

**THE PARK AT FLORENCE**

**A**

**BROKEN ARROW  
PLANNED UNIT DEVELOPMENT**

PUD #229

**JULY 2014**

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**Outline Development Plan**

The Park at Florence 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, 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.

The PUD **land area is 13.35 acres and the lot area is 11.31 acres** in size and located at the intersection of a Primary Arterial Street (South Elm) and Secondary Arterial Street (West Florence) as designated on the Major Street and Highway Plan. In addition to the excellent arterial street access, the proposed development is located approximately 1/2 mile to direct access of the Broken Arrow South Loop Turnpike.

The Park at Florence is currently zoned A-1 and designated as both Level 3 - Transition Area and Level 4 – Commercial/Employment Node by the Broken Arrow Comprehensive Plan. Although multi-family development is permitted in the existing Level 3 area, a companion Comprehensive Plan Change application ([BACP 139](#)) to change the Level 4 designation to Level 3 (located at the corner of the intersection of West Florence and South Elm) **was submitted and approved by the City Council on 7-15-14**. This change was requested due to the large scale commercial development (Walmart, Warren Theater, etc.) that has occurred since the adoption of the Comprehensive Plan.

The Planned Unit Development is filed in accordance with the Broken Arrow Zoning Ordinance adopted on February 1, 2008 and may have been subsequently modified.

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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.

**Land Area:** 13.35 Acres 581,586 SF

**Lot Area:** 11.31 Acres 492,650 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:** 250

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

**Maximum Building Height:**

Multi-family Dwelling 45 FT to the highest roof ridgeline

**Minimum Distance Between Buildings:** 20 feet

**Mutual Access Agreement:**

If a compatible use develops on the adjacent property to the south, a mutual access easement that allows shared access to Elm Place will be evaluated and considered.

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**Off-Street Parking:**

1.75 off-street parking spaces for each Dwelling Unit.

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**Development Standards**

**Minimum Building Setbacks:**

35 feet unpaved; 75 feet with parking **at west, north, and east boundaries.**

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

Two-story buildings with overhangs (numbers 8, 9, & 19) shall be allowed to be located no more than **12** feet into the 35 feet Building Setbacks on the south side of the lot. The balcony overhangs shall be allowed to be project no more than an additional **5** feet into the setback.

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.

Parking Spaces and their access drives shall be allowed to be located with the southern landscape buffer, as shown on the attached plans. This parking contains 19 parking spaces and two landscape islands and is screened from the land to the north by an existing wood screening fence.

**Landscaping and Screening:**

**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).

Landscape edge tree requirements per Chapter 5, Section 5.2.B.1.a.ii shall apply along the arterial streets.

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.

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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.

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**Development Standards**

**Screening:**

As required and regulated by Chapter 5, Sections 5.2.D and 5.2.E. An architectural open metal fence with masonry columns and/or walls shall be provided along the west and north boundaries. The maximum continuous length of the architectural open metal fence shall be as shown on the Master Development Plan. **The maximum distance between masonry columns shall be 50 feet.** An opaque fence of at least 6 feet in height shall be provided along the south side of the lot and at least 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 fence along the east and south boundaries. The required screening fences shall be maintained by the owner of the lot on which located.

**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 and incorporated into decorative fence design in frontage landscape buffer. Frontage signage shall be no larger than 30 square feet per sign.**

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**Lighting:**

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

**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%, 45%, 25%, 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.

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**Environmental Analysis**

**Topography:**

Most of the Park at Florence site slopes generally from east to west. However, the eastern half slopes generally from south to north. All boundaries and topographic features are shown on Exhibit E1, Site Map, Topography, Existing ~~and Proposed~~ Utilities.

**Storm Water:**

Storm water will be conveyed through the property in a series of storm sewers and detention areas. It is anticipated that the project will pay a fee-in-lieu of detention. The property generally drains westerly to South Elm Place and will pass under the road in an existing box culvert.

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

**Utilities:**

Water:

There is an existing water line on the east side of South Elm Place & an existing water line on the north side of West Florence Street. A street boring will be required to connect the water service to the existing line on the north side of West Florence Street. Internal water lines will be extended through the project as required for potable water and fire service. The water service concept layout is shown on Exhibit E2 Proposed Utilities.

Sanitary Sewer:

There is an existing sanitary sewer line is located on the north side of West Florence Street & an existing sanitary sewer line approximately 250 feet to the west. A street boring will be required to provide the site with sanitary sewer service. The sanitary sewer will be a gravity system and no lift stations are proposed. The existing sewer along West Florence Street 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.

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



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**Platting**

No building permit shall be granted for any lot or parcel within The Park at Florence until the property within The Park at Florence 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 Park at Florence 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.