

**THE COTTAGES AT ASPEN PARK**

**A**

**BROKEN ARROW  
PLANNED UNIT DEVELOPMENT**

PUD #118D

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**Outline Development Plan**

The Cottages at Aspen Park planned unit development (PUD) is the next exciting multi-family development by Case & Associates and is located in a rapidly growing area of Broken Arrow. Case & Associates continues to 'set the bar' for superior multi-family developments and will again exceed the already high development requirements as set forth in the City of Broken Arrow Zoning Code. Careful design considerations, i.e., building setbacks, orientation, perimeter landscaped open spaces, density, and construction materials have been utilized in order to take advantage of the unique lot configuration and topography and minimize negative impact to abutting single-family residences. Development within this PUD will be separated from adjacent properties by a screening fence along the property boundaries.

This PUD development, which contains 18.94 acres, is located east of Aspen Avenue, one-quarter mile north of Kenosha Street. Primary access to this development will be to Aspen Avenue. Secondary, limited access will occur to Redbud Avenue to the east. Access to this development will be restricted with gates at all entries. In addition to the excellent arterial street access, the proposed development is located approximately 1 mile south of the Broken Arrow Expressway.

The Cottages at Aspen Park will be the second development to occur in this area. Development of the first phase, The Villas at Aspen Park, started in 2007 with BACP 91. On October 1, 2007, the City Council approved BACP 91, a request to change 40.96 acres of the Comprehensive Plan from Levels 2 and 6 to Levels 2, 3, and 6. BACP was approved subject to the property being re-platted and submittal of a PUD document that was similar to the draft PUD submitted with BACP 91. PUD 118C, which was submitted along with BAZ 1783, were approved by the City Council on November 5, 2007. The Villas at Aspen Park was constructed shortly thereafter and has been highly successful.

The Cottages at Aspen Park will be developed by the same company that developed The Villas at Aspen Park. As a result, BACP 151 is very similar to BACP 91 that was approved by the City Council in 2007. With BACP 151, the request is to change the Comprehensive Plan from Levels 2 and 6 to Level 3. The Level 3 will serve as a buffer between the commercial development on Aspen Avenue and the Rockwood West neighborhood to the east. Design and development of the Cottages at Aspen Park will be controlled through this PUD with special emphasis on building orientation, landscaped open space, and screening. There are four pipeline easements that cross through or are adjacent to the site that make it especially challenging.

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**Development Standards**

All provisions of the Broken Arrow Zoning Ordinance shall apply to this PUD except as modified by the Development Standards below.

**Lot Area:** 18.94 Acres 825,070 SF

**Permitted Uses:**

The uses permitted as a matter of right in the RM Residential Multi Family district, and uses customarily accessory to permitted uses.

**Maximum Number of Dwelling Units:** 340

**Minimum Livability Open Space Per Dwelling Unit:** 1200 SF  
(open space not utilized for parking or drives)

**Maximum Building Height:**

Multi-family Dwelling and Clubhouse 45 feet to the highest roof ridgeline.  
A free-standing tower for project signage in the vicinity of the clubhouse is allowed to be 50 feet in height.  
Buildings adjacent to Rockwood West Addition to the east shall be no more than 2 stories & 30 feet to the highest roof ridge.

**Minimum Distance Between Buildings:** 20 feet

**Mutual Access Agreement:**

At the west private entry drive as defined by Aspen Buildings easement agreement (Tulsa County document #2008090963 – see attached). No changes to the existing curb cuts along North Aspen Ave. to the west will be permitted.

**Off-Street Parking:**

1.75 off-street parking spaces for each Dwelling Unit. Parking is allowed in 50 feet building setback from pipeline.

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**Development Standards**

**Minimum Building Setbacks:**

North boundary:	60 feet for west 194 feet 90 feet for east 954 feet
East boundary:	60 feet for north 685 feet 30 feet for south 152 feet
South boundary:	25 feet
Southwest boundary:	35 feet
West boundary:	35 feet

All buildings shall setback at least 50 feet from all pipeline structures.

Interior lot lines shall not be required to have a minimum setback distance.

Air conditioning condensing units shall be allowed to be located within a Building Setback or Landscape Buffer, provided that they are screened from a public right-of-way by landscaping materials.

Setbacks are shown on Exhibit A, Master Development Plan.

**Landscaping and Screening:**

**Landscape Open Space at Perimeter Boundaries:**

North:	12 feet for west 194 feet 65 feet for east 954 feet
East:	60 feet for north 685 feet 30 feet for south 152 feet
South:	25 feet
Southwest:	35 feet
West:	11 feet

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**Development Standards**

**Landscaping:**

As required and regulated by Chapter 5, Section 5.2.B except 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:

- (a) 7.5 – 3 gallon shrubs are installed per dwelling unit (Zoning Ordinance requires 5 – 3 gallon shrubs – 50% increase); and
- (b) 5 – 1 gallon groundcover or flowering shrubs are installed per dwelling unit (Zoning Ordinance does not require any groundcover or flowering shrubs).

Where a landscape buffer overlaps with a pipeline easement (at north and east boundaries), the landscape materials required shall be permitted to be located at other locations throughout the development.

The landscape islands required by Section 5.2.B.1.c.ii.A shall 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 except where setbacks/landscape buffers are modified by the PUD.

**Screening:**

As required and regulated by Chapter 5, Sections 5.2.D and 5.2E. An opaque fence of 6 feet in height with masonry columns shall be provided along the west and southwest boundaries. The maximum distance between masonry columns shall be 50 feet. An architectural open metal fence with masonry columns and/or walls may also be provided along the west boundary. The maximum continuous length of the architectural open metal fence shall be as shown on the Master Development Plan. An opaque fence of 6 feet in height shall be provided along the south side of the lot and 8 feet in height along the east side of the lot. All bracing and metal posts shall be installed on the inside part of the wood fencing. The required screening fences shall be maintained by the owner of the lot on which located. Screening is shown on Exhibit A, Master Development Plan.

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**Development Standards**

**Signs:**

As permitted and regulated by Chapter 5, Section 5.7 Signs for Uses permitted in this PUD. All signs shall be located outside the public right-of-way and utility easement. Frontage signage to be wall mounted or incorporated into decorative fence design in frontage landscape buffer. Frontage signage shall be no larger than 50 square feet per sign. Tower-mounted signage is also permitted when attached to a building or to a 50 feet tall, free-standing structure, located at least 20 feet from the property line.

**Building Facades:**

As required and regulated by Chapter 5, Section 5.5 Multi-family Residential Building Design Standards except:

1. The maximum length of any multi-family building shall be 220 feet;
2. The maximum length of a continuous multi-family roofline shall be 105 feet; and
3. Exterior building materials of the clubhouse, multi-family buildings, garages, and accessory buildings (excluding doors and windows) shall be at the approximate minimum percentages (65%, 35%, or 0%) of brick/stone as reflected on the Site Plan & Building Elevations included in Exhibit C. The remainder of exterior building walls shall be constructed with cement fiber material.
4. Two-story facades facing towards Rockwood West Addition to the east shall not be permitted to include windows or balconies. In addition, as shown in Exhibit A, no windows will occur at third floor on the east end of the buildings closest to the east boundary.

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**Environmental Analysis**

**Lighting:**

As permitted and regulated by Chapter 5, Section 5.6 Exterior Lighting for the uses permitted in this PUD.

**Topography:**

Most of the Cottages at Aspen Park site slopes generally from northeast to southwest. All boundaries and topographic features are shown on Exhibit E1, Site Map, Topography, and Existing Utilities.

**Storm Water:**

Storm water will be conveyed through the property in a series of storm sewers and detention areas. The property generally drains southwesterly toward North Aspen Ave. where it will flow into an open ditch along North Aspen Ave.

The storm water drainage concept is shown on Exhibit D, Drainage & Circulation.

**Utilities:**

Water:

There is an existing 12 inch water main line beneath North Aspen Ave. A connection to the water main will be provided at the existing utility easement beneath the access drive to connect the water service loop within the development. Internal water lines will be extended through the project as required for potable water and fire service and connect to the existing water main along North Redbud Ave. to the east. The water service concept layout is shown on Exhibit E2 Proposed Utilities.

Sanitary Sewer:

There is an existing sanitary sewer main line to the west of the lot. The sanitary sewer will be a gravity system and no lift stations are proposed. The existing sewer main has adequate capacity for the project.

Electric power, natural gas, telephone and cable television services are presently at the site and will be extended internally to serve the project.



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**Environmental Analysis**

**Zoning:**

The area zoning and land uses are shown on Exhibit F, Zoning Map.

**Platting**

No building permit shall be granted for any lot or parcel within the Cottages at Aspen Park until the property within the Cottages at Aspen Park has been platted in accord with the requirements of the Broken Arrow Subdivision Code.

**Site Plan Review**

No building permit shall be issued for any building or sign to be constructed within the Cottages at Aspen Park until a site plan and detail sign plan have been submitted to and approved by the City of Broken Arrow in accord with the approved planned unit development and the provisions of the Broken Arrow Zoning Code.