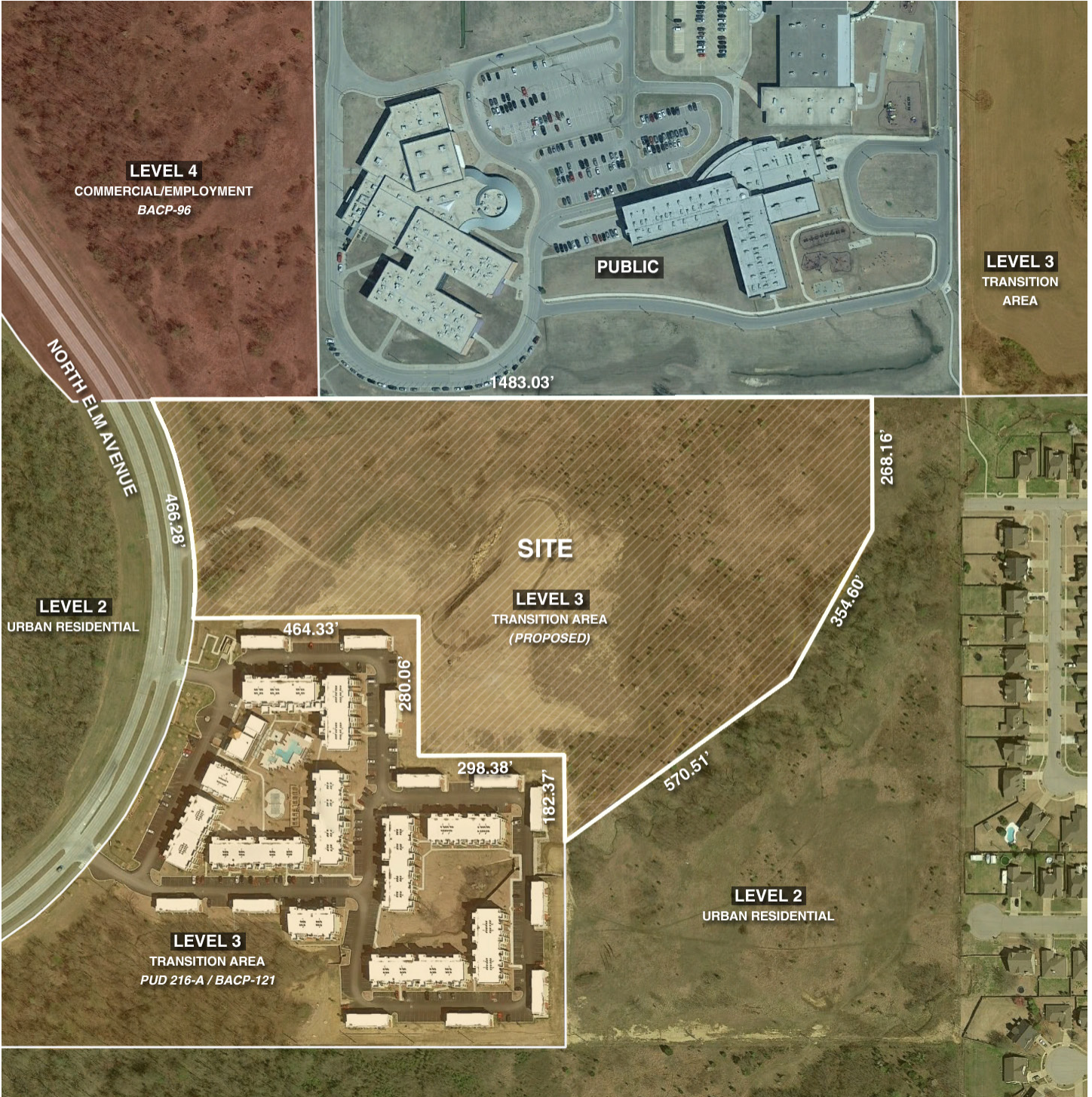
CURRENT COMPREHENSIVE PLAN  
LUIS CLASSIFICATIONS TAKEN FROM 2012 BA FUTURE DEVELOPMENT GUIDE



# Centennial Crossing

## EXHIBIT D

PROPOSED COMPREHENSIVE PLAN  
LUIS CLASSIFICATIONS TAKEN FROM 2012 BA FUTURE DEVELOPMENT GUIDE

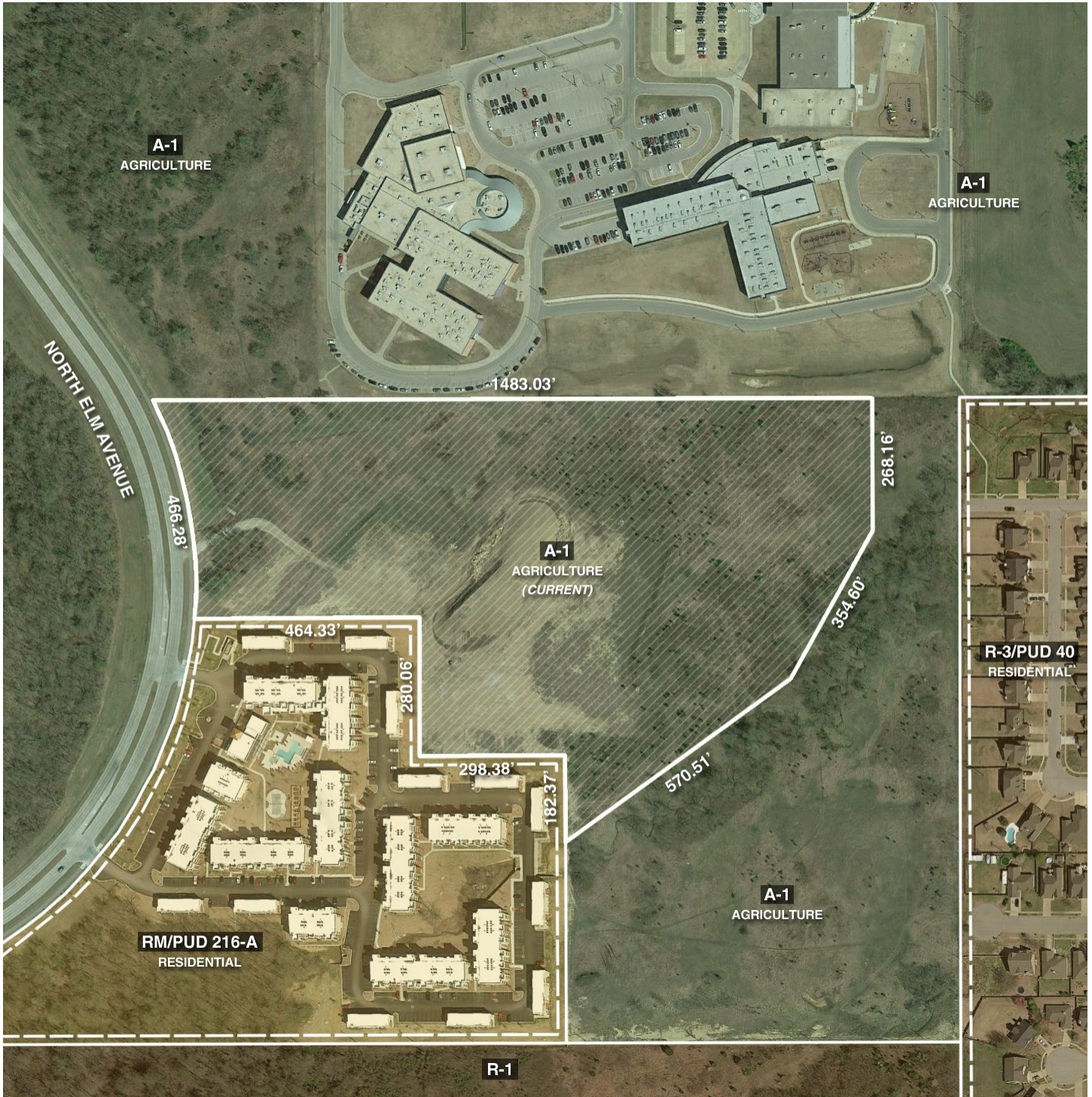


# Centennial Crossing

## EXHIBIT E

### CURRENT ZONING MAP

ZONING DESIGNATIONS ACCESSED 04/17/2015, FROM INCOG MAP SERVER



# Centennial Crossing

## EXHIBIT F

UTILITY LAYOUT & ENVIRONMENTAL ANALYSIS  
UTILITY LOCATIONS OBTAINED FROM SURVEY



# Centennial Crossing

## EXHIBIT G

### NET BOUNDARY LEGAL DESCRIPTION

#### DESCRIPTION

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY FIVE (35), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, INDIAN BASE AND MERIDIAN, COUNTY OF TULSA, STATE OF OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 35; THENCE SOUTH 89°58'20" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4) FOR A DISTANCE OF 814.57 FEET; THENCE NORTH 0°00'52" WEST, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 406.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°00'52" WEST FOR A DISTANCE OF 182.37 FEET; THENCE SOUTH 90°00'00" WEST FOR A DISTANCE OF 298.38 FEET; THENCE NORTH 0°00'20" WEST FOR A DISTANCE OF 280.06 FEET; THENCE NORTH 89°57'47" WEST FOR A DISTANCE OF 464.33 FEET; THENCE ALONG A 860.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 4°22'44" EAST, A CENTRAL ANGLE OF 31°03'54", A CHORD BEARING OF NORTH 11°09'13" WEST, A CHORD DISTANCE OF 460.59 FEET, FOR AN ARC DISTANCE OF 466.28 FEET; THENCE NORTH 89°57'43" EAST FOR A DISTANCE OF 1483.03 FEET; THENCE SOUTH 0°09'09" EAST FOR A DISTANCE OF 268.16 FEET; THENCE SOUTH 28°56'47" WEST FOR A DISTANCE OF 354.60 FEET; THENCE SOUTH 53°46'37" WEST FOR A DISTANCE OF 570.51 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 855,369 SQUARE FEET OR 19.637 ACRES.

#### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

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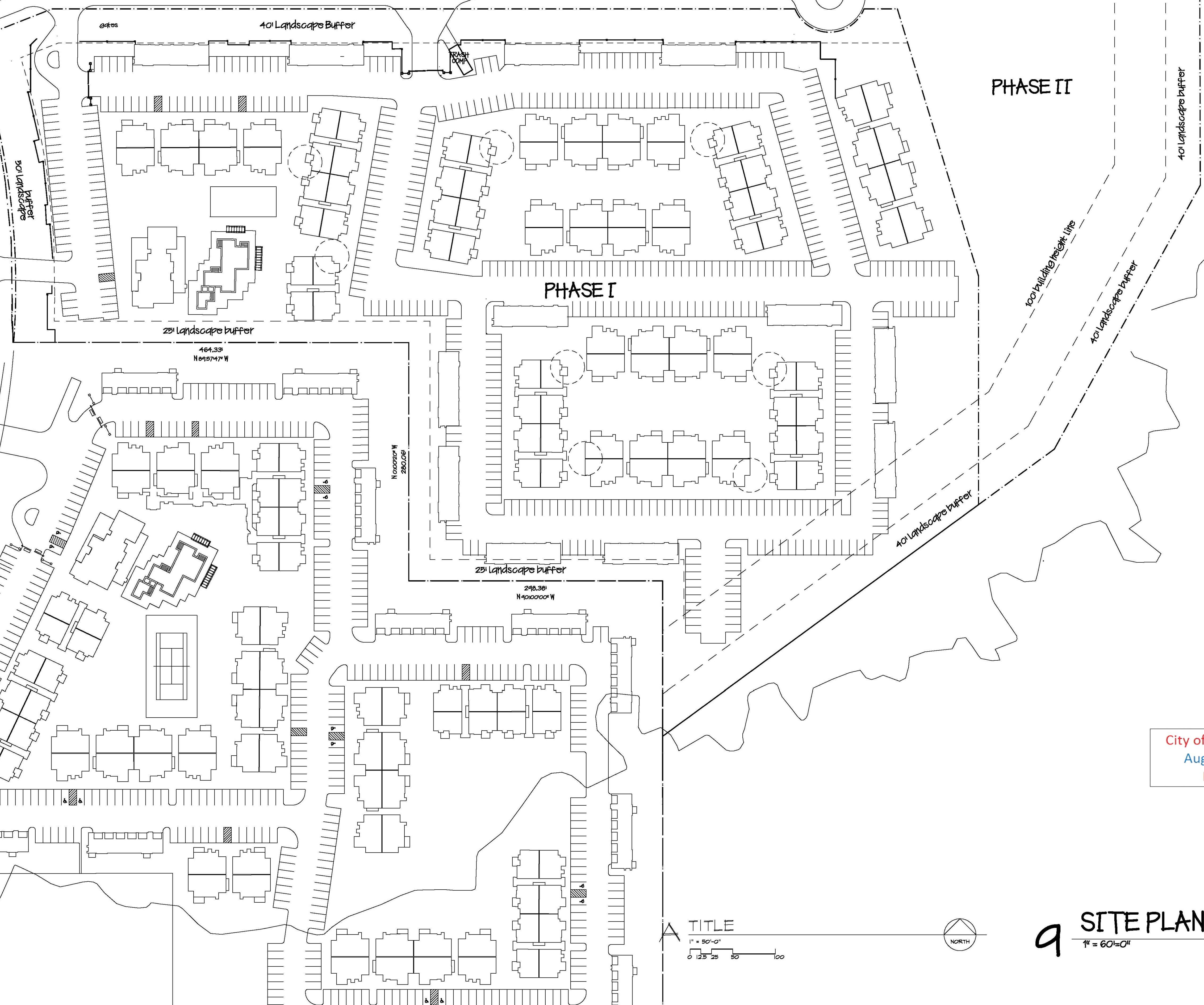
North  
Broken Arrow  
Middle School

Country Lane  
Elementary School  
(Unplatted)

school access  
drive N 418743° E  
1483.03'

MEDIAN  
CUT

North Elm Place

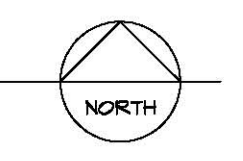


PHASE II

PHASE I

City of Broken Arrow  
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TITLE  
1" = 50'-0"  
0 12.5 25 50 100

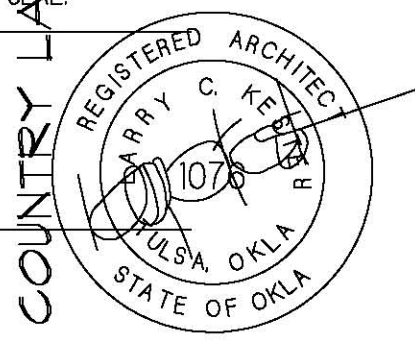


9 SITE PLAN  
1" = 60'-0"

SITE PLAN

COUNTRY LANE ESTATES Centennial Crossing

Broken Arrow, Oklahoma  
Crown Village at Elm Ridge, LLC



NOTICE OF COPYRIGHT  
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDINGS REPRESENTED CAN LEGALLY RESULT IN THE SEIZURE OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO ARCHITECTS COLLECTIVE.

NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Architects  
Collective

4200 EAST SKELLY DRIVE SUITE 750  
TULSA, OKLAHOMA 74135  
918/492-2987

PROJECT NUMBER:  
DATE:  
SHEET TITLE:  
SHEET NUMBER:

Unplatted  
P:\CADFILES\NET\BROKEN\_ARROW\ELM\_RIDGE.ITB\_CENTENNIAL\_CROSSING\_P\_L\_15042015\_V17 FOR CITY MEETING.dwg  
8/3/2015 3:46 PM

school access drive  
N 495747E  
1483.03'

MEDIAN CUT

North Elm Place

466.28' N 466.28' R 466.28'

50' landscape buffer

40' Landscape Buffer

A3/B3  
two story

A3/B3  
two story

A3/B3  
two story

A3/B3  
two story

B 24  
three story

A 24  
three story

A 24  
three story

B 24  
three story

A 24  
three story

B 24  
three story

sports court

pool

CLUB

A 12  
three story

Phase I

A3/B3  
two story

A3/B3  
two story

B 24  
three story

A 24  
three story

A 24  
three story

B 24  
three story

A3/B3  
two story

A3/B3  
two story

25' Landscape buffer

464.33' N 464.33' W

N 000000' W 280.00'

A3/B3  
two story

A3/B3  
two story

A3/B3  
two story

A3/B3  
two story

25' landscape buffer

248.38' N 4900000' W

Phase II

100' Building Height Line

40' Landscape buffer

40' Landscape buffer

2 story  
3 story

25% Brick/Stone  
65% Brick/Stone

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