



Single Story Alternative

Development Area A 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:	Multi-family dwellings and uses customarily accessory thereto, however, no more than two dwelling units may be attached.	
Net Land Area:	16.36 acres	
Maximum Number of Dwelling Units	175, all located on one lot.	
Minimum Livability Open Space per Unit	1,200 square feet	
Maximum Building Height	One Story/35 feet	
Minimum Building Setbacks		
From Elm Avenue	50 feet	
From Other ROW	35 feet	
Other Boundaries	25 feet	
Maximum Building Length	200 feet	
Minimum Separation Between Buildings	5 feet*	
Minimum Off Street Parking	1.5 per Single Bedroom Unit 2 per Two and Three Bedroom Unit	
Maximum Building Coverage	30%	

Building Design Requirements

Exterior Walls shall be clad with 100% masonry to the first-floor top plate, excluding porches. All building shall be architecturally similar to the elevations attached in Exhibit I. In order to provide a more visually diverse appearance, buildings with a side elevations immediately abutting a public street right of way with a decorative metal fence shall contain at least 30% brick or stone, less and except doors and windows, on those elevations that abut the right of way. Manufactured masonry products providing a visual similar appearance may be substituted for natural brick or stone.

Site Design Requirements

Parking lots may exceed the 500' maximum length as set out in the Broken Arrow Zoning code.

**Building separations of less than 6' will require 1 hour rated fire walls as required by the building code.*

Landscape Concept & Requirements

The Nest at Centennial Crossing is a new development that offers an exciting approach to single-family living. The appearance and feel of the site are of great importance to the development team. The landscape plan will foster a feeling of community while providing aesthetic values to residents, guests and the surrounding neighborhoods.

The plantings along the street frontage are a rich mixture of deciduous shade, ornamental and evergreen trees. The total number of trees provided along street frontage exceeds the minimum requirements established by the City of Broken Arrow landscape ordinance. The parking areas have been set back and therefore no shrubs are required along the street frontage. However, some shrub planting beds will be installed at the street entries to define the entry areas.

The development will meet the City of Broken Arrow landscape and tree requirements for parking lots. The islands and trees are well dispersed in the development. Within the islands, several varieties of shade trees will be used to create an attractive parking lot that offers shade and minimizes heat island impacts.

The project is a non-traditional multifamily development, unlike any in the State of Oklahoma. Each unit will have a private, fenced backyard. As a result, the areas in which trees and shrubs can be successfully planted is somewhat limited. A total of 238 3" caliper trees will be carefully located across the site along with 3 shrubs (3 gallon) per unit. These larger 3" trees are substantially larger than the 2" trees required by the City of Broken Arrow standards. We are requesting the elimination of the two trees and five shrubs per unit requirement. In place, we will provide the shrubs and trees as listed above. In addition, the landscape islands required by Section 5.2.B.1.c.II may be replaced by striped access aisles located next to the walkways that connect to dwelling units. Landscape materials otherwise at the islands shall be located throughout the project.

The overall goal of the landscape plan for the site is to provide shade, beautiful color, and texture through the use of shade, ornamental and evergreen trees as well as landscape planting beds to be installed at the leasing office and swimming pool area for the enjoyment of all residents and visitors.

A conceptual landscape plan is shown in attached Exhibit J.



Screening Fence

The code required opaque screening fence abutting arterial and collector streets may be replaced by a decorative metal fence with masonry columns at a spacing not greater than 80 feet.

Maintenance Responsibility

All buildings, drives, fencing, landscaping, and private utilities shall be maintained by a single property owner.

Lot Splits

Development Area A shall be developed as a single development on one lot. No lot splits shall be permitted once developed.

