

# Estates at Lynn Lane

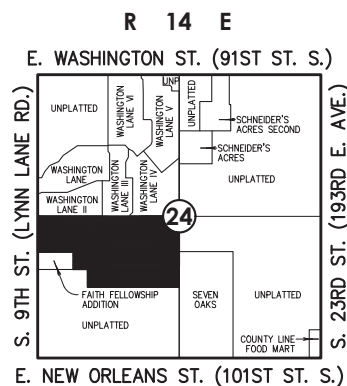
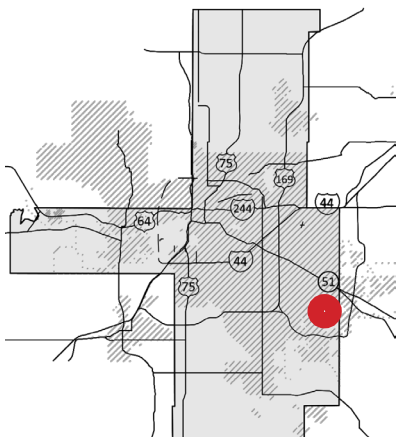
**RECEIVED**

July 28, 2020

BROKEN ARROW

COMMUNITY DEVELOPMENT

APPROXIMATELY 68.32 ACRES SOUTH AND EAST OF THE SOUTHEAST CORNER OF EAST WASHINGTON STREET  
( EAST 91ST STREET SOUTH) AND SOUTH 9TH STREET (SOUTH LYNN LANE ROAD, SOUTH 177TH EAST AVENUE)



**Location Map**

Scale: 1"= 2000'



JUNE 2020

APPLICANT/CONSULTANT:  
ELLER & DETRICH, P.C.  
2727 EAST 21ST STREET, SUITE 200  
TULSA, OKLAHOMA 74114  
(918)747-8900

TANNER CONSULTING, LLC  
5323 SOUTH LEWIS AVENUE  
TULSA, OKLAHOMA 74105  
(918)745-9929



# ESTATES AT LYNN LANE

Case No. PUD-315



## Table of Contents

|                                            | Page |
|--------------------------------------------|------|
| I. DEVELOPMENT CONCEPT .....               | 1    |
| II. DEVELOPMENT STANDARDS .....            | 3    |
| III. UTILITIES .....                       | 8    |
| IV. STREETS .....                          | 9    |
| V. FLOODPLAIN, TOPOGRAPHY, AND SOILS ..... | 9    |
| VI. RESTRICTIVE COVENANTS .....            | 10   |
| VII. PHASING .....                         | 10   |
| VIII. PROJECT LEGAL DESCRIPTION .....      | 10   |

## List of Exhibits

- Exhibit "A" - Aerial Photograph
- Exhibit "B" - Conceptual Site Plan
- Exhibit "C" - Comprehensive Plan Map
- Exhibit "D" - Existing Zoning Map
- Exhibit "E" - Proposed Zoning Map
- Exhibit "F" - Conceptual Landscape Plan
- Exhibit "G" - Existing and Proposed Utilities
- Exhibit "H" - FEMA Floodplain Map
- Exhibit "I" - Existing Topography and Soils
- Exhibit "J" - Access and Circulation Map
- Exhibit "K" - Legal Description

# ESTATES AT LYNN LANE

Case No. PUD-315



## I. DEVELOPMENT CONCEPT.

The proposed Estates at Lynn Lane subdivision is located on 68 acres bounded on the north by the Washington Lane subdivisions, the east by the Seven Oaks subdivision and an unplatted rural residential subdivision, on the south by the Faith Fellowship church and various unplatted vacant, agricultural, and rural residential tracts, and on the west by South 9<sup>th</sup> Street (South Lynn Lane Road, South 177<sup>th</sup> East Avenue).

Exhibit "A" is an Aerial Photograph that shows the location of Estates at Lynn Lane.

The Project will be developed as a single family subdivision with a maximum of 270 single family lots. As planned, Estates at Lynn Lane will have two (2) Reserve Areas and other common areas that will be developed as neighborhood amenities, including landscaped entry features, sidewalks, South 9<sup>th</sup> Street fencing, landscaping, and a stormwater detention facility which will dually serve as a private park. A mandatory Property Owners' Association will be established to provide for the maintenance and repair of the Reserve Areas and other common areas and the improvements and landscaping within such areas, including the fence along South 9<sup>th</sup> Street.

The Conceptual Site Plan for the Project is shown on Exhibit "B".

PUD-315 will permit the development of Estates at Lynn Lane as a single family residential subdivision while preserving some of the natural features of the land (Zoning Ordinance Section 6.4.A.). A large farm pond is located along the south side of the center of the property and will be enhanced for stormwater detention. It is fed by a small drainageway (an unnamed tributary to the west branch of Broken Arrow Creek) which bisects the Property from northeast to southwest. Subject to engineering design, these natural features will be incorporated as onsite stormwater drainage and detention as well as amenities for the Project.

The Project will have its primary entrance on South 9<sup>th</sup> Street and will tie into available stub streets in adjoining subdivisions as required by the Broken Arrow Land Subdivision Code. Because East 96<sup>th</sup> Street was built only to County standards, and not City standards, and such Street runs straight through a large lot neighborhood for one-half mile without any traffic calming features, if permitted by the Broken Arrow Fire Code, East 96<sup>th</sup> Street will be gated for emergency use only.

Sidewalks will be extended along South 9<sup>th</sup> Street as well as both sides of all interior streets in accordance with Broken Arrow Land Subdivision Code.

Right-of-way for South 9<sup>th</sup> Street will be dedicated, as necessary, during the platting to comply with the City of Broken Arrow Major Street and Highway Plan.



## ESTATES AT LYNN LANE

### Case No. PUD-315



The existing farm pond and outlet is located within the City of Broken Arrow Regulatory Flood Plain. The Project will be developed in accordance with Broken Arrow's Floodplain and stormwater regulations.

A Detailed Landscape Plan will be submitted to the City for approval at the time the Project is developed. The Project will incorporate approximately nine and a half acres (9.5 AC) of green space.

The RS-3 Single Family Residential-3 zoning approved per BAZ-1984 and this proposed PUD-315 are consistent with the Future Development Guide of the recently adopted Broken Arrow Next 2019 Comprehensive Plan (the "2019 Comprehensive Plan"). The Future Development Guide of the 2019 Comprehensive Plan communicates the intended future land uses throughout the City using a Land Use Intensity System ("LUIS"). The LUIS based planning system recognizes that land uses with similar intensity (density of development on a site) are more likely compatible than land uses with different intensities. The LUIS designates the Project as being within a Land Use Intensity Level 2 (Urban Residential). Estates at Lynn Lane, as proposed for development pursuant to PUD-315, having a Land Use Intensity Level 2, is consistent with the 2019 Comprehensive Plan. Additionally, PUD-315 is consistent with the future uses contemplated for the remainder of the surrounding area. A copy of the 2019 Comprehensive Plan for the Project and the surrounding area is attached hereto as **Exhibit "C"**

The Development Plan and accompanying Development Standards for PUD-315, in accordance with Section 6.4.A. of the Zoning Ordinance, satisfy the purposes of a Planned Unit Development by:

1. Establishing approximately 9.5 acres out of 68 acres as open space, preserving a creek, a pond and mature trees.
2. Providing a ten foot (10 FT) wide landscaped Reserve Area along South 9<sup>th</sup> Street that will be maintained by a mandatory Property Owners' Association. This landscaped reserve area is in addition to the South 9<sup>th</sup> Street right-of-way dedication required by the Subdivision Regulations so that the later-planned widening of South 9<sup>th</sup> Street will not damage the established growth within the landscaped Reserve Area.
3. Providing sidewalks along South 9<sup>th</sup> Street and both sides of the interior streets of the project.



## ESTATES AT LYNN LANE

### Case No. PUD-315

4. Providing for an emergency crash gate on East 96<sup>th</sup> Street.

All of the foregoing encourage a more productive use of the land and are consistent with the policy objectives and standards of accessibility, safety, infrastructure and land use compatibility.

The approved RS-3 zoning supports the Project as planned by PUD-315 with the development standards as proposed. At least 60% of the lots will meet the minimum lot size, lot width, and building setback requirements of the RS-3 District. A Copy of the existing Zoning Map for the property comprising the Project is attached hereto as **Exhibit “D”**.

Additionally, a copy of the proposed Zoning Map for the property comprising the Project is attached hereto as **Exhibit “E”**.



# ESTATES AT LYNN LANE

## Case No. PUD-315



### II. DEVELOPMENT STANDARDS.

PUD-315 will be developed in accordance with the Broken Arrow Zoning Ordinance (the “Zoning Ordinance”) and the Use and Development Regulations of the RS-3 Single Family Residential-3 District, except as noted herein. Not less than 60% of the lots within PUD-315 shall meet the minimum lot size, lot width, and building setback requirements of the RS-3 underlying zoning district as determined during the platting process.

#### LAND AREA:

Gross: 68.23 Acres

#### PERMITTED USES:

Household Living, Dwelling, Single-Family Detached, utilities, stormwater drainage and detention, neighborhood amenities such as park, playground, recreational water features, and buildings or structures, open space, trails, entry features, landscaping, project signage, fences and walls, and similar uses and uses customarily accessory to permitted uses.

MAXIMUM NUMBER OF LOTS: 270

MINIMUM LOT WIDTH: 55 FT\*

\* Lots with frontage on street curves are exempt from lot width requirements, provided the same shall have at least 30 FT of frontage, meet the minimum lot width requirement at the front building setback line and meet the minimum lot area.

MINIMUM LOT AREA: 6500 SF

MAXIMUM LOT COVERAGE: 60% interior / 65% corner lots\*\*

MINIMUM LIVABILITY OPEN SPACE PER DWELLING 3000 SF\*\*

\*\* Maximum aggregate lot coverage by buildings, parking, and drives is limited to the lesser of 60% interior / 65% corner lots or that amount necessary to meet minimum livability open space requirements for the lot. Livability open space, defined as open space not utilized for parking or drives, may be located on a lot or contained within common open space of the development, as per Section 4.1.E.1.d of the Broken Arrow Zoning Ordinance.

## ESTATES AT LYNN LANE

### Case No. PUD-315

MAXIMUM BUILDING HEIGHT:

2 Stories  
not to exceed 35 FT

MINIMUM BUILDING SETBACKS:

|                                                                 |       |
|-----------------------------------------------------------------|-------|
| Front yard                                                      | 25 FT |
| Yard abutting a second street with no vehicular access          | 20 FT |
| Rear yard abutting 9 <sup>th</sup> Street Landscape Reserve     | 25 FT |
| Rear yard not abutting 9 <sup>th</sup> Street Landscape Reserve | 20 FT |
| Side yard                                                       | 5 FT  |

MINIMUM PARKING:

2 car garage  
and 2 cars within standard driveway





## ESTATES AT LYNN LANE

Case No. PUD-315



### LANDSCAPING, TREES, SCREENING, AND FENCING:

Landscaping for the Project will exceed the minimum requirements of Section 5.2 of the Zoning Ordinance. Part of the Landscape Plan for the Project, a ten foot (10 FT) wide landscaped Reserve Area will be provided adjacent to the east right-of-way line along 9<sup>th</sup> Street. An opaque fence will be installed in accordance with the Zoning Ordinance along and within the east side of the landscaped Reserve Area. The landscaped Reserve Area will have large trees planted at a ratio of one large tree per thirty linear feet (30 LFT) of property frontage. If there are any overhead power lines that cause a conflict with the large trees, small trees may be used. All fencing, irrigation, and landscaping in the landscaped Reserve Area will be maintained by the mandatory Property Owners' Association. Any landscaping that fails will be replaced in accordance with the Zoning Ordinance.

One (1) large species tree will be installed in the front yard of all lots in Estates at Lynn Lane. Thereafter, the owner of the lot shall be responsible to maintain at least one (1) large tree in the front yard of its lot. All required trees shall be at least two-inches (2 IN) in caliper at the time of installation. Large tree species are listed in Zoning Ordinance Section 5.2.B.4.a.

The Conceptual Landscape Plan for the Project is attached hereto as **Exhibit "F"**.

### OPEN SPACE:

Approximately nine and a half acres (9.5 AC) of green space will be retained within the Project, primarily along the farm pond in the south-central part of the Property, and overland drainage Reserve Areas connected thereto. The open space surrounding the pond, which will be enhanced to serve as onsite stormwater detention, will also serve as a neighborhood park.

### PEDESTRIAN ACCESS:

Sidewalks will be constructed along South 9<sup>th</sup> Street and on both sides of the interior streets within the Project in accordance with the Land Subdivision Code. The developer will be responsible for installing the sidewalk along 9<sup>th</sup> Street and along all Reserve Areas that abut a street.

## **ESTATES AT LYNN LANE**

### **Case No. PUD-315**

#### **SIGNS:**

Neighborhood identification signage will be installed in a fence/landscape easement or reserve area at the main entrance on South 9<sup>th</sup> Street. All neighborhood signage will be owned and maintained by the Property Owners' Association.

Conceptual Plans for this signage have not been prepared at the time of this PUD was submitted; however, such signage shall comply with the standards of the Zoning Ordinance.



## ESTATES AT LYNN LANE

Case No. PUD-315



### III. UTILITIES:

#### IN GENERAL:

The Existing and Proposed Utilities for the Estates at Lynn Lane are shown on Exhibit "G". Stormwater design is in process.

#### WATER:

Per City of Broken Arrow atlas utility data and City Engineers, there is an existing thirty-six inch (36 IN) waterline along the north line within the Washington Lane subdivisions, an eight inch (8 IN) stub out at the southeast corner of the site within the Jacksonville Place stub street in abutting Seven Oaks. Further, there will be a twenty-four inch (24 IN) waterline on the west side of South 9<sup>th</sup> Street eventually as the City has another project going in on the west side. Water service is understood to have sufficient capacity to serve all the lots within the Project. Water design will be conducted in concert with City Engineering staff.

#### SANITARY SEWER:

Per City of Broken Arrow atlas utility data and City Engineers, there are existing eight inch (8 IN) sanitary sewer lines within the Washington Lane and Seven Oaks subdivisions abutting to the north and east, respectively. Sanitary sewer design will be conducted in concert with City Engineering staff.

#### STORM WATER:

An internal stormwater collection and detention system will be designed and constructed to drain the site to a stormwater detention facility, to be sited and designed during the platting stage. Early concepts for drainage and onsite stormwater detention include enhancement of the existing farm pond for onsite stormwater detention. Stormwater drainage and detention facilities will be contained within Reserve Areas and/or overland drainage easements, to be maintained by the Property Owners' Association. These facilities will additionally serve as neighborhood amenities.

## ESTATES AT LYNN LANE

Case No. PUD-315



### IV. STREETS:

#### SOUTH 9TH STREET:

Right-of-way for South 9<sup>th</sup> Street will be dedicated, as necessary, during the platting to comply with the City of Broken Arrow Major Street and Highway Plan. It is presently designated a Secondary Arterial.

#### PROJECT STREETS:

Interior streets and the access point onto South 9<sup>th</sup> Street will meet the requirements of the Zoning Ordinance and the Land Subdivision Code. One (1) stub street for future connectivity will be provided to the south as provided in Section 4.1, "Abutting Unsubdivided Land" of the Land Subdivision Code and Zoning Ordinance Section 5.3.B.2.b. A connection to the 13<sup>th</sup> Street stub in Washington Lane II to the north is shown on the conceptual site plan. If required to meet Fire Code requirements for access, final design will be determined in concert with the City of Broken Arrow. Similarly, final designs for all other connections to existing stub streets will be determined in concert with the City of Broken Arrow. However, because East 96<sup>th</sup> Street was built only to County standards, and not City standards, and such Street runs straight through a large lot neighborhood for one-half mile without any traffic calming features, if permitted by the Broken Arrow Fire Code, East 96<sup>th</sup> Street will be gated for emergency use only.

#### SIDEWALKS:

Sidewalks will be extended along South 9<sup>th</sup> Street as well as the sides of all interior streets in accordance with Broken Arrow Land Subdivision Code. The developer will be responsible for installing the sidewalk along 9<sup>th</sup> Street and along all Reserve Areas that abut a street.

A map of the Access and Circulation for the Project is attached hereto as **Exhibit "J"**

### V. FLOODPLAIN, TOPOGRAPHY, AND SOILS:

The existing farm pond and outlet is located within Zone AE 100-year (1% Annual Chance) Regulatory Floodplain, included areas designated Floodway, and the balance of the Project is located within "unshaded Zone X – Area of Minimal Flooding" as mapped by the Federal Emergency Management Agency ("FEMA"). A copy of the FEMA Floodplain

## ESTATES AT LYNN LANE

### Case No. PUD-315



Map (Panel 40143C0394M effective 09/30/2016) for the Project is attached hereto as "**Exhibit H**".

The Custom Soil Resource Report for Tulsa County, Oklahoma, published by the United States Department of Agriculture/Natural Resources Conservation Services provides that the Property contains Dennis-Pharoah Complex, 1% - 3% slopes (44.1% of site area), Dennis Silt Loam, 1% - 3% slopes (22.5% of site area), Dennis Silt Loam, 3% - 5% slopes (partially eroded; 18.8% of site area), and Dennis-Radley Complex, 0% - 12% slopes (14.6% of site area, primarily the farm pond). Any development constraints associated with these soils will be addressed during the engineering and design of the Project.

The Existing Topography and Soils are shown on **Exhibit "I"** attached hereto.

#### **VI. RESTRICTIVE COVENANTS:**

At the time of platting, restrictive covenants will be adopted and recorded incorporating the Development Standards of PUD-315 within the subdivision plat. The Property Owners' Association will be responsible for the maintenance of the Reserve Areas, and all improvements therein, and other common areas such as entrances, landscaping, and the fence along South 9<sup>th</sup> Street.

#### **VII. PHASING:**

Development of the Project is expected to commence and be phased and completed as market conditions permit. If phased, each phase will be coordinated with the City of Broken Arrow in order to provide adequate traffic circulation and utility service.

#### **VIII. PROJECT LEGAL DESCRIPTION:**

The Property Description for Estates at Lynn Lane is attached hereto as **Exhibit "K"**.



# Estates at Lynn Lane

**RECEIVED**

July 28, 2020

BROKEN ARROW

COMMUNITY DEVELOPMENT

## EXHIBIT "A"

### AERIAL PHOTOGRAPHY

WITH BOUNDARY DEPICTION AND ADJACENT DEVELOPMENTS LABELED





# Estates at Lynn Lane

## EXHIBIT "B"

### CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF JUNE 25, 2020

**RECEIVED**

July 28, 2020

BROKEN ARROW

COMMUNITY DEVELOPMENT





# Estates at Lynn Lane

## EXHIBIT "C"

### COMPREHENSIVE PLAN MAP

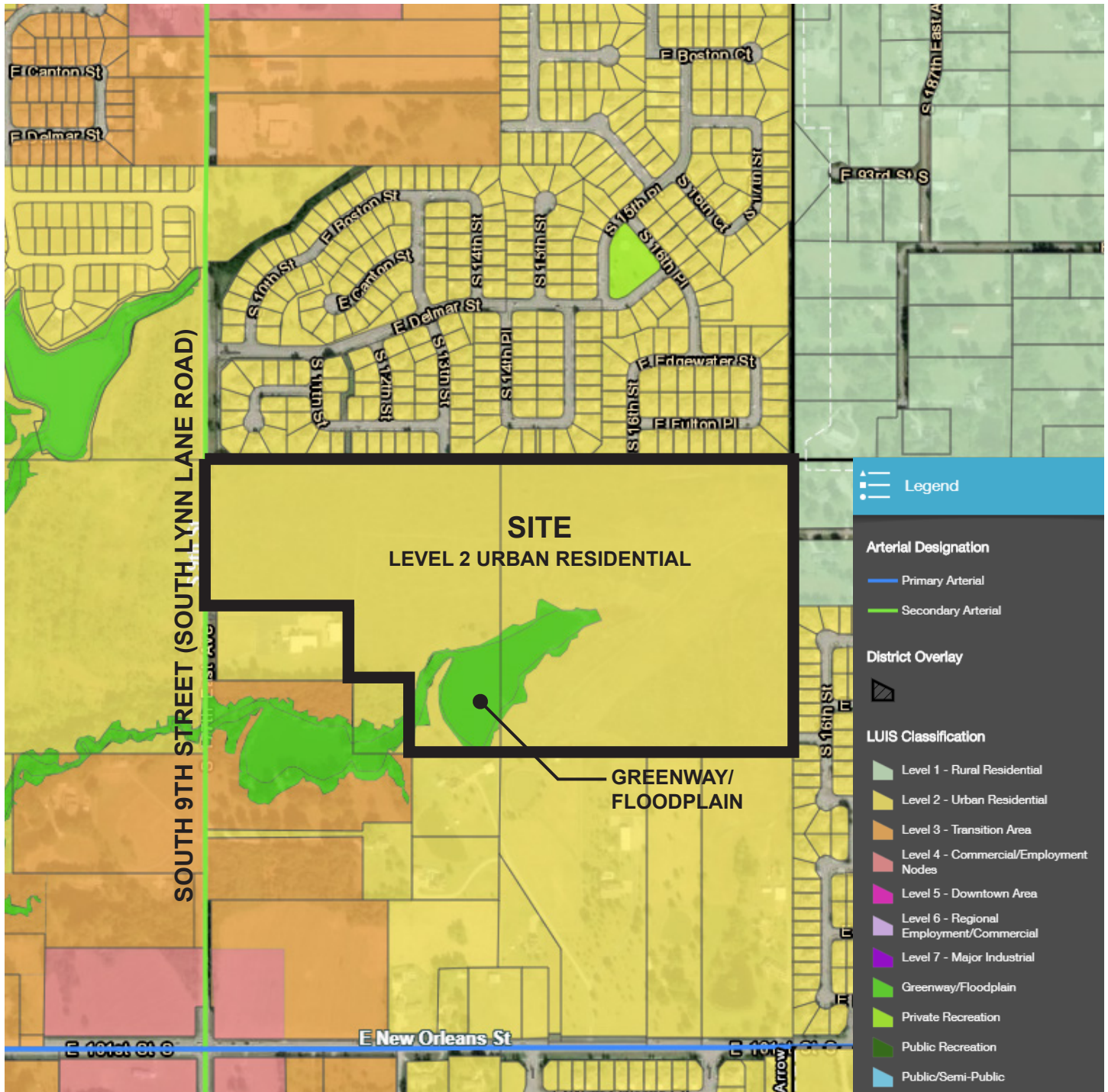
BROKEN ARROW NEXT COMPREHENSIVE PLAN (2019)  
PER INCOG GIS, ACCESSED JUNE 23, 2020

**RECEIVED**

July 28, 2020

BROKEN ARROW

COMMUNITY DEVELOPMENT



## COMMUNITY DEVELOPMENT

DATA OBTAINED AND MODIFIED FROM INCOG GIS, ACCESSED JUNE 18, 2020





# Estates at Lynn Lane

## EXHIBIT "E"

### PROPOSED ZONING MAP

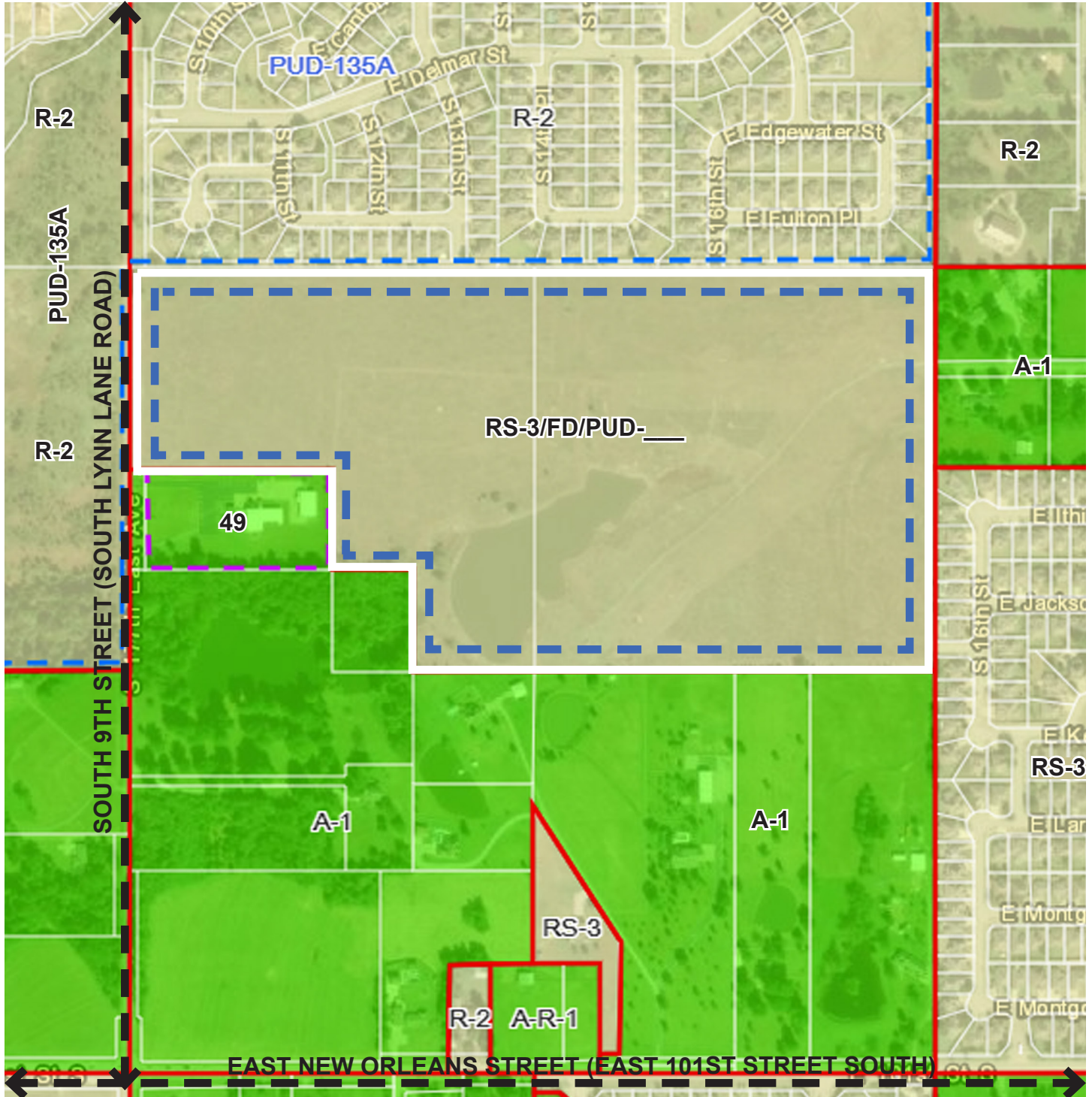
DATA OBTAINED AND MODIFIED FROM INCOG GIS, ACCESSED JUNE 18, 2020

**RECEIVED**

July 28, 2020

BROKEN ARROW

COMMUNITY DEVELOPMENT





# Estates at Lynn Lane

## EXHIBIT "F"

### CONCEPTUAL LANDSCAPE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF JUNE 25, 2020

CONCEPTUAL LANDSCAPE PER PUD LANDSCAPING, TREES, SCREENING, AND FENCING

**RECEIVED**

July 28, 2020

BROKEN ARROW

COMMUNITY DEVELOPMENT





# Estates at Lynn Lane

## EXHIBIT "G"

### EXISTING AND PROPOSED UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF JUNE 25, 2020

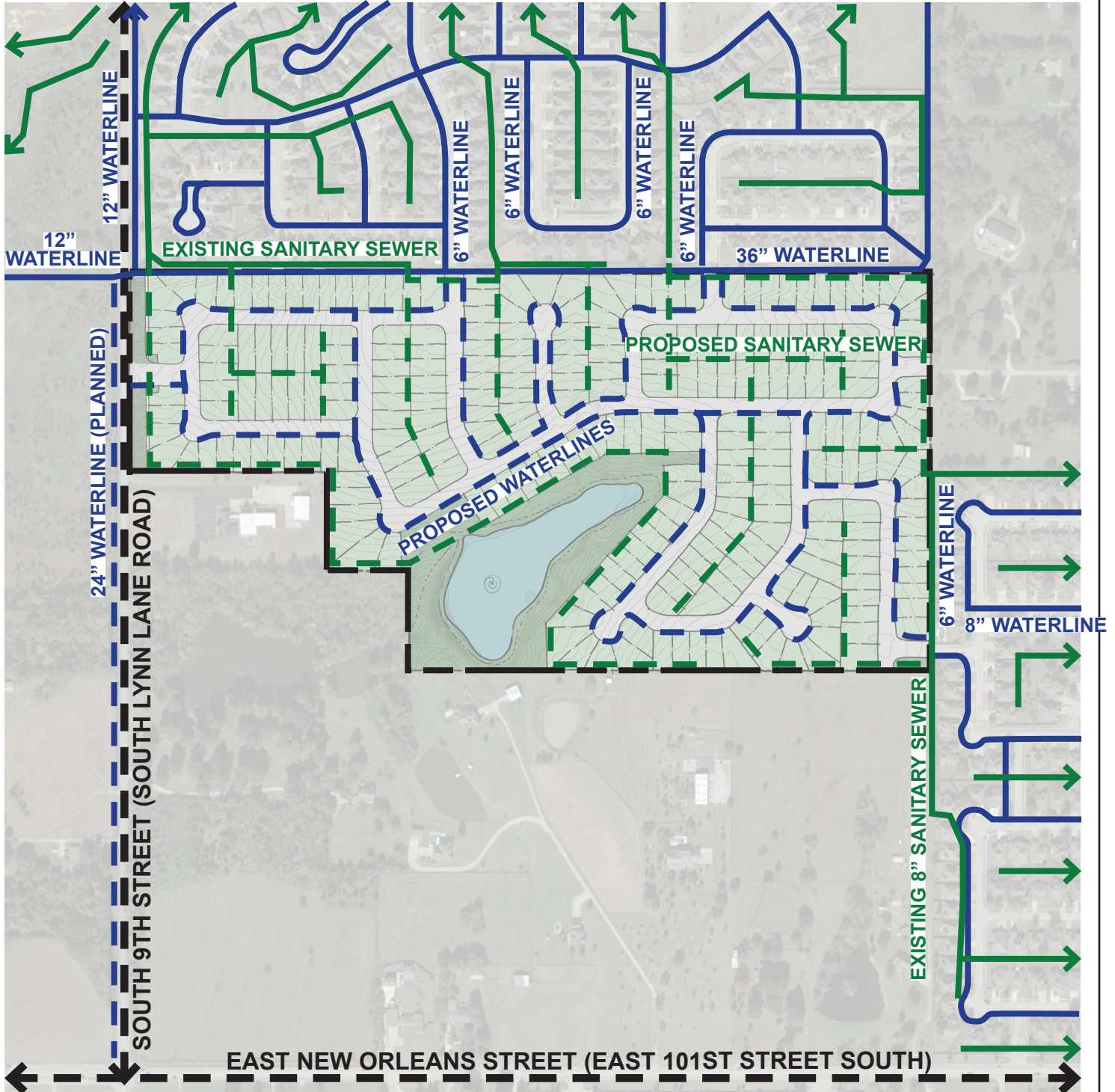
EXISTING UTILITIES PER CITY OF BROKEN ARROW ATLAS DATA

**RECEIVED**

July 28, 2020

BROKEN ARROW

COMMUNITY DEVELOPMENT





# Estates at Lynn Lane

## EXHIBIT "H"

### FEMA FLOODPLAIN MAP

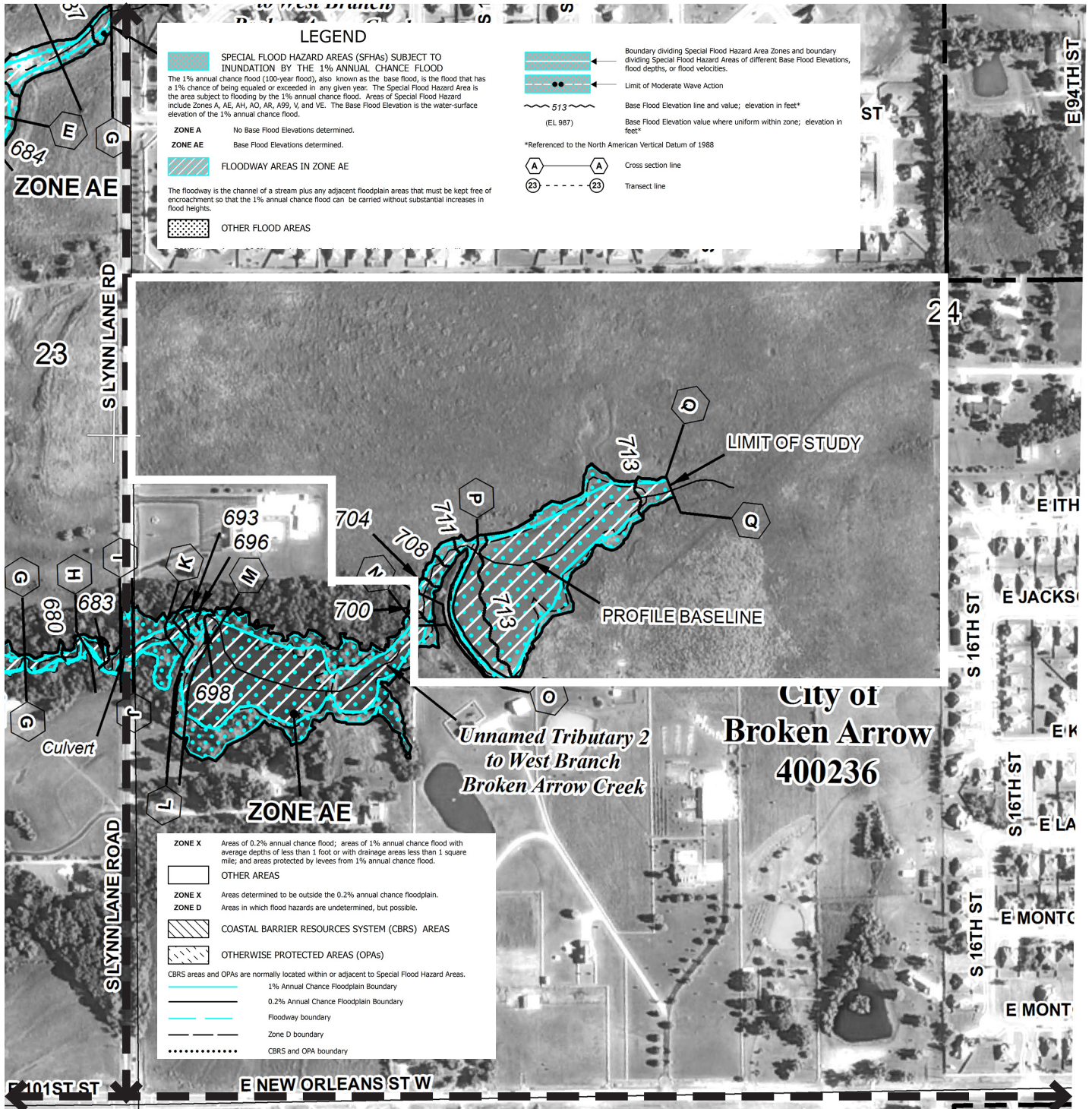
FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0394M, EFFECTIVE 09/30/2016

**RECEIVED**

July 28, 2020

BROKEN ARROW

COMMUNITY DEVELOPMENT





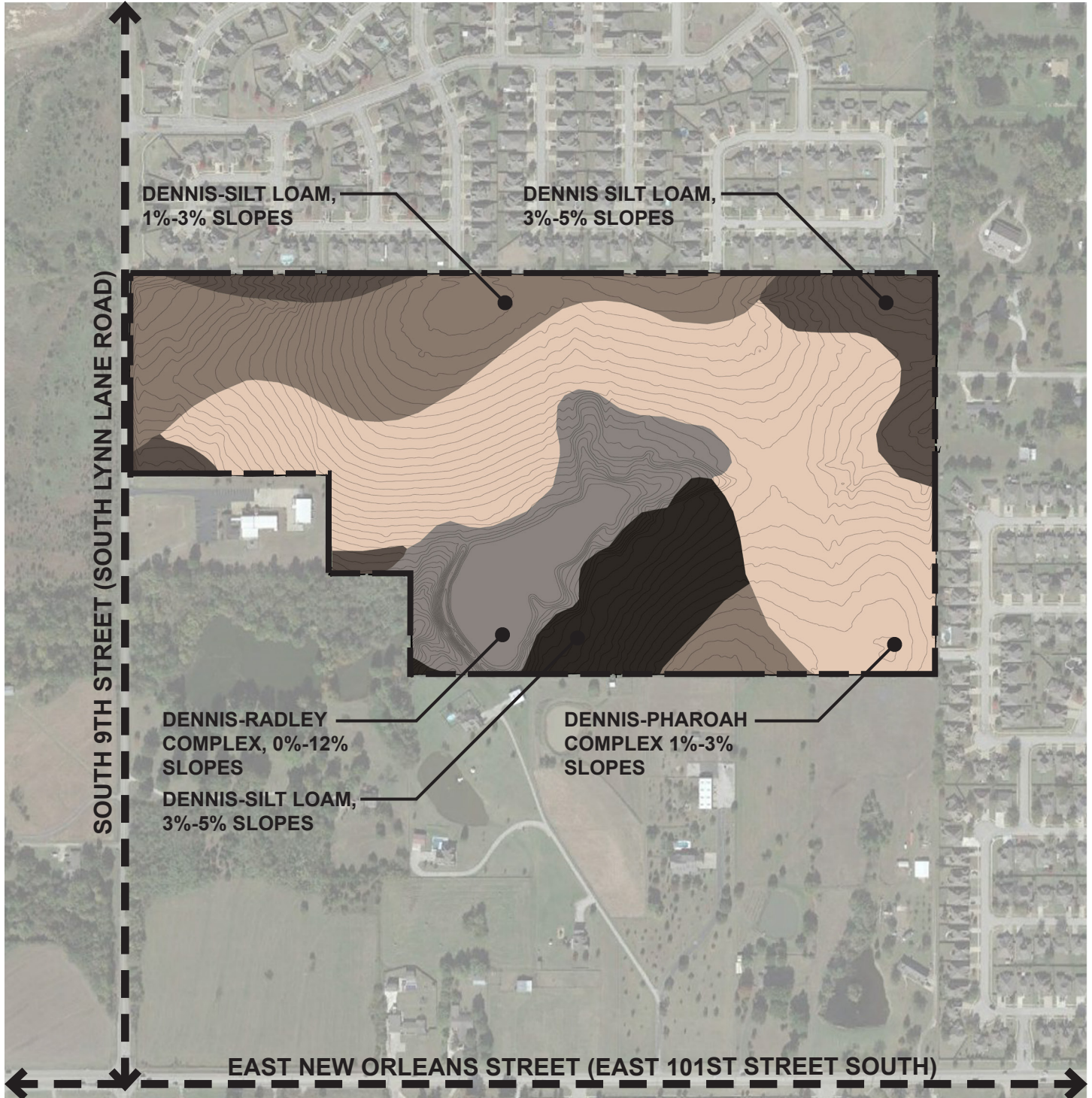
# Estates at Lynn Lane

## EXHIBIT "I"

### EXISTING TOPOGRAPHY AND SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED JUNE 18, 2020  
TOPOGRAPHIC DATA FROM INCOG GIS AND IS APPROXIMATE ONLY

**RECEIVED**  
July 28, 2020  
BROKEN ARROW  
COMMUNITY DEVELOPMENT





# Estates at Lynn Lane

## EXHIBIT "J"

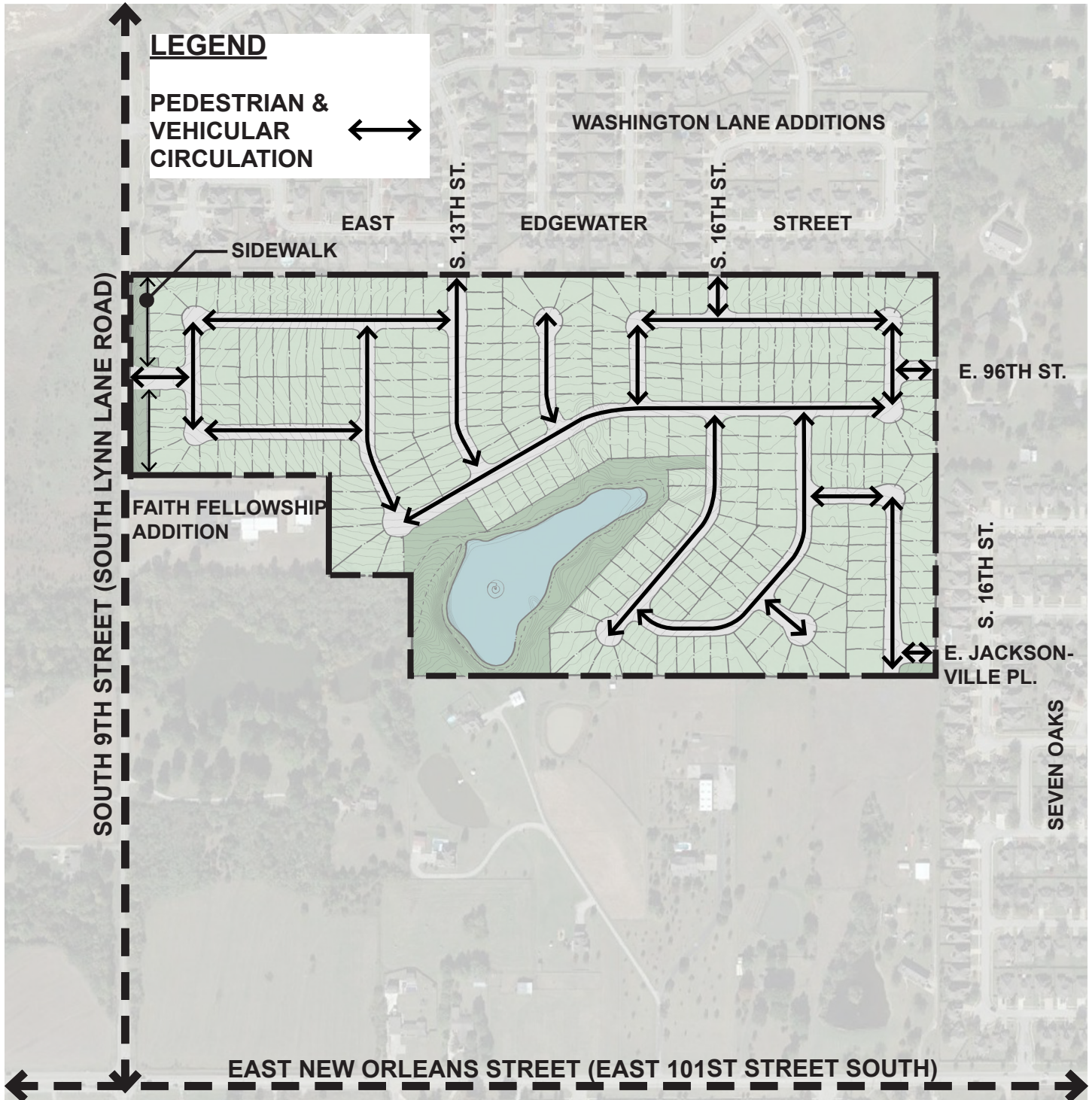
ACCESS AND CIRCULATION MAP  
CONCEPTUAL LAYOUT SHOWN AS OF JUNE 25, 2020

**RECEIVED**

July 28, 2020

BROKEN ARROW

COMMUNITY DEVELOPMENT



# Estates at Lynn Lane

## EXHIBIT "K"

### LEGAL DESCRIPTION



PER GENERAL WARRANTY DEED DATED AUGUST 24, 2006, AND FILED OF RECORD AUGUST 25, 2006 AS DOCUMENT NO. 2006098703 IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) AND THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 NW/4 SW/4) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE/4 NW/4 SW/4) LESS AND EXCEPT THE SOUTH THREE HUNDRED THIRTY (330 FEET OF THE WEST TWO HUNDRED SIXTY FOUR (264) FEET OF SAID SE/4 NW/4 SW/4, IN SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

