

# **Centennial Crossing**

## **Planned Unit Development #266**

### **(BAZ-1986)**

**Prepared**  
**August 7, 2017**

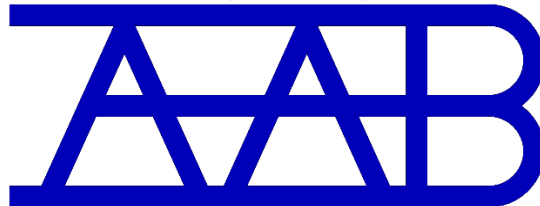
### **Location**

**A Tract of land located in the South Half Northwest Quarter (S/2, NW/4) of Section Thirty Five (35), Township Nineteen(19) North, Range Fourteen(14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma. This PUD contains 19.64 +/- Acres.**

### **Owner**

**Brown and Perkins, LLC**  
**2223 E. Skelly Dr. #10**  
**Broken Arrow, OK 74105**

**Prepared By:**  
**AAB Engineering, LLC**



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## Development Concept

PUD #266, Centennial Crossing, is a 19.64 acre development located east of Elm Avenue and south of Omaha Street. The property is abutted on the north by Centennial Middle School and unplatted land, on the east by Country Lane Estates III and the south by Crown Village at Elm Ridge Apartments and unplatted property. The western boundary fronts Elm Avenue as it detours from the section line due to the terrain in the area. This PUD is presented along with a rezoning application of the property from A-1 to RM (BAZ-1986). See Exhibits B & C for the surrounding areas and zoning maps affecting the property.

The project proposes a maximum of 320 dwelling units divided between two separate developments. The western development (Development Area A) is expected to be developed as a traditional apartment concept containing no more than 285 units. The eastern development (Development Area B) is expected to develop as a smaller scale multi-family product with a character more consistent with a townhome/condominium project. The architectural standards set out in this PUD maximize the visual interest and character of the project as it is seen from the surrounding street right of way by increasing the masonry standards for exterior facing elements and the perimeter landscaping. See Exhibit D for the conceptual development plan of the property.

A boulevard style street will be constructed that connects Elm Avenue to East Indianapolis Street within Country Lane Estates III. This street will provide access to both development areas but also accommodate school traffic from the middle school. Initially this street will be stubbed to the east with a temporary turn around constructed until such time as the remaining property immediately west of County Lane Estates III is developed.

## Development Standards

### Development Area A

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.
Net Land Area:	16.36 acres
Maximum Number of Dwelling Units	285
Minimum Livability Open Space per Unit	1,200 square feet
Maximum Building Height	3 stories in height except buildings located within 100' of the north, east, and west boundaries shall be limited to 2 stories.



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	20 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 within 150' of the north or west boundary of the Development Area shall have a minimum masonry finish of not less than 65% of brick or masonry rock for perimeter facing walls. All other walls shall be constructed of not less than 25% of brick or masonry rock. All percentage measurements are excluding windows and doors.

**Site Design Requirements**

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

**Development Area B**

Development Area B shall 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.
Net Land Area:	3.28 acres
Maximum Number of Dwelling Units	35
Minimum Livability Open Space per Unit	1,200 square feet
Maximum Building Height	3 stories in height except buildings located within 100' of the east boundary shall be limited to 2 stories.
Minimum Building Setbacks	
From ROW with No Parking	35 feet
From ROW with Parking	75 feet
Other Boundaries	25 feet
Maximum Building Length	160 feet
Minimum Separation between Buildings	20 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 within 100' of the west boundary or 50' of the north boundary of the Development Area shall have a minimum masonry finish of not less than 65% of brick or masonry rock for perimeter facing walls. All other exterior walls shall be constructed of not less than 25% of brick or masonry rock. All percentage measurements are excluding windows and doors.

### Street Design and Access

Access to Development Area A will be via a single curb cut on Elm Avenue and the proposed road extension along the northern boundary. With the raised median restricting left turn movements and due to the limited frontage available along Elm Avenue a 250' minimum drive separation will not be required. The road extension along the northern property line will be constructed with a raised landscaped median between Elm Street and the drive connection to the school property. East of that connection the road will be constructed with a 30' wide paving section. The entire street shall be designed and constructed according to the City of Broken Arrow Engineering Design Criteria. Sidewalks will be constructed in accordance with City of Broken Arrow Subdivision Regulations. A sidewalk will be constructed by the developer along the north side of the proposed road extension where the extension directly abuts the Broken Arrow Public Schools property. This portion of the sidewalk will be constructed at the same time as the road extension.

### Utilities

The City of Broken Arrow will provide water, sanitary sewer, and storm sewer service to the property. A water system will be constructed with Development Area A that will connect to the 10" waterline along Elm Avenue to a proposed water extension along the Boulevard. Sanitary sewer will be extended from the existing line along the northern boundary throughout the development. A "regional" detention facility will be constructed at the northeast corner of the undeveloped land and extend onto the BA School property. This facility will accommodate the needs of the BA School property, the proposed multi-family developments, and the future single family residential tract. The attached exhibits E & F depict the conceptual improvements plan and the existing topography of the site, respectively.

Franchise utilities will also serve the project with communications, natural gas, and electricity. We anticipate underground services throughout the development.

### Landscape and Screening Standards

Landscaping and screening within the development shall meet the standards of the City of Broken Arrow Zoning Ordinance except that the required landscape edge along the southern boundary of Development Area A and the northern and eastern boundary of Development Area B shall be reduced from 35' to 25'. 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 breezeways. Landscape materials otherwise required at the islands shall be located throughout the project.

## Detailed Site Plan Review

No building permit shall be issued for any structure until a detailed site plan including landscaping and building elevations is submitted to and approved by the City of Broken Arrow as in conformance with the standards and development concept of this PUD.



# Exhibit A Legal Descriptions



**Legal Description**  
**(PUD AREA A)**

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 35; THENCE SOUTH 01°28'11" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) OF SECTION 35, A DISTANCE OF 1321.74 FEET; THENCE NORTH 88°40'47" EAST A DISTANCE OF 979.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ELM AVENUE AS DESCRIBED IN DOCUMENT #2009005742 AND THE POINT OF BEGINNING; THENCE NORTH 88°40'47" EAST ALONG A WESTERLY EXTENSION OF THE SOUTH LINE AND ALONG THE SOUTH LINE OF NORTH BROKEN ARROW MIDDLE SCHOOL, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA AND RECORDED AS PLAT #5592 A DISTANCE OF 1151.38 FEET; THENCE SOUTH 09°37'45" EAST A DISTANCE OF 619.12 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 01°49'27", A DISTANCE OF 15.92 FEET ALONG THE CURVE, AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 10°32'29" EAST AND A CHORD DISTANCE OF 15.92 FEET; THENCE SOUTH 52°29'41" WEST A DISTANCE OF 485.88 FEET TO A POINT ON THE EAST LINE OF CROWN VILLAGE AT ELM RIDGE, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA AND RECORDED AS PLAT #6489; THENCE NORTH 01°17'48" WEST ALONG AN EASTERLY LINE OF SAID CROWN VILLAGE AT ELM RIDGE A DISTANCE OF 182.37 FEET; THENCE SOUTH 88°43'04" WEST ALONG A NORTHERLY LINE OF SAID CROWN VILLAGE AT ELM RIDGE A DISTANCE OF 298.38 FEET; THENCE NORTH 01°17'16" WEST ALONG AN EASTERLY LINE OF SAID CROWN VILLAGE AT ELM RIDGE A DISTANCE OF 280.06 FEET; THENCE SOUTH 88°45'17" WEST ALONG A THE MOST NORTHERLY LINE OF SAID CROWN VILLAGE AT ELM RIDGE A DISTANCE 464.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY FOR SAID NORTH ELM AVENUE; THENCE NORTH 03°05'48" EAST A DISTANCE OF 0.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 31°03'54", A DISTANCE OF 466.28 FEET ALONG THE CURVE, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 12°26'11" WEST AND A CHORD DISTANCE OF 460.61 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 712,513.88 SQUARE FEET / 16.36 ACRES MORE OR LESS



**Legal Description**  
**(PUD AREA B)**

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 35; THENCE SOUTH 01°28'11" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) OF SECTION 35, A DISTANCE OF 1321.74 FEET; THENCE NORTH 88°40'47" EAST A DISTANCE OF 2131.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°40'47" EAST ALONG A WESTERLY EXTENSION OF THE SOUTH LINE AND ALONG THE SOUTH LINE OF NORTH BROKEN ARROW MIDDLE SCHOOL, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA AND RECORDED AS PLAT #5592 A DISTANCE OF 331.65 FEET; THENCE SOUTH 01°26'05" EAST A DISTANCE OF 268.16 FEET; THENCE SOUTH 27°39'51" WEST A DISTANCE OF 354.60 FEET; THENCE SOUTH 52°29'41" A DISTANCE OF 84.67 FEET; THENCE NORTH 11°27'12" WEST A DISTANCE OF 0.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 01°49'27", A DISTANCE OF 15.92 FEET ALONG THE CURVE, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 10°32'29" WEST AND A CHORD DISTANCE OF 15.92 FEET; THENCE NORTH 09°37'45" WEST A DISTANCE OF 619.12 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 142,873.08 SQUARE FEET / 3.28 ACRES MORE OR LESS

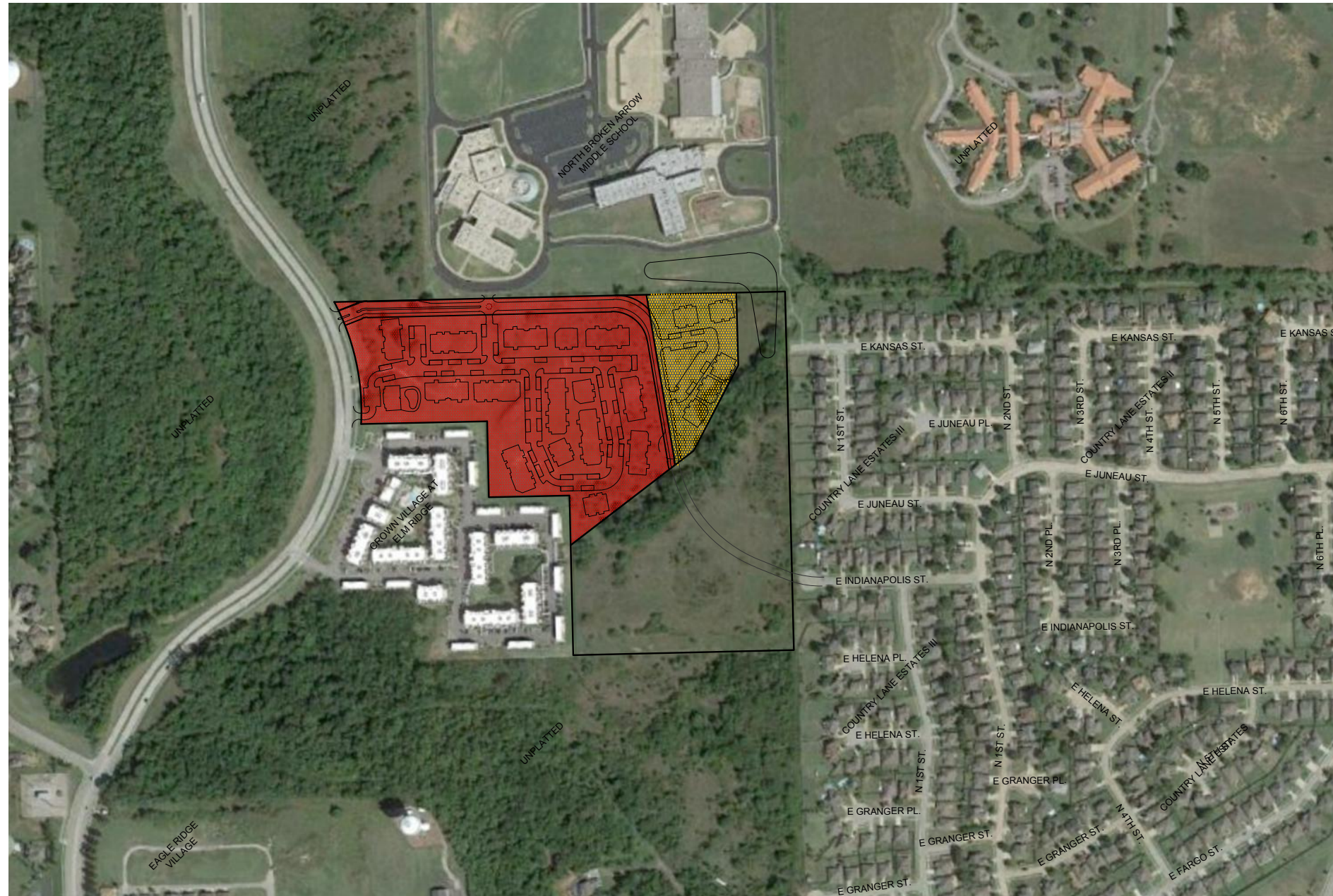
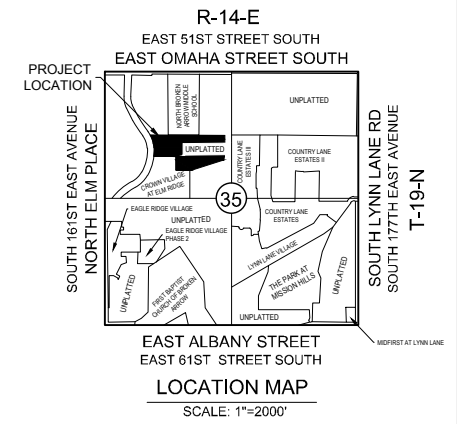
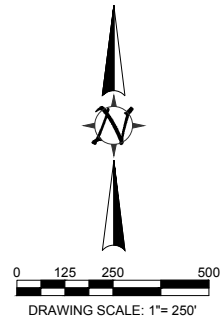




# Exhibit B

Surrounding Areas  
for

# Centennial Crossing



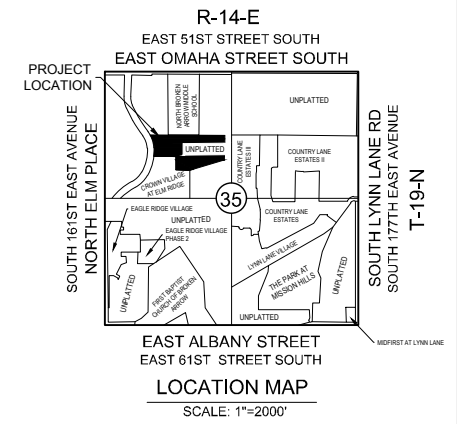
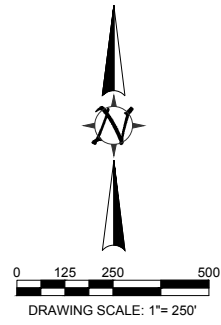
### LEGEND

- PROPOSED DEVELOPMENT A
- PROPOSED DEVELOPMENT B



# Exhibit C

Existing Zoning and Proposed Zoning  
for  
**Centennial Crossing**



- LEGEND**
- ZONED A1 (AGRICULTURE)
  - ZONED CG (COMMERCIAL)
  - ZONED R1 (RESIDENTIAL SINGLE FAMILY)
  - ZONED R3 (RESIDENTIAL SINGLE FAMILY)
  - ZONED RM (RESIDENTIAL MULTI FAMILY)
  - PUD 140
  - PUD 216A
  - PUD 128
  - PROPOSED DEVELOPMENT



AAB Engineering, LLC

# AAB

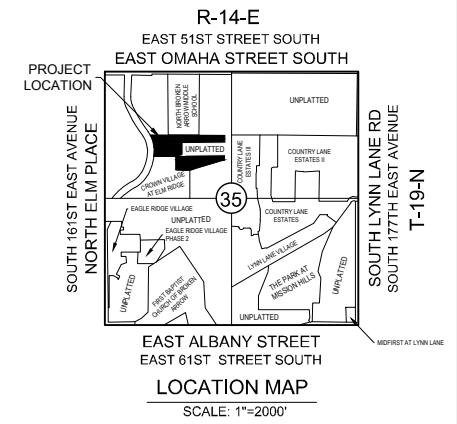
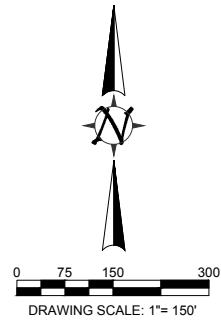
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# Exhibit D

Conceptual Site Plan  
for

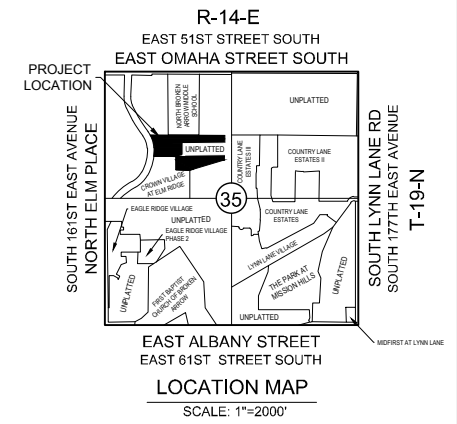
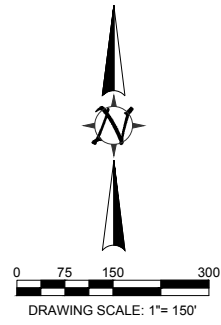
# Centennial Crossing



# Exhibit E

Existing Topos & Aerial  
for

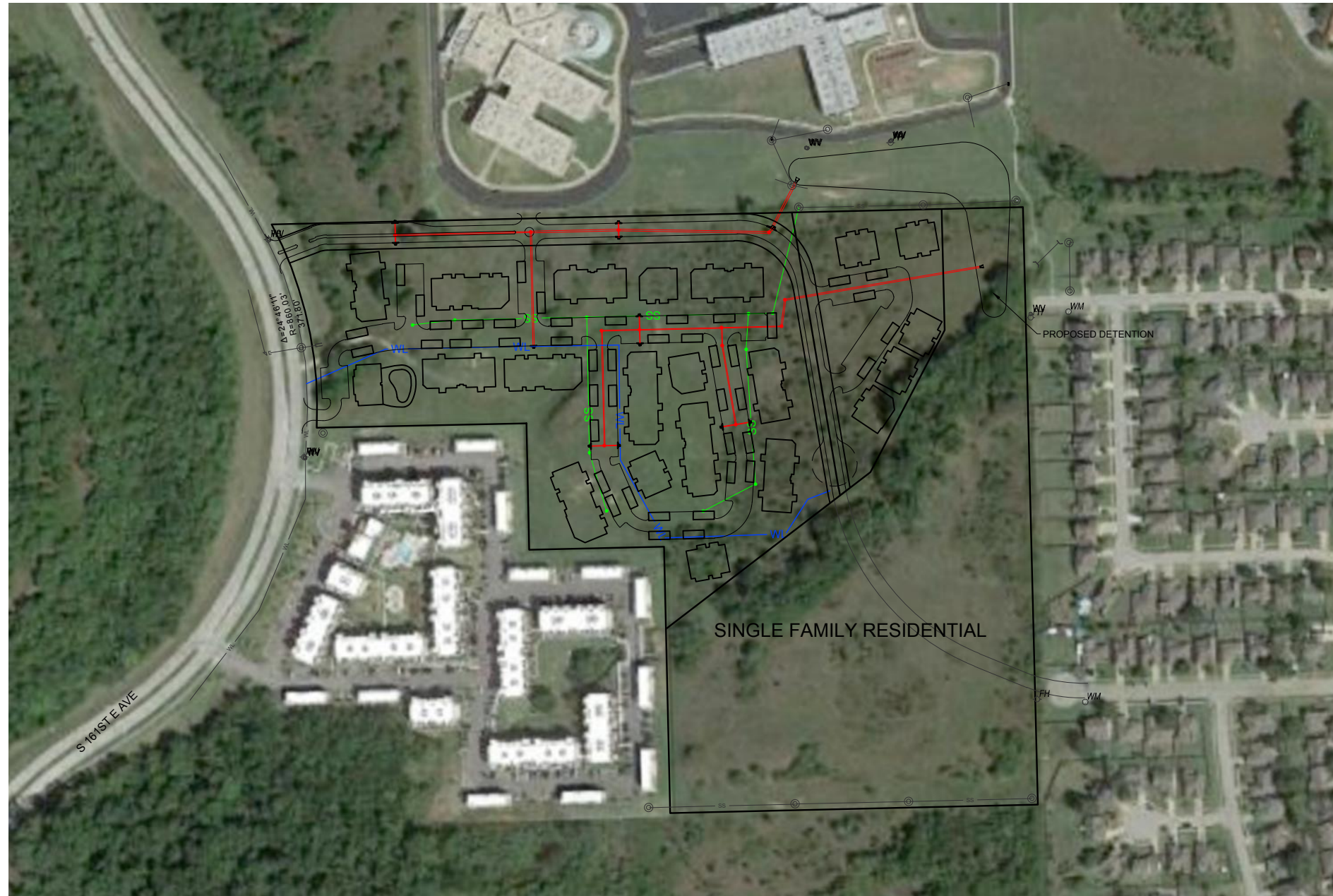
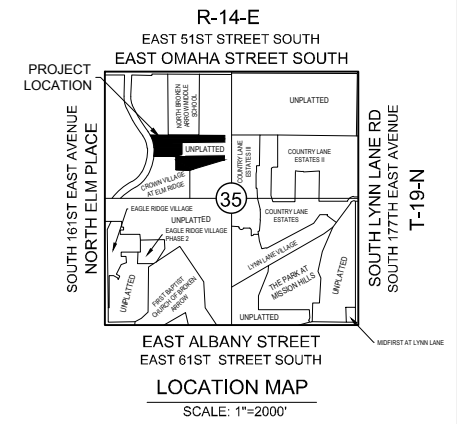
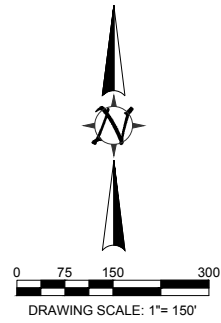
# Centennial Crossing



# Exhibit F

Conceptual Improvements  
for

# Centennial Crossing



**LEGEND**

- WL — PROPOSED WATERLINE
- SS — PROPOSED SANITARY SEWER
- — PROPOSED STORM SEWER



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