

**PLANNED UNIT DEVELOPMENT**

**PUD-001623-2024**

**VEN**

City of Broken Arrow, Tulsa County, Oklahoma

PREPARED BY:

**Westwood**

**August 27, 2024**

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## I. **Development Concept**

Ven is a residential mixed product type development utilizing New Urbanism concepts. The project site is located just north of the Rose District on 10.878 acres of land at the NW corner of Ash Avenue and W Madison Street. The existing Kenwood Addition residential neighborhood, zoned R-2, abuts the property on the south and east. A city owned regional detention pond is adjacent to the west property line, while an undeveloped site zoned RD lies to the north.

The development's core focus is on fostering activity and community engagement. Residents will enjoy a range of substantial amenities, including meticulously designed landscaping, scenic walking trails around the adjacent detention pond, pickleball courts, and a community center with a pool. Positioned near the Rose District, this development promises to enrich the essence of Broken Arrow.

The recreation amenities such as pickleball courts and pool area will be maintained by the HOA. Minimal lighting will be provided in this area for safety purposes, not for nightly activities. This is in an effort to keep evening noise levels down and better assist the future residents in following the city noise ordinance. The lighting improvements will be designed so they do not spill over into the adjacent residential neighborhoods.

Currently designated as Comprehensive Plan Level 2, the site is seeking a change to Level 3 through the COMP-001531-2024 application. The existing zoning comprises Agricultural (A-1) and Single-Family Residential (R-2). The Planned Unit Development (PUD) proposes a base zoning of Community Mixed-Use (CM), allowing for Single-Family Detached, Single-Family Attached, Duplex, Cottage Court, and Live/Work uses. The zoning change request for the base zoning to CM is under BAZ-001624-2024. Multi-Family housing, as per the City of Broken Arrow zoning ordinance, is not permitted within this PUD.

Approximately two-thirds of the site drains from the east to the west into the regional detention pond, while the remaining portion currently drains into North Circle Drive. As per the detention determination application FDD-001488-2024, the existing regional detention pond to the west will be utilized to mitigate increasing flows downstream and to neighboring properties.

West Madison Street will be extended to serve the development, with internal subdivision roads connected by public roadways and private alleys. The maintenance of private alleys will be overseen by the homeowner association (HOA). Secondary emergency access points will be established with a connection to the North Circle Drive stub street and Ash Avenue if required, ensuring safety and necessary accessibility. Vehicular traffic from Ven will be restricted from using these emergency access drives, reserved solely for emergency vehicles and pedestrians. A stub street to the north property line will be provided for future connection to the neighboring property.

The development will adhere to the current zoning code regulations except as modified in this PUD. This PUD pertains to zoning ordinance regulations only. The development will follow the adopted fire and building codes at the time of permitting. Any required variances to the subdivision ordinance or engineering design criteria will be processed through the City of Broken Arrow engineering variance process.

## **II. Statistical Summary**

- Total Project Area – 10.88 acres.
- Max. Number of Dwelling Units – 95 units (82 shown in the conceptual plan).
- Max. Project Density – 8.73 units / acre (7.54 units / acre shown in the conceptual plan).

## **III. Development Standards – Single Family Detached:**

- Min. Lot Area – 1,690 sf.
- Min. Lot Frontage – 30ft.
- Max. Lot Coverage – 95%.
- Front Setback – 3ft.
- Side Setback – 3ft.
- Rear Setback – 2ft.
- Max. Height – 3 stories / 50ft (measured to the roof peak).
- Parking (per unit) – 2 spaces.

## **IV. Development Standards – Single-Family Attached:**

- Min. Lot Area – 1,300 sf.
- Min. Lot Frontage – 20ft.
- Max. Lot Coverage – 95%.
- Front Setback – 3ft.
- Side Setback – 0ft on attached side(s); 3ft on unattached side(s).
- Rear Setback – 2ft.
- Max. Height – 3 stories / 50ft (measured to the roof peak).
- Parking (per unit) – 2 spaces.

## **V. Development Standards – Duplex (Side by Side):**

- Min. Lot Area – 2,680 sf.
- Min. Lot Frontage – 40ft.
- Max. Lot Coverage – 95%.
- Front Setback – 3ft.
- Side Setback – 3ft.
- Rear Setback – 2ft.
- Max. Height – 3 stories / 50ft (measured to the roof peak).
- Parking (per unit) – 1 space.

## **VI. Development Standards – Cottage Court:**

- Description: This building form consists of a series of small, single-family detached and duplex structures, providing multiple units arranged around a common courtyard on one or multiple lots, which is oriented perpendicular to the street. The common courtyard provides usable, shared open space in lieu of a private rear yard and becomes an important community element. This building form is sized to fit within single-family and medium density neighborhoods. The Cottage Court building form enables appropriately scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Parking in Cottage Court developments can occur in many fashions: as attached or detached garages tied to individual homes, as attached carports, within detached communal garages, or within scattered surface parking lots. Courtyards can also be jointly owned by the community or partitioned to individual owners.
- Additional Conditions:
  - This building form may be built on a corner lot so long as building frontage is provided along both public streets.
  - There must be a minimum of 3 units and a maximum of 9 units in a cottage court building form.
  - Where a cottage court lot is subdivided into more than one parcel, the dimensional standards, both of the collective lot area of all parcels as well as of the individual parcels, shall conform as described below.
- Permitted residential unit types within cottage court:
  - Single-Family Detached
  - Single-Family Attached
  - Duplex

- **Collective Lot Area:**
  - Min. Lot Area of the collective lots – 10,000 sf.
  - Min. Lot Frontage of the collective lots – 50ft.
  - Max. Lot Coverage – 80%.
  - Front Setback – 3ft.
  - Side Setback – 3ft for Detached Buildings; 0ft for Attached Buildings.
  - Rear Setback – 2ft.
  - Min. Space between Detached Buildings – 6ft.
  - Max. Height – 3 stories / 50ft.
  - Parking (per unit) – 1 space.
- **Individual Parcels (when cottage court lot is subdivided into individual parcels):**
  - Min. Lot Area – 1,200 sf.
  - Min. Lot Frontage – 25ft. This frontage can be onto public ROW or onto a shared courtyard space
  - Max. Lot Coverage – 95%.
  - Front Setback – 3ft.
  - Side Setback – 3ft for Detached Buildings; 0ft for Attached Buildings.
  - Rear Setback – 2ft.
  - Min. Space between Detached Buildings – 6ft.
  - Max. Height – 3 stories / 50ft.

## **VII. Development Standards – Live/Work Attached:**

- **Description:** This building form facilitates both small-scale commercial uses and residential uses within one structure mixed vertically and/or horizontally. Its scale and intensity are limited to facilitate a neighborhood-compatible mixed-use building that transitions appropriately to areas of strictly residential character. Parking for residential units is provided on site, while parking for small-scale commercial uses is provided with on-street parking adjacent to the site.
- Permitted only in Development Area A as shown on Exhibit D

- Permitted Uses:
  - Dwelling, single-family attached
  - Government administration and civic buildings
  - Municipal or community recreation center
  - Places of assembly
  - Public safety facility
  - Art gallery or museum, public
  - Library, public
  - Medical office, or clinic
  - Broadcasting or recording studio, (no tower)
  - Animal pet shop, retail
  - Veterinary clinic/animal hospital
  - Financial institution, without drive-thru
  - Bar
  - Catering service
  - Restaurant, without drive-thru
  - Micro food and beverage production
  - Office, business or professional
  - Art gallery or museum, private
  - Fitness and recreational sports center
  - General indoor recreation
  - Dry cleaning and laundry service
  - General personal services
  - Instructional services
  - Alcoholic beverages, retail sales
  - Retail general
  - Short-Term Rental Type 1, 2 & 3
  
- Max. Commercial Use Building Area – 1<sup>st</sup> Floor & Rooftop Patio Space
- Min. Lot Area – 1,300 sf.
- Min. Lot Frontage – 20ft.
- Max. Lot Coverage – 100%.
- Front Setback – 3ft.
- Side Setback – 0ft.
- Rear Setback – 2ft.
- Max. Height – 4 stories / 60ft.
- Parking (per residential unit) – 2 spaces.

## **VIII. Perimeter Landscape Buffer**

- 30' Landscape Buffer around the perimeter of the property adjacent to existing residential developments (east and south side).
- 5' Landscape Edge around the perimeter of the property adjacent to existing residential developments (east and south side). The Landscape Edge may overlap the Landscape Buffer.
- Alleyways, residential driveways, and recreational structures maintained by the HOA are permitted in the Landscape Buffer but not the Landscape Edge.
- No Landscape Buffer or Landscape Edge required along the detention pond and vacant property (west and north side).
- 1 tree per 50 linear foot of landscape edge adjacent to existing residential developments (east and south side).

## **IX. Landscaping**

- Required open space may be provided on the lot containing the dwelling unit(s) and in common areas.

## **X. Fencing**

- 6' opaque fence required adjacent to existing residential developments (east and south side).

## **XI. Restricted Uses**

- Medical Marijuana Sales are not permitted within the development site.
- Pickleball Courts are not permitted within the 30ft landscape buffer on the east and south sides of the property as well as within Development Area B as shown on Exhibit D.

## **XII. Public Streets**

This section is for informational purposes only. An Engineering Design Criteria Variance is required for modifications to standard public street sections.

- Min. ROW width – 50ft.
- Drive lane width:
  - Standard – 10ft.
  - With center median – 12ft.
- On-street parallel parking width – 8ft.
- Planter strip width (minimum) – 4ft.
  - 1 tree per 50 linear feet of roadway required on at least one side of the right-of-way.

- Sidewalks
  - Width (minimum) – 4ft
  - Sidewalks only required along public street Right-of-Ways with dwelling unit frontage.
  - Sidewalks will not be required in the Right-of-Way along the city detention facility west of the property.
  - Sidewalks within the specified reserve areas and cottage courts will be installed by the developer and owned and maintained by the HOA. HOA Covenants will identify these sidewalks as available for public use.

### **XIII. Private Alleys**

- All alleys will be installed by the developer and owned and maintained by the HOA.
- All alleys will be placed in a reserve area.

### **XIV. Access**

- A new commercial street along the west portion of the development will connect to the northern boundary of the site.
- The connection of the commercial street at the northern boundary will occur at a minimum of 150ft from the western boundary line of the property.
- Commercial through traffic will be allowed along the proposed commercial street on the west side of the development even if there are residential uses along this street.
- The connection to North Circle Drive will be allowed to be gated through a variance to the subdivision regulations.
- If required, a proposed emergency access connection to Ash Avenue will be made and will be allowed to be gated.

### **XV. Platting and Easements**

- The master plan will be platted in a single phase based on the final design of the plan. The lots will be laid out to meet the standards above. This project will go through the necessary City of Broken Arrow platting procedures and be recorded with Tulsa County.
- Any easements necessary for public utilities such as water, sanitary sewer, and storm sewer, shall be coordinated the City of Broken Arrow Engineering Department.

### **XVI. Offsite Detention Pond Area**

- The developer is working with the city to enhance the landscaping and add walking trails around the existing city owned and operated detention pond west adjacent to the project site. These improvements will be open for public use and act as an amenity to Ven and surrounding subdivisions. This PUD does not restrict or enforce the requirements of these improvements. A separate license agreement will be required, and such developer requirements will be outlined in that document.

## EXHIBIT A

For APN/Parcel ID(s): 98402-84-02-02140 and 98402-84-02-31870

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A tract of land in the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Two (2), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, City of Broken Arrow,, Tulsa County, State of Oklahoma according to the U.S. Government Survey thereof, said tract being described as follows:

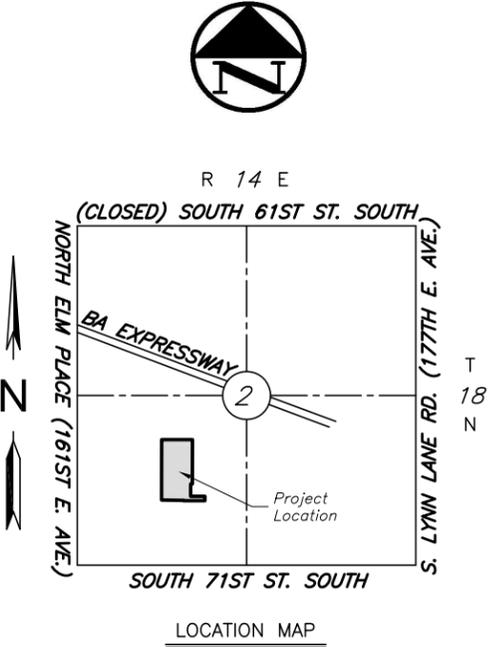
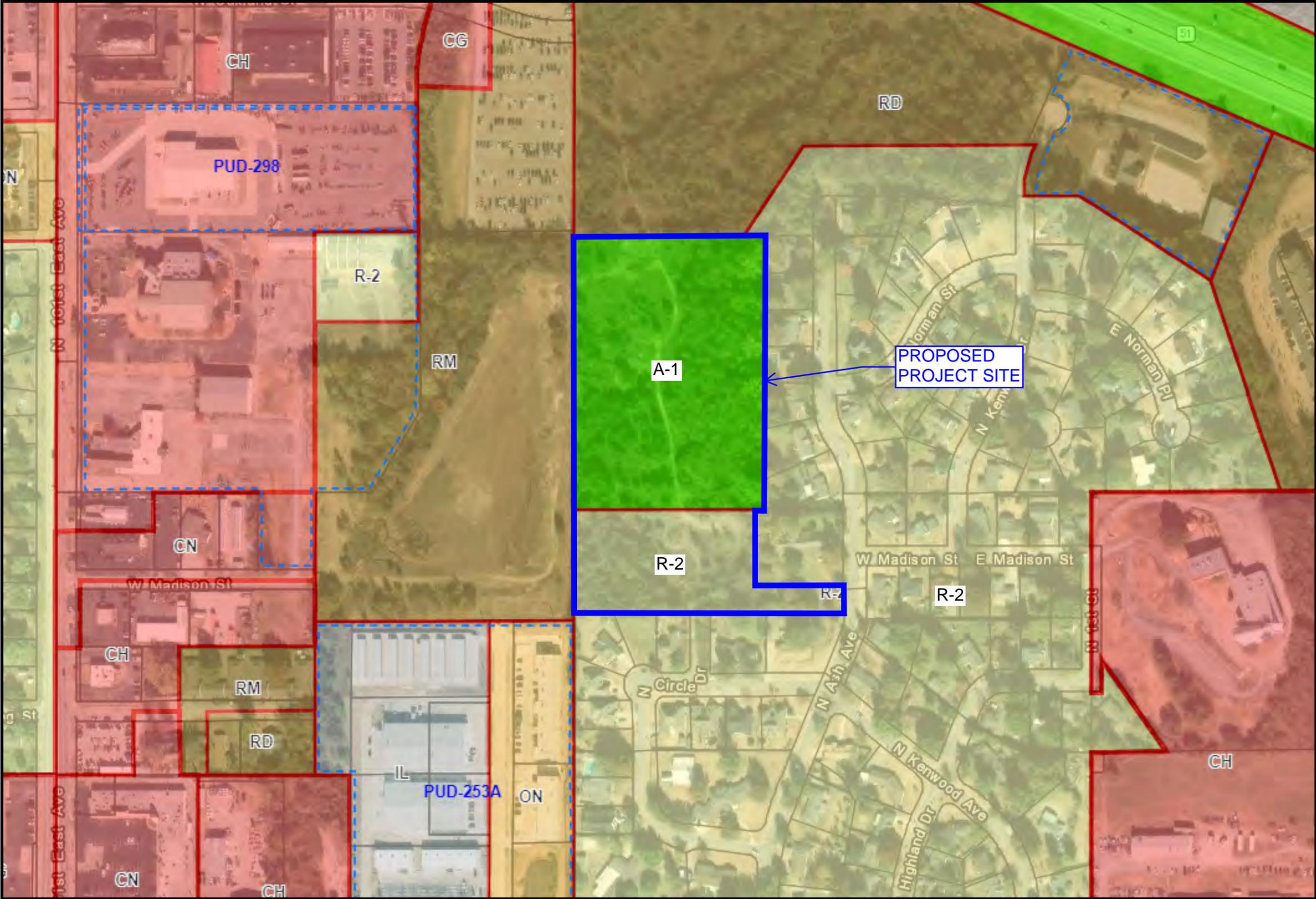
Beginning at a point on the West line of said NW/4 of the SE/4 of the SW/4 1011.61 feet North of the Southwest corner of the SE/4 of the SW/4; thence **North 01°17'14" West along the West line of said NW/4 of the SE/4 of the SW/4 for 263.27 feet; thence North 88°32'09" East parallel with the South line of the SW/4 for 459.42 feet; thence South 01°17'14" East for 193.27 feet; thence North 88°32'09" East for 225.38 feet to a point on the West Right-of-Way of North Ash Street; thence South 01°17'14" East along said Right-of-Way for 70.00 feet; thence South 88°32'09" West parallel with the South line of the SW/4 for 684.80 feet to the Point of Beginning.**

AND

A tract of land in the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section Two (2), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, City of Broken Arrow,, Tulsa County, State of Oklahoma according to the U.S. Government Survey thereof, said tract being described as follows:

Commencing at a point on the West line of said NW/4 of the SE/4 of the SW/4 1011.61 feet North of **the Southwest corner of the SE/4 of the SW/4; thence North 01°17'14" West along the West line of said NW/4 of the SE/4 of the SW/4 for 263.27 feet to the Point of Beginning; thence continuing North 01°17'14" West for 696.73 feet; thence North 88°32'09" East for 485.00 feet to the Northwest corner of Lot One (1), Block Four (4), KENWOOD HILLS SECOND, an Addition to the City of Broken Arrow; thence South 01°17'14" East for 696.73 feet to the Southwest corner of Lot Seven (7), Block Four (4), KENWOOD HILLS SECOND; thence South 88°32'09" West for 485.00 feet to the Point of Beginning.**

# EXHIBIT B

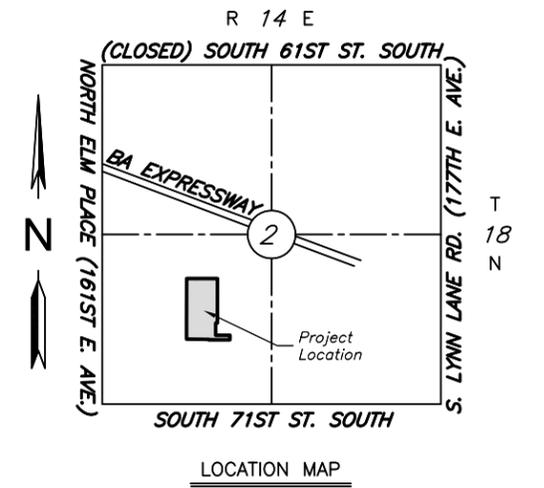
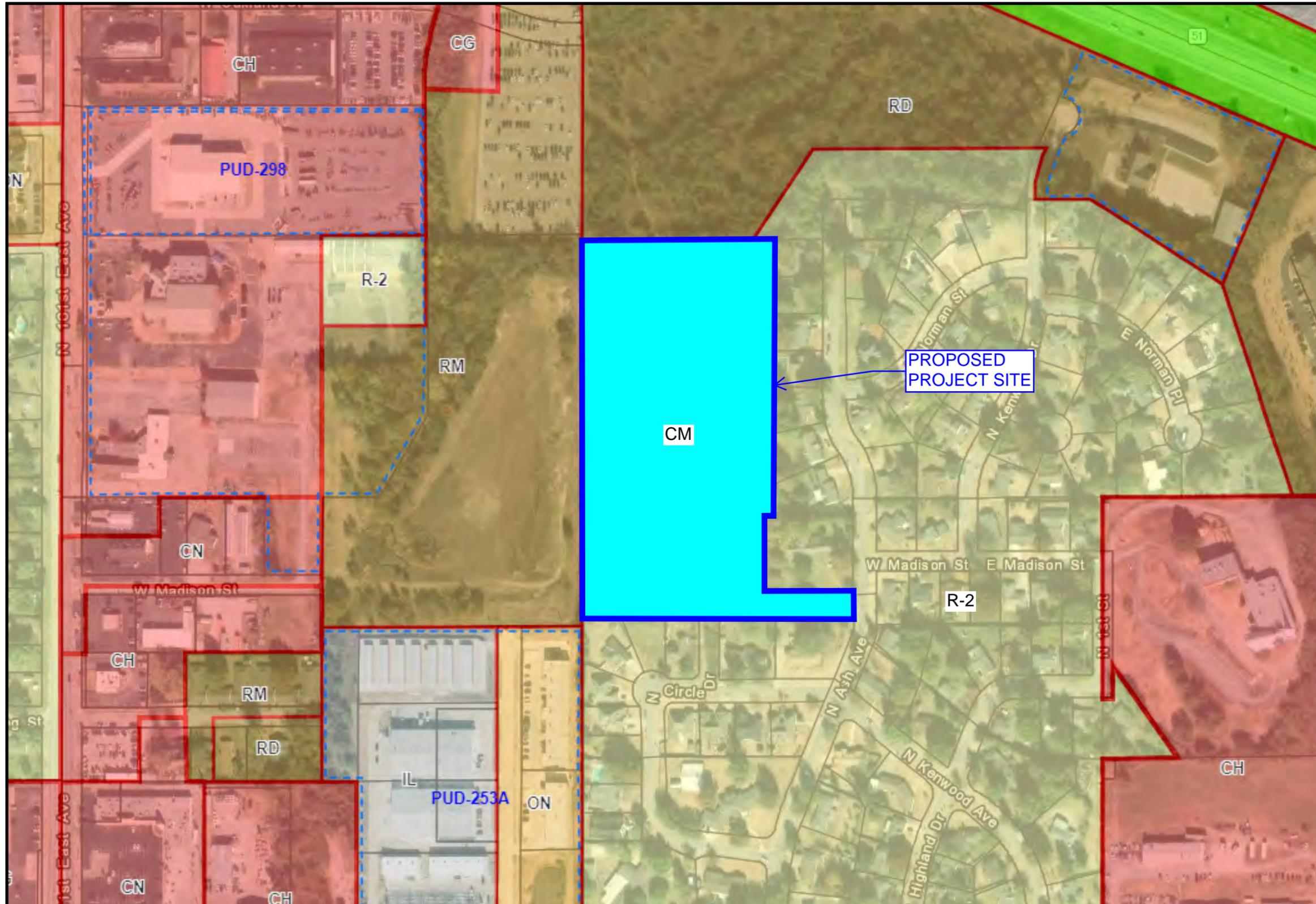


**Westwood** 110 S. HARTFORD AVE., STE. 2572  
TULSA, OK 74120  
817.412.7155

### EXISTING ZONING MAP

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
---	HPB	JULY 2024	N.T.S.	---	---	<b>B</b>

# EXHIBIT C



**Westwood** 110 S. HARTFORD AVE., STE. 2572  
TULSA, OK 74120  
817.412.7155

## PROPOSED ZONING MAP

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
---	HPB	JULY 2024	N.T.S.	---	---	<b>C</b>

# EXHIBIT D

LEGEND	
	Cottage Court 24
	Side-by-Side Duplex 18
	Live / Work 10
	Attached House (Townhouse) 0
	Detached House 30
	Community Buildings --
<hr/>	
TOTAL Units	82



# EXHIBIT E

## LEGEND

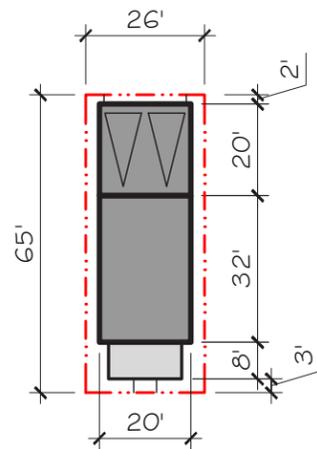
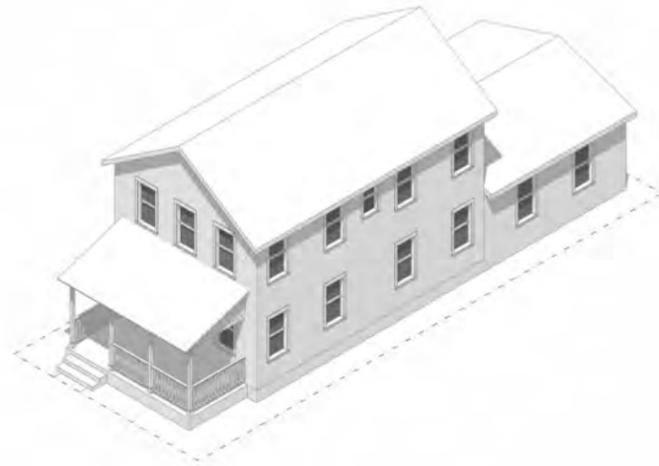
	Cottage Court	24
	Side-by-Side Duplex	18
	Live / Work	10
	Attached House (Townhouse)	0
	Detached House	30
	Community Buildings	--
<hr/>		
TOTAL Units		82





# EXHIBIT G

## SINGLE-FAMILY DETACHED



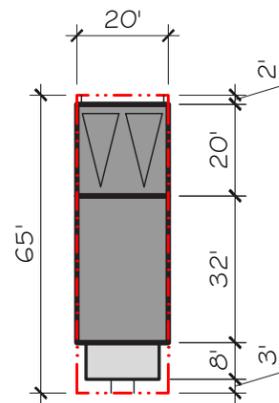
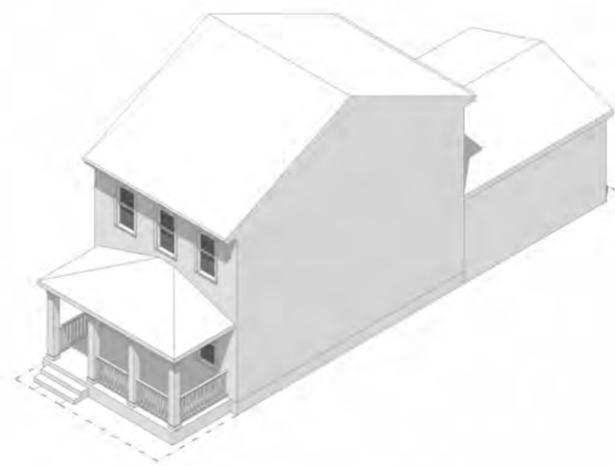
PUD Code Minimum

### Single-Family Detached

Unit Configuration	2- to 4-Bed
Unit Area (gross)*	1,280 ft <sup>2</sup> +
Building Height	2-3 story
Lot Width (min.)	26'
Lot Area (min.)	1,690 ft <sup>2</sup>

\*not including garage

## SINGLE-FAMILY ATTACHED



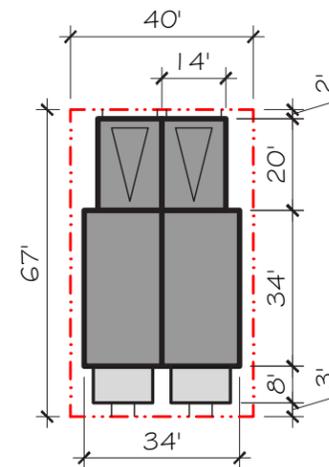
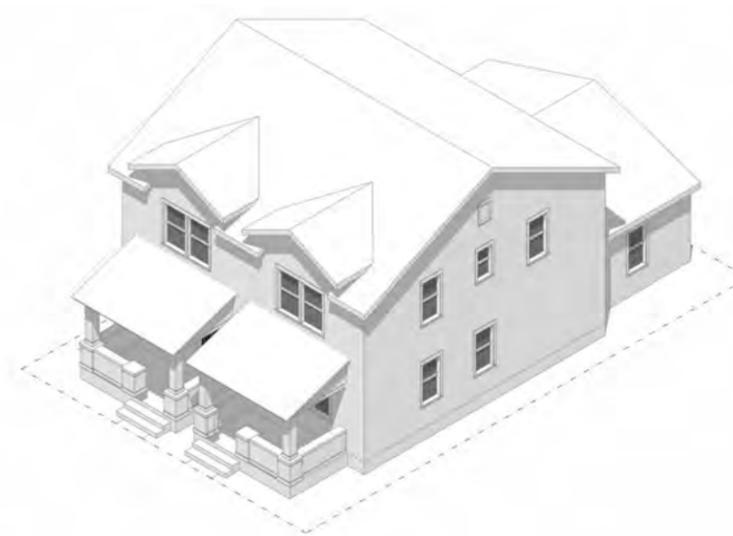
PUD Code Minimum

### Single-Family Attached

Unit Configuration	2- to 4-bed
Unit Area (gross)*	1,280 ft <sup>2</sup> +
Building Height	2-3 story
Lot Width (min.)	20'
Lot Area (min.)	1,300 ft <sup>2</sup>

\*not including garage

## DUPLEX (SIDE-BY-SIDE)



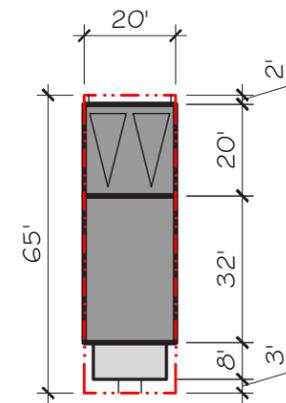
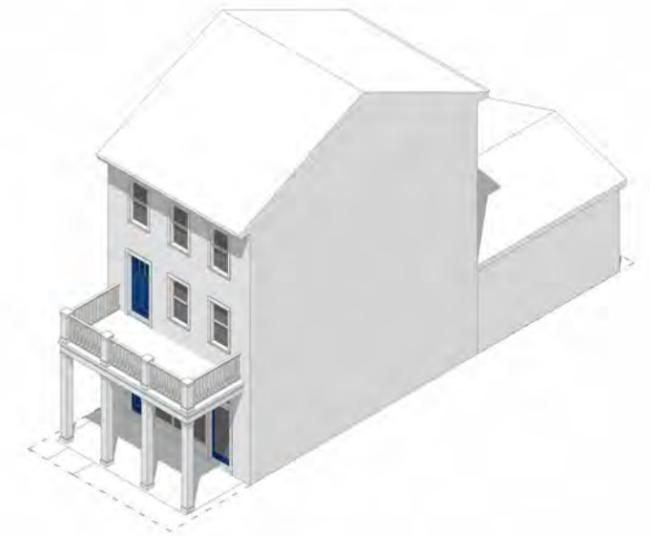
PUD Code Minimum

### Side-by-Side Duplex (per unit)

Unit Configuration	2- to 4-bed
Unit Area (gross)*	1,156 ft <sup>2</sup> +
Building Height	2-3 story
Lot Width (min.)	40'
Lot Area (min.)	2,680 ft <sup>2</sup>

\*not including garage

## LIVE / WORK



PUD Code Minimum

### Live / Work

Unit Configuration	2- to 4-bed above com.
Com. Unit Area (gross)*	640 ft <sup>2</sup> +
Res. Unit Area (gross)*	1,280 ft <sup>2</sup> +
Building Height	3-4 story
Lot Width (min.)	20'
Lot Area (min.)	1,300 ft <sup>2</sup>

\*not including garage