

**REDBUD RANCH
AN AMENDMENT TO**

A

**BROKEN ARROW
PLANNED UNIT DEVELOPMENT**

**SCISSORTAIL CROSSING
PUD #273**

NOVEMBER 2018

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Outline Development Plan

Redbud Ranch (previously Scissortail Crossing) planned unit development (PUD) is filed under the Broken Arrow Zoning Ordinance. On December 5, 2017, the Broken Arrow City Council approved BAZ-1989 to change the zoning on the 7.42 acre portion of this development from A-RM to RM. BAZ-1989 was approved subject to the property being platted.

The existing PUD #273 in place for 11.07 acres, is known as Scissortail Crossing II. However, Case & Associates is under contract for the contiguous 7.42 acres to the South and therefore proposes to amend PUD#273 to include the additional total lot area, resulting in a total of 18.49 acres. This would allow an additional access point onto Albany (61st Street, relieving traffic from 193rd/County Line Road). Both tracts are zoned A-RM.

Legal Description

See attached exhibit.

Excellent access to the regional expressway system is provided by the Broken Arrow Expressway & Creek Turnpike. Local access is from South 193rd East Avenue (County Line Road) and East Albany Street (East 61st Street).

The REDBUD RANCH is a proposed multi-family project and is under contract to Case & Associates, a well-known developer of superior apartment dwelling designs. The property owner for abutting property the North (Case and Associates) is also the property owner association with this PUD application.

Development within this PUD will be separated from adjacent properties by the addition of additional screening fences along the property boundaries with the exception of the North property line. There is an existing wood fence on the North property line, which will remain. A new fence will be constructed on the west property line which will be an ornamental vinyl or ornamental metal fence (like the fence on the frontage of the neighboring property to the North) with limited masonry columns.

The REDBUD RANCH will provide a site for apartment living at densities not exceeding the density limits allowed under the Zoning Ordinance. The proven record of Case & Associates for quality developments, offers assurances for extraordinary projects beyond the requirements of the Zoning Ordinance.

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Development Standards

All provisions of the Broken Arrow Zoning Ordinance shall apply to this PUD except as modified by the Development Standards below.

Lot Area: 11.07 Acres & 7.42 Acres totaling 18.49 Acres 805,424 SF

Land Area:

Permitted Uses:

Uses permitted as a matter of right in the RM Residential Multifamily district and uses customarily accessory to permitted uses.

Maximum Number of Dwelling Units: 184 & 141 = 325

Maximum Building Height:

Multifamily Dwelling 3 story Bldgs.	45 FT to the highest roof ridgeline
Multifamily Garage/Dwelling 2 story Bldgs.	25 FT to the highest roof ridgeline
Multifamily Garage/Dwelling 3 story Bldgs.	45 FT to the highest roof ridgeline

Off-Street Parking:

1.75 off-street parking spaces for each Dwelling Unit.

Minimum Building Setbacks and Buffers: (based upon combined land area)

15 feet building setback/landscape buffer from the North property line
100 feet building setback from West property line along 193rd Street
35' landscaping buffer on the West property line along 193rd Street
35 feet building setback/landscape buffer from East property line
35 feet building setback/landscape buffer from the South property line with an exception for a portion of the access drive south of the clubhouse as illustrated on the site plan abutting "County Line Center Land".
100 feet building setback from South property line along Albany
35 feet landscaping buffer on South Property Line along Albany
35 feet landscaping buffer on West Property Line of the additional 7.42 acre site
Interior lot lines shall not be required to have a minimum setback distance.

Air conditioning condensing units shall be allowed to be located within a Building Setback or Landscape Buffer, provided that they are screened from a public right-of-way by landscaping materials.

Minimum Distance Between Buildings: 20 feet

Minimum Livability Open Space Per Dwelling Unit: 1200 SF
(open space not utilized for parking or drives)

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Building Location and Orientation

Section 5.5.C.I.b.IV, of the zoning ordinance that pertains to buildings being located on the same continuous line shall not apply along the east property line.

Development Standards

Landscaping and Screening:

Landscaping:

As required and regulated by Chapter 5, Section 5.2.B except Section 5.2.B.1.a.iv. is modified to reduce the number of trees required per dwelling unit from two trees to one tree provided each tree shall have a caliper of 3 inches (Zoning Ordinance requires 2 inch caliper) and shrubs are increased as follows:

- (a) 7.5 – 3 gallon shrubs are installed per dwelling unit (Zoning Ordinance requires 5 – 3 gallon shrubs – 50% increase); and
- (b) 5 – 1 gallon groundcover or flowering shrubs are installed per dwelling unit (Zoning Ordinance does not require any groundcover or flowering shrubs).

Landscape edge tree requirements per Chapter 5, Section 5.2.B.1.a.ii shall apply along the arterial street.

The landscape islands required by Section 5.2.B.1.c.ii.A shall be replaced by striped access aisles located next to walkways that are handicapped accessible and connect to all ground floor breezeways. Landscape materials otherwise required at the islands shall be located throughout the project.

The other provisions of Section 5.2.B shall remain in full force and effect.

Screening:

As required and regulated by Chapter 5, Sections 5.2.D and 5.2.E. An architectural open vinyl or ornamental metal fence with limited masonry columns and/or walls shall be provided along the west and south boundaries abutting 193rd and Albany St., except along the northernmost boundary. The maximum continuous segments of architectural open vinyl fence or ornamental metal fence shall be 50 feet abutting 193rd and abutting Albany.

Along all other property boundaries, except along the North boundary, an opaque fence of at least 6 feet in height shall be provided. The existing fence along the North property line will remain, except for where there are connecting points of access.

All bracing and metal posts shall be installed on the inside part of the fence along the east and south boundaries. The required screening fences shall be maintained by the owner of the lot on which located.

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Development Standards

Signs:

As permitted and regulated by Chapter 5, Section 5.7 Signs for Uses permitted in this PUD. Monument sign to be maximum of 64 square feet of sign surface area. All signs shall be located outside the public right-of-way and utility easement.

Lighting:

As permitted and regulated by Chapter 5, Section 5.6 Exterior Lighting for the uses permitted in this PUD.

Building Facades:

As required and regulated by Chapter 5, Section 5.5 Multi-family Residential Building Design Standards except:

1. The maximum length of any multi-family building shall be 220 feet, ~~Section 5.5.C.2.a~~ (revised 7-16-12);
2. The maximum length of a continuous multi-family roofline shall be 105 feet; and
3. Exterior building materials of the clubhouse, multi-family buildings, garages, and accessory buildings (excluding doors and windows) shall be at the minimum percentages (65%, 45%, 25%, or 0%) of brick/stone as reflected on the Site Plan & Building Elevations included in Exhibit C. ~~0% brick/stone facades are to be facing interior courtyards & will not be visible from outside the site.~~ (revised 7-16-12) The remainder of exterior building walls shall be constructed with cement fiber material.

Access:

There will be one point of access to 23rd Street and one point of access to Albany Street. In addition, there will be at least one point of emergency access to the abutting property to the North. A mutual access agreement between the two properties will be provided as part of the platting process. All gated access into the property from an abutting street shall meet the requirements of the Subdivision Regulations.

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Environmental Analysis

Topography:

Most of the REDBUD RANCH site slopes generally from east to west. However, the eastern most third slopes generally from west to east. There are two drainage areas that cross the site, one on the west, and one on the east with a ridge dividing the two drainage areas. All boundaries and topographic features are shown on Exhibit E, Site Map, Topography, Existing and Proposed Utilities.

Storm Water:

Storm water will be conveyed through the property in a series of storm sewers. It is anticipated that the project will pay a fee-in-lieu of detention. The property generally drains easterly and southerly.

The storm water drainage concept is shown on Exhibit D, Drainage.

Utilities:

Water:

There is an existing 12" water line on the east side of South 193rd East Avenue. Internal 6" and 8" water lines will be extended through the project as required for potable water and fire service. The water service concept layout is shown on Exhibit E. Water will be provided by Rural Water District #4.

Sanitary Sewer:

An existing 8" sanitary sewer is located on the North property line. The sanitary sewer will be a gravity system and no lift stations are proposed. The existing sewer along South 193rd East Avenue has adequate capacity for the project. Sanitary Sewer will be routed south, across Albany St. and tie to an existing sanitary sewer line east of the church.

Electric power, natural gas, telephone and cable television services are presently at the site and will be extended internally to serve the project.

The area zoning and land uses are shown on Exhibit F, Zoning Map.

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Platting

No building permit shall be granted for any lot or parcel within REDBUD RANCH until the property within REDBUD RANCH has been platted in accord with the requirements of the Broken Arrow Subdivision Code.

Site Plan Review

No building permit shall be issued for any building or sign to be constructed within REDBUD RANCH until a site plan and detail sign plan have been submitted to and approved by the City of Broken Arrow in accord with the approved planned unit development and the provisions of the Broken Arrow Zoning Code.

SCISSORTAIL
CROSSING

P.O.B.
TRACT 1

1"=200

Albany Street (East 61st Street South)

SOUTHWEST CORNER
SECTION 31, T19N, R15E
POINT OF BEGINNING

REDBUD RANCH
EXHIBIT A
MASTER DEVELOPMENT PLAN



1"=500'



*REDBUD RANCH
EXHIBIT B
AERIAL PHOTO*



- = 18,936 S.F.
- = 18,459 S.F.
- = 25,200 S.F.
- = 24,376 S.F.
- = 4,980 S.F.
- = 4,460 S.F.
- = 5,740 S.F.
- = 9,580 S.F.
- = 6,230 S.F.
- = 6,230 S.F.

124,191 S.F.

ARAGES)
2

S 00°20'24" E - 1270.37'

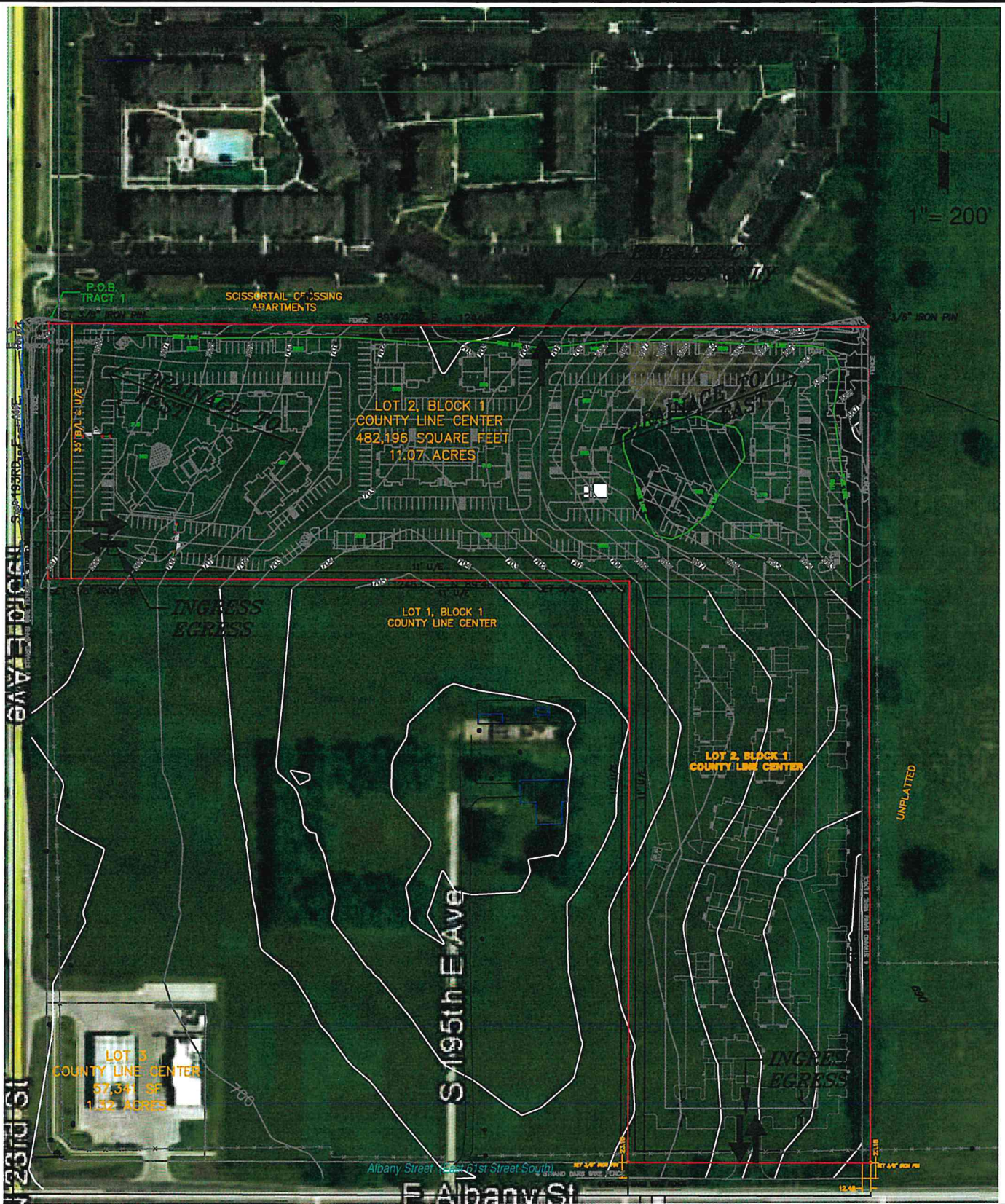
4 STRAND BARR WIRE FENCE

- 65%
- 45%
- 25%
- 0%

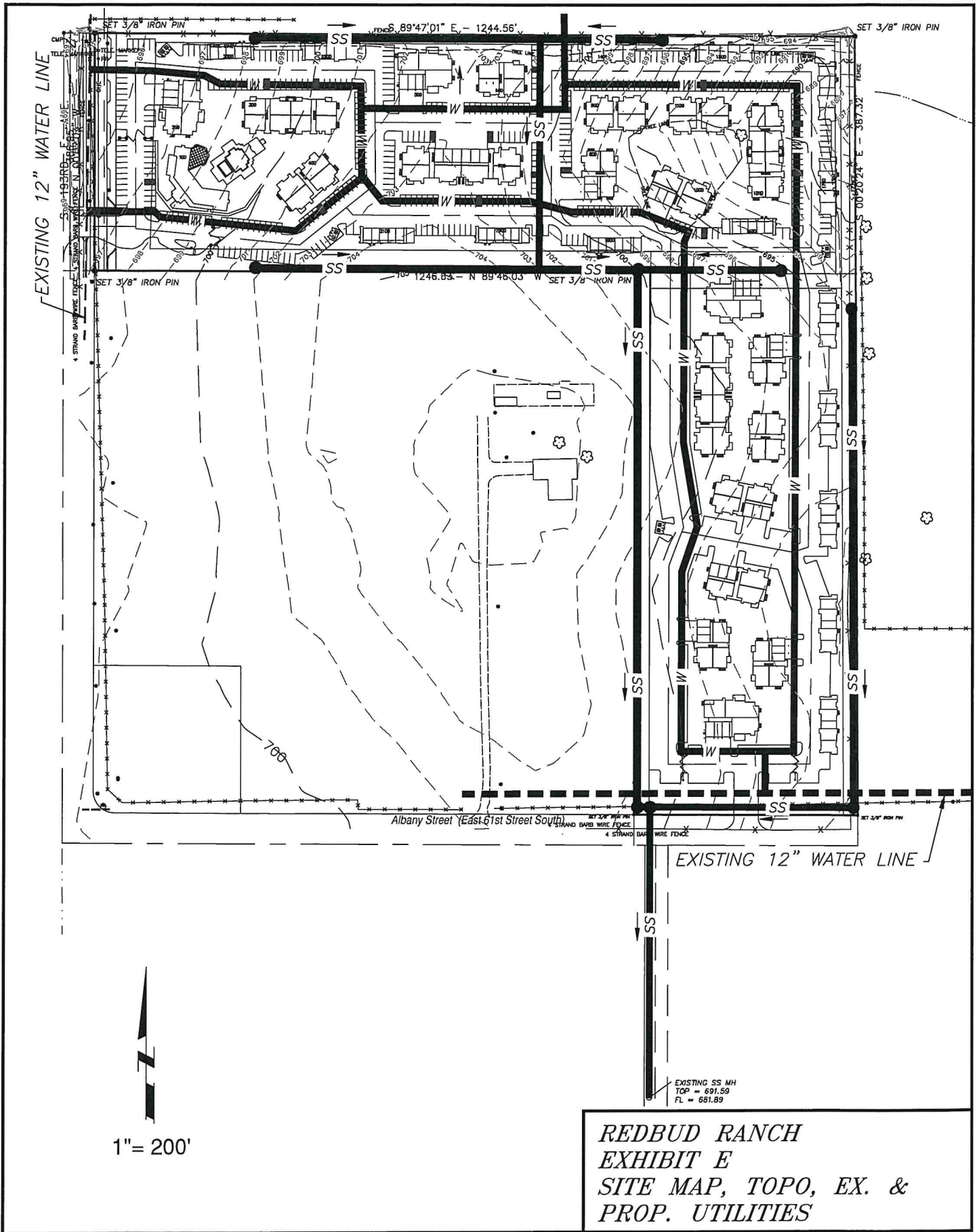
EXHIBIT "C" BUILDING FACADES

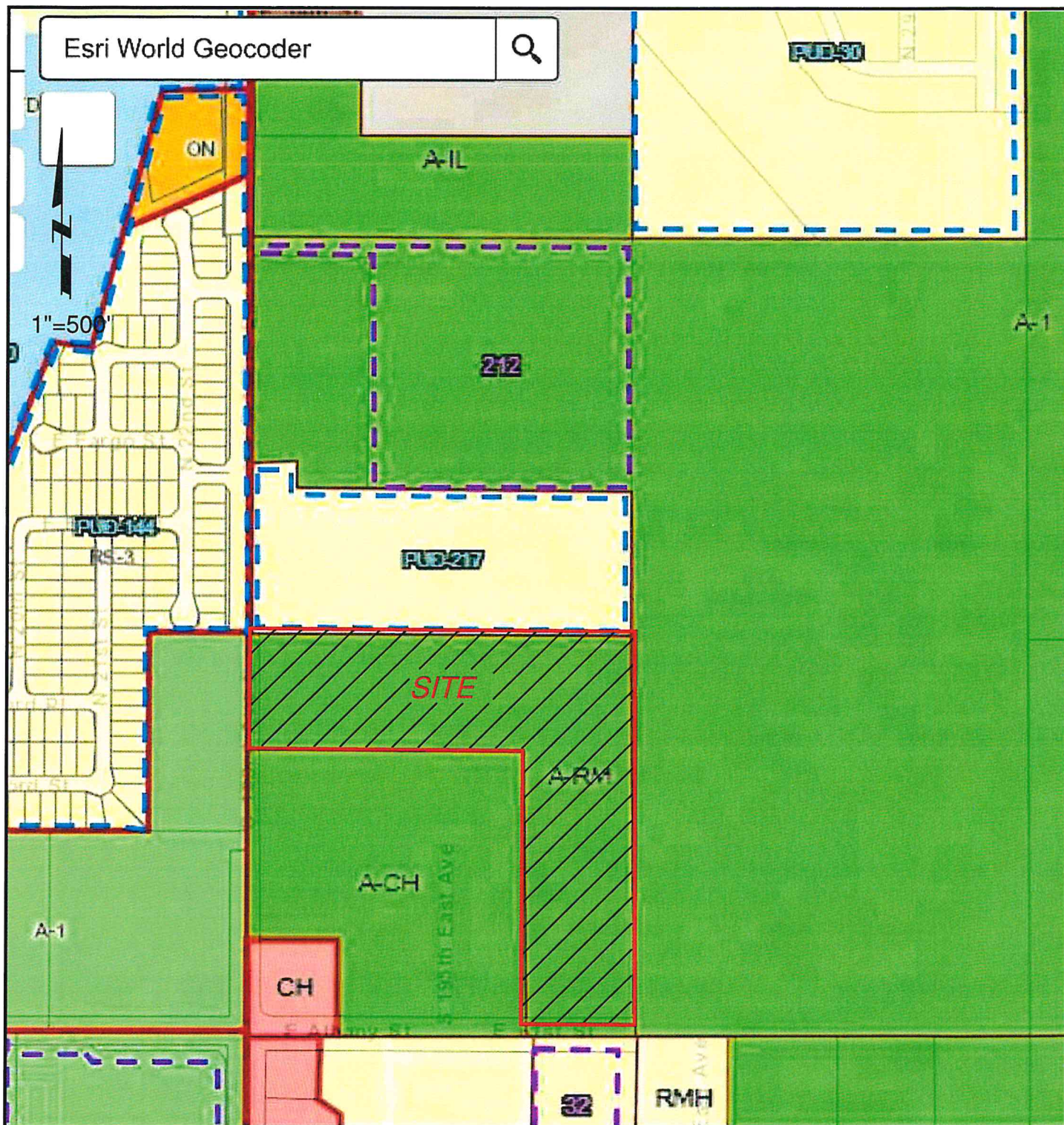
N 89°46'03" W
368.33'

50'



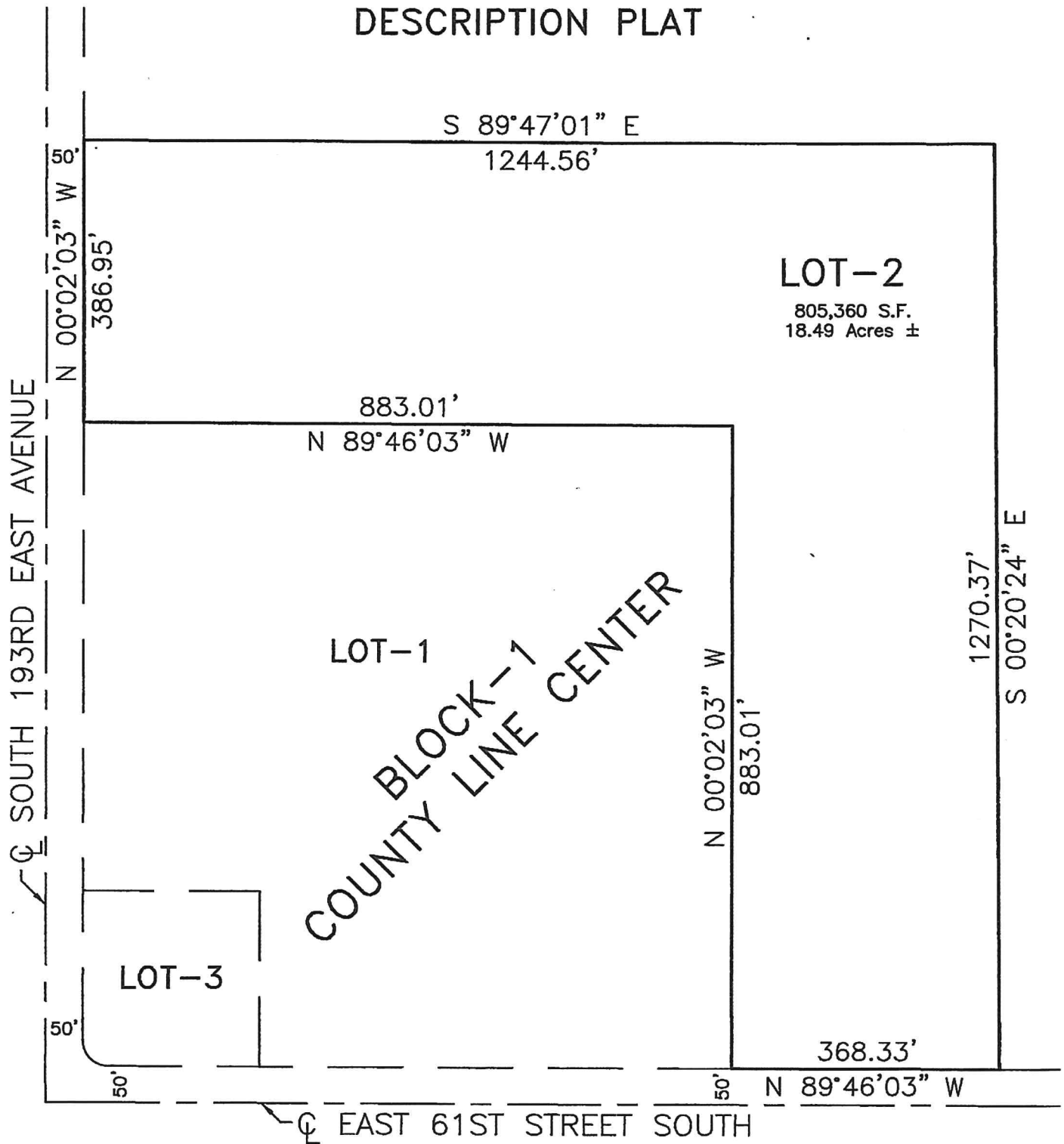
**REDBUD RANCH
EXHIBIT D
DRAINAGE AND CIRCULATION**





*REDBUD RANCH
EXHIBIT F
ZONING MAP*

DESCRIPTION PLAT



1"=200'

TUTTLE & ASSOCIATES, INC.

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Phone: (918) 663-5567

Date: 11/12/18

Drawn: RWT

Checked: JAT

Job Number: 5059-

Sheet 1 of 1