

# Chestnut Creek

Planned Unit Development No. 261

CITY OF BROKEN ARROW

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RECEIVED



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## TABLE OF CONTENTS

	<u>Page</u>
I. Development Concept .....	1
Exhibit A - Conceptual Site Plan	
Exhibit B - Development Area Plan	
Exhibit C - Existing Conditions Plan	
Exhibit D - Existing Zoning and Surrounding Land Use Plan	
II. Statistical Summary .....	2
III. Development Standards: Single-Family Attached and Detached Residential (Development Area 'A') .....	3
IV. Development Standards: Open Space (Development Area 'B') .....	3
V. Open Space .....	4
VI. Landscaping and Screening .....	4
VII. Site Plan Review .....	4
VIII. Platting .....	4
IX. Expected Schedule of Development .....	4

## **I. DEVELOPMENT CONCEPT**

Chestnut Creek is a proposed residential development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The site consists of 11.06 acres currently zoned A-1 and designated Level 2 on the Comprehensive Plan. Located on the north side of West Jasper Street, approximately a quarter of a mile west of South Aspen Avenue, the proposed development has approximately 330 linear feet of frontage on West Jasper Street. The site is bounded on the north by a developing residential subdivision, PUD 244 that has an underlying zoning of RS-2, to the south by West Jasper Street, to the west by Iron Horse Ranch, a residential subdivision and to the east by undeveloped A-1 zoned land and large lot single-family residential. The 100-year FEMA floodplain of Aspen Creek bisects the PUD east/west at roughly the midpoint of the site, then extends north along the east boundary line. Concurrently with the PUD application, a re-zoning application is being submitted to re-zone the site from A-1 to RS-2.

Chestnut Creek is being proposed as a single-family attached residential development with 45 ft. wide lots and a significant amount of open space. With the 100-year floodplain essentially cutting the site in half, and access to the north half of the PUD not being practical, more than half of the site will be left as open space area/Reserve Area. Maintenance of the open space/Reserve Area will be the responsibility of the Homeowners' Association that is to be established. There are two access points onto West Jasper Street, one from the centrally located public street and a second access point that is an Emergency Access, located at the southeast corner of the site.

**II. STATISTICAL SUMMARY -**

Total Project Area:	±11.06 Acres (Gross)
Maximum Number of Allowable Dwelling Units: - Based on proposed RS-2 zoning (4.47 DU/Acre)	49 DUs
Proposed Maximum Number of Dwelling Units	34 DUs*
Proposed Maximum Project Density:	3.07 DUs/Acre*
Proposed Minimum Open Space:	3.65 Acres/158,994 SF (33.3%)*

\* Exhibit 'A' - Conceptual Site Plan, shows less than proposed maximum number of DUs and project density and more than the proposed minimum open space.

**III. DEVELOPMENT STANDARDS - Single-Family Attached and Detached Residential (Development Area 'A') -**

Development Area 'A' shall be governed by the use and development regulations of the RS-2 District, except as hereinafter modified:

Permitted Uses:	Single-Family Attached and Detached Residential and Accessory Uses.
Maximum Number of Dwelling Units:	34 DUs
Minimum Lot Frontage:	40 feet at Building Line
Minimum Lot Area:	4,400 sf.
Maximum Building Height:	35 feet
Minimum Building Setbacks:	
Front	20 feet
Rear 10 feet	
Side (Single-Family Attached)	0 feet (Internal), 5 feet (End Unit)
Side (Single-Family Detached)	5 feet/5 feet or 0/10 feet
Minimum Building Separation (SFA End Units)	10 ft.
Side, Corner Lot	15 feet

**IV. DEVELOPMENT STANDARDS - Open Space (Development Area 'B') -**

Permitted Uses:	Open Space, Passive and Active Recreation.
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**V. OPEN SPACE -**

All open space shall be designated as reserve areas and maintenance as such shall be the responsibility of the Homeowners' Association.

**VI. LANDSCAPING AND SCREENING -**

Landscaping will be provided along West Jasper Street in accordance with Section 5.2 City of Broken Zoning Ordinance. In addition, a landscape reserve of at least 10 feet in width shall be provided along West Jasper Street. All open space/reserve areas shall be owned and maintained by the Homeowners' Association. Any landscape material that fails shall be replaced in accordance with the criteria contained in Section 5.2.B.4.d.ii of the Zoning Ordinance.

**VII. SITE PLAN REVIEW -**

For the purpose of site plan review of Chestnut Creek, the final subdivision plat shall serve as the required detail site plan.

**VIII. PLATTING -**

No building permit shall be issued until the planned unit development project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.

**IX. EXPECTED SCHEDULE OF DEVELOPMENT -**

Development of the project is expected to commence and be completed as market conditions permit.