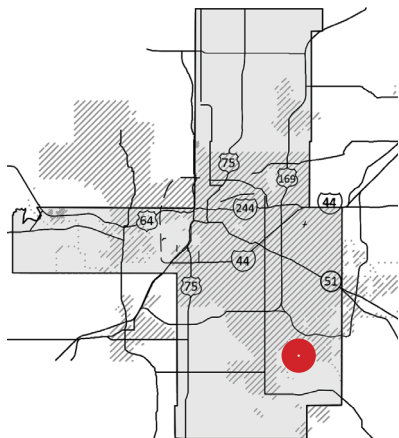


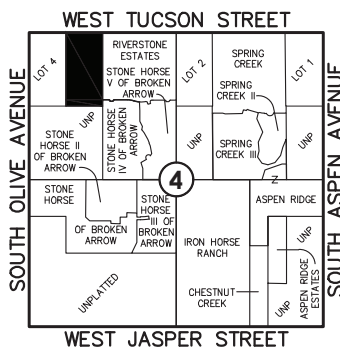
PUD__

THE VILLAGE AT WINDROSE

A PLANNED UNIT DEVELOPMENT OF APPROXIMATELY 20 ACRES
LOCATED SOUTH AND EAST OF THE SOUTHEAST CORNER OF W TUCSON ST AND S OLIVE AVE
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA



R 14 E



Location Map



MARCH 2025

OWNER:
XENIA REALTY, LLC
6914 S YORKTOWN AVE
TULSA, OK 74136
(918)520-3823

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
C/O ERIK ENYART
5323 S LEWIS AVE
TULSA, OK 74105
(918) 745-9929



TABLE OF CONTENTS

I. PROPERTY DESCRIPTION	2
II. DEVELOPMENT CONCEPT	3
EXHIBIT LIST:	
Exhibit A: Aerial Photography & Boundary Depiction	4
Exhibit B: Conceptual Site Plan	5
Exhibit C: Existing and Proposed Utilities	6
III. DEVELOPMENT STANDARDS:.....	7
III.A. “Cottage House Community” Option	7
III.B. “Townhouse” Option	9
III.C. “Single-Family” Option	11
III.D. Cottage House Community Supplemental Development Standards	12
IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS	13
IV.A. Surrounding Zoning and Land Use	13
IV.B. Access and Circulation	13
IV.C. Signs	13
IV.D. Utilities and Drainage	14
IV.E. Environmental Analysis and Topography.....	14
IV.F. Platting and Site Plan Requirements	15
IV.G. Schedule of Development	15

I. PROPERTY DESCRIPTION

The Village at Windrose consists of 20 acres located south and east of the southeast corner of West Tucson Street and South Olive Avenue in the City of Broken Arrow, Oklahoma, and is more particularly described with the following statement:

A PER GENERAL WARRANTY DEED DATED THE 12TH DAY OF AUGUST, 2024 AND FILED OF RECORD AUGUST 16, 2024 AS DOCUMENT NUMBER 2024066632 IN THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, STATE OF OKLAHOMA:

THE EAST HALF (E/2) OF LOT FOUR (4), (SAID LOT FOUR (4), ALSO KNOWN AS THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, ALSO DESCRIBED AS THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 E/2 W/2 NW/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

II. DEVELOPMENT CONCEPT

The Village at Windrose is designed to meet niche markets for new residents working at the Arrow Forge Innovation District and other area employers, retirees downsizing and seeking the flexibility to travel with the security of a gated neighborhood, and those in similar demographic categories seeking this upscale rental housing. The Village at Windrose is a gated 'cottage house community' with detached houses and duplex-style dwellings for lease, offering a low-maintenance, higher-privacy alternative to multifamily living. As designed, the Village at Windrose features 166 residential units connected by sidewalks/trails, and ample, connected open space, a spacious clubhouse with pool, a park with pickleball courts and playground, and a separate dog park, enclosed garage buildings and carports by reservation, a landscaped edge along Tucson Street, and landscaped buffers along the east and south sides. Alternatively, this area may be developed with townhomes (attached single-family dwellings) or additional detached single-family homes on separate lots for individual ownership. The site may only develop with one (1) of these options.

The subject property is presently zoned A-1 Agricultural. A companion application is being filed to rezone the site to RM Residential Multi-Family. The proposed RM district and the residential densities proposed by this PUD will be in accordance with the Level 3 designation of the "Broken Arrow Next Comprehensive Plan," Future Development Guide land use map, Figure 4-7, upon approval of a redesignation from Level 2 per Comprehensive Plan Amendment application COMP-_____, as outlined in Table 4-1: Land Use Intensity System Zoning Districts Table.

The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." A conceptual development plan depicting design features is provided on "Conceptual Site Plan" Exhibit B with the 'cottage home community' option, as presently planned. The PUD shall be developed in accordance with the use and development regulations of the City of Broken Arrow Zoning Ordinance, except as otherwise specified herein. Bulk and area standards within the proposed Development Standards generally follow those of the proposed underlying RM district. This PUD will impose higher development standards than if developed with straight zoning.

Although Zoning Ordinance Section 4.1.E.1.b. would permit more than 378 dwelling units with the proposed RM underlying zoning, this PUD will restrict the development to 190 dwelling units.

THE VILLAGE AT WINDROSE

EXHIBIT A

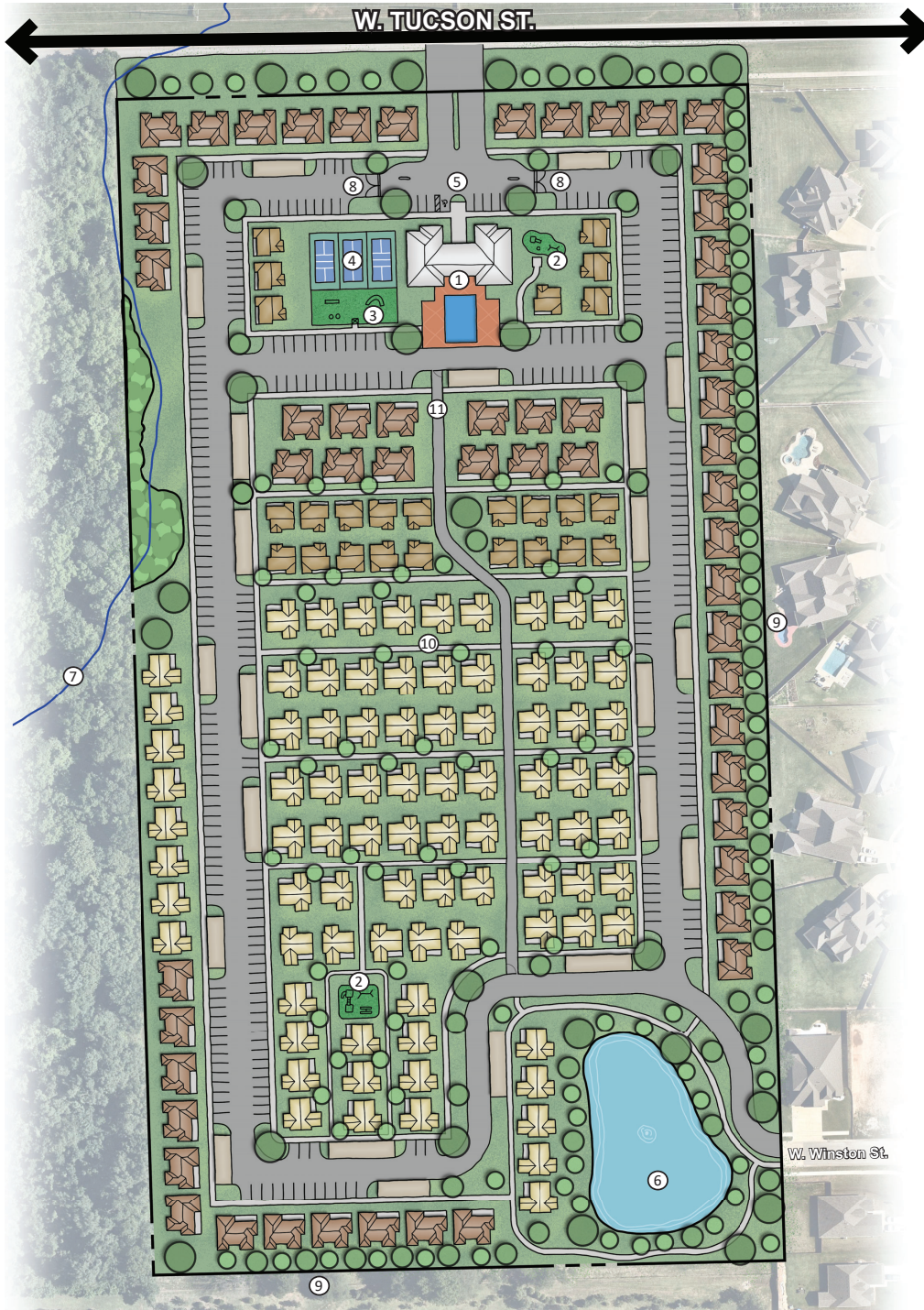
AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



THE VILLAGE AT WINDROSE

EXHIBIT B

CONCEPTUAL SITE PLAN COTTAGE HOUSE COMMUNITY OPTION CONCEPTUAL LAYOUT SHOWN AS OF MARCH 10, 2025



SITE PLAN KEY NOTES

- ① CLUB HOUSE & POOL
- ② PLAYGROUND
- ③ DOG PARK
- ④ PICKLEBALL COURT
- ⑤ PARKING
- ⑥ DETENTION POND
- ⑦ FLOOD PLAIN
- ⑧ GATES
- ⑨ LANDSCAPE BUFFER
- ⑩ SIDEWALKS
- ⑪ EMERGENCY ACCESS

BUILDING LEGEND

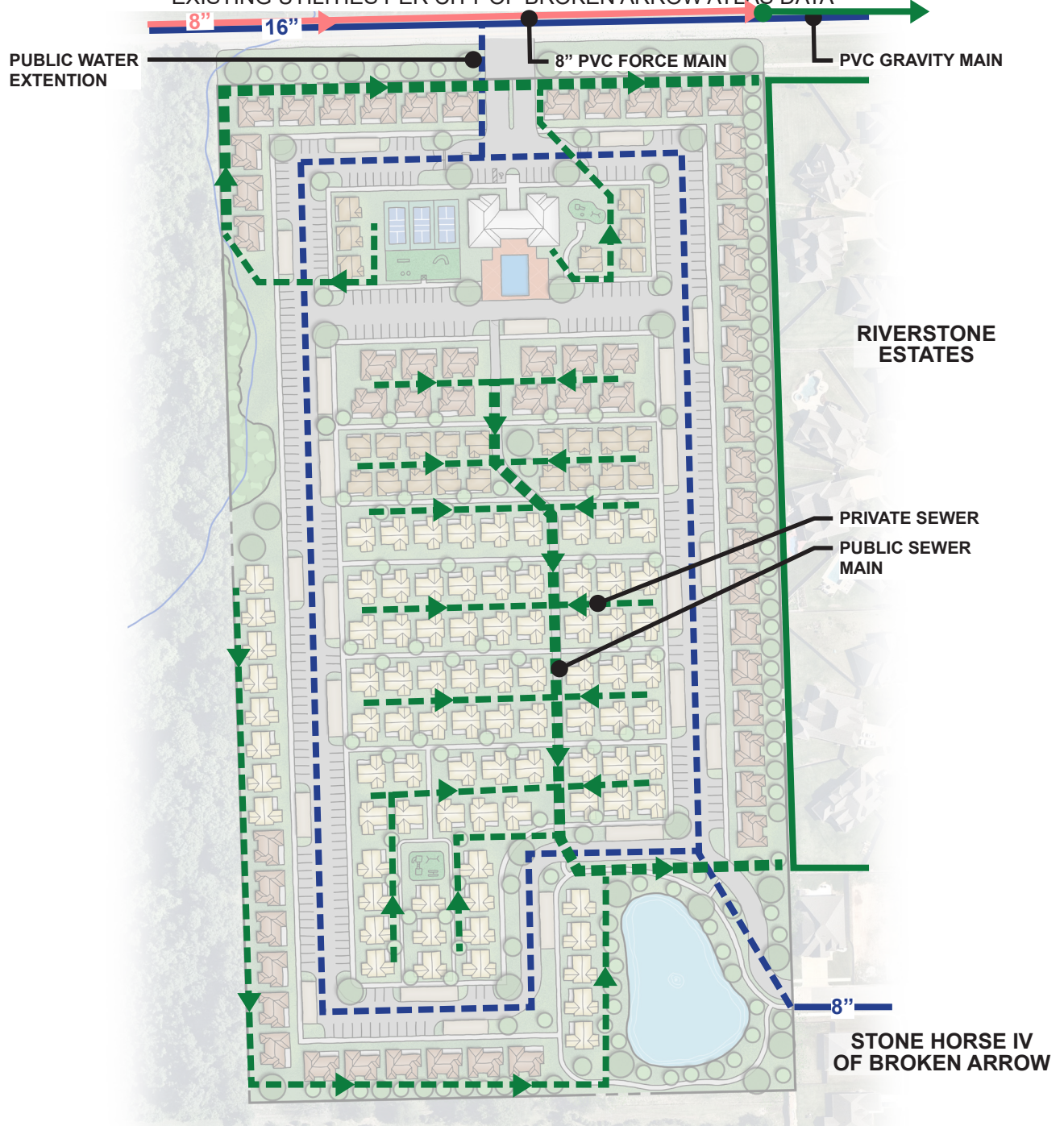
-  1-BEDROOM
-  2-BEDROOM
-  3-BEDROOM
-  GARAGE

THE VILLAGE AT WINDROSE

EXHIBIT C

EXISTING AND PROPOSED UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF MARCH 10, 2025
EXISTING UTILITIES PER CITY OF BROKEN ARROW ATLAS DATA



LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING PVC FORCE MAIN
- - - PROPOSED WATER SERVICE SYSTEM
- - - PROPOSED SANITARY SEWER SYSTEM

III. DEVELOPMENT STANDARDS

III.A. "COTTAGE HOUSE COMMUNITY" OPTION:

Gross Land Area:	20 AC	
Net Land Area:	20 AC	
Permitted Uses in This PUD:	Permitted Uses RM District:	
Cottage house community including single-family attached and detached style dwellings, all located on a singular lot, provided not more than three (3) of any such dwelling units may be attached; private community playfields and parks, including clubhouses, pools, and similar neighborhood amenities, minor utility facilities, and uses customarily accessory to uses permitted herein.	Multifamily apartment and other residential uses as permitted in RM per Table 3.1-1, including group living uses, recreational centers, community playfields and parks, etc.	
Requirement:	This PUD:	RM District:
Maximum Dwelling Units (DUs):	190	378 *
Minimum Lot Width †:	200 FT	200 FT
Minimum Lot Size:	826,000 SF (18.962 AC)	22,000 SF
Minimum Land Area per DU:	2,200 SF **	2,300 SF *
Maximum Building Height:	2 Stories and 35 FT	35 FT abutting single-family residential, plus additional setbacks per additional height; otherwise Not Applicable
Minimum Yard Setbacks:		
North PUD Boundary:	15 FT; 75 FT with intervening Parking	35 FT; 75 FT with intervening Parking
South PUD Boundary:	25 FT; 75 FT with intervening Parking	35 FT; 75 FT with intervening Parking
East PUD Boundary:	25 FT; 75 FT with intervening Parking	35 FT; 75 FT with intervening Parking
West PUD Boundary:	10 FT; 75 FT with intervening Parking	35 FT; 75 FT with intervening Parking
Between Detached Dwellings:	6 FT	N/A
Between Attached Dwellings:	0 FT	0 FT, 10 FT other side

* Per Zoning Ordinance Section 4.1.B. / Table 4.1-2.

** Per Zoning Ordinance Section 4.1.E.1.b. / Table 4.1-2.

Requirement:	This PUD:	RM District:
Minimum Open Space:	1,200 SF Livability Space / Dwelling Unit and 50% Max. Lot Coverage ***	50% Max. Lot Coverage
Minimum Parking:	Two (2) off-street parking spaces / Dwelling Unit	Two (2) off-street parking spaces / Dwelling Unit
Neighborhood Amenities:	<ul style="list-style-type: none"> • Gated community • Spacious clubhouse • Pool • Pickleball courts • Park with playground • Separate dog park • Sidewalks / trails throughout • Enclosed garages and carports by reservation • Landscaped edge along Tucson Street • Landscaped buffers 	None
Other Bulk and Area Requirements:	As required for Multi-Family use within the RM District †	

*** Maximum aggregate lot coverage by buildings, parking, and drives is limited to the lesser of 50% or that amount necessary to meet minimum livability open space requirements for the lot. Livability open space, defined as open space not utilized for parking or drives, may be located on a lot or contained within common open space of the development, as per Section 4.1.E.1.d. of the Broken Arrow Zoning Ordinance. For lot coverage, reference Section 4.2.A. of the Broken Arrow Zoning Ordinance.

† See also Section III.D. Cottage House Community Supplemental Development Standards.

III.B. "TOWNHOUSE" OPTION:

Gross Land Area:	20 AC
Net Land Area:	20 AC
Permitted Uses:	
Single-family attached and detached dwellings, provided detached dwellings shall not exceed 15% of the total dwelling units constructed; neighborhood community playfields and parks including clubhouses, pools, and similar neighborhood amenities, minor utility facilities, and uses customarily accessory to uses permitted herein.	
Maximum Number of Lots:	151
Minimum Lot Width:	40 FT
Minimum Lot Area:	4,500 SF
Minimum Land Area per Dwelling Unit:	5,750 SF *
Maximum Building Height:	2.5 Stories and 35 FT **
Minimum Off-street Parking:	Two (2) per dwelling unit. Driveways are restricted to 25 feet in width at the frontage line.
Maximum Lot Coverage:	50% ***
Minimum Livability Open Space per DU:	1,600 SF ***
Minimum Yard Setbacks:	
Front Yard:	20 FT
Rear Yard:	15 FT
Side Yard (Unattached Side):	5 FT
Side Yard (Attached Side):	0 FT
Corner Lots, Other Street:	10 FT ****
Any Yard Within 35 Feet of Arterial Street:	35 FT from Arterial Street Right-of-Way
Other Bulk and Area Requirements:	As required within the RD District

* *Minimum land area per dwelling unit is satisfied by the proportion of maximum number of dwelling units to gross land area as provided in Section 4.1.E.1.b. of the Broken Arrow Zoning Ordinance. Lots are therefore not subject to this requirement on an individual basis.*

** *Architectural features may extend a max. of five (5) feet above maximum permitted building height.*

*** *Maximum aggregate lot coverage by buildings, parking, and drives is limited to the lesser of 50% or that amount necessary to meet minimum livability open space requirements for the lot. Livability open space, defined as open space not utilized for parking or drives, may be located on a lot or contained within common open space of the development, as per Section 4.1.E.1.d. of the Broken Arrow Zoning Ordinance.*

***** Where a rear yard backs to a side yard of an adjacent lot, the side yard setback shall be increased to the adjacent lot's applicable front setback minus five (5) feet. Any garage facing a street shall be set back not less than 20 feet. Access and setback restrictions as presently outlined in Broken Arrow Zoning Ordinance Table 4.1-2 Note 3 shall apply to corner lots.*

III.C. "GATED SINGLE-FAMILY" OPTION

Gross Land Area:	20 AC
Net Land Area:	20 AC
Permitted Uses:	
Single-family detached dwellings; neighborhood community playfields and parks including clubhouses, pools, and similar neighborhood amenities, minor utility facilities, and uses customarily accessory to uses permitted herein.	
Maximum Number of Lots:	110
Minimum Lot Width:	40 FT
Minimum Lot Area:	4,300 SF
Minimum Land Area per Dwelling Unit:	7,875 SF *
Maximum Building Height:	2.5 Stories and 35 FT **
Minimum Off-street Parking:	Two (2) per dwelling unit. Driveways are restricted to 25 feet in width at the frontage line.
Maximum Lot Coverage:	50% ***
Minimum Livability Open Space per DU:	2,800 SF ***
Minimum Yard Setbacks:	
Front Yard:	20 FT
Rear Yard:	15 FT
Side Yard (Interior):	5 FT
Corner Lots, Other Street:	10 FT ****
Any Yard Within 35 Feet of Arterial Street:	35 FT from Arterial Street Right-of-Way
Other Bulk and Area Requirements:	As required within the RS-4 District

* Minimum land area per dwelling unit is satisfied by the proportion of maximum number of dwelling units to gross land area as provided in Section 4.1.E.1.b. of the Broken Arrow Zoning Ordinance. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a max. of five (5) feet above maximum permitted building height.

*** Maximum aggregate lot coverage by buildings, parking, and drives is limited to the lesser of 50% or that amount necessary to meet minimum livability open space requirements. Livability open space, defined as open space not utilized for parking or drives, may be located on a lot or contained within common open space of the development, as per Section 4.1.E.1.d. of the Broken Arrow Zoning Ordinance.

**** Where a rear yard backs to a side yard of an adjacent lot, the side yard setback shall be increased to the adjacent lot's applicable front setback minus five (5) feet. Any garage facing a street shall be set back not less than 20 feet. Access and setback restrictions as presently outlined in Broken Arrow Zoning Ordinance Table 4.1-2 Note 3 shall apply to corner lots.

III.D. COTTAGE HOUSE COMMUNITY SUPPLEMENTAL DEVELOPMENT STANDARDS:

Since the “cottage house community” is a novel land use not presently contemplated by the Broken Arrow Zoning Code, this PUD will define and outline development standards for it. As used within this PUD, a cottage house community is a lower-density alternative to traditional apartment living, consisting primarily of detached dwellings, each with their own dedicated parking spaces and yard areas, with all dwellings located on a singular lot of record. The use falls between Broken Arrow definitions of Multiple-family and Single-family attached and detached dwellings, and in accordance with Zoning Ordinance Section 3.1.D., is specifically enabled by this PUD within the proposed RM underlying zoning district, provided not more than three (3) of any such dwelling units may be attached.

Because the character resembles a traditional detached single-family subdivision much more than a conventional, multi-story apartment complex, the multi-family building design standards and other Zoning Ordinance development standards specifically pertaining to “multi-family” use are replaced by the specific development standards provided herein. These include but are not limited to those within Broken Arrow Zoning Ordinance Section 5.5.C.

While intended for lease by residents, the cottage house community will also allow for unit ownership if later executed in accordance with the Unit Ownership Estate Act (Title 60 O.S. Section 501 et seq.).

The following development standards shall apply to the cottage house community:

- Cottage house community shall be gated, with gate designs approved by the Fire Marshal
- Not less than 15% of the cottage house community shall be community amenity or open areas
- Amenities shall include all those listed in Section III.A.
- No more than three (3) dwelling units may be attached
- No more than 25% of total dwelling units may be attached
- Individual cottage homes shall employ variations in unit types, floor plans, architectural styles, colors, and/or other design features to avoid repetition from the perspective of the private streets
- At least two (2) off-street parking spaces are required per unit, onsite or in shared parking areas
- There is no limit to the number of buildings continuously on the same building line
- Unattached buildings shall be arranged so that the fronts of the buildings are set to the front or back of each adjacent front building line by at least 15 feet
- Perimeter building setbacks shall be those listed in Section III.A.
- In all other arrangements interior to the site, unattached buildings shall maintain not less than 6 FT of separation from all other units
- At least sixty percent (60%) of the exterior of the building, excluding doors and windows, shall be constructed of but not limited to masonry, concrete panels, Exterior Insulated Finished Systems, and/or stucco. In addition, twenty percent (20%) of the street facing facade shall be constructed of natural brick or masonry rock.
- Parking lots shall be no more than nine hundred feet (900') in length without an offset change in direction of thirty feet (30') or more, centerline to centerline, or an intersection with another centerline. Off-street parking shall otherwise meet the requirements of the Broken Arrow Zoning Ordinance.
- Numerous enclosed garage buildings shall be constructed, providing covered, enclosed, and secure storage areas for bicycles and other belongings that typically cannot be accommodated within individual dwelling units. Therefore, no special storage buildings are proposed for individual tenant use.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned A-1 Agricultural. Surrounding zoning is primarily A-1 and RS-3. West of the site, the land is zoned A-1 but designated by the Comprehensive Plan as “Level 4 - Commercial/Employment Nodes”, so planned for commercial use, and “Greenway/Floodplain”. It is vacant and wooded with FEMA-designated 100-year Floodplain along a tributary of Haikey Creek. Across Tucson Street to the north is the Lit'l Links Golf Club zoned A-1 and designated by the Comprehensive Plan as “Level 4 - Commercial/Employment Nodes”, “Level 3 - Transition Area”, and “Greenway/Floodplain”. To the east is the “Riverstone Estates” and “Stone Horse IV of Broken Arrow” single-family residential subdivisions zoned RS-3. Abutting to the south is a single-family dwelling on a large estate-sized lot zoned A-1.

IV.B. ACCESS AND CIRCULATION: The subject property has approximately 660 feet of frontage on West Tucson Street. For the ‘cottage house community’, one (1) divided, boulevard-style entrance is conceptually illustrated on the Exhibit B “Conceptual Site Plan.” In front of the clubhouse, gates are proposed on both of the private drives extending to the west and to the east. From the adjoining Riverstone Estates, the subject property has additional access via the West Winston Street stub street, to which this site plan proposes to connect but with an emergency-access-only gate. Internal access shall be by private driveways meeting or exceeding minimum requirements for drive widths, paving thickness and other construction standards, curb return radii, etc., all as required by the City of Broken Arrow.

If designed with “streets” as opposed to “driveways” or “drives”, all public or private streets shall meet all of the same City of Broken Arrow requirements but for residential local minor “streets”, except that private streets may have reduced right-of-way widths. Gates serving private streets or drives shall be designed according to the International Fire Code adopted by the City of Broken Arrow and be approved by the Broken Arrow Fire Marshal during the platting stage.

A sidewalk with a minimum of five (5) feet in width shall be constructed along the West Tucson Street frontage. Sidewalks and trails will connect all dwelling units to the clubhouse and other amenities within the site and at least one (1) side of the drives connecting to the public streets West Tucson Street and West Winston Street. Sidewalks may be gated.

Limits of No Access (LNA) will be imposed by the future plat(s) along the West Tucson Street frontage, except at approved street intersection(s).

IV.C. SIGNAGE, LANDSCAPING, AND FENCING: Signs, landscaping, and fencing shall comply with the applicable provisions of the Broken Arrow Zoning Ordinance except as specifically provided herein.

For the ‘cottage house community’ development option, a landscaped buffer 25' in width shall be required along the east and south property lines and shall contain a minimum of one (1) landscaping tree per 30 linear feet, excluding access drives, and a minimum six (6) foot high opaque screening fence or wall; along West Tucson Street, a landscaped edge 15' in width shall be required and shall contain a minimum of one (1) landscaping tree per 35 linear feet, excluding access drives, and a minimum six (6) foot high opaque screening fence or wall; all required landscape material shall be located either outside the arterial street right-of-way or if in arterial street right-of-way, placed within the first five (5') feet of the street right-of-way beyond the propertyline. If landscape material is located five feet (5') into the arterial street right-of-way,

the sidewalk may be serpentine to allow landscape material to be placed in pocket areas as long as the tree-to-pavement distance of at least four feet (4') is maintained; and landscaping trees may be clustered at landscaped nodes in all required landscaped areas.

The western boundary is shared with land primarily planned for commercial/nonresidential use per the Comprehensive Plan's "Level 4 - Commercial/Employment Nodes" designation, and a floodplain buffer is anticipated along the common line per the "Greenway/Floodplain" designation. Based on the width of the Haikey Creek tributary and the existing dense treeline, a 10' building setback is planned here, but no landscaping or screening will be required. If the adjacent property is developed nonresidentially, it would be subject to any screening requirements then in effect and based on its unique site design.

For single-family or townhouse development options, fences enclosing a front yard ("courtyard") shall be permitted up to four (4) feet in height, provided that no fence shall obstruct the sight triangle areas as outlined in Broken Arrow regulations.

IV.D. UTILITIES AND DRAINAGE: Per City of Broken Arrow atlas utility data, a 16" waterline is located along the north side of West Tucson Street and an 8" waterline is located within the West Winston Street stub street of the adjoining Riverstone Estates subdivision. Waterline connections will be made to both. The atlas utility data also shows an existing sanitary sewerline located along and within the west side of Riverstone Estates. Waterlines and sanitary sewer shall be extended throughout the site and looped to provide water service and fire protection and will be designed during the platting stage. Fire hydrant locations shall be coordinated with and approved by the Broken Arrow Fire Marshal during platting.

As conceptually designed, an internal stormwater collection and detention system will be designed and constructed to drain to a stormwater detention facility located at the site's southeast corner, but ultimately to be sited and designed during the platting stage. An application has been filed for Fee-In-Lieu of Onsite Stormwater Detention Determination, and the result will confirm whether onsite stormwater detention is required or otherwise. Early concepts for drainage and onsite stormwater detention are shown on the Exhibit B "Conceptual Site Plan." Stormwater drainage and detention facility(ies) may additionally serve as neighborhood amenit(ies).

Electric, natural gas, and communications services are available onsite or by extension.

Existing and proposed utilities are shown on Exhibit C of this PUD.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is moderately sloped and contains a top of a small hill near the intersection of the existing driveway and West Tucson Street, and another small hilltop near the center of the site where the existing house is located. There is an existing pond at the site's southeast corner. Approximately ½ of the site drains to the west to the Haikey Creek tributary, with the balance to the pond in the southeast corner. The entire site ultimately drains to Haikey Creek.

A small fringe along the west side of the site is within the 100-year (1% Annual Chance) Regulatory Floodplain. The balance of the site is within Unshaded Zone X, outside of the 500-year Floodplain.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Okay Loam, 1-1%, 1-3%, and 3-5% slopes (86.3% of site) and Tulahassee Fine Sandy Loam, 0-1% slopes (13.7% of site). Development constraints associated with these soils types will be addressed in the engineering design phase of the project. Prior to construction, a geotechnical report will be performed to recommend paving sections and subgrade design.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Broken Arrow Planning Commission and approved by the Council of the City of Broken Arrow, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Broken Arrow shall be a beneficiary thereof. The plat will also serve as the site plan for any townhouse or detached single-family residential lots contained within the plat. At the time of platting, either the “Cottage House Community,” or the “Townhouse,” or the “Detached Single-Family” option may be selected, to the exclusion of both other options. Any neighborhood amenities requiring a building permit shall submit and receive Broken Arrow City Staff approval of a site plan application.

IV.G. SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit. If phased, each phase will be coordinated with the City of Broken Arrow in order to provide adequate traffic circulation and utility service.