

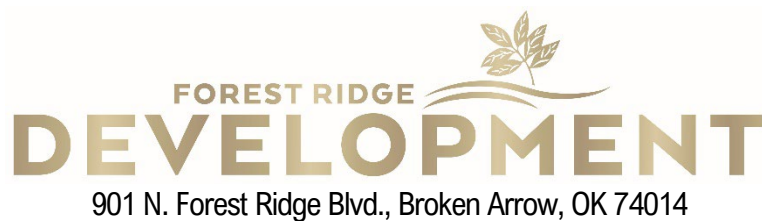
An Amendment to PUD-66

Forest Ridge Master Planned Development

The Plaza at Forest Ridge

PUD-66I

Prepared by:



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I. Introduction and Vision

The Plaza at Forest Ridge represents a new, exciting, and innovative approach to the traditional neighborhood commercial center, which will complete the ground-breaking vision of Joe Robson and the **Forest Ridge Master-Planned Community**. **The Plaza** is conceived as a walkable, people-centric, and human-scale, mixed-use development that provides the residents of the community of **Forest Ridge** – a vibrant place to live, work, play, shop, dine, and socialize. Designed for easy access via a short walk, bicycle ride, or Neighborhood Electric Vehicle (NEV) trip from the larger **Forest Ridge** community and east Broken Arrow.

The Plaza at Forest Ridge will add a completely new dimension to the lifestyle opportunities for the residents of **Forest Ridge** and beyond. With opportunities for retail shops, personal services, fine dining, quick-service restaurants, professional offices, live-work lofts, upscale townhomes, and more, all contained within a compact 16+ acre development that is easily accessible via walking trails, bicycle paths, and a Neighborhood Electric Vehicle (NEV)/Golf Cart network. Should they choose, the residents of **Forest Ridge** have enhanced accessibility to all that will be available at **The Plaza** without the need for a car. This enhanced accessibility, via the use of *Multiple Modes of Access* through greenspace corridors, demonstrates the commitment that the Robson Family has adopted to create a new type of neighborhood. A neighborhood that is *Walkable, Vibrant, Accessible*, and provides the initial steps to create a new dynamic for development, in eastern Broken Arrow.

Beyond providing a variety of housing options, upscale shopping, dining, and entertainment to the local community, **The Plaza** will create a *Sense of Place* for residents and visitors to **Forest Ridge**. A key component in creating this *Sense of Place* is the inclusion of three (3) large green spaces located along the eastern edge, western edge, and in the center of this thoughtfully designed development. These large green spaces are made possible by the **Forest Ridge** commitment to *Enhanced Landscaping, Green Infrastructure, and Low-Impact Development (LID)*. These large green spaces will be landscaped in a manner that enhances the natural beauty of the area, provides cool places to gather, sit, and relax, and contributes to the natural cooling effect in areas that are exposed to the summertime heat. These beautiful gathering spaces will create opportunities for dozens of different events to take place throughout the year such as Certified Farmers' Markets, Classic Car shows, Art and Craft Fairs, and concerts featuring the best in all varieties of music and provides almost innumerable opportunities for diverse socialization and interaction. Showcasing another innovative design principle, the *Multiple Modes of Access* discussed earlier, reduces overall parking requirements in a manner similar to the City of Broken Arrow's **New Orleans Square Overlay District**, allowing the creation of these enhanced green spaces, that would otherwise be large, generally vacant, parking lots. The Illustrative Landscape Plan for **The Plaza at Forest Ridge** (see Exhibit C) clearly demonstrates the ratio of cooling green space provided by trees, lawns, and other natural ground covers. These cool, green spaces dramatically reduce the potential for the creation of heat islands by substantially increasing the ratio of ground cover and shade to parking lot.

The Plaza at Forest Ridge is a truly new concept in development. By creating a *Sense of Place* through people-centric design, *Multiple Modes of Access* to shopping, services, dining, and entertainment, and the use of *Green Infrastructure and LID techniques*, overall *Quality of Life* is dramatically enhanced. These are development principles that **Forest Ridge** and the Robson Family are committed to uphold, not just for today, but since the 1980's. It is a commitment to these principles, combined with a dedication to developing properties to the highest standards of care, that sets **The Plaza at Forest Ridge** apart from all other mixed-use developments. We look forward to creating a new standard of living, working, shopping, dining, and entertaining in Broken Arrow.

WELCOME to The Plaza at Forest Ridge!

II. Property Description

The subject property consists of approximately 16.3 acres, in six (6) separate parcels, that are generally located one-third mile east of Oneta Road adjacent to the south side of Kenosha Street in the City of Broken Arrow, Wagoner County, Oklahoma. The intersection of Kenosha Street and N. 71st Street is located near the center of the property. The site is also located adjacent to, and west of, *The Golf Club* and *Rocking R Ranch House* at Forest Ridge.

Consolidated Legal Description

A Tract of Land that is part of the North Half (N ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Ten (10), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Beginning at the Northeast Corner of the NW ¼ of said Section 10;
Thence South 01°27'40" East along the East Line thereof 659.92 feet to the Southeast Corner of the N ½ of the NE ¼ of the NW ¼ of said Section 10;
Thence South 88°52'43" West along the South Line thereof 1184.52 feet;
Thence North 01°28'00" West 600.13 feet;
Thence North 88°53'19" East 526.29 feet;
Thence North 01°27'50" West 10.00 feet;
Thence North 88°53'19" East 67.72 feet;
Thence North 01°28'00" West 50.00 feet to the North Line of the NW ¼ of said Section 10;
Thence North 88°53'19" East along said North Line 590.58 feet to the Point of Beginning.

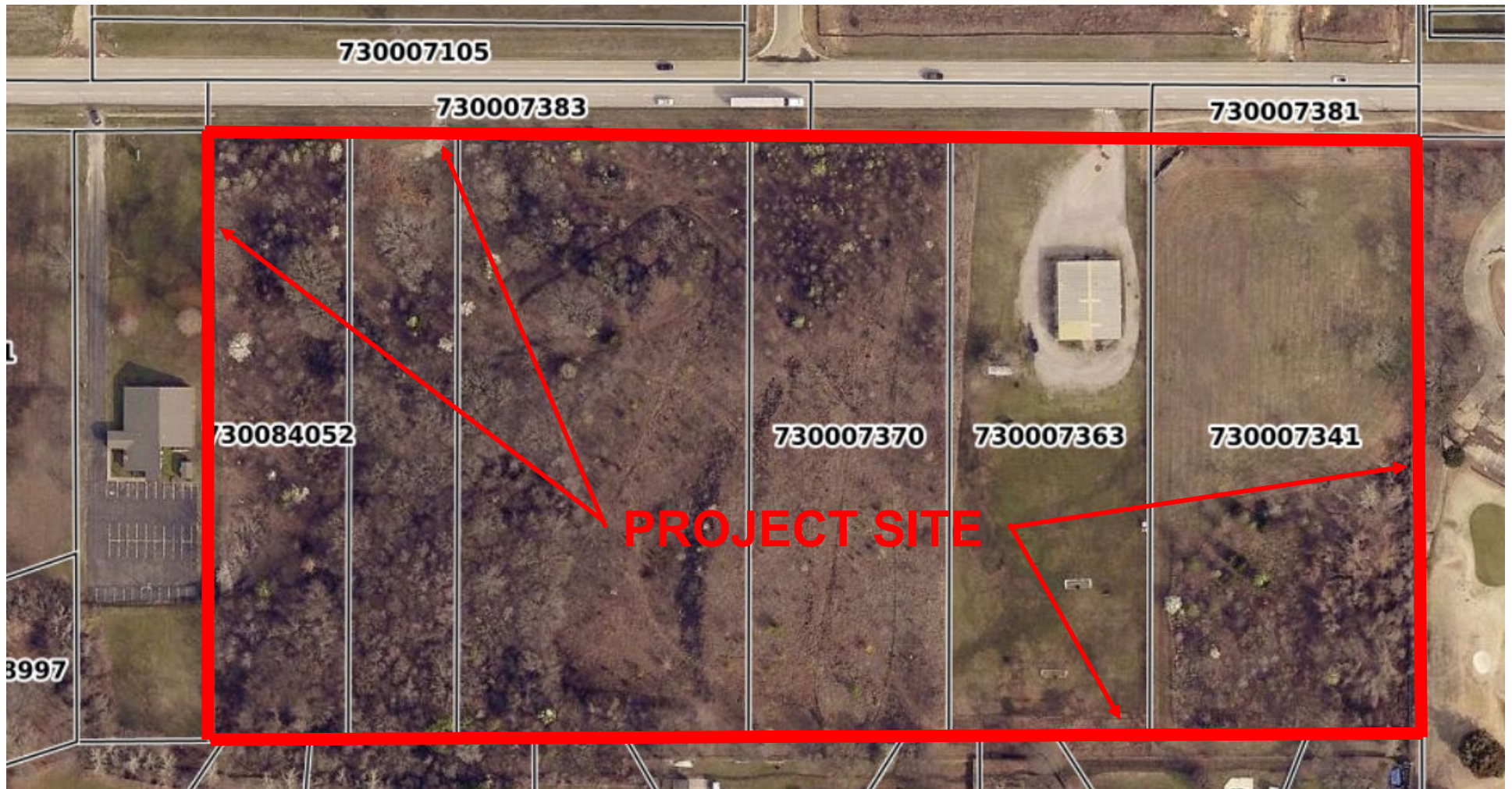
Said Tract of Land contains 746,859.3 sq. feet or 17.15 acres.

Bearings are based upon the Oklahoma State Plane Coordinate System, (3501 Ok N), North American Datum 1983 (Nad83) using the North Line of the NW ¼ of Sec.10, T18N, R15E as North 88°53'19" East.

See Figure V-1 for a portion of the Wagoner County Tax Assessor's Map

See Appendix D, Page 37 for Individual Legal Descriptions of the six (6) parcels comprising PUD-66I.

FIGURE II-1
Wagoner County Tax Assessor's Map
The Plaza at Forest Ridge
PUD-66I – City of Broken Arrow



III. Topography, Drainage, and Utilities

The project site has a gentle to moderate slope, naturally draining from the northeast corner (near Kenosha St.) to the southwest corner at an average slope of 2% (See Exhibit F for additional information). Near the southwest corner of the property, a 48" storm sewer exists to carry any on-site and off-site storm flow safely past the existing church and into Covington Creek, approximately 600' to the west of the existing church. Because of the proximity to Covington Creek, a small portion of the project site, along the westernmost edge, is sited within the Floodplain limits of Covington Creek. Figure VI-1 is a copy of the FEMA Firmette Map, showing the relative locations of the project site to Covington Creek and the adjacent Floodway and Floodplain.

Per City of Broken Arrow requirements. The project will provide appropriate on-site stormwater detention facilities and may also utilize onsite or offsite compensatory storage basins, subject to separate approvals by the City of Broken Arrow and applicable government authorities. A drainage analysis report will be submitted to the City of Broken Arrow for approval during the site engineering review and approval process.

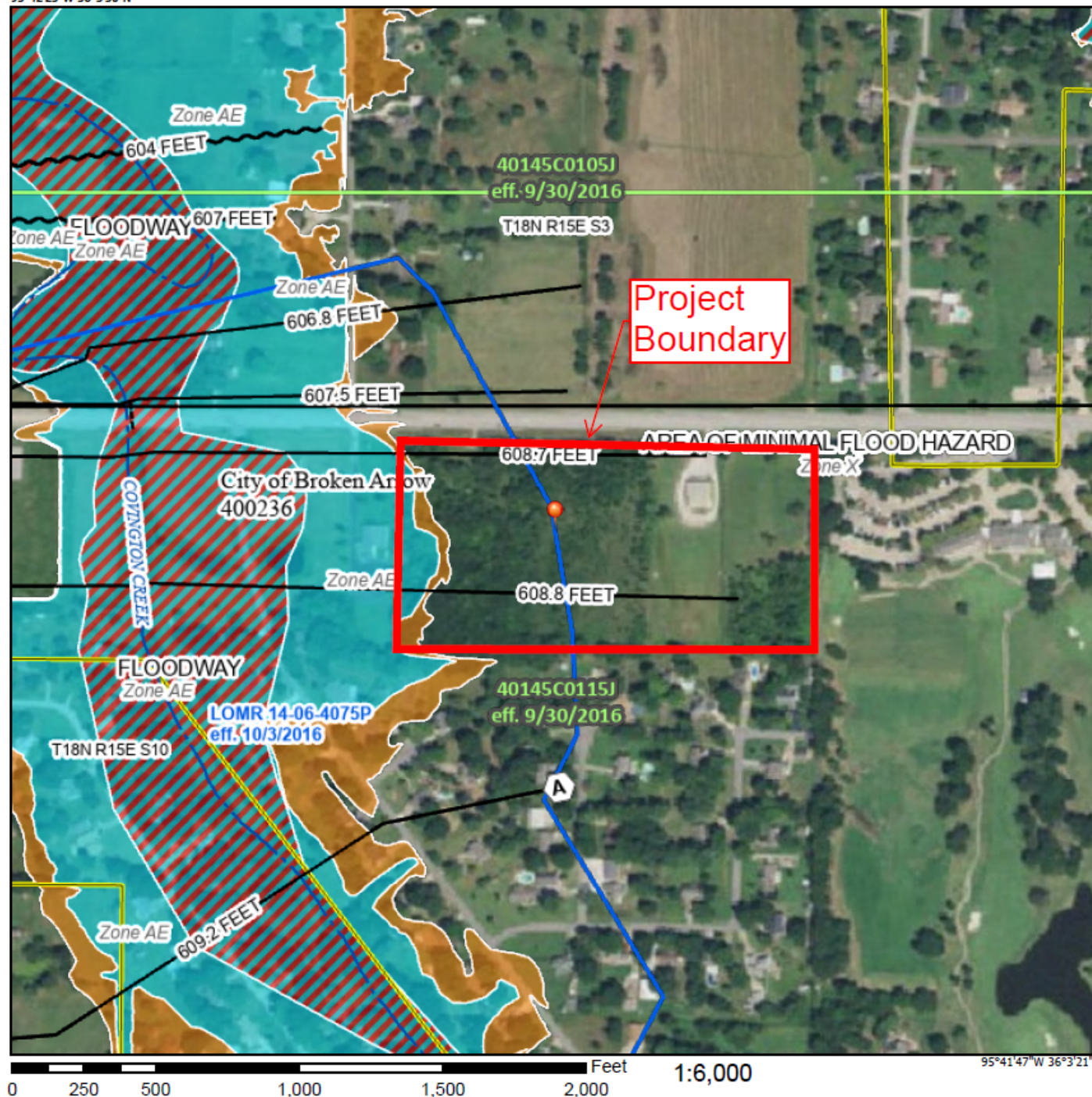
Utilities are readily available to the Property. Public water and potable water and sanitary sewer lines will be extended throughout Property (see Exhibit E). Utilities will be placed within appropriate public or private rights-of-way or public utility easements in accordance with the City of Broken Arrow and Oklahoma Department of Environmental Quality requirements.

FIGURE III-1: FIRMette. Panel No. 40145C0115J. Effective Date 09/30/2016

National Flood Hazard Layer FIRMette



95°42'25"W 36°3'50"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

| | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| OTHER AREAS OF FLOOD HAZARD | | Regulatory Floodway |
| | | 0.2% Annual chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| OTHER AREAS | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| GENERAL STRUCTURES | | Area with Flood Risk due to Levee Zone D |
| | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| OTHER AREAS | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| OTHER FEATURES | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| OTHER FEATURES | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| OTHER FEATURES | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| MAP PANELS | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/20/2025 at 3:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

IV. Development Concept

This amendment to the Planned Unit Development (PUD) aims to establish a vibrant town center as an extension of the Forest Ridge Master Planned Development, originally approved by the City of Broken Arrow City Council as PUD-66 on August 1, 1988. The amendment introduces a walkable, connected mixed-use center based upon New Urbanism design concepts, to eastern Broken Arrow.

The Plaza at Forest Ridge emphasizes a human-centered design that prioritizes the needs and desires of people over traditional auto-oriented layouts. The development will feature a diverse mix of retail, office, restaurants, townhomes, and live-work units, all centered around a communal green space. This development is intended to enrich the community by creating a lively, pedestrian-friendly town center that prioritizes sustainability, offering diverse housing options and promoting a healthier, more integrated lifestyle.

The residential options will diversify the local housing market, offering townhomes (single-family attached units) and live-work units on individually platted lots. These live-work units are unique, designed to seamlessly integrate single-family attached residential living with professional workspaces, catering to modern lifestyle that addresses both personal and professional desires.

The streetscapes are thoughtfully designed to ensure the safety of all users, incorporating a variety of traffic calming measures such as on-street parallel parking, street trees, landscaped bump-outs, and wide sidewalks. Additionally, the site integrates low-impact development strategies, including grass pavers that function as green space on the southeast portion of the site. These pavers reduce stormwater runoff, promote groundwater recharge, and provide emergency access for fire apparatus to all townhomes. Provisions for the utilization of Neighborhood Electric Vehicles (NEV) and Golf carts, and special designated parking areas are incorporated into the plan to enhance mobility within the community to minimize the need for traditional parking stalls. To further minimize traditional parking areas, a gated private access point is proposed for valet service, utilizing The Golf Club at Forest Ridge's existing parking lot to the east. Further enhancing accessibility is a proposed underground access tunnel beneath Kenosha St. for NEV and bicycle access. While PUD-66I does not approve this access tunnel, the points of connection are shown for reference.

The design for The Plaza at Forest Ridge, as proposed by PUD-66I, further advances the original objectives of PUD-66 and the Broken Arrow NEXT Comprehensive Plan, including:

- Providing and creating a variety of innovative housing and amenities for various lifestyle options to the Forest Ridge Community and east Broken Arrow.
- Establishing areas of communal activity with distinctive image, use, and development patterns.
- Designing a mixed-use development to provide a community in which residents can live, work, shop, and play, including a variety of dining and entertainment options.
- Offering a walkable “town center” environment with a mixture of retail, dining, open space, and residential uses.
- The inclusion of three (3) large green spaces provides additional opportunities for community gathering, placemaking, and communitywide social events.

V. Zoning and Comprehensive Plan

A. Zoning

1. Current Zoning

The property is currently zoned R-2 (Single-Family Residential), and A-1 (Agricultural) per the most recent City of Broken Arrow Zoning Map. However, it should be noted that the most easterly parcel was rezoned to R-1 (Single-Family Residential) per PUD-66D.

2. Proposed Zoning

In conjunction with this PUD amendment, a rezoning request has been submitted to rezone the property to CM (Community Mixed-Use) and CG (Commercial General) Districts as found in the 2008 City of Broken Arrow Zoning Ordinance. This is a rezoning request for consistency with Comprehensive Plan Level 4. The rezoning request also includes abrogation of PUD-66D.

B. Comprehensive Plan

The Broken Arrow Next Comprehensive Plan's Future Development Guide Map designates the property as Level 4: Commercial/Employment Nodes which is considered compatible with the requested CM and CG zoning districts. This is the intent of the original PUD-66, and this amendment.

The Comprehensive Plan also designates the site as a special district opportunity (Forest Ridge Town Center Area) and recommends the following elements to consider in this area:

- a. Enhanced streetscape features along Kenosha.
- b. Walkability within the town center.
- c. Mixture of retail, office, dining, open space, and residential uses.
- d. Buffer between the town center and surrounding residential uses.

PUD-66I as proposed, contains all of the above elements, and more, in a walkable, mixed-use development, that significantly enhances quality of life for the residents of Forest Ridge and beyond.

C. Abrogation of PUD-66D

The approval of PUD-66I by the City Council of the City of Broken Arrow shall constitute the abrogation of PUD-66D (approved by the City Council on January 2, 2007) and any associated Zone Change approval, in favor of PUD-66I and associated rezoning requests.

Figure V-1: Comprehensive Plan

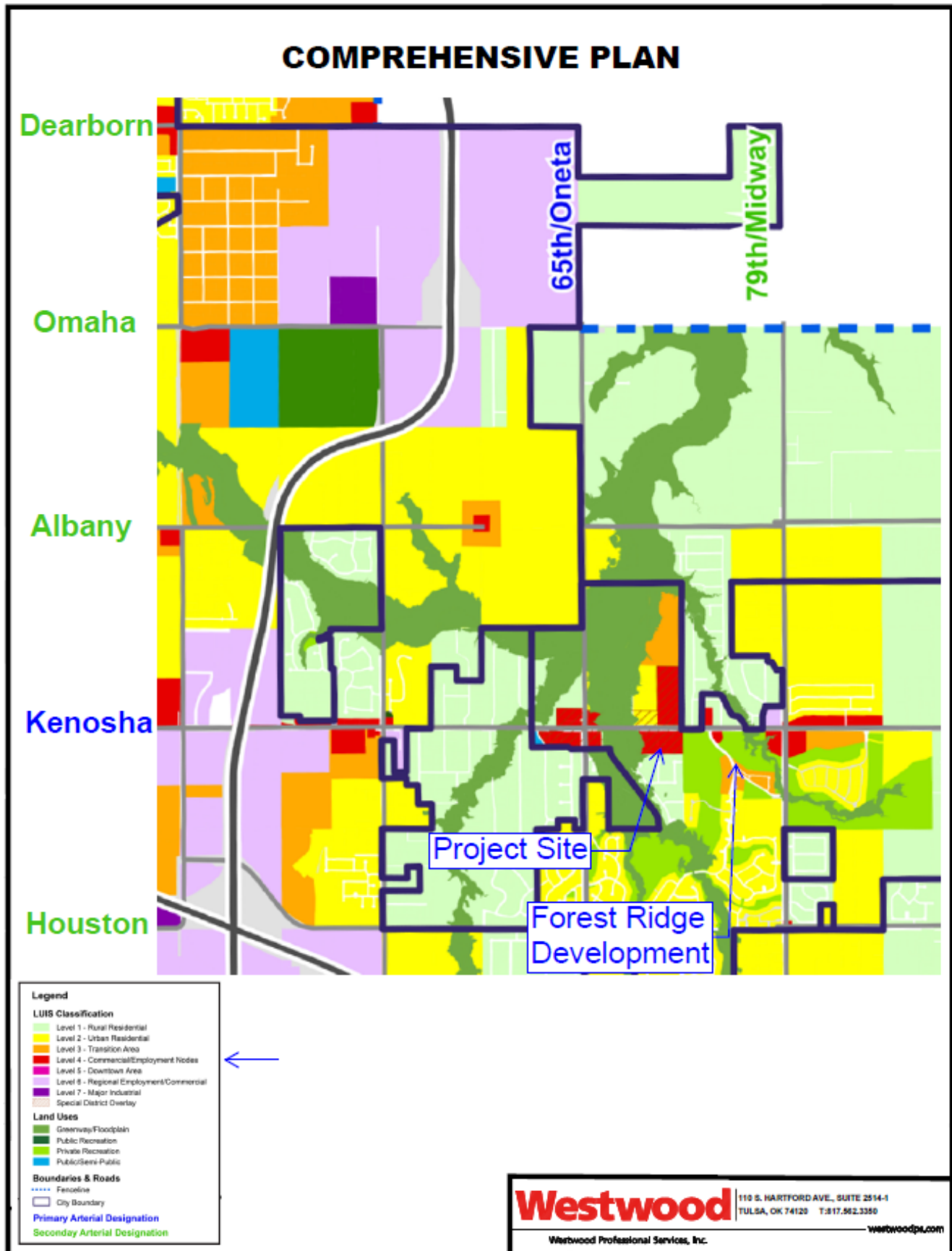


Figure V-2: Existing Zoning Map

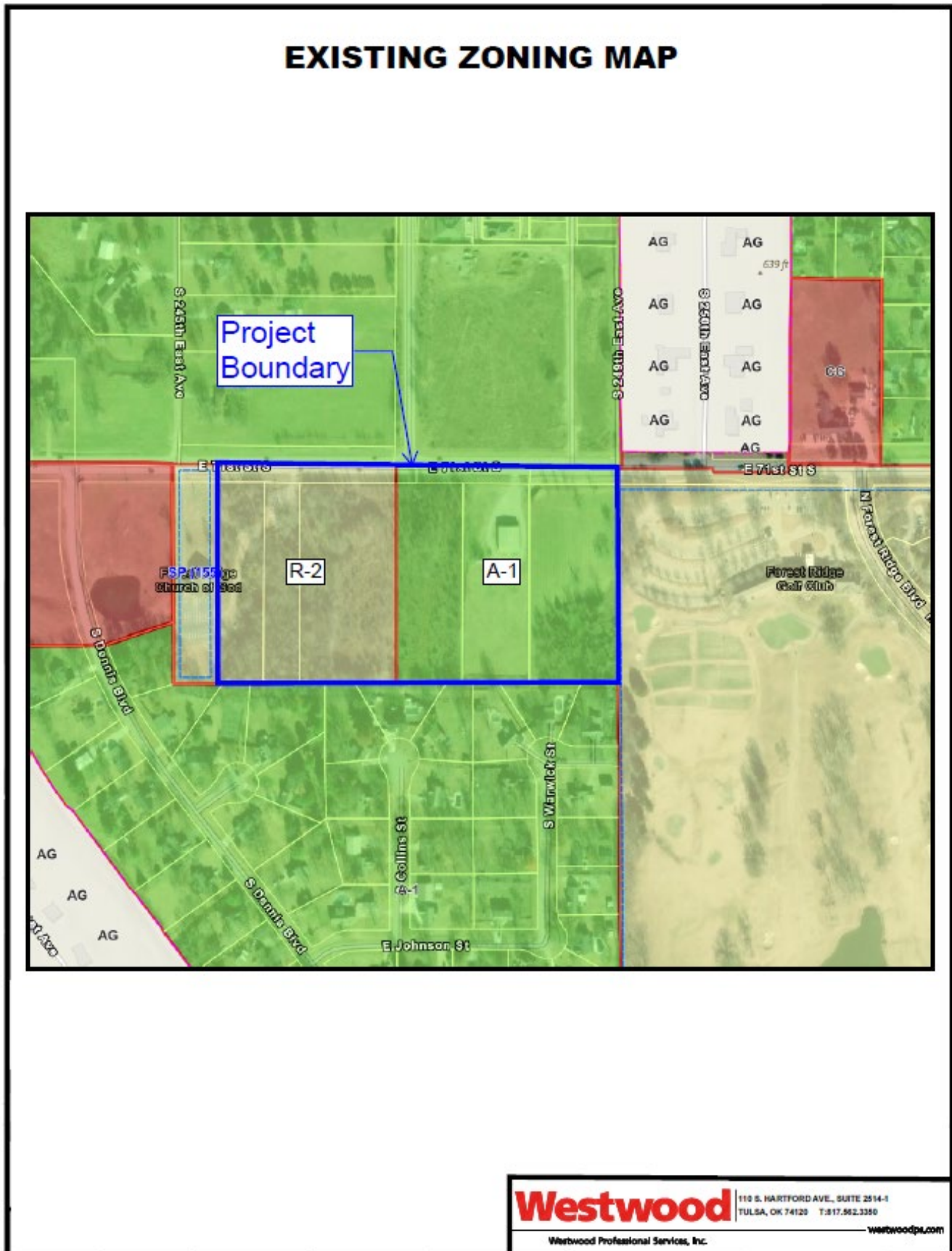
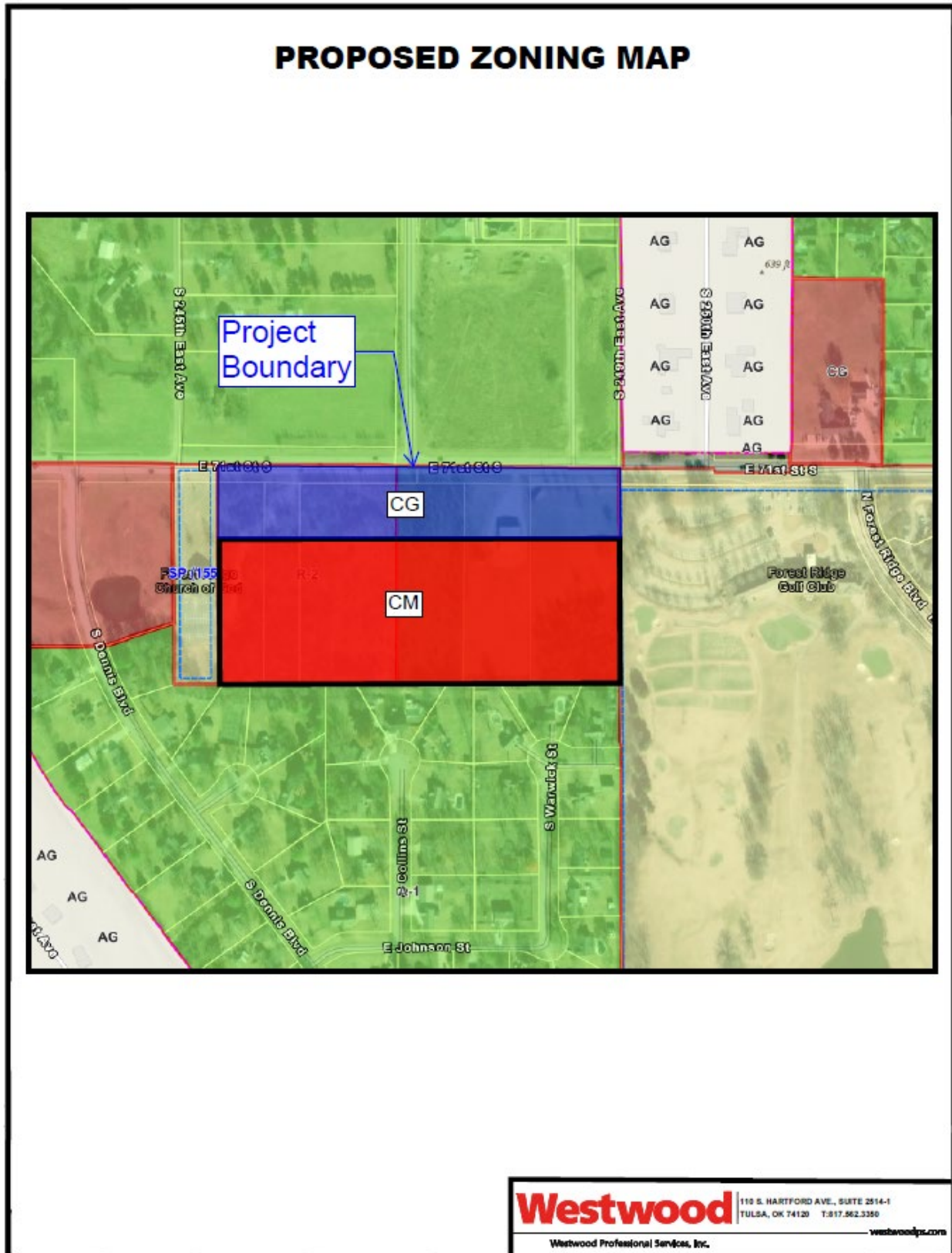


Figure V-3: Proposed Zoning Map



VI. Development Area Use Standards

A. Applicability

Except as modified in this section, this PUD amendment (PUD-66I) is proposed to be developed in accordance with the use regulations of the CM and CG zoning districts of the Broken Arrow Zoning Ordinance (as amended 04-04-2023) in effect at the time as of the submittal of this PUD amendment (PUD-66I) application.

Community Mixed-Use District (CM) – Per City of Broken Arrow Zoning Ordinance

The CM district is intended to provide for community-serving mixed-use development at a higher scale than is appropriate for neighborhood locations. The CM district is intended for use along selected corridors and at important nodes in the City on sites of five acres or larger. The CM district is intended to include commercial, institutional, recreational, and service facilities needed to support surrounding neighborhoods and the community at large. Medium- to higher-density housing should be incorporated within or located around the district. Development should facilitate pedestrian connections between residential and nonresidential uses.

Commercial General District (CG)

The CG district is intended to provide for a full range of community-oriented retail and service commercial uses.

B. Development Areas

The PUD incorporates development areas to designate the type of permitted uses within certain areas of the site. Development Areas A, B, and C are designated on the Development Area Plan located in Section X, Exhibits.

The use and land area standards that apply to each development area are designated in the table below:

Development Areas: Use and Land Area Standards

| | Development Area A | Development Area B | Development Area C |
|-----------------------|---|---|---|
| Uses | CM use standards apply as modified in Section VI, C.1 and C.2 below | CG use standards apply as modified in Section VI, D.1 and D.2 below | CM use standards apply as modified in Section VI, E.1 and E.2 below |
| Land Area (Max./Min.) | None/None | 5.5 Acre Max./None | None/None |

C. CM District Allowable Uses - Modifications for Development Area A

The following is a list of modifications to CM District allowable uses standards, which are intended to prohibit, or allow by right, certain types of uses within the boundaries of Development Area A. These modifications are will ensure that future development, and occupancy, of the site aligns with the overall vision for **The Plaza at Forest Ridge**:

1. Prohibited Uses:

Although allowed under the CM Zoning District, the following uses are to be prohibited within the boundaries of Development Area A in PUD-66I. The following uses are deemed

incompatible with the desires and intent of PUD-66 and the best practices of a mixed-use development:

- a. Convalescent home, nursing home, or assisted living facility
- b. Telecommunications Tower
- c. Funeral services
- d. Medical marijuana, retail sale
- e. Convenience store with gas sales
- f. Vehicle service and repair, minor

2. Additional Permitted Uses:

Although not specifically allowed under the CM Zoning District, the following uses are to be allowed within the boundaries of Development Area A in PUD-66I. Any uses permitted by SP in the District, are now to be allowed by-right. Uses 2i, 2j, and 2k below are permitted within the CG Zoning District and are therefore allowable by-right within the boundaries of Development Area A pursuant to the provisions of Section 3.1.E.3 of the Broken Arrow Zoning Ordinance (Amended 04-04-2023). The following uses are deemed compatible with the desires and intent of PUD-66 and the best practices of a mixed-use development:

- a. Child Care Center
- b. Day Care Center or Nursery School
- c. College or University
- d. Animal Pet Shop, retail
- e. Veterinary Clinic/Animal Hospital
- f. Micro Food and Beverage Production
- g. Short Term Rental Type 2 or Type 3
- h. Entertainment venue as an Ancillary use to Restaurant or Bar/Lounge
- i. Horticulture Nursery Sales
- j. Fruit and Vegetable Market
- k. Open Air Market

For uses not specifically listed above, please reference Table 3.1-1: Table of Allowed Uses (Broken Arrow Zoning Ordinance)

D. CG District Allowable Uses - Modifications for Development Area B

The following is a list of modifications to CG District allowable uses standards, which are intended to prohibit, or allow by right, certain types of uses within the boundaries of Development Area B. These modifications will ensure that future development, and occupancy, of the site aligns with the overall vision for **The Plaza at Forest Ridge**:

1. Prohibited Uses:

Although allowed under the CG Zoning District, the following uses are to be prohibited within the boundaries of Development Area B in PUD-66I. The following uses are deemed incompatible with the desires and intent of PUD-66 and the best practices of a mixed-use development:

- a. Convalescent home, nursing home, or assisted living facility
- b. Telecommunications Tower

- c. Funeral services
- d. Medical marijuana, retail sale
- e. Gasoline Sales
- f. Convenience store with gas sales
- g. Vehicle service and repair, minor

2. Additional Permitted Uses:

Although not specifically allowed under the CG Zoning District, the following uses are to be allowed within the boundaries of Development Area B in PUD-66I. Any uses permitted by SP in the District, are now to be allowed by-right. The following uses are deemed compatible with the desires and intent of PUD-66 and the best practices of a mixed-use development:

- a. Child Care Center
- b. Day Care Center or Nursery School
- c. Animal Pet Shop, retail
- d. Veterinary Clinic/Animal Hospital
- e. Micro Food and Beverage Production
- f. Horticulture Nursery Sales
- g. Fruit and Vegetable Market
- h. Open Air Market
- i. Entertainment venue as an Ancillary use to Restaurant or Bar/Lounge

E. CM District Allowable Uses - Modifications for Development Area C

The following is a list of modifications to CM District allowable uses standards, which are intended to prohibit, or allow by right, certain types of uses within the boundaries of Development Area C. These modifications will ensure that future development, and occupancy, of the site aligns with the overall vision for **The Plaza at Forest Ridge**:

1. Prohibited Uses:

Although a wide variety of uses are allowed under the CM Zoning District, unless specifically listed in Section E.2 below, the only permitted uses in Development Area C are the Household Living uses permitted in the CM Zoning District and Visitor Accommodations as noted below. All other uses are prohibited.

2. Additional Permitted Uses:

Although not specifically allowed under the CM Zoning District, the following uses are to be allowed within the boundaries of Development Area C in PUD-66I, or within the proposed Community Green Space. Uses 2a, 2b, and 2c below are permitted within the CG Zoning District and are therefore allowable by-right within the boundaries of Development Area C pursuant to the provisions of Section 3.1.E.3 of the Broken Arrow Zoning Ordinance (Amended 04-04-2023). The following uses are deemed compatible with the desires and intent of PUD-66 and the best practices of a mixed-use development:

- a. Horticulture Nursery Sales
- b. Fruit and Vegetable Market
- c. Open Air Market
- d. Short Term Rental Type 2 or Type 3

For uses not specifically listed above, please reference Table 3.1-1: Table of Allowed Uses (Broken Arrow Zoning Ordinance)

Note 1 – Short-term rentals, Type 2 and Type 3

Pursuant to the City of Broken Arrow, Zoning Ordinance Section 3.2.6.c.i.. Other Requirements Established:

- i. *Outside of the Downtown Residential Overlay District and within Single-Family residential zoning districts, a Short Term Rental license will not be granted to any applicant where the proposed location would be located within a radius of three hundred (300) feet from any other Short Term Rental. The distance specified shall be measured from property boundaries.*

With the approval of PUD-66I and the Zone Change to the CM Zoning District (consistent with the Comprehensive Plan) any restrictions on the number of Short-Term rental units within the boundaries of PUD-66I is removed pursuant to the City of Broken Arrow Zoning Ordinance (Amended 04-04-2023), Section 3.2.6.c.i.. Said approval also removes any minimum separation distance requirements between short-term rentals within the boundaries of PUD-66I. Adjacent properties within Residential Zoning Districts, and outside the boundaries of PUD-66I, shall remain unaffected (including minimum separation distance to Short-Term rentals within PUD-66I) by the approval of PUD-66I.

VII. Development Standards

A. Dimensional and Density Standards

This PUD amendment proposes to be developed in accordance with the dimensional and density standards of the CM and CG zoning districts as defined by the Broken Arrow Zoning Ordinance (amended 04-04-23) current at the time of PUD application submittal. Exceptions and modifications are outlined below and as designated in the following subsection B (Design Standards: Attached Single-family and Live-Work Units).

| STANDARD | | CM ZONE REQUIREMENTS | |
|---------------------------------------|--|---|--|
| | | Current | Proposed |
| Lot Area | | Min: 5 acres | Min: 1300 s.f. for Live/Work Units Min. 1600 s.f. for S.F. Attached Units Min. 4000 s.f. for all other buildings/units |
| Min. Lot Frontage | | None; Building shall occupy min. 35% of frontage line | None; Lot frontage shall vary depending upon building type |
| Building Coverage | | Min: 50% | Min: 20% |
| Building Setback* See Note 2 below | Front | Min: 0, Max: 25' | Min: 0, Max: 50' |
| | Rear | None | None |
| | Side <i>abutting property in the same district</i> | None | None |
| | Side <i>abutting property in non-res district</i> | None | None |
| | Side or Rear <i>abutting property in residential or A-1 district</i> | None | 10' to East Property Boundary Line 35' to South Property Boundary Line |
| Max Height | | 35' or 2.5 stories | 40' or 3 stories for S.F. Attached Units 35' or 2.5 stories for all other buildings/units |

| STANDARD | | CG ZONE REQUIREMENTS | |
|---------------------------------------|--|---|--|
| | | Current | Proposed |
| Lot Area | | None | Min. 4000 s.f. for all buildings/units |
| Min. Lot Frontage | | 200' | None; Lot frontage shall vary depending upon building type |
| Building Coverage | | None | None |
| Building Setback* See Note 2 below | Front | 50' | Min: 0, Max: 50' |
| | Rear | 50' | 0' |
| | Side <i>abutting property in the same district</i> | 0' | 0' |
| | Side <i>abutting property in non-res district</i> | 0' | 0' |
| | Side or Rear <i>abutting property in residential or A-1 district</i> | 1-story: 50 Greater than one story less than 75 feet: 75 75 ft: min distance equal to bldg height | 10' |
| Max Height | | None | 35' or 2.5 stories for all buildings/units |

Note 2 – Building Setbacks from exterior property lines

Compact, mixed-use style developments typically have no setback requirements, or building separation requirements, with the exception of those that are necessary to meet Fire Code and/or traffic visibility requirements. However, setbacks are necessary along the exterior property boundaries to provide an appropriate separation distance between adjacent land uses, and to respect the privacy of adjacent property owners. The following building setbacks, from the exterior property lines, are established for PUD-66I:

- Building setback from the Southerly RoW line for Kenosha St. (Development Area B) – 17.5' feet (allowance for landscaping and utility easement)
- Building setback from Easterly Property Boundary (Development Areas A, B, and C) – 10 feet
- Building setback from Westerly Property Boundary (Development Areas A and B) – 10 feet
- Building setback from Southerly Property Line (Development Areas A and C) – 35 feet

B. Design Standards: Single-Family Attached and Live-Work Units

Single-Family attached residential units, and Live-Work Loft Units shall be developed in accordance with the design standards in the following table.

| Standard | Requirement |
|---|---|
| Lot Area (Min.) | Min: 1300 s.f. for Live/Work Units Min. 1600 s.f. for S.F. Attached Units |
| Front Setback* | 0' Min., Max. N/A (must comply with Fire Code) |
| Rear Setback (Min.) | 0' (alley or rear-loaded access for parking shall be provided) |
| Side Setback (Min.) | 0' (N/A for attached single-family units and lofts) |
| Space Between Buildings (Min.) | 10' (space between end units) |
| Garage/Carport Location | Any provided garages or carports shall be located at the rear of the units |
| Access and Driveway Width (Max.) | 60' RoW for Private Drives |
| Front Wall Width (Max.) | 200' |
| Building Height | 3 stories/40' (Max.) |
| 1 st Floor, Finished Floor Height (above adjacent grade) | 1' (Min.), 5' (Max.) |
| Roof Form | Pitched, Flat or Sloped |
| Floor Height | 9' (Min.), 15' (Max.) |
| First Story Element | Shall include one or more of the following structural elements on the front-most facade of each unit: - Projecting Porch - Recessed Porch - Projecting Stoop |
| Blank Street-Facing Wall | 30' (Max.) |
| Entry Presence | Visually connect entrance to street, private drive, common green, or adjacent golf course |
| Entry Path | Must connect to street or private drive through physical, demarcated paved path |

**Many of the residential units are proposed to front along common green spaces and the Forest Ridge Golf Club; therefore, the front setback is determined by the primary pedestrian entry point to the residential unit.*

C. Design Standards: Multi-family

Multi-family residential development must be designed as side-by-side units that maintain a townhouse style of construction and must meet the same design requirements as the single-family attached and live-work units in Section IX.B.

D. Design Standards: Drive-Through Facilities (Development Area B)

Drive-through facilities shall be developed in accordance with the following design standards to ensure complementary design and safe pedestrian accessibility:

1. General Provisions

- a. A drive-through length is determined by the entire length of the operations including any required stacking space(s) to the pick-up window.
- b. Drive-through facilities speakers shall be oriented in such a manner as to not be audible to adjacent, residential land uses.
- c. A maximum of two of the required stacking spaces may alternatively be provided as curbside pick-up parking spaces.

2. Building Orientation

- a. Where possible, buildings should be placed close to and oriented toward the primary access street (private drive or southerly property boundary) within Development Area B.
- b. Sites with more than one principal commercial structure should be clustered to create a plaza or outdoor dining area between buildings.

3. Pedestrian and Bicycle Circulation and Access

- a. Pedestrian links should be provided among the public right-of-way, parking area, public open space, and building.
- b. Pedestrian routes that cross stacking lanes to get to the building's entrance are discouraged. If pedestrian paths cross a drive-through aisle, a raised pedestrian crossing shall be used and be marked with symbols, signage, and/or special painting.
- c. Pedestrian circulation should be accentuated by raised pedestrian crossings, textured and colored paving, accent planting and trees, and other elements such as fencing, trellises, and lighting.
- d. Walk-up windows, where provided, should be located near outdoor dining areas or other pedestrian areas, to encourage accessibility and limit vehicle and pedestrian conflicts.

4. Circulation

- a. Structures and on-site circulation systems shall be located to minimize pedestrian and vehicle conflicts.
- b. Reciprocal access between adjacent parking areas should be provided through a mutual access easement where feasible so that vehicles are not required to enter the street in order to move from one area to another on the same or adjacent sites.
- c. Curb-cuts should be minimized and shared driveway access is encouraged to reduce pedestrian conflicts along the street and promote walkability and accessibility.
- d. Drive-through aisles shall provide clear pavement markings for the entrance and direction of traffic flow.

5. Landscaping

- a. Stacking lanes shall be physically separated from parking lots, sidewalks, and pedestrian areas by a landscaped screen and/or architectural element, or combination thereof with a minimum height of four feet.
- b. Drive-through facilities windows and stacking lanes shall be visually screened from public road network elements by a landscaped screen and/or architectural element, or combination thereof with a minimum height of four feet.
- c. Where walls are used for screening, both sides should be architecturally treated to complement the adjacent buildings

E. General Development Standards; Development Areas A, B, and C

This PUD amendment proposes to be developed in accordance with the development standards of Chapter 5 of the Broken Arrow Zoning Ordinance current at the time of this PUD amendment application, except as modified below:

1. Landscape Buffer

- a. A landscape buffer of at least ten feet (10') in width will be provided along the most southerly property line, planted with one medium to large evergreen tree for every twenty (20) linear feet.
- b. No landscape buffer is required between non-residential and residential uses that are within the subject tract of this PUD amendment.

2. Landscape Edge

- a. A landscape edge will be provided along Kenosha Street in accordance with Section 5.2.B.1.a of the City of Broken Arrow Zoning Ordinance as development occurs for the pad sites located in Development Area B.
- b. A landscape edge is not required adjacent to the Private Streets in Development Areas A and B, with the exception of the front façade of the Live/Work Units in Development Area B. An exception is also granted for front porches, which may project into the landscape edge.
- c. A landscape edge will be provided adjacent to the front façade of the Single-Family Attached units in Development Area C. An exception is granted for front porches, which may project into the landscape edge.

3. Interior Parking Lot Landscaping

- a. The minimum width of interior parking lot landscape islands is nine feet (9'). The minimum size of parking lot landscape islands in square feet shall be provided in accordance with Section 5.2, B, 1, c. of the Zoning Ordinance.

4. Screening Fence

- a. An opaque screening fence shall be installed and maintained along the most southerly property line of PUD-66I (southerly line of Development Area C). The fence shall be at least six feet (6') and no more than eight feet (8') in height.

- b. No screening fence shall be required along the most easterly or westerly property boundaries within this PUD.
 - c. No screening fence is required between non-residential and residential uses that are within the subject tract of this PUD amendment.
5. **Street Access**
- a. This development includes private streets and a network of private drives and access ways that will be maintained by a property owners' corporation. Therefore, the requirement for a principal residence to be constructed on a lot that abuts a public street is waived for residential single-family attached use. All residential single-family attached units fronting along common open space or adjacent golf course shall provide public access along an abutting public sidewalk for pedestrian access.

VIII. Off-Street Parking Standards

Intent: As the proposed development under PUD-66I is unique and does not readily fall into any specific category for parking minimums or maximums, the following criteria shall be established for determining minimum parking requirements within all development areas of PUD-66I. The parking requirements described below are similar to those established for the *New Orleans Square Overlay District* (adopted Feb. 15, 2022). See below for additional information on parking standards for New Orleans Square.

1. Required Parking

- a. The minimum number of parking spaces required for the entire site (Development Areas A, B and C) is 50% of the minimum required parking as determined by the regulations the City of Broken Arrow Zoning Ordinance, Section 5.4., Off-Street Parking and Loading (Amended 04-04-2023).
- b. Where the calculation of required parking spaces results in a fractional number, the fractional result is rounded up to the next highest whole number.

2. Reserved Parking

On-site parking spaces may be reserved for a specific tenant or unit, provided that the following standards are not exceeded.

a. Residential

- i. A maximum of 1 space per efficiency, 1-bedroom dwelling, or Live-Work Loft unit may be reserved.
- ii. A maximum of 2 spaces per 2-bedroom or greater dwelling unit may be reserved.

b. Nonresidential

No more than 1/3 of the total provided spaces may be reserved.

3. Overflow, Valet, and Special Event Parking

Overflow Parking, for use during peak periods, is available at the adjacent **Forest Ridge Golf Club**. An access drive is shown on Exhibit B (Conceptual Site Development Plan) and Exhibit D (Conceptual Access and Circulation Plan).

New Orleans Square Overlay District page 5-9 (pg. 131 of 150).

§ 5.3.2. Parking

A. Intent

1. *To reduce parking demand, support the use of alternative forms of transportation, promote reuse and redevelopment of existing buildings, reduce the overall cost of construction and development and increase the overall efficiency and use of taxable land within the city.*
2. *To help ensure parking lots are designed to create safe, comfortable and attractive environments for users and pedestrians, while also mitigating negative environmental effects through landscaping and surface design.*

B. On-Site Parking

1. Required Parking

- a. *The minimum number of required parking spaces for a site is 50% of the minimum required parking as determined by the regulations of ZO § 5.4., Off-Street Parking and Loading.*
- b. *Where the calculation of required parking spaces results in a fractional number, the fractional result is rounded up to the next highest whole number.*

IX. Access and Circulation

1. Access

- a. **Streets, Private Drives, and Access Ways.** Access and circulation will be provided throughout the development by establishing new private streets along with a network of private drives and access ways. See the attached Exhibit D: Conceptual Access and Circulation Plan, identifying the location of the designated private streets. Final plans for streets and access ways will be determined during the platting process. The remaining alleys, drives and parking areas are intended to be private drives. A Property Owners' Association (POA) will be established and chartered with maintaining private common access and parking areas.

2. Multi-Use Trail.

The Tulsa Regional Bicycle & Pedestrian Master Plan (GO Plan) proposes a bicycle/pedestrian trail along the south side of Kenosha Street. A ten (10)-foot bicycle/pedestrian trail will be provided, and the placement and layout of the trail connection shall be determined during the site plan process of any development abutting Kenosha Street.

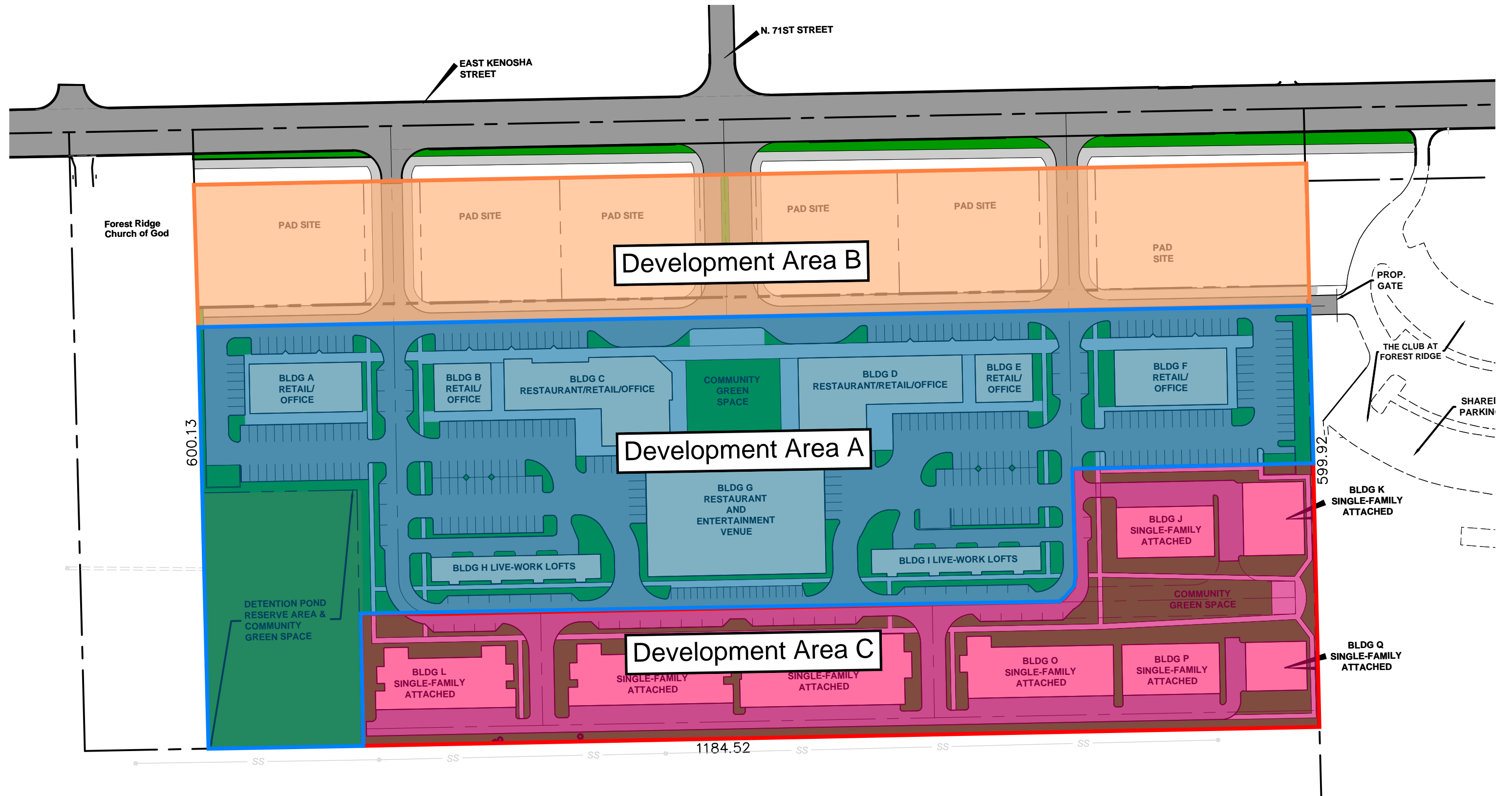
3. Sidewalks.

Sidewalks shall be constructed along new public/private streets as each internal, street-facing lot is developed. Sidewalks shall be a minimum of five (5) feet in width, ADA compliant, and shall tie into other sidewalks abutting the site boundaries.

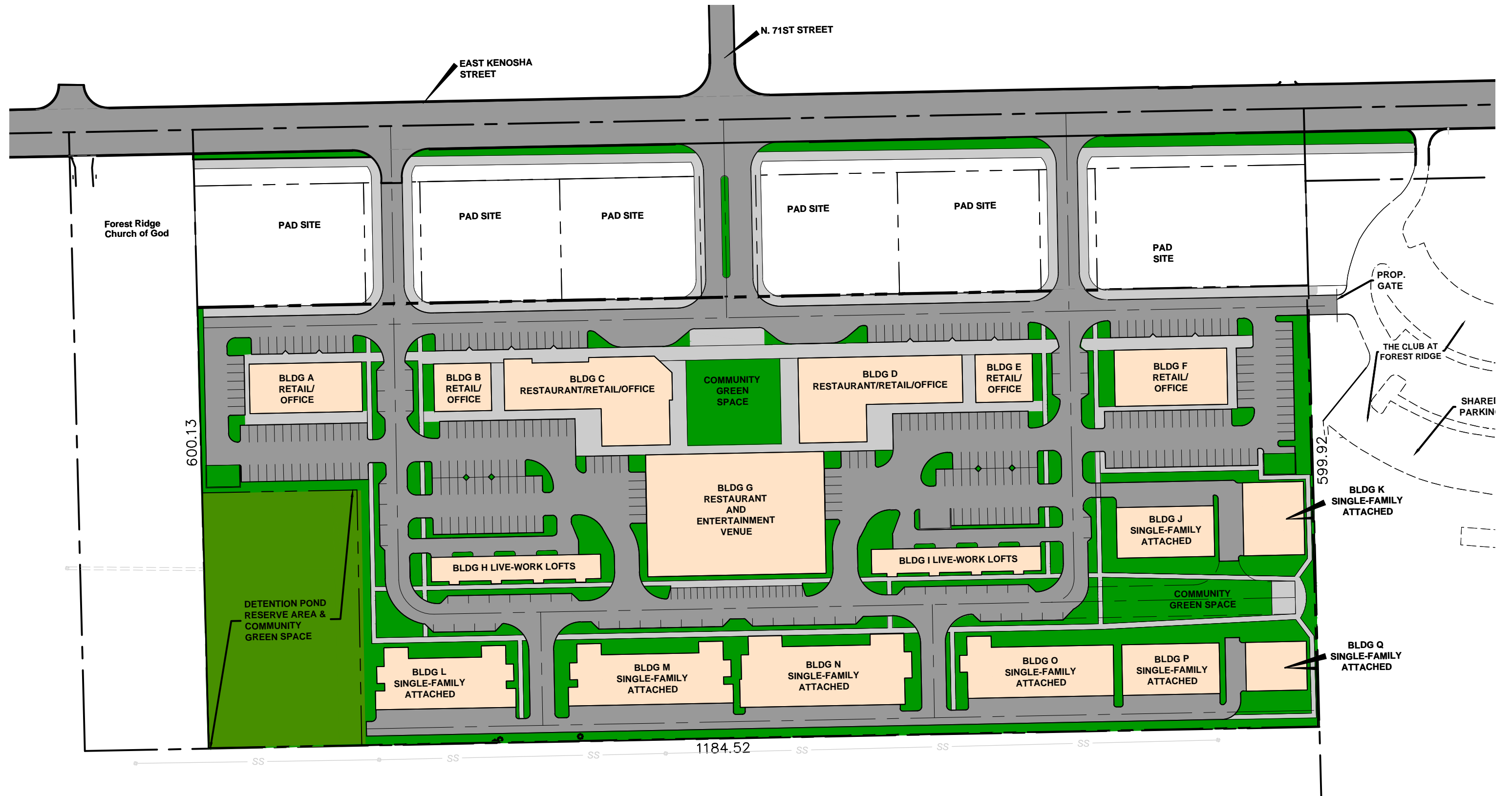
X. Exhibits

- A. Development Area Map
- B. Conceptual Site Development Plan
- C. Conceptual Landscape Plan
- D. Access and Circulation Plan
- E. Conceptual Utilities Plan
- F. Conceptual Lot Line Layout
- G. Conceptual Parking Count
- H. Boundary and Topographic Survey

THE PLAZA AT FOREST RIDGE BROKEN ARROW, OK



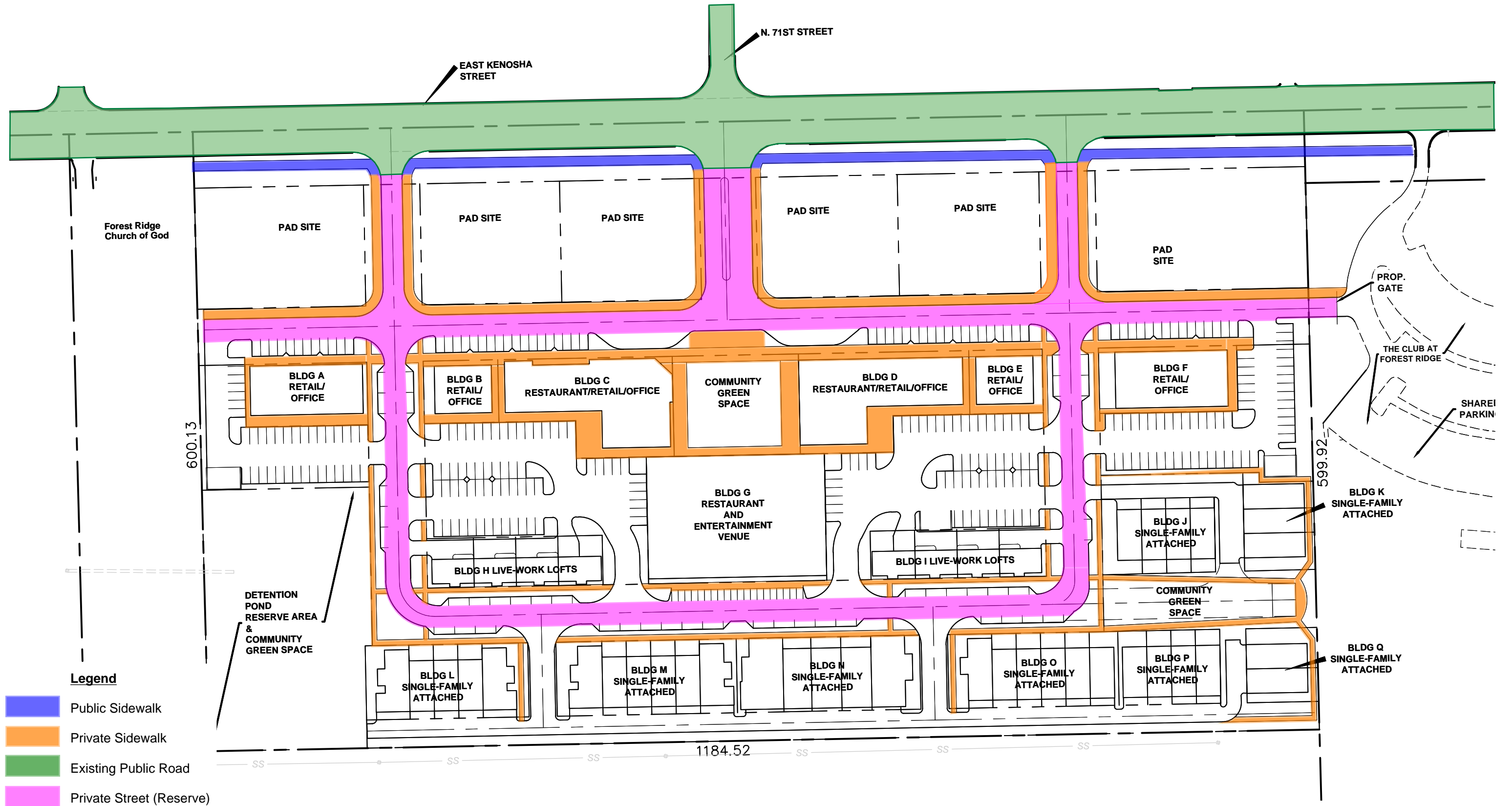
THE PLAZA AT FOREST RIDGE
BROKEN ARROW, OK





MAY 2025

THE PLAZA AT FOREST RIDGE BROKEN ARROW, OK



Westwood

110 S. HARTFORD AVE., SUITE 2514-1
TULSA, OK 74120 T:817.562.3350

westwoodps.com

EXHIBIT D

CONCEPTUAL ACCESS & CIRCULATION PLAN



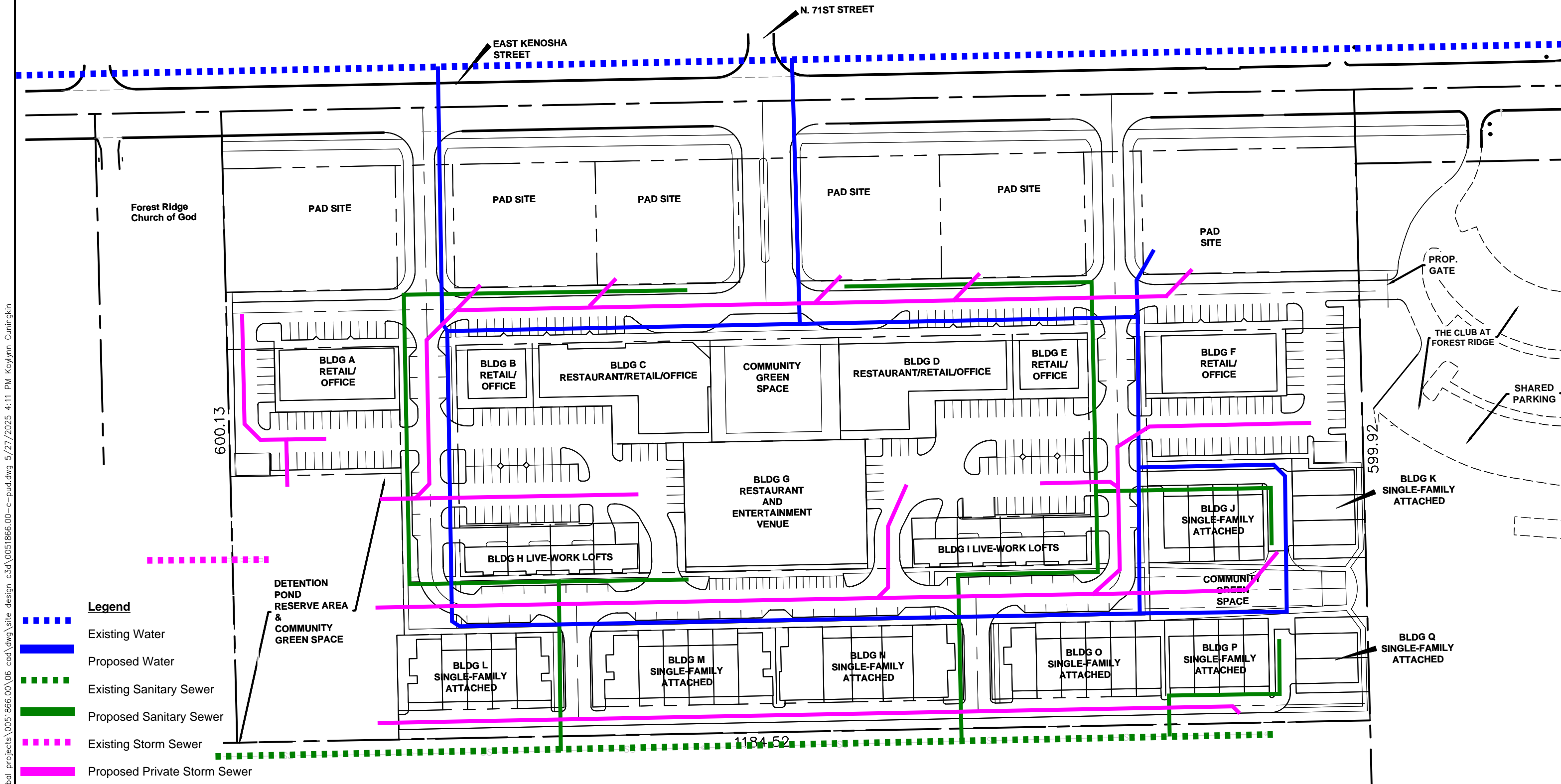
DATE: 03/21/2025

PROJECT #: 0051866.00



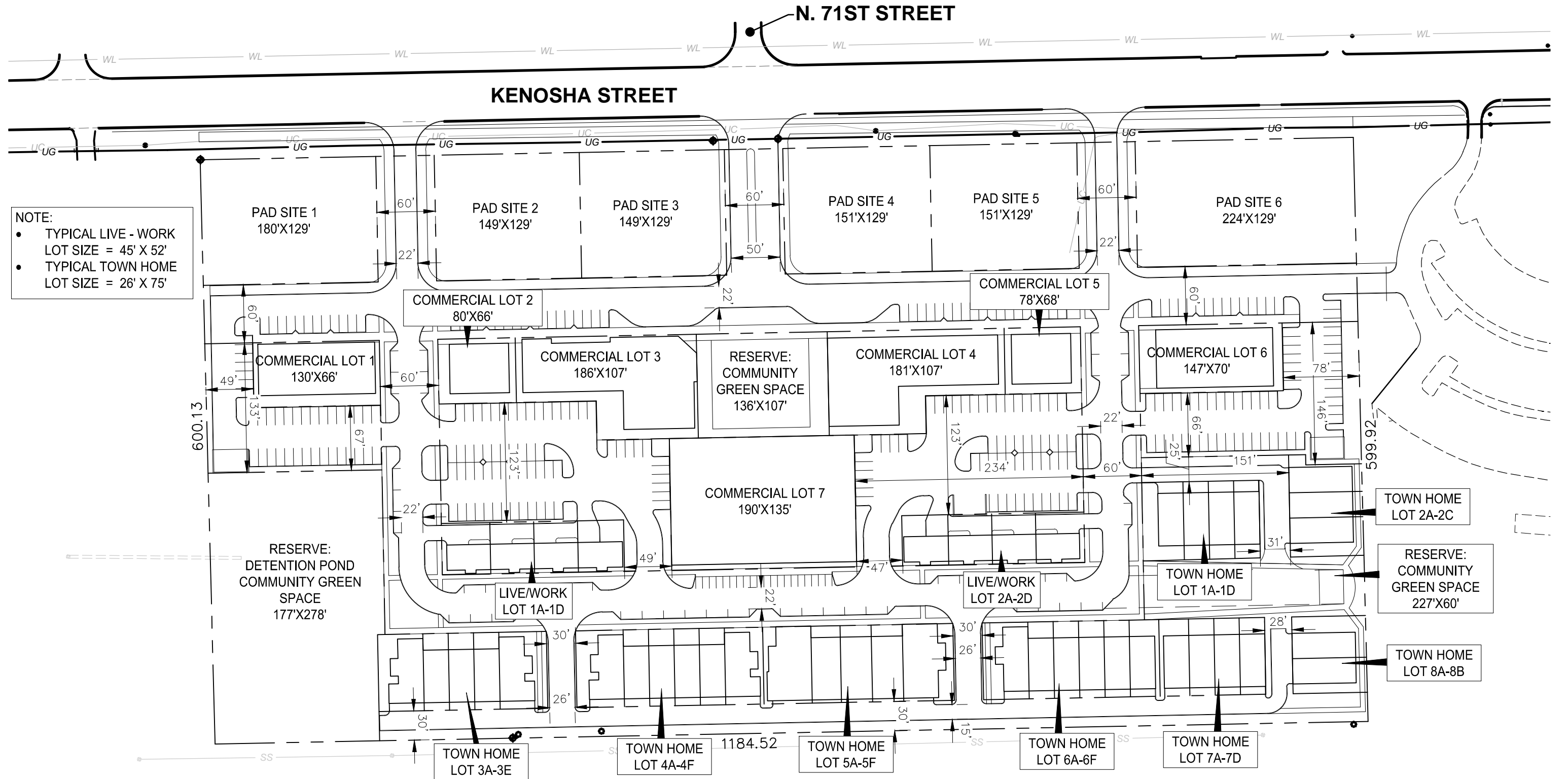
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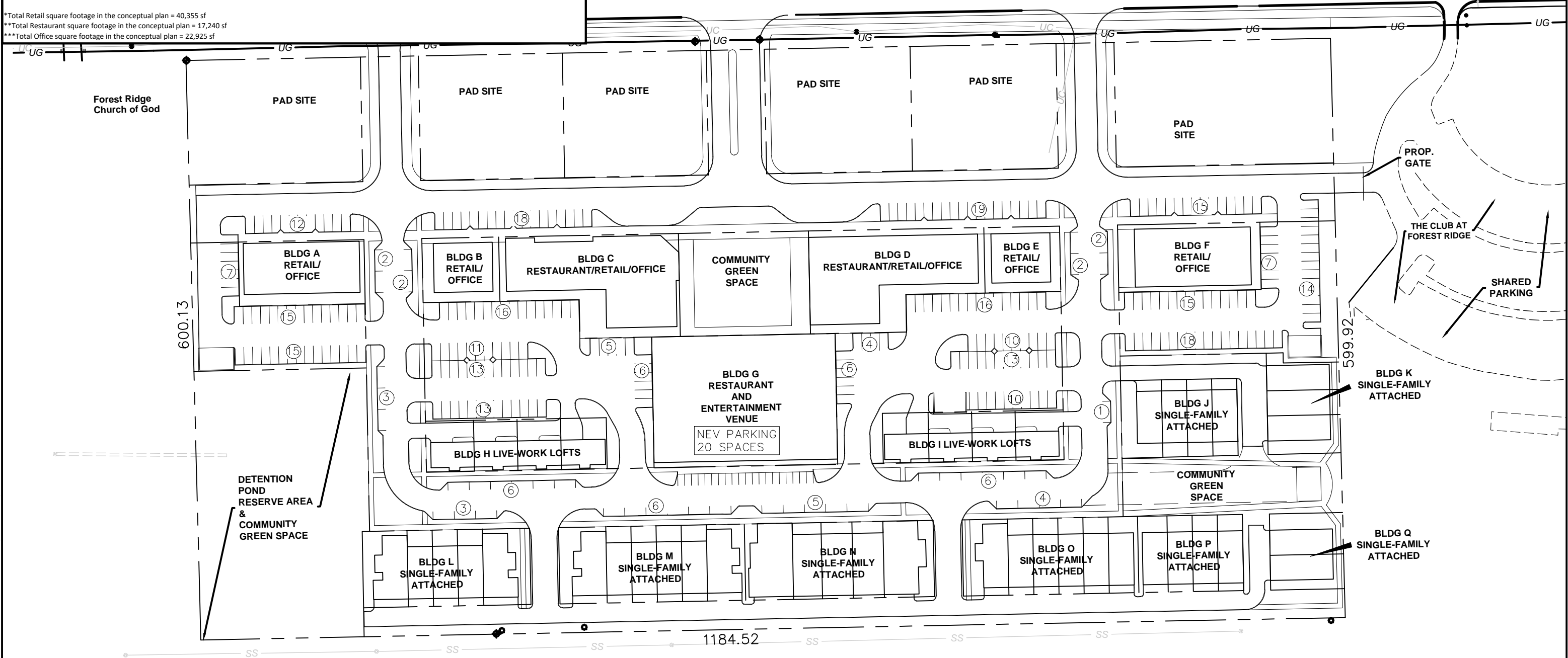
THE PLAZA AT FOREST RIDGE
BROKEN ARROW, OK



THE PLAZA AT FOREST RIDGE
BROKEN ARROW, OK

| Parking Count Table | | | |
|--|--|---|----------------------|
| Development Area | Standard Requirements | Provided Parking Spots | Provided % Reduction |
| A | *Retail: 1 space/ 300sf = 135 spaces **Restaurant: 1 space/ 100sf = 173 spaces ***Office: 1 space/ 300sf = 77 spaces Total = 385 spaces | 301 | 79% |
| B | Retail: 1 space/ 300sf Restaurant: 1 space/ 100sf | Self Parking in the Future | N/A |
| C | 70 (2 spaces per unit) | 89 (2 spaces per unit + 19 on-street parking) | 127% |
| TOTAL PARKING WITHIN THE DEVELOPMENT EXCLUDING GARAGE SPACES | | 320 | 83% |

*Total Retail square footage in the conceptual plan = 40,355 sf
 **Total Restaurant square footage in the conceptual plan = 17,240 sf
 ***Total Office square footage in the conceptual plan = 22,925 sf



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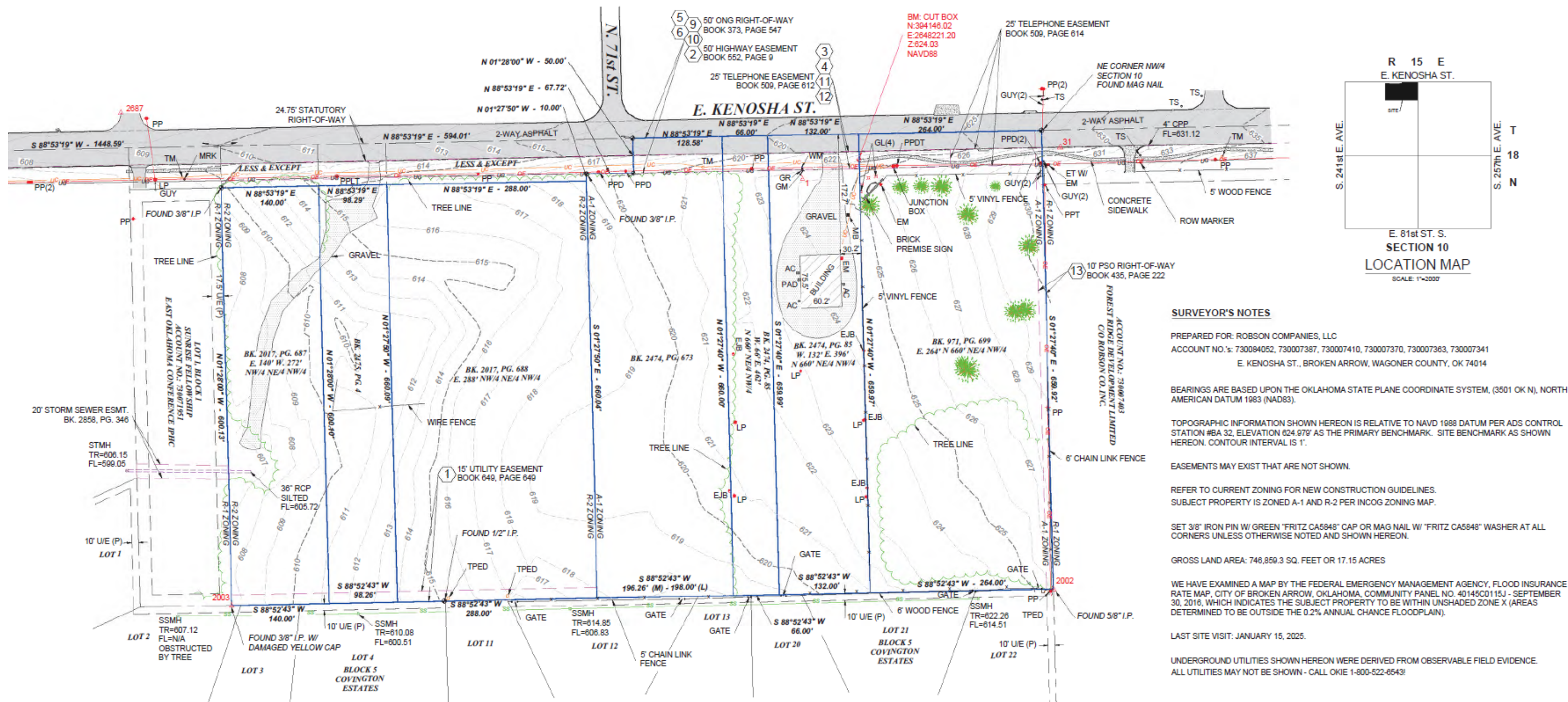


Exhibit H

Boundary and Topographic Survey

The Plaza at Forest Ridge

XI. Appendices

- A. Enhanced Accessibility; an Overview**
- B. Mixed-Use; Design Philosophy and Example**
- C. Architectural Theme**
- D. Legal Descriptions for the Separate Parcels**

APPENDIX A: Enhanced Accessibility; an Overview

Enhanced accessibility to **The Plaza at Forest Ridge** provides the local community with multiple modes of access to most daily necessities and services, such as work, shopping, healthcare, dining, entertainment, and leisure/social activities. For the local community, the daily necessities can be easily reached by a 15-minute walk, bike ride, neighborhood electric vehicle (NEV), or public transit ride from almost any point in surrounding neighborhoods. This design approach aims to reduce car dependency, promote healthy living, improve overall wellbeing, and provide enhanced quality of life for all residents within the nearby communities.

Implementing enhanced accessibility requires a multi-disciplinary approach, involving transportation planning, urban design, and policymaking, to create well-designed public spaces, pedestrian-friendly streets, and mixed-use development. The lifestyle changes afforded by a mixed-use neighborhood may include remote working or live/work options which reduce daily commuting supported by readily available information and communications technology. The concept has been described as a "return to a local way of life".

The figure below shows how various modes of travel (walking, bicycling, and NEV/Golf Carts) can access the amenities and meet the needs and desires of the local community within 15 minutes of **The Plaza at Forest Ridge**. Not shown is accessibility via NEV/Golf Cart which will extend for two (2) miles beyond the project boundaries.



Appendix B: Mixed-Use; Design Philosophy and Example

The Plaza at Forest Ridge is to be designed, developed, and operated pursuant to many of the principles established by the City of Broken Arrow within the New Orleans Square Overlay District, the Downtown Master Plan, and the Downtown Residential Overlay District. Some of the basic tenets of these design principles can also be found within the City of Broken Arrow Zoning Ordinance, specifically in the CM, NM, and DM Zoning Districts. Many of these same philosophies and elements can also be found within the design principles for the Congress for New Urbanism (CNU), Urban Land Institute (ULI), Strong Towns, and the American Planning Association's New Urbanism Division (APA-NU).

A variety of elements of mixed-use design philosophy are included within conceptual development plan and PUD-66I. These design elements include, but are not limited to:

- The neighborhood, the district, and the corridor are the essential elements of development and redevelopment in the community. They form identifiable areas that encourage citizens to take responsibility for their maintenance and evolution.
- Neighborhoods should be compact, pedestrian friendly, and mixed-use. Districts generally emphasize a special single use and should follow the principles of neighborhood design when possible.
- Many activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young. Interconnected networks of streets should be designed to encourage walking, reduce the number and length of automobile trips, and conserve energy.
- Where available, Appropriate building densities and land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.
- Streets and squares should be safe, comfortable, and interesting to the pedestrian. Properly configured, they encourage walking and enable neighbors to know each other and protect their communities.
- Architecture and landscape design should grow from local climate, topography, history, and building practice

Beyond basic design philosophy, many residents of small and medium-sized communities are now gravitating toward walkable or accessible neighborhoods that provide a sense of place and provide additional opportunities to gather and socialize with neighbors. According to Hazel Borys in the Placemaking Journal:

- 66% of Americans believe that investing in transportation choice, walkability, and key community features is the best way to strengthen the economy. Less than 10% of Millennial and Boomer Generations want traditional, auto-dependent suburban living. "Economics of place" is likely to drive economic growth and development, through investing in local amenities and quality of life. (American Planning Association)
- Americans prefer walkable communities more so than they have in the past. 79% place importance on being within easy walking distance of neighborhood destinations. (National Association of Realtors)
- National retailers pay attention to Walk Score, often requiring a score of 80 or higher to consider adding a new store.
- Property values within walking distance of neighborhood gathering spaces are 40% higher than other properties in the same region. (American Public Transportation Association)

Example of the Mixed-Use Form

Old Town La Quinta is a classic example of a successful, well-designed, mixed-use neighborhood that combines many of the architectural, physical, placemaking, and environmental elements proposed by **The Plaza at Forest Ridge** in PUD-66I. Old Town La Quinta is a walkable, human scale, mixed-use, neighborhood development, that combines retail space, professional offices, and residential units seamlessly. While the architectural style and landscaping are different from what is being proposed for PUD-66I with **The Plaza**, the end result is worthy of emulation.



Appendix C: Architectural Theme

The Architectural Theme for **The Plaza at Forest Ridge** will build upon, and will enhance, the established architectural theme of the **Forest Ridge** Master Plan (PUD-66). Four significant structures have been constructed and are in daily operations that reflect the Southern Colonial, or Neo-Colonial Architectural Style. With the possible exception of any regional or national brands that may occupy the parcels nearest to Kenosha St., all future building designs will typify, this beautiful and timeless, architectural style.



Appendix D: Legal Descriptions for the Separate Parcels

LEGAL DESCRIPTION - AS PROVIDED - QCD BK. 2017, PG. 687

The East 140 Ft. of the West 272 Ft. of the NW1/4 of the NE1/4 of the NW1/4 of Section 10, Township 18 North, Range 15 East, of the Indian Base and Meridian; Less and Except the North Sixty (60) Ft. of Said Property.

LEGAL DESCRIPTION - AS PROVIDED - QCD BK. 2017, PG. 688

The East 288 Ft. of the NW1/4 of the NE1/4 of the NW1/4 of Section 10, Township 18 North, Range 15 East, of the Indian Base and Meridian; Less and Except the North Sixty (60) Ft. of Said Property.

LEGAL DESCRIPTION - AS PROVIDED - GWD BK. 971, PG. 699

The East 264 Ft. of the North 660 Ft. of the NE1/4 of the NW1/4 of Section 10, Township 18 North, Range 15 East, of the Indian Base and Meridian.

LEGAL DESCRIPTION - AS PROVIDED - GWD BK. 2475, PG. 4

A Tract of Land Lying in the N1/2 of the NE1/4 of the NW1/4 of Section 10, Township 18 North, Range 15 East, of the Indian Base and Meridian, More Particularly Described as follows:

Beginning at a Point on the North Line of Said N1/2 of the NE1/4 of the NW1/4; Said Point lying 272 Ft. East of the Northwest Corner thereof; Thence N 89°49'19" E Along Said North Line a Distance of 100 Ft. to a Point; Thence S 00°04'55" E a Distance of 660.20 Ft. to a Point on the South Line of Said N1/2 of the NE1/4 of the NW1/4; Thence N 89°49'55" W along Said South Line a Distance of 100 Ft. to a Point; Thence N 00°06'43" W a Distance of 660.22 Ft. to the Point of Beginning. Less and Except the North 60 Ft. Thereof.

LEGAL DESCRIPTION - AS PROVIDED - GWD BK. 2474, PG. 673

A Tract of Land in the NW1/4 of Section 10, Township 18 North, Range 15 East, of the Indian Base and Meridian, More Particularly Described as Follows:

Beginning at a Point on the North Line of Said Section, Said Point being 462 Ft. West of the NW Corner of the NW1/4; Thence South 660 Ft.; Thence West 198 Ft.; Thence North 660 Ft.; Thence East 198 Ft. to the Point of Beginning.

Less and Except a Strip, Piece or Parcel of Land lying in part of the N1/2 of the NE1/4 of the NW1/4 of Section 10, Township 18 North, Range 15 East, Indian Base and Meridian. Said Parcel of Land Being Described as Follows:

The North 50.00 Ft., of the East 594.00 Ft., of the West 726.00 Ft., of Said N1/2 of the NE1/4 of the NW1/4.

LEGAL DESCRIPTION - AS PROVIDED - GWD BK. 2474, PG. 85

The West 66 Ft. of the East 462 Ft. of the North 660 Ft. of the NE1/4 of the NW1/4 of Section 10, Township 18 North, Range 15 East, of the Indian Base and Meridian

~AND~

The West 132 Ft., of the East 396 Ft., of the North 660 Ft. of the NE1/4 of the NW1/4 of Section 10, Township 18 North, Range 15 East, of The Indian Base and Meridian.