

Design Guidelines for Antler Falls Planned Unit Development

**25900 E. 81st St. S.
Broken Arrow, OK 74014**

PUD # _____

BAZ- _____

December 04, 2023

Submitted to:

The City of Broken Arrow, Oklahoma

On Behalf of:



**SPECTACULAR
HOMES**

2468 West New Orleans Street
Broken Arrow, OK 74014

APPLICANT:



wallace
design
collective

wallace design collective, pc

structural · civil · landscape · survey

123 north martin luther king jr. boulevard

tulsa, oklahoma 74103

918.584.5858 · 800.364.5858

wallace.design

TABLE OF CONTENTS

I.	Legal Description	2
II.	Development Concept.....	2
III.	Development Standards	3
IV.	Access and Traffic Circulation	5
V.	Landscape, Screening, and Open Space.....	5
VI.	Topography, Utilities, and Drainage.....	6
VII.	Existing Zoning and Land Use	6
VIII.	Site Plan Review	6
IX.	Schedule of Development.....	6
X.	Applicable Standards.....	6
XI.	Exhibits.....	7
	a. Exhibit A – Conceptual Site Plan	8
	b. Exhibit B – Access and Circulation Plan.....	9
	c. Exhibit C – Landscape and Screening Plan	10
	d. Exhibit D – Existing and Proposed Utilities & Topography.....	11
	e. Exhibit E – Existing Zoning Map	12
	f. Exhibit F – Aerial Photograph.....	13

I. LEGAL DESCRIPTION

The entirety of this property consists of 45.84 acres located on the southeast corner of E Houston St. & Midway Rd. in Broken Arrow, Oklahoma, and is more particularly described within the following statement:

THE EAST 290 FEET OF THE NORTH 760 FEET OF A TRACT OF LAND DESCRIBED AS FOLLOWS TO-WIT: THE NW/4 OF NW/4 AND THE WEST 198 FEET OF THE NW/4 OF NE/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

AND

PART OF THE NW/4 OF NW/4 AND THE WEST 198 FEET OF NW/4 OF NW/4 AND THE WEST 198 FEET OF THE NW/4 OF NE/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST 198 FEET OF THE NW/4 OF NE/4 A DISTANCE OF 760 FEET SOUTH OF THE NE CORNER THEREOF; THENCE N89°49'19"W AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 FOR 625 FEET; THENCE S0°06'02"W AND PARALLEL WITH THE EAST LINE OF SAID WEST 198 FEET OF THE NW/4 OF NE/4 FOR 557.25 FEET TO THE SOUTH LINE OF SAID NW/4 OF NW/4; THENCE S89°50'30"E FOR 625 FEET TO THE EAST LINE AND SE CORNER OF SAID WEST 198 FEET OF THE NW/4 OF NE/4; THENCE N0°06'02"E ALONG SAID EAST LINE FOR 557.03 FEET TO THE POINT OF BEGINNING.

AND

THE NW/4 OF NW/4 AND THE WEST 198 FEET OF THE NW/4 OF NE/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT THE EAST 290 FEET OF THE NORTH 760 FEET OF THE ABOVE DESCRIBED TRACT AND LESS AND EXCEPT A TRACT OF LAND DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 198 FEET OF SAID NW/4 OF NE/4 A DISTANCE OF 760 FEET SOUTH OF THE NE CORNER THEREOF; THENCE N89°49'19"W AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 FOR 625 FEET; THENCE S0°06'02"W AND PARALLEL WITH THE EAST LINE OF SAID WEST 198 FEET OF THE NW/4 OF NE/4 FOR 557.25 FEET TO A POINT ON THE SOUTH LINE OF THE NW/4 OF NW/4; THENCE S89°50'31"E ALONG SAID SOUTH LINE FOR 625 FEET TO THE EAST LINE AND SE CORNER OF SAID WEST 198 FEET OF THE NW/4 OF NE/4; THENCE N0°06'02"E ALONG SAID EAST LINE FOR 557.03 FEET TO THE POINT OF BEGINNING.

II. DEVELOPMENT CONCEPT

Antler Falls is comprised of 45.84 acres of land south of E. Houston St. and east of Midway Rd. The subject property consists of two tracts of land that were approved for annexation by the Broken Arrow City Council on November 21, 2023.

Antler Falls is a master planned zero-lot-line single family residential development, similar to the existing Rabbit Run development, which includes a 9' / 1' internal side yard setbacks and private, internal streets. The Conceptual Site Plan for Antler Falls is attached hereto as Exhibit "A".

Antler Falls will include 160 lots and adequate Reserve Areas. The Reserve Areas will be designed as Project amenities and may contain many special features such as private streets, entry monuments, sidewalks, common parking areas, detention areas, signage, a clubhouse, a private park with walking trails, playground and recreational facilities, a pool, pickleball courts, and additional green amenities. A home owners association will be established to provide for the maintenance, repair and replacement of the perimeter fencing, common amenities, Reserve Areas and the improvements constructed therein. The developer will also construct all of the sidewalk within reserve areas / easements.

Antler Falls will be gated and served by private streets. Said private streets will be constructed to City of Broken Arrow standards within a thirty (30) foot wide Reserve Area. The pavement cross-section will be constructed to provide for a minimum of twenty-six (26) feet of paving for a two (2) lane road. A four (4) foot sidewalk will be constructed on one side of the street curb, except where parking bays and mailboxes are provided and at such locations the sidewalk width may be increased to five (5) feet. Such sidewalk will be at least four (4) feet in width, void of any mailboxes, above ground utility structures or other such encumbrances. Where mailboxes are located next to the curb the sidewalk will taper to 5' allowing 4' of non-encumbered sidewalk. Decorative paving materials such as brick, colored and or stamped concrete or colored concrete blocks may be substituted for plain concrete in key locations or for the entire sidewalk and walkway system.

Drainage ways traverse the property and will be wholly located within reserve areas and generally left in their natural condition, except for private street crossings, sidewalks, recreational facilities, detention facilities, and any required utilities. All of the trails shown in Reserve Areas in Exhibits "B" shall meet the City of Broken Arrow standards for sidewalk construction.

Except for utilities along the arterial streets, all utilities within the Project will be located underground.

Simultaneously with the filing of PUD ____, the Applicant has requested the Property be rezoned in BAZ _____ to Single-Family Residential-3 ("RS-4") in order to establish the permitted uses and intensity.

III. DEVELOPMENT STANDARDS

Land Area	45.84 acres	1,996,790 sf
Zoning	PUD (RS-4)	

PERMITTED USES:

Uses permitted as a matter of right in the RS-4 District, along with customary and accessory uses including but not limited to detached accessory buildings, gated entry, entry monuments, landscaped entrances, sidewalks, signage, security gate house, clubhouse and related recreational facilities, including food preparation facilities for residents only and meeting rooms, project sales offices, park and open spaces, playground and related recreational facilities, maintenance facilities, court gates, pool, pickle ball court, common parking areas, trails and walkways, detention facilities, picnic shelters and picnic facilities, gazebos and water features, private street crossing and related bridge, and other uses incidental thereto.

MAXIMUM NUMBER OF LOTS:	160
MINIMUM LOT WIDTH:	50 FT
Except for cul-de-sac lots which will have a minimum lot frontage of thirty (30) FT. The minimum lot frontage on cul-de-sac lots may be reduced provided drawings are submitted to and approved by the City of Broken Arrow for each such parcel that show the driveway width, mailboxes, curb returns, sidewalk (if applicable), and water meter location. Water meters will be located in an unpaved area.	
MINIMUM LOT AREA:	5200 SF
MAXIMUM BUILDING HEIGHT:	
Residential Structures:	35 FT
Non-Residential Structures on Residential Lots:	15 FT
Non-Residential Structures in Reserve Areas:	25 FT
Clubhouse	35 FT
MINIMUM SIZE OF DWELLING UNIT:	1600 SF
MINIMUM YARD REQUIREMENTS:	
EXTERNAL BOUNDARIES:	
From ROW line abutting E. Kenosha St.	30 FT
From ROW line abutting Midway Rd.	30 FT
From the south property line	20 FT
From the east property line	20 FT
INTERNAL BOUNDARIES:	
Front Yard Setbacks:	
From lots that are not required to have a sidewalk	20 FT*
From lots required to have a sidewalk	25 FT*
For habitable or porch portion of structure	15 FT*
Front yard setbacks on corner lots shall be a minimum of fifteen (15) feet on no sidewalk side and 17.5 on the sidewalk side of the street providing the garage does not front upon the street.	
* Such twenty-five (25) foot and twenty (20) foot front yard setback may be reduced to fifteen (15) feet for a garage provided the garage doors are located at 90 degrees from the street line and the garage is side loaded.	
* A fifteen (15) foot setback shall be allowed for the habitable portion of the structure provided that any front-facing garage is setback at least twenty (20) feet on lots not required to have a sidewalk and twenty-five (25) feet on lots required to have a sidewalk.	
Side Yard Setbacks:	1' / 7' **

** Side yard setbacks shall be a minimum of one (1) foot on one lot line and seven (7) feet

on the other lot line ensuring there will be a minimum of eight (8) feet between build lines. Eaves are allowed to extend past setback one (1) foot. Six (6) feet distance from roof eaves must be maintained between buildings per residential fire code. No architectural elements are allowed to protrude into the side yard setbacks. The side yard setback will be designated on the Final Plat.

Rear Yard Setbacks: 20 FT***

*** Except for lots that back up to open space reserve areas the minimum rear yard can be reduced to ten (10) feet provided drawings are submitted and sealed by a licensed engineer and acceptable to the City of Broken Arrow that demonstrates that the proposed improvements will not cause any substantial structural or maintenance issue for future houses or walls.

Detached accessory buildings shall comply with the minimum yard requirements for principal structures. This does not include gazebos and arbors 200 square feet or less, fire pits, water features, outdoor kitchens, or fire places.

PRIVATE STREETS:

Minimum width: 30 FT of right-of-way with 26 FT of paving

ENTRY GATES:

Entry gates shall meet the requirements of the City of Broken Arrow Subdivision Regulations.

SIGNS:

Entry identification signs shall be permitted with a maximum display surface area of 48 square feet of display surface area on each side of each entrance from Olive Avenue. The total entry identification signage at each such entry will not exceed 96 square feet of display surface area.

IV. ACCESS AND TRAFFIC CIRCULATION

Entry into Antler Falls will be via two gated entry ways, one along E. Houston St. and the other along Midway Rd. Internal access will be via private streets within a reserve. Sidewalks will be designed on one side of the internal streets, not to conflict with water and / or sewer lines. In addition, public sidewalks will be constructed in accordance to the City of Broken Arrow regulations along Midway Rd. and E. Houston St.

V. LANDSCAPE, SCREENING, AND OPEN SPACE

Landscaping and open space will be provided per the requirements of the City of Broken Arrow Zoning Code. As this development would be classified as “nonresidential”, screening will be installed and maintained where necessary to comply with the City of Broken Arrow Zoning Code. The project will be

extensively landscaped, ensuring cohesion throughout the site. No fencing is required where open space acts as a buffer to adjacent properties. To this fact, a 6' ornamental fencing will be provided along the southeast corner of Houston St. and Midway where the reserve area abuts the public streets. This will additionally include a portion of the property along the southwest portion of the subject property where the reserve abuts the street. For perimeter locations abutting public frontage, exclusive of the reserve areas, a 6' high brick wall will be provided. Lastly, along the south and east property lines a 6' high brick or synthetic wood fence will provide screening to the adjacent properties (Exhibit C).

VI. TOPOGRAPHY, UTILITIES, AND DRAINAGE

Antler Falls is a generally undeveloped property with significant vegetation including large trees and drainage ways. Three (3) structures exist along the east side of the property. The property drains from south to the north, toward E. Houston St.

The project soil composition consists of variable classifications with mostly 'Bates, fine sandy loam'.

Stormwater detention will be provided by an on-site detention pond located on the northwest side of the subject property. This detention area will be designed to provide adequate detention for Antler Falls.

Electric, cable and gas are readily available to the site with services generally available. Water line and sanitary sewer service will be provided by the City of Broken Arrow.

The Existing and Proposed Utilities are shown on Exhibit "D" attached hereto.

VII. EXISTING ZONING AND LAND USE

The existing zoning is AG. Simultaneously with the filing of PUD ____ the Applicant has filed BAZ ____ to rezone the property to RS-4.

VIII. SITE PLAN REVIEW

One building permit is allowed prior to recording final plat using development parcel as lot. After the first building permit is issued, no building permit will be issued until a subdivision plat, which will serve as the site plan, is approved and filed of record with the Wagoner County Clerk.

IX. SCHEDULE OF DEVELOPMENT

Initial construction is anticipated to commence during the fall of 2024, once the PUD and subdivision plat have been completed and approved.

X. APPLICABLE STANDARDS

In addition to the standards set forth by this PUD, the development on the site will meet applicable standards of the underlying zoning district and the ordinances of the City of Broken Arrow.

XI. EXHIBITS

EXHIBIT A – CONCEPTUAL SITE PLAN

EXHIBIT B – ACCESS AND CIRCULATION PLAN

EXHIBIT C – LANDSCAPE AND SCREENING PLAN

EXHIBIT D – EXISTING AND PROPOSED UTILITIES & TOPOGRAPHY

EXHIBIT E – AREA ZONING MAP

EXHIBIT F – AERIAL PHOTOGRAPHY