

RoCo Properties, LLC
PLANNED UNIT DEVELOPMENT NO. _____
(Draft)

Owner/Developer
RoCo Properties, LLC
8624 Harp Blvd.
Broken Arrow, OK 74014

Prepared: November 2016
Pittman Poe & Associates, inc.
1709 W. Granger Street
Broken Arrow, OK 74012

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I. DEVELOPMENT CONCEPT

The project site comprises 0.562 acres situated in the northwest quarter of Section 11, Township 18 North, Range 14 East, Tulsa County, and City of Broken Arrow, Oklahoma. The site is located in the Original Townsite of Broken Arrow at the intersection of North Cedar Avenue and West Elgin Street. The Owner, RoCo Properties, LLC, proposes to create a new PUD, based on the Existing PUD 241. The new PUD would create 7 individual lots with attached houses on them the intended purpose to be used as single-family, owner occupied units. The concept for this unit is shown on the Conceptual Site Plan Exhibit A, with individual lots label 1-7 on the Conceptual Site Plan. Public streets and public utilities are available to the site. There is an existing creek on the North and East sides of the property that meanders along the property line. The developer understands based on feedback from the city that special consideration will have to be given to how the property is improved to meet city standards for storm water management and not adversely effect the surrounding neighborhood.

II. ZONING

This property is currently zoned R3 and this underlying zoning will be change to DF (Downtown Fringe). The current Comprehensive Plan indicates this area as Level 2 – Urban Residential. The Comprehensive Plan will be revised to Level 3 – Transitional Area to allow for this zoning use.

III. DIMENSIONAL AND DENSITY STANDARDS

D. Bulk Area and Parking Requirements:

- 1). Minimum Lot Frontage: 0'
- 2). Minimum Lot Size: 2,300 SF.
- 3). Minimum Lot Coverage: 65%
- 3). Setbacks
 - Lot 1).
 - West Side Yard Setback: 10' from the ROW of Cedar Street
 - East Side Yard Setback: 0' to allow for attached single-family unit
 - North Rear Yard Setback: 12' from center line of private drive.
 - South Front Yard Setback: 4' from the ROW of Elgin*
 - Lot 2).
 - West Side Yard Setback: 0' to allow for attached single-family unit
 - East Side Yard Setback: 0' to allow for attached single-family unit
 - North Rear Yard Setback: 12' from center line of private drive.
 - South Front Yard Setback: 4' from the ROW of Elgin*
 - Lot 3).
 - West Side Yard Setback: 0' to allow for attached single-family unit
 - East Side Yard Setback: 0' to allow for attached single-family unit
 - North Rear Yard Setback: 12' from center line of private drive.
 - South Front Yard Setback: 4' from the ROW of Elgin*
 - Lot 4).
 - West Side Yard Setback: 0' to allow for attached single-family unit
 - East Side Yard Setback: 0' to allow for attached single-family unit
 - North Rear Yard Setback: 12' from center line of private drive.
 - South Front Yard Setback: 4' from the ROW of Elgin*
 - Lot 5).
 - West Side Yard Setback: 0' to allow for attached single-family unit
 - East Side Yard Setback: 20' to allow for utilities and creek mitigation
 - North Rear Yard Setback: 12' from center line of private drive.
 - South Front Yard Setback: 4' from the ROW of Elgin*
 - Lot 6).
 - West Side Yard Setback: 10' from the ROW of Cedar Street
 - East Side Yard Setback: 0' to allow for attached single-family unit
 - South Side Yard Setback: 16' from center-line of private drive
 - North Side Yard Setback: 10' from property line

Lot 7).

West Side Yard Setback: 0' to allow for attached single-family unit
East Side Yard Setback: 20' to allow for utilities and creek mitigation
South Side Yard Setback: 16' from center-line of private drive
North Side Yard Setback: 10' from property line

3). Building Height: 2 Stories or 35'

5). Parking Requirements: a minimum 1 car garage parking per unit.

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7). Lighting Requirements: Lighting shall be directed down and shielded from view of neighboring RS-3 district.

8). Building Exterior Materials: All building walls (excluding windows) will use durable materials such as masonry, stucco, stone or "Hardieplank" trim siding. Units shall vary in color and blend with the colors in use in surrounding neighborhood. Roofing materials shall be "Tamko Herritage" or equal.

9). Landscaped Standards: The Landscaped on each individual lot shall meet Section 5.2 of the City of Broken Arrow Zoning Code.

10). Signage: No development signage is anticipated.

11). Sidewalks: As required by the City of Broken Arrow Standards along Cedar Street and Elgin in the ROW area.

*0 feet if single-family attached unit with a minimum 4' porch

V. SITE PLAN REVIEW

Site Plan for the review for the development shall with the Broken Arrow Planning Commission prior to receiving a building permit for the first Unit.

VI. PLATTING REQUIREMENT

RoCo Properties, LLC is part of an existing platted area, upon approval of the Comprehensive Plan Revision and approval of the PUD the plat will be revised per the City of Broken Arrow's Standards.

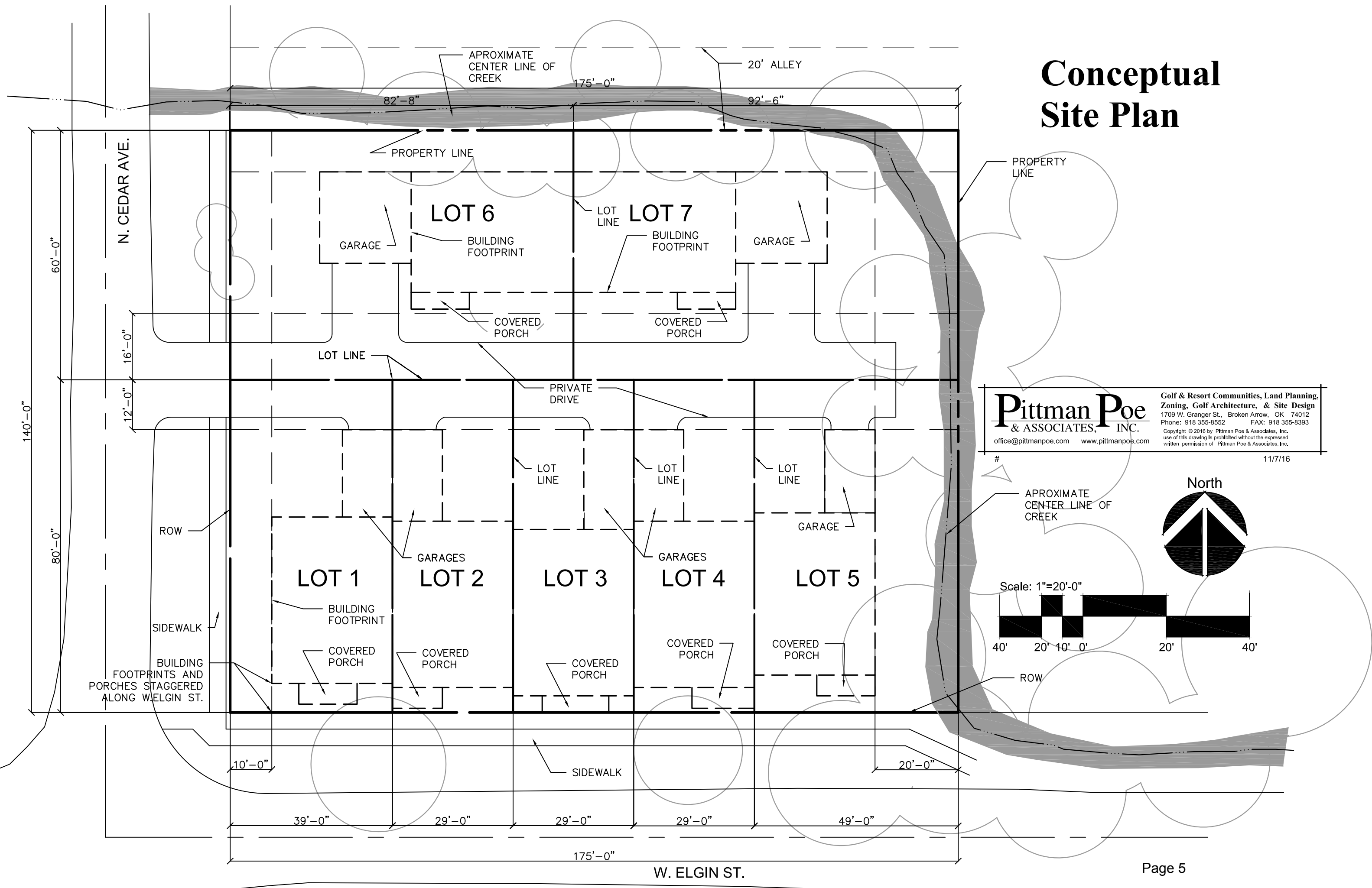
VII. EXPECTED SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence within 12 months of the filing of the approved Planned Unit Development and subsequent lot split.

VIII. LEGAL DESCRIPTION

Lots 13, 14, 15, 16, 17, 18 and 19, Block 12, *Original* Town of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded Plat No. B-2 thereof.

Conceptual Site Plan



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11/7/16

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North

Scale: 1"=20'-0"

40' 20' 10' 0' 20' 40'

APPROXIMATE CENTER LINE OF CREEK

ROW

BUILDING FOOTPRINTS AND PORCHES STAGGERED ALONG WELGIN ST.