

Red River Broken Arrow

Planned Unit Development #340

(BAZ-2113)

Submitted

May 16, 2022

June 20, 2022 (Revised per Staff comments for PC)

Location

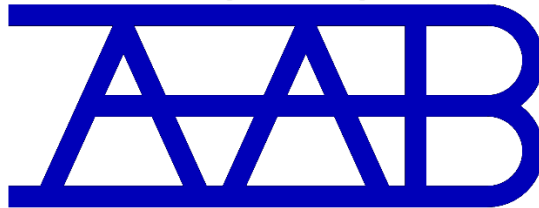
A Tract of land located in the north half of the Northeast Quarter (N/2, NE/4) of Section Three (3), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma. This PUD contains 28.48 +/- Acres.

Developer

**Red River Development
Tulsa, Oklahoma**

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 #340, Red River Broken Arrow, is a 28.48-acre development located southwest of South Elm Place and West Tucson Street. The property is abutted on the north by Wal-Mart, Warren Theater, CVS and associated development lots. There is also floodplain area separating the proposed PUD area from adjacent development to the north. Aspen Square is adjacent to the proposed PUD on the east side of Elm Place. Undeveloped AG zoning with one residence abuts the PUD to the south. Lastly, existing channelized floodplain runs along the west property line. This PUD is presented along with a rezoning application of the property from A-1 to RM. See Exhibits B & C for the surrounding areas and zoning maps affecting the property.

The project proposes a single Development Area for development as a cottage home community. The PUD is currently designated as Level 3 – Transition Area in the Comprehensive Plan. RM Residential Multi-Family is an allowed Zoning in Level 3. Thus, the proposed PUD is in compliance with the Comprehensive Plan.

This development plan and associated PUD takes advantage of the existing floodplain to buffer adjacent properties and provide additional amenity areas while connecting to both Tucson and Elm Place. See Exhibit D for the conceptual development.

Development Standards

The Development Area shall be governed by the Broken Arrow Zoning Ordinance use and dimensional standards as established by the RM district except as hereinafter modified:

Permitted uses:	Single and Duplex-style dwellings and uses customarily accessory thereto.
Net Land Area:	28.48 acres
Maximum Number of Dwelling Units	200
Maximum Building Height	One Story or 35 feet
Minimum Building Setbacks	
Adjacent to Arterial	35 feet unpaved; 75 feet with parking
From internal ROW with no parking	17.5 feet
From internal ROW with parking	45 feet
From Perimeter Boundary	20 feet
Minimum Off Street Parking	1.5 per Single Bedroom Unit 2 per Two and Three Bedroom Units
Maximum Building Coverage	35%

Landscape and Screening Standards

Landscaping and screening within the development shall meet the standards of the City of Broken Arrow Zoning Ordinance except that the landscape islands required by Section 5.2.B.1.c.II extend no more than twenty (20) parking spaces without an intervening interior landscape island. Landscape materials otherwise required at the islands shall be located throughout the project. Required perimeter landscaping trees may include trees preserved from the existing tree canopy as permitted by Section 5.2.C of the Zoning Ordinance. An accurate count of existing trees with their approximate size and location shall be provided with the landscape plan for this development.

Street Design and Access

Access to the development will be via a proposed curb cut on Tucson and Elm Place. The internal street will be private. Each of these proposed driveways shall be constructed in accordance with City of Broken Arrow Engineering Design Criteria with the following exception. The offset spacing for the driveways may be reduced during the platting phase of the development. Sidewalks will be constructed in accordance with City of Broken Arrow Subdivision Regulations. This layout shall be coordinated with City Staff.

Utilities

The City of Broken Arrow will provide water, sanitary sewer, and storm sewer service to the property. Domestic water service for Development Area A will be provided via connection to existing waterlines along Tucson and Elm Place. A water system, including fire protection, will be constructed within the development. Sanitary sewer will be extended from the existing line along the west boundary through the development. The proposed site layout also provides a corridor for the City's proposed gravity sanitary sewer from Elm Place to the existing sewer reference above. Stormwater detention will be constructed within the PUD boundary. All drainage infrastructure shall conform to City Code Requirements and Design Standards and the layout and design shall be coordinated through City staff. The attached Exhibit E depicts the existing topography of the site.

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

Detailed Site Plan Review

No building permit shall be issued for any structure until a detailed site plan including landscaping and building elevations are submitted to and approved by the City of Broken Arrow as in conformance with the standards and development concept of this PUD.

Exhibit A

Legal Description

Legal Description

(PUD AREA & Proposed RM Zoning)

A TRACT OF LAND SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER (N/2 NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) 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 FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER QUARTER (NE/4); THENCE NORTH 01°32'05" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 2645.29 FEET; THENCE SOUTH 88°46'54" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST R/W LINE OF S. ELM PLACE, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 88°46'54" WEST, A DISTANCE OF 1760.89 FEET;
THENCE NORTH 09°07'18" EAST, A DISTANCE OF 106.38 FEET;
THENCE NORTH 00°30'00" EAST, A DISTANCE OF 341.21 FEET;
THENCE NORTH 29°07'37" WEST, A DISTANCE OF 112.04 FEET;
THENCE NORTH 25°41'36" WEST, A DISTANCE OF 192.23 FEET;
THENCE NORTH 14°57'10" WEST, A DISTANCE OF 158.88 FEET;
THENCE NORTH 88°38'45" EAST, A DISTANCE OF 66.97 FEET;
THENCE NORTH 01°21'15" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH R/W LINE OF TUCSON AVENUE;
THENCE NORTH 88°38'45" EAST, ALONG SAID SOUTH R/W LINE, A DISTANCE OF 631.26 FEET;
THENCE SOUTH 01°28'10" EAST A DISTANCE OF 394.39 FEET;
THENCE NORTH 88°37'41" EAST A DISTANCE OF 1780.96 FEET TO A POINT ON THE WEST R/W LINE OF SOUTH ELM PLACE;
THENCE SOUTH 01°32'11" EAST, ALONG SAID WEST R/W LINE, A DISTANCE OF 549.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 28.48 ACRES MORE OR LESS.

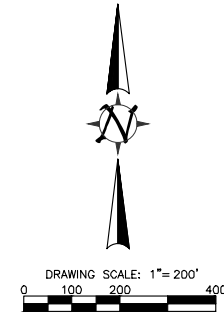
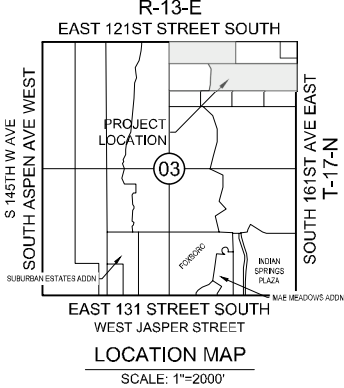


Exhibit B
Surrounding Areas
for
Red River Broken Arrow



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

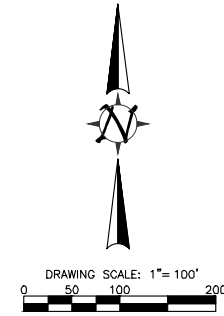
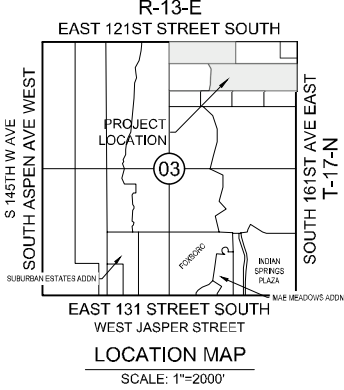


Exhibit C
Existing Zoning
for
Red River Broken Arrow



LEGEND

- ZONED AGRICULTURE
- ZONED COMMERCIAL
- ZONED RESIDENTIAL
- ZONED INDUSTRIAL
- PROPOSED ZONING



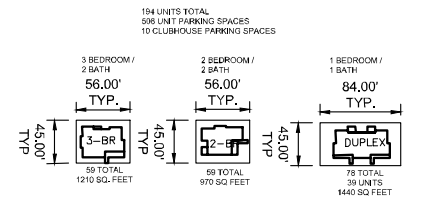
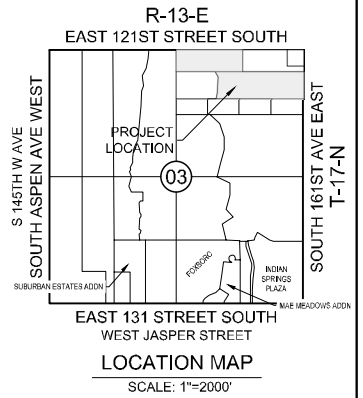
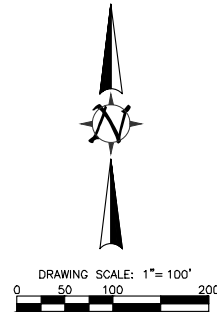
AAB Engineering, LLC

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 D
Conceptual Development Plan
for

Red River Broken Arrow



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

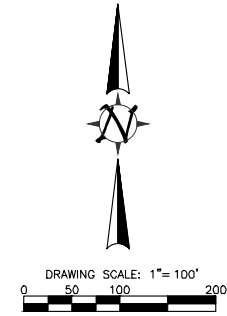
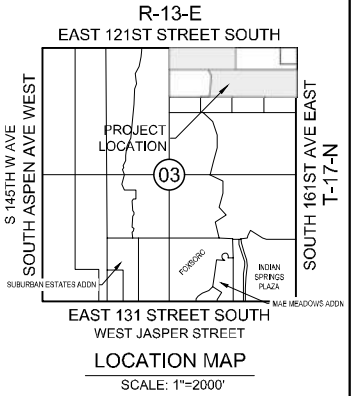


Exhibit E
Existing Topo & Aerial
for
Red River Broken Arrow



AAB Engineering, LLC

AAB

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