

**SUBMISSION FOR:
PLANNED UNIT DEVELOPMENT
AND
CHANGE OF ZONING**

**BROKEN ARROW GOLF & ATHLETIC CLUB
&
THE GREENS AT BROKEN ARROW**

**SUBMITTED TO:
CITY OF BROKEN ARROW, OKLAHOMA**

**REVISED
April 27, 1998**

3/2/98 by the City
APPROVED _____
Council _____
OKla. _____
Mayor _____
Attest: City Clerk _____

**PREPARED BY:
LINDSEY MANAGEMENT CO., INC.
FAYETTEVILLE, ARKANSAS**

AND

**CRAFTON, TULL & ASSOCIATES, INC.
ROGERS, ARKANSAS**

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DEVELOPMENT CONCEPT

“Broken Arrow Golf & Athletic Club” is a proposed planned unit development containing 199 acres, more or less, out of a square section located South of 51st Street and East of 177th East Avenue.

The development concept reflects a residential community of varied housing types, open/recreational space, and small commercial/office space in the Golf Course Pro Shop. Commercial uses within this PUD are limited to the 1) ProShop of the Golf Courses, 2) Restaurant and 3) Club House, all related to the Golf and Athletic Club. And similarly, office uses shall be those associated with the management and operation of the PUD. The concept embodies a basic objective of achieving development flexibility in order to meet housing needs, noting changing lifestyles and market demand in a growing community, while maintaining established overall planning concerns.

In the formulation of the development concept of “Broken Arrow Golf & Athletic Club,” particular attention was given to the natural features of the site as well as the relationship of the site to adjacent and nearby properties.

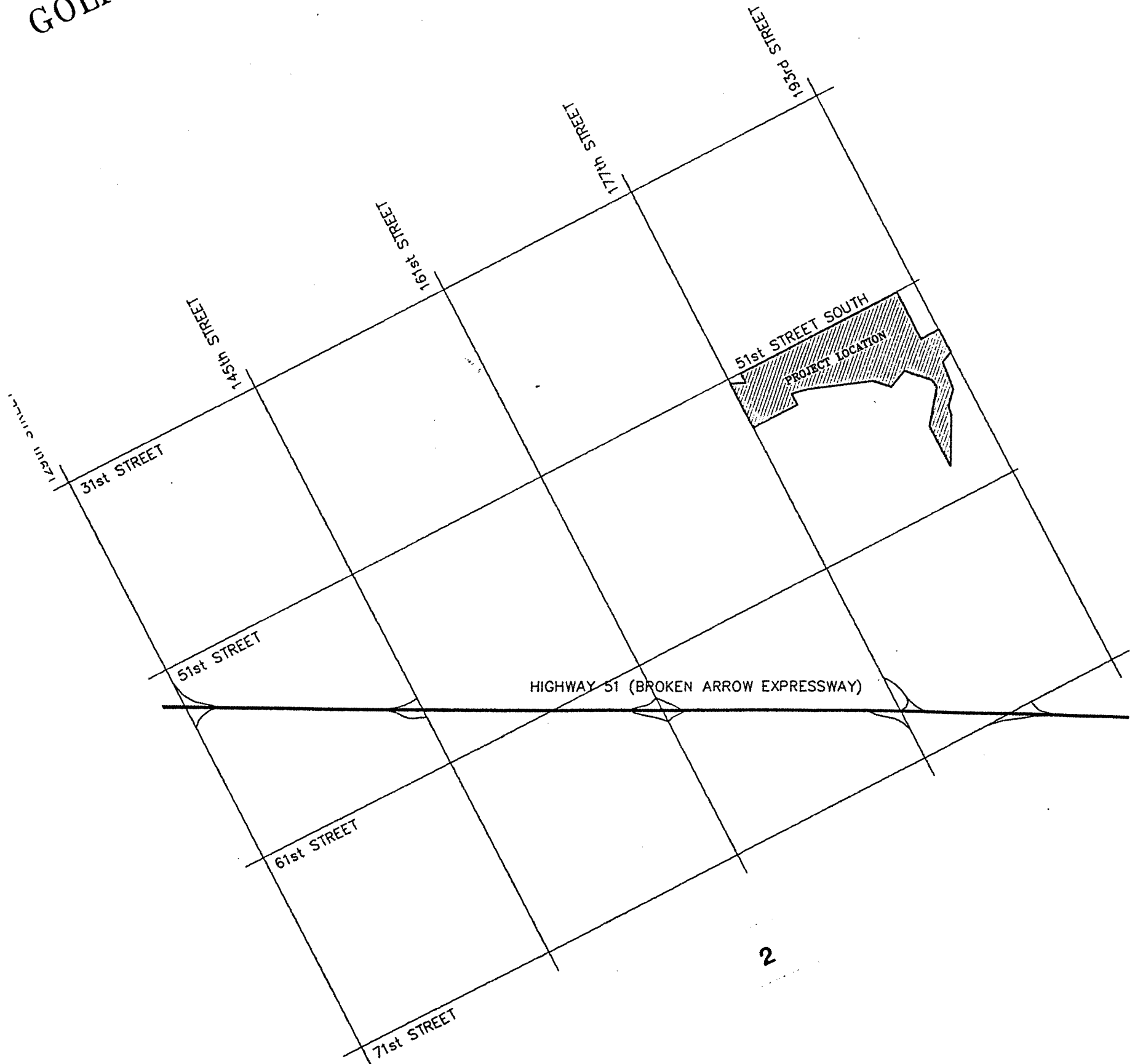
The establishment of a championship 18 hole golf course with clubhouse, pool and tennis court amenities serves as a buffer between existing single family zoning and proposed multi-family use. The golf course will be a separate business entity from the multi-family development and will be available to the general public either as a private club, public course or combination as the developer determines. The entire flood plain on the property will be taken up in the development of the golf course.

A 5.2 acre area located South of the flood zone and West of 177th Street currently zoned R-SC will become Single Family Zone R-1. The densities originally allowed here are proposed to be transferred to the multi-family area North of the flood zone. This proposal also creates a buffer from the single family development at Country Lane Estates.

Upon approval of the P.U.D. proposal, a site plan indicating building locations, vehicular traffic patterns, landscaped and screening areas and signage will be submitted for the city’s review and approval.

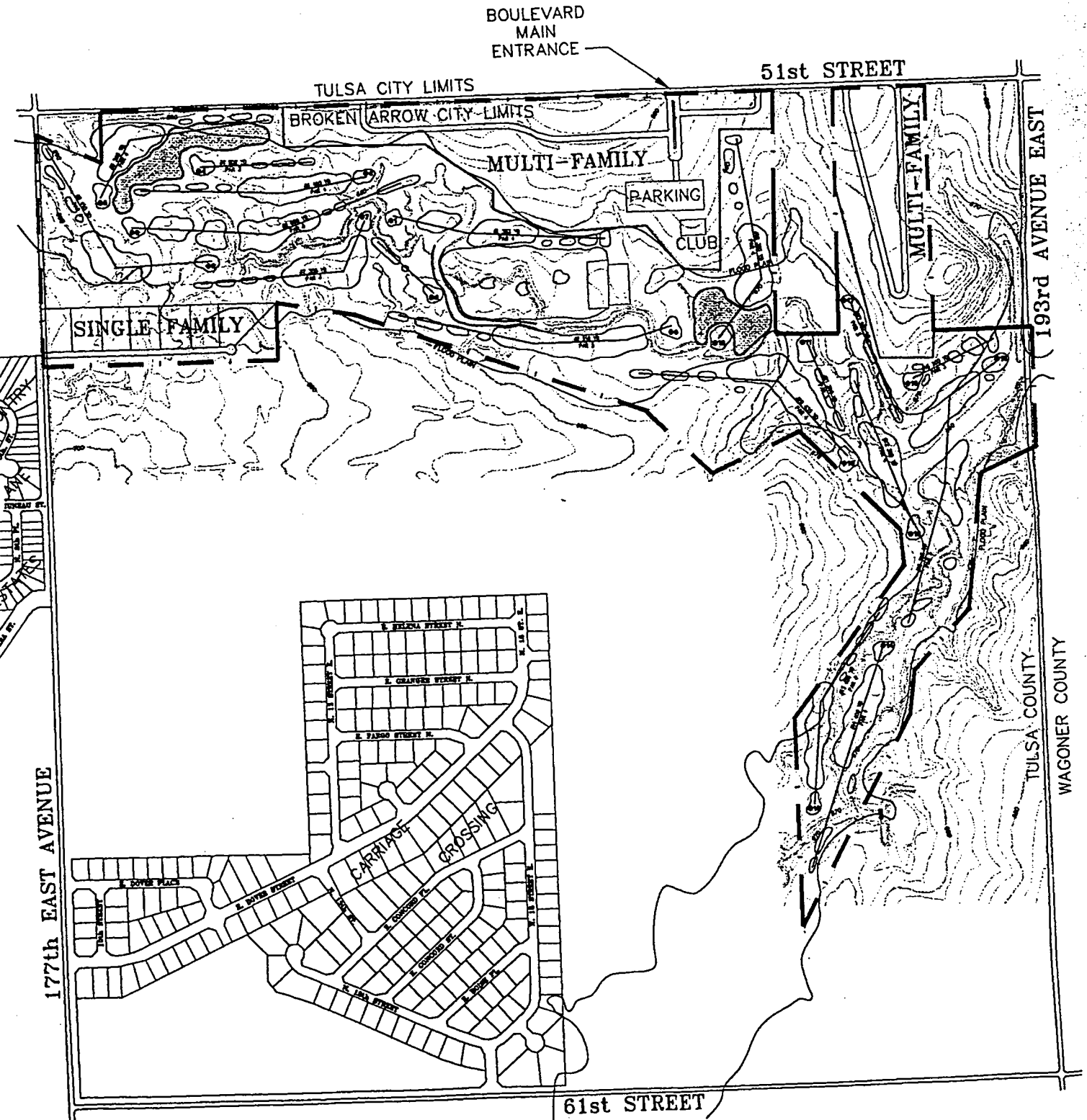
BROKEN ARROW GOLF AND ATHLETIC CLUB

VICINITY MAP



BROKEN ARROW GOLF AND ATHLETIC CLUB

(CONCEPT PLAN)



STATISTICAL SUMMARY

Project Gross Area 199 +/- Acres

Dwelling Units

- I. Maximum Density by Comprehensive Plan * 846 u.
 - Level 3 Using R6 Density x 29.7a 539 u.
 - Level 2 Using R4 Density x 28.2a 307 u.
 - F.D. @ 134.9a 0 u.

- II. Maximum Density by Zoning Requested 802 u.
 - R5 Density x 59.0a-4.8a in Right-of-Way – 54.2a x 14.52 units/a = .787 u.
 - R1 Density x 5.2a-0.2a in Right-of-way = 5.0 a x 3.0 units/a = 15 u.
 - F.D. Density x 134.9 0 u.

199.1

(Actual density allowed exceeds that proposed.)

- III. Actual Proposed Density 708 u.
 - R5 Density 8 u.
 - R1 Density 8 u.

TOTAL 716 u.

Open Space

Minimum Required by Section 3.4(F) ** 6.37 a
 Golf Course 134.9a

* Using maximum densities allowed by Future Development Guide for Comprehensive Plan.

** (708 units x 3,000 SF x 50% x 50% x 50%) +
 (8 units x 12,000 SF x 50% x 50% x 50%) = 6.37 acres

None of the floodplain area, parking spaces, or building areas will be included as open space.

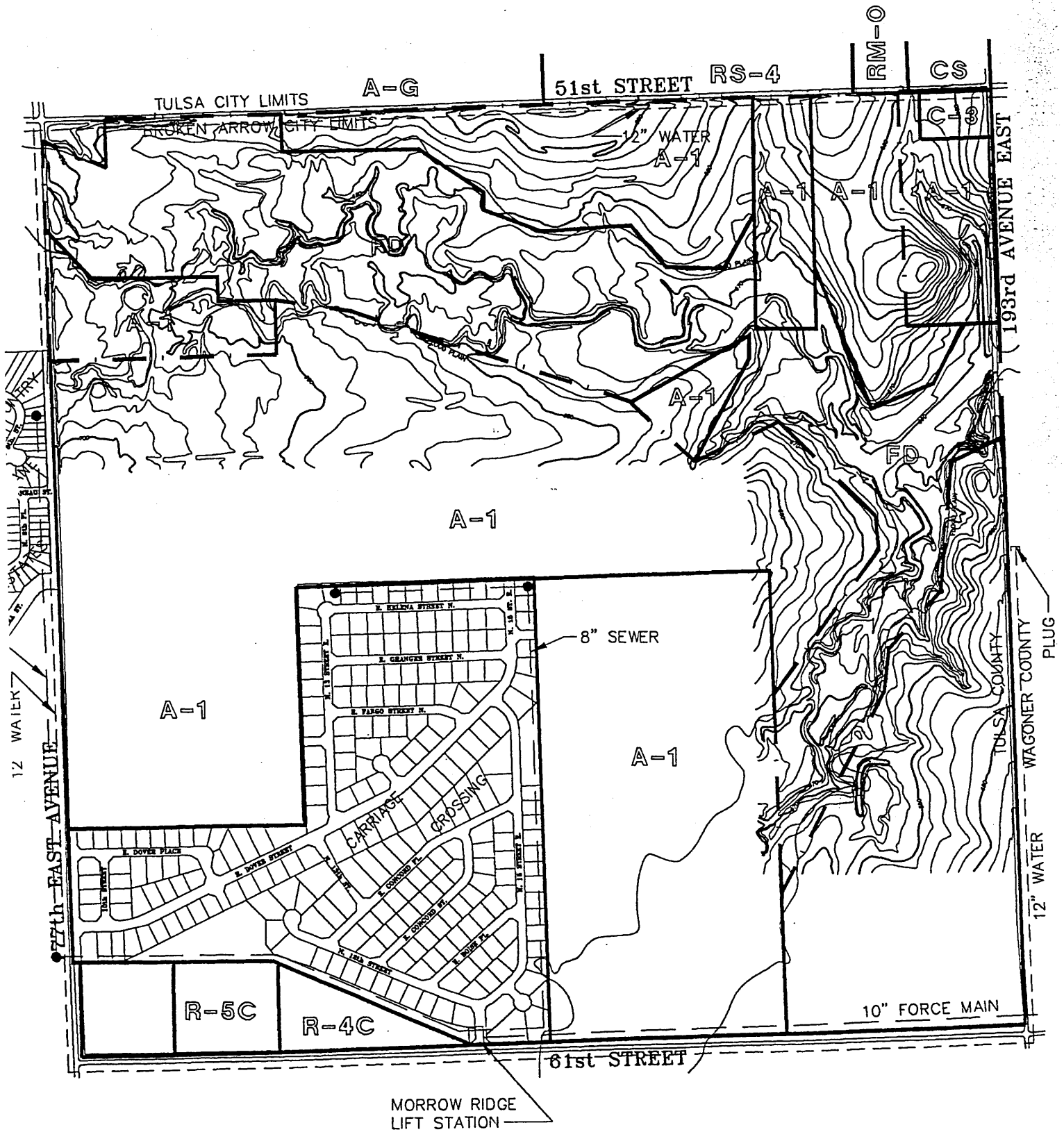
EXISTING CONDITIONS

The "Broken Arrow Golf & Athletic Club" development is a ± 199 acre tract located in the Northeast portion of the City of Broken Arrow, Oklahoma. The site is generally bounded by 51st Street on the North, 193rd Street East on the East, 61st Street on the South and 177th East Avenue on the West. The majority of the "Broken Arrow Golf & Athletic Club" site is characterized by rolling pasture land with numerous ponds, deciduous trees and a small section of flood plain to the North and East. The elevation drops from a high of 690 feet in the Northwest corner to a low of 660 feet in the flood plain to the East of the property. A maximum change in elevation of approximately 30 feet over a distance of 1 mile illustrates the gradual overall slope of the site.

Vehicular access to all points of the site is excellent. Access to the multi-family units will be provided from 51st Street at various locations. Access to the single family residential will be from 177th East Avenue. Access to the clubhouse facilities and golf course will be off 51st Street.

BROKEN ARROW GOLF AND ATHLETIC CLUB

(EXISTING CONDITIONS)



EXISTING UTILITIES

Water will be provided at the developer's expense by a 10" water main located along 51st Street and on the West side of 177th East Avenue.

An 8" Sanitary Sewer Line would be required to be constructed at the developers expense, and routing to the existing sewer to the south, by the installation of a new lift station. The City of Broken Arrow will pay for any upgrading of the 8" sewer line and lift station over that required for a 716 apartment of single family units.

Public Service Company of Oklahoma furnishes electricity to the area by overhead lines on 51st Street.

Oklahoma Natural Gas is the supplier of natural gas to the site by a 24" line on the West side of 177th East Avenue.

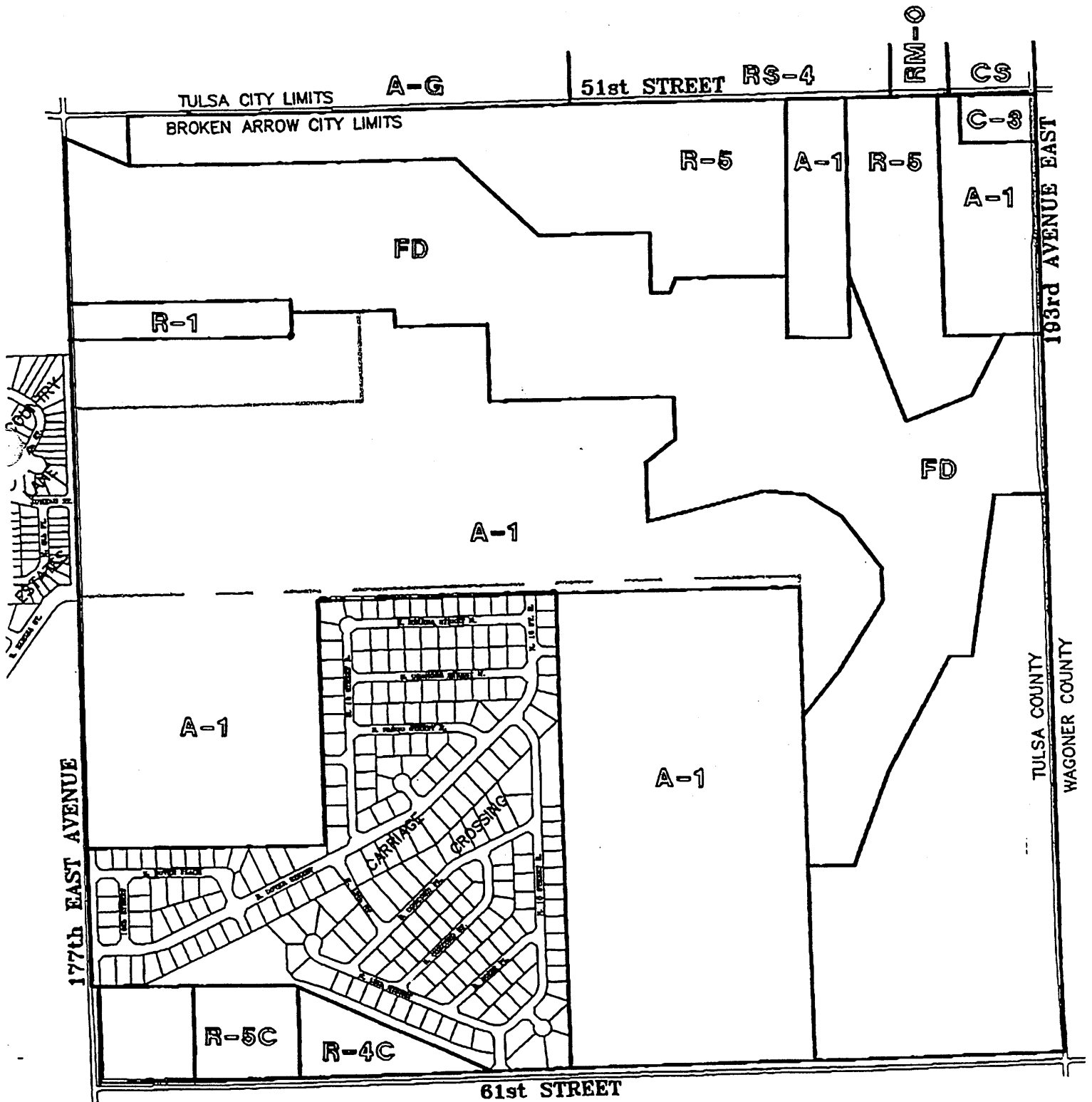
SURROUNDING ZONING

At the "Broken Arrow Golf & Athletic Club" considerable attention is paid to the areas around and adjacent to the project. Every opportunity to buffer or soften potentially conflicting zones has been met.

The property to the North of the subject property is in the City of Tulsa and zoned AG, RM-O, and RS-4 (Tulsa). The property to the East is zoned A-1, R-3 and C-3 to the South is R-2 and R-3 (Carriage Crossing and undeveloped), and the property to the West is occupied by "Our Lady of Sorrows Convent" and Country Lane Estates zoned A-1, R-3 and C-2.

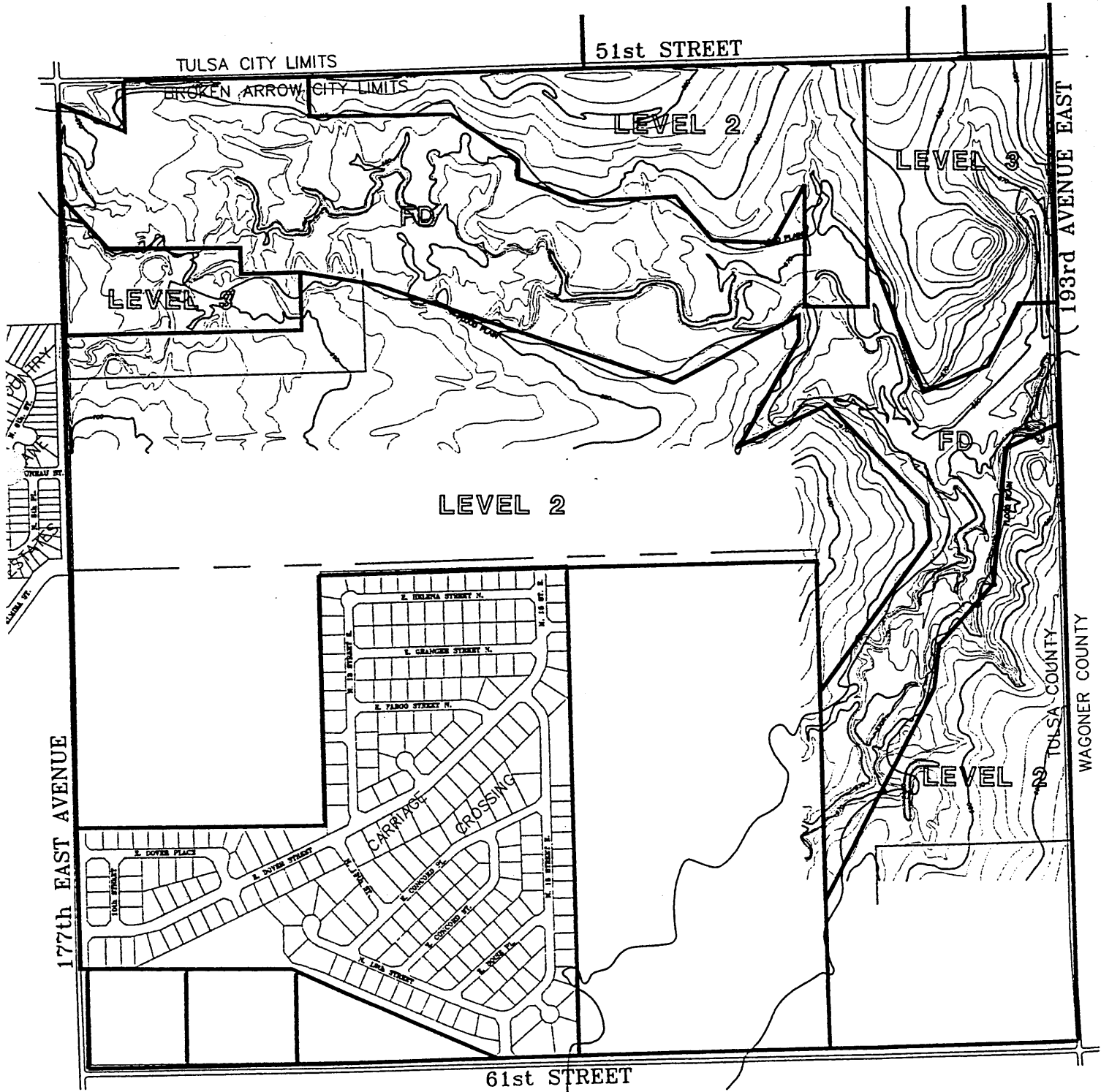
BROKEN ARROW GOLF AND ATHLETIC CLUB

(PROPOSED ZONING)



BROKEN ARROW GOLF AND ATHLETIC CLUB

(FUTURE DEVELOPMENT GUIDE OF
BROKEN ARROW'S COMPREHENSIVE PLAN)



DEVELOPMENT STANDARDS

Single Family Detached (R1) (Tract 1)

Tract 1 shall be governed by the use and development regulations in the R-1 Single Family Residential District of the City of Broken Arrow except as follows:

Structure Height (Maximum Feet)	35 ft.
Side Yard Abutting Public Street	30 ft.
Rear Yard	35 ft.

The number of dwelling units in Tract 1 is limited to 8.

Other Requirements

A preliminary and final plat will be submitted for the residential development area. Plats will be consistent with existing bulk and area requirements of the existing residential district zoning.

Multi-Family (R5)(Tracts 2 and 3)

Tracts 2 & 3 shall be governed by the use and development regulations of the R-5 Multi Family Residential District of the City of Broken Arrow except as follows:

Maximum Building Height	35 ft.
Minimum Distance Between Buildings	25 ft.
Maximum Units Per Building	12
Parking Ratio	1.5 Spaces/1 Bedroom Unit 2.0 Spaces/2 Bedroom Unit

Where multifamily buildings abut the golf course, side and rear setback requirements shall be at least 15' from the floodplain boundary. Otherwise side and rear setback requirements remain the same as required by the R-5 district.

The total number of dwelling units in Tracts 2 and 3 combined is limited to 708. All buildings in Tracts 2 and 3 shall contain at least 50% masonry material on the exterior (excluding windows and doors) and can be modified at the site plan stage. An architectural metal fence shall be provided around the perimeter of Tracts 2 and 3 and shall have masonry columns on 40' center maximum.

No building shall exceed 2 storied in height nor contain more than 12 units.

Access to Tracts 2 and 3 shall occur only from Omaha (51st Street) and shall be limited to no more than four points spaced at least 200 feet apart, centerline to centerline.

Other Requirements

Detailed site plans will be submitted for each development area to the Planning Commission. Additional requirements or modifications may be established by the Broken Arrow Planning Commission pursuant to its review of the detailed site plan of each development area.

No more than three buildings shall be located continuously on the same building line, or within 30 feet of such building line established. Buildings shall be arranged so that the front of the buildings are setback 30 feet or more from the building line established. Parking lots shall not be more than 500 feet in length without an offset change in direction of 30 feet or more, centerline to centerline.

Open Space (Tract 4)

Tract 4 shall be governed by the use and development regulations of the FD, Floodway District of the City of Broken Arrow.

SCHEDULE OF DEVELOPMENT AND OWNERSHIP

The multi-family units will be constructed in two or more separate phases. Phase I will consist of no more than 156 units. Upon the successful completion of grading identified with a grading permit, an application can be made for building permits for a second phase not to exceed 204 additional multifamily units. Upon the completion of the golf course, an application can be made for building permits for the remaining 348 multifamily units in Tracts 2 and 3. A site plan and a landscaping plan must be approved by the Planning Commission prior to requesting any building permit. The first phase will begin upon approval of the project.

The single family area (Tract I) of the project will begin at the developer's discretion based on market demand.

Common features including streets, parking areas, landscaping, open spaces, and drainage features will be owned by the developer. All utility services from the service mains to the building will be maintained by the developer. All utility mains will be installed to city or appropriate utility company specifications and will be owned and maintained by the City or appropriate utility company.

Landscaping Requirements for Tracts 2 and 3

1. A landscaped edge shall be provided adjacent to all streets. The landscaped edge shall be a minimum width of 35 feet, exclusive of street rights-of-way. Within the landscaped edge, one tree from Table 1 (2" caliper minimum) shall be planted per 50 lineal feet of landscaped edge. The number of required trees shall be calculated solely on the linear frontage of the required landscaped edge and shall be rounded to the nearest whole number. Trees may be grouped together or evenly spaced.

TABLE 1

APPROVED TREE LIST FOR
LANDSCAPE REQUIREMENTS

DEFINITIONS:

Large trees- Trees that will attain a mature height of over 60 feet and at least 35 feet wide. These trees should be spaced at least 35 feet apart.

Medium trees- Trees that will attain a mature height of 30-60 feet and at least 25 feet wide. These trees should be spaced at least 25 feet apart.

Small trees- Trees that will attain a mature height of less than 30 feet and at least 15 feet wide. These trees should be spaced at least 15 feet apart. Only small trees may be planted under or within 10 ft. of an overhead utility.

LARGE TREES:

<u>Botanical name</u>	<u>Common name</u>
<i>Celtis occidentalis</i>	Hackberry
<i>Fraxinus americana</i>	+White ash*
<i>Fraxinus pennsylvanica</i>	+Green ash*
<i>Ginkgo biloba</i>	+Ginkgo**
<i>Liriodendron tulipifera</i>	Tulip tree
<i>Pinus echinata</i>	Shortleaf pine
<i>Pinus taeda</i>	Loblolly pine
<i>Platanus x acerifolia</i>	London planetree
<i>Platanus occidentalis</i>	Sycamore
<i>Quercus alba</i>	White oak
<i>Quercus bicolor</i>	Swamp white oak
<i>Quercus coccinea</i>	Scarlett oak
<i>Quercus nigra</i>	Water oak
<i>Quercus palustris</i>	Pin oak
<i>Quercus phellos</i>	Willow oak
<i>Quercus rubra</i>	Northern red oak
<i>Quercus shumardi</i>	+Shumard oak
* <i>Taxodium disticum</i>	+Bald cypress

MEDIUM TREES:

<i>Acer platanoides</i>	Norway maple*
<i>Acer rubrum</i>	Red maple*
<i>Acer saccharum</i>	Sugar maple*
<i>Betula nigra</i>	River birch
<i>Bumelia nigra</i>	Chittimwood
<i>Carpinus betulus</i>	European hornbeam
<i>Celtis laevigata</i>	Sugar hackberry
<i>Gleditsia triacanthos</i>	+Thornless honeylocust*
<i>Gymnocladus dioica</i>	Kentucky coffee tree**

Ilex opaca
Juniperus scopulorum
Koelreuteria paniculata
Magnolia virginiana
Morus alba
Ostrya virginiana
Pinus nigra
Pinus thunbergiana
Pinus sylvestris
Pistacia chinensis
Pyrus calleryana
Quercus acutissima
Quercus muehlenbergi
Quercus robur
Quercus stellata
Quercus virginiana
Sapindus drummondi
Sophor japonica
Tilia americana
Tilia cordata
Ulmus parvifolia
Zelkova carpinifolia

American holly
 Rocky mountain juniper
 +Goldenrain tree
 Sweetbay magnolia
 White mulberry*
 Eastern hophornbeam
 Austrian pine
 Japanese black pine
 Scotch pine
 +Chinese pistache
 +Callery pear*
 +Sawtooth oak
 +Chinquapin oak
 +English oak
 Post oak
 Live oak
 Western soapberry
 Japanese pagoda tree
 American linden
 +Littleleaf linden
 +Lacebark elm
 Japanese zelkova

SMALL TREES:

Acer ginnala
Amelanchier arborea
Carpinus caroliniana
Cercis canadensis
Cercis reniformis
Cotinus coggygria
Crataegus spp.
Elaeagnus angustifolia
Magnolia soulangiana
Malus spp.
Philadelphus coronarius
Prunus cerasifera
Prunus serrulata
Prunus virginiana
Syringa reticulata

+Amur maple
 Downy serviceberry
 American hornbeam
 +Eastern redbud
 +Oklahoma redbud*
 +Smoketree
 Hawthorn*
 +Russian olive
 Saucer magnolia
 +Flowering crabapple*
 Sweet mockorange
 Purpleleaf plum*
 Japanese cherry
 Chokecherry
 Japanese tree lilac

- * only use improved grafted trees
- ** male trees only
- + best trees recommended for parking lot applications

2. Where parking lots and drives abut the landscaped edge, ten shrubs (3 gallon minimum) shall be planted per 50 lineal feet of abutment to the landscaped edge. These shrubs are in addition to the required number of trees. The number of required shrubs shall be calculated solely on the linear frontage of parking lot/drive abutment to the required landscaped edge and shall be rounded to the nearest whole number. A berm or masonry wall may be placed within the landscaped edge in lieu of the required shrubs. The berm or masonry wall must be at least 3 feet above the top of the parking lot closest to the street.
3. At least one tree from Table 1 (2" caliper minimum) shall be planted per ten parking spaces. These trees shall be planted inside or within 15 feet of the parking lot, but shall not be placed in the landscaped edge.
4. At least two trees from Table 1 (2" caliper minimum) and five shrubs (3- gallon minimum) shall be planted per housing unit. This landscape material cannot be included in the landscaped edge along the street frontage.
5. All landscaped areas shall be protected by a raised six-inch concrete curb. Pavement shall not be placed closer than 4.5 feet from the trunk of a tree.
6. A landscape island of at least 10 feet in width and 18 feet in length shall be provided on each side of all drives which provide access from the street to the property.

LINDSEY MANAGEMENT CO., INC.

1165 Joyce Boulevard • Fayetteville, Arkansas 72703 • (501) 521-6686

Company Background

- ◆ **Largest residential property management company in Arkansas**
- ◆ **Manages over 11,000 apartments in 71 apartment communities and several commercial centers**
- ◆ **Manages five (5) Par 3, three (3) executive and four (4) 18-hole golf courses in Arkansas**
- ◆ **Maintains low vacancy rates**
- ◆ **On-site management teams**

Lindsey Management Co., Inc. (LMC) based in Fayetteville, Arkansas is the largest property management firm of multi-family housing in the state of Arkansas. The company presently manages seventy-one apartment communities with over 11,000 apartments, as well as several shopping centers. LMC also handles the management of five Par 3, three executive and four 18-hole golf courses located throughout Arkansas.

The company began operations in 1985. LMC has grown rapidly over the past few years. The rapid growth is due in part to highly motivated individuals with a commitment to investors, lenders, residents and communities.

LMC evaluates the needs of each apartment community and satisfies these needs within the framework of its management system. Each property managed by LMC has an on-site management team. The team serves as the leasing agent and also handles minor repairs and maintenance of the property.

The management team reports the operating status of each property daily to LMC. Manager supervisors are in daily contact with the on-site management team to ensure that any problems are dealt with promptly. The on-site management team is responsible for collection of all rental income. All disbursements are made from the home office of LMC.

LMC places a long term emphasis on the physical maintenance of each apartment community. This is accomplished by (1) frequent property inspections and analysis of each property's needs, (2) credit and rental history checks on all applicants, (3) a security deposit policy that is strictly enforced, and (4) the use of a "roving

maintenance team.* The maintenance system provides fully equipped trucks to assist the properties with any major maintenance problems.

Multi-family properties managed by LMC are presented on the chart on the next two pages.

Properties Managed

<u>Name</u>	<u>Location</u>	<u>Status/Completion Date</u>	<u>No. of Units</u>
The Links at Bixby	Bixby, OK	Lease Up	504
The Links at Jonesboro	Jonesboro, AR	Lease Up	432
West Lake	Conway, AR	Construction-Lease Up	312
Spring Lake	Russellville, AR	Construction-Lease Up	252
The Links at Texarkana	Texarkana, AR	August, 1997	396
Moberly Manor	Bentonville, AR	October, 1996	144
Dogwood Lakes	Benton, AR	October, 1996	276
The Links at Ft. Smith	Ft. Smith, AR	October, 1996	468
The Links at Lowell	Lowell, AR	July, 1996	372
Bridgestone	Springdale, AR	June, 1996	84
The Links at Sherwood	Sherwood, AR	April 1996	456
The Station	Springdale, AR	October, 1995	240
The Cliffs	Fayetteville, AR	August, 1995	204
Starrfire	Fayetteville, AR	August, 1995	60
Crossover Terrace	Fayetteville, AR	August, 1995	84
Rock Springs	Harrison, AR	June, 1995	312
Greens at Lakeside II & III	Fayetteville, AR	March, 1995	192
Pike Place	Ft. Smith, AR	November, 1994	144
West End Place	Springdale, AR	November, 1994	120
Gladiola Estates	Jonesboro, AR	October, 1994	120
Gladiola Manor	Jonesboro, AR	October, 1994	120
Greens at Lakeside I	Fayetteville, AR	September, 1994	192
Lakeside Village II	Fayetteville, AR	September, 1994	132
Lakeside Village I	Fayetteville, AR	August, 1994	132
Shadow Lake	Russellville, AR	June, 1994	144
Fairways at Lost Springs	Rogers, AR	June, 1994	180
Johnson Meadows	Springdale, AR	June, 1994	144
T-Creek II	Rogers, AR	March, 1994	72
Turtle Creek	Rogers, AR	**	84
Bradford Place	Fayetteville, AR	**	9
Fountain Lakes	Benton, AR	March, 1994	180
Woods Lane	Rogers, AR	July, 1993	156
Crafton Place	Fayetteville, AR	July, 1993	84
Lost Springs	Rogers, AR	March, 1993	240
Park Lake	Jonesboro, AR	August, 1992	144
Lake Pointe	Conway, AR	July, 1992	132
Doubletree II	Rogers, AR	June, 1992	120

<u>Name</u>	<u>Location</u>	<u>Status/Completion Date</u>	<u>No. of Units</u>
Pleasant Point	Springdale, AR	June, 1992	80
Walnut Tree	Springdale, AR	June, 1992	28
Valley Lake	Fayetteville, AR	June, 1992	156
Meadow Lake II	Searcy, AR	May, 1992	108
Paradise View	Fayetteville, AR	July, 1991	132
Edgewood	Rogers, AR	July, 1991	108
Meadow Lake I	Searcy, AR	July, 1991	108
Germantown	Conway, AR	July, 1991	132
Sunset III	Springdale, AR	June, 1990	24
Doubletree I(b)	Rogers, AR	June, 1990	108
Salem Park	Conway, AR	May, 1990	144
The Park	Fayetteville, AR	May, 1989	264
Oakbrook	Ft. Smith, AR	**	134
Doubletree I(a)	Rogers, AR	May, 1989	108
East Oaks III	Fayetteville, AR	January, 1989	56
Oakshire II	Fayetteville, AR	September, 1988	56
Tanglewood	Joplin, MO	April, 1988	176
Fox Run	Conway, AR	June, 1987	154
East Oaks II	Fayetteville, AR	May, 1987	56
Briarwood II	Rogers, AR	December, 1986	64
East Oaks I	Fayetteville, AR	September, 1986	52
Briarwood I	Rogers, AR	September, 1986	32
Appleby	Fayetteville, AR	August, 1986	216
Del-Mar II	Bentonville, AR	September, 1985	64
Chestnut II	Fayetteville, AR	August, 1984	216
Oakshire I	Fayetteville, AR	May, 1984	120
Oakshire East	Fayetteville, AR	**	36
Golden Oaks	Fayetteville, AR	**	7
Big Oaks	Searcy, AR	**	16
Sunset II	Springdale, AR	April, 1984	24
Del-Mar I	Bentonville, AR	December, 1983	64
Del-Mar	Siloam Springs, AR	December, 1983	64
Brentwood II	Rogers, AR	October, 1983	48
Brentwood I	Rogers, AR	October, 1982	32
Holcomb Street	Springdale, AR	October, 1982	20
Sunset	Springdale, AR	May, 1982	80
Total Number of Units			10724

**Properties not developed by Jim Lindsey

Management Team

James E. Lindsey - Chairman of the Board: Mr. Lindsey is the founder and majority owner of Lindsey Management Co., Inc., Lindsey Construction Company, Inc., and Lindsey & Associates, Inc. (real estate sales). He has extensive real estate development and sales experience, and management expertise. Prior to forming the Lindsey Companies, he played professional football for the Minnesota Vikings. He is a graduate of the University of Arkansas where he was the captain of the football team.

Roy E. Stanley - President: Mr. Stanley oversees the day to day operations of Lindsey Management Co., Inc. Before joining the company in February of 1994, he practiced law in Springdale, Arkansas for sixteen years, primarily in the areas of real estate, banking, and commercial law. He also has ten years experience as a teacher and school administrator. Mr. Stanley holds a B.S. in Mathematics and a M.A. in Educational Administration from Memphis State University, and a J.D., with honors, from the University of Arkansas.

Richard Parker - Vice President, Manager Supervisor: Mr. Parker has over twenty years of construction and property management expertise. He is in constant communication with each property to direct the daily activities of the on-site managers.

Jesse O. Branch, Jr. - Vice President, Manager Supervisor: Mr. Branch has over six years experience in multi-family property management in Central and Northwest Arkansas. Mr. Branch holds a B.S. in Education from the University of Arkansas and a M.S. in Education from the Southwest Missouri State University.

Rob Stanley - Manager Supervisor: Mr. Stanley has over two years of property management expertise. Mr. Stanley holds a B.A. in Communications from the University of Arkansas and a M.Div. in Theology from the Southwestern Theological Seminary.

Scott Rogerson - Financial Officer: Mr. Rogerson oversees the financial operations of the company. Prior to joining the company in June of 1994, he was employed in the operations department of a large financial institution in Northwest Arkansas. Mr. Rogerson holds a B.S. in Finance from the University of Arkansas and a J.D. from the University of Tulsa College of Law. He is a member of the Arkansas and Oklahoma Bar Associations.

DUN & BRADSTREET #79-330-7166

PLATTING REQUIREMENT

No building permit shall be issued until the property has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council and duly filed of record, provided, however, that development areas may be platted separately. Restrictive covenants shall be established implementing of record the Development Concept and Development Standards, and the City of Broken Arrow shall be made a beneficiary thereof.

SITE PLAN REVIEW

No building permit shall be issued for the construction of buildings within a development area until a detailed site plan (subdivision plat) of the development area has been submitted to and approved by the City of Broken Arrow Planning Commission as being in compliance with the PUD Development Concept and the Development Standards. Separate building plans may be submitted for individual home construction after the subdivision has been given final approval by the City of Broken Arrow. The final plat will be filed with the County.