

RABBIT RUN

**A MASTER PLANNED COMMUNITY ZERO LOT LINE
SINGLE FAMILY DEVELOPMENT**

PLANNED UNIT DEVELOPMENT NO. 235



**Developer:
Spectacular Homes, LLC
Post Office Box 887
Woodward, OK 73802**

**February 2015
Amended March 26, 2015
Amended March 30, 2017
Amended September 03 , 2019**

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I. DEVELOPMENT CONCEPT:

Rabbit Run is comprised of 27.4 acres of land south and west of the southwest corner of East 101st Street South (West New Orleans Street) and South 129th East Avenue (South Olive Avenue). A decorative wall will run along the frontage of both such streets and will blend architecturally with the entry features. A Boundary Map of Rabbit Run is attached hereto as Exhibit "A".

Rabbit Run is a master planned zero lot line single family residential development. The Conceptual Site Plan for Rabbit Run is attached hereto as Exhibit "B".

Rabbit Run will be comprised of 115 lots and 17 Reserve Areas. The Reserve Areas will be designed as Project amenities and will 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 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.

Rabbit Run will be gated and will be served by private streets. The 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 driveway. 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. Additionally, at the corners of the property, flag lots may be utilized together with cross access easements.

An unnamed tributary to Haikey Creek bisects the property running east to west and will be wholly located within a Reserve Area and generally left in its 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", "C" and "D" shall meet the City of Broken Arrow standards for sidewalk construction.

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

There are two public street stubs leading into the development from the south and west and neither of these streets will be extended into the Project.

Simultaneously with the filing of PUD 235, the Applicant has requested the Property be rezoned in BAZ 1931 to Single-Family Residential-3 (“RS-3”) in order to establish the permitted uses and intensity.

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PUD 235 will be developed in accordance with the Broken Arrow Zoning Ordinance (“Zoning Ordinance”) and the Use and Development Regulations of the Single-Family Residential-3 District except as noted herein.

II. DEVELOPMENT STANDARDS:

LAND AREA:

GROSS:	1,195,345.03 SF	27.441 AC
NET:	1,135,307.28 SF	26.063 AC

PERMITTED USES:

Uses permitted as a matter of right in the RS-3 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, 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: 115

MINIMUM LOT WIDTH: 50 FT*

* Except for flag and cul-de-sac lots which will have a minimum lot frontage of thirty (30) FT. The minimum lot frontage on flag and 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

LIVABILITY SPACE PER DWELLING UNIT: 1200 SF

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MINIMUM YARD REQUIREMENTS:

EXTERNAL BOUNDARIES:

From right-of-way line abutting Olive Avenue	30 FT
From right-of-way line abutting New Orleans Street	30 FT
From the north and east property lines adjacent to commercial and/or multi-family areas	20 FT
From the south property line	20 FT
From the west 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*

- * 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 FT and 9 FT**
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- ** Side yard setbacks shall be a minimum of one (1) foot on one lot line and nine (9) feet on the other lot line ensuring there will be a minimum of ten (10) feet between buildings. The side yard setback will be designated on the Plat.

- ** Lot 2 Block 8 one (1) foot side yard setback shall be reduced to six (6) inches to allow for brick exterior finish.

Side yard setbacks on corner lots shall be a minimum of fifteen (15) feet providing the garage does not front upon the street.

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Rear Yard Setbacks: 20 FT***

***Except for lots that back up to the open space park 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 feet or less.

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 the entrance from New Orleans Street and 48 square feet of display surface area on each side of the entrance from Olive Avenue. The total entry identification signage at each such entry will not exceed 96 square feet of display surface area.

III. ACCESS AND CIRCULATION:

Entry into Rabbit Run will be via New Orleans Street and Olive Avenue.

Within the subdivision, access will be by private streets. The private streets will be constructed to City of Broken Arrow standards within a thirty (30) foot wide Reserve Area. Ownership of the private streets will be transferred to the home owners association. After transfer, the private streets will be maintained by the home owners association.

Sidewalks will be constructed along one side of the private streets and in the Reserve Areas in the locations shown on the Access and Circulation Plan attached hereto as Exhibit "C". Sidewalks in the reserve area may be altered to work with topography and existing trees.

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IV. LANDSCAPING AND SCREENING PLAN:

The Project will be extensively landscaped and will be screened by a 6 foot high decorative screening wall on the north boundary along New Orleans Street, on the East boundary along Olive Avenue. Along the commercial area along portions of the north and east boundary lines a four (4) foot high wrought iron / aluminum fence will be provided. No fence is required on north boundary of block 5 lot 1 and property adjacent to existing drainage way. (See Exhibit “D”) If a lot owner would like to have a solid privacy wall they will be allowed to build a brick wall to replace the wrought iron fence. A 6 foot high wood or brick screening fence will be provided along the west and south boundary lines as shown on the Landscaping and Screening Plan attached hereto as Exhibit “D”. A 10 foot wide reserve area for landscaping shall be provided along both New Orleans Street and Olive Avenue. Within this 10 foot wide landscape area, at least one (1) tree per thirty (30) linear feet shall be provided. All trees shall be medium to large trees except when they are under overhead lines.

V. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:

Rabbit Run is an undeveloped property with significant vegetation including large trees and a large creek that extends from Olive Avenue to the western property boundary. The area on the north side of the creek drains from northeasterly to the south and the area on the south side of the creek drains from the southeasterly direction north to the creek. Runoff from this site discharges to the west into a platted reserve area within Southern Trails Estates.

The Project soil composition consists of variable classifications with mostly silt loams or silty clay loams. These soils are sufficient for residential type construction.

VI. DRAINAGE AND UTILITIES:

Storm water detention will be provided on-site within a platted Reserve Area located around the creek area. Electric, cable and gas are readily available to the site with service coming from the platted subdivisions to the south and west. Water line and sanitary sewer service will be provided by the City of Broken Arrow with service coming also from the south and west existing facilities.

The Existing and Proposed Utilities are shown on Exhibit “E” attached hereto.

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VII. EXISTING ZONING AND LAND USE:

Simultaneously with the filing of PUD 235 the Applicant has filed BAZ 1931 to rezone the Property RS-3.

An Area Zoning Map, Exhibit “F”, shows the existing zoning and the proximity of Rabbit Run and an Aerial Photograph – Land Uses, Exhibit “G”, shows the uses of the property within the vicinity of the Project.

VIII. SITE PLAN REVIEW:

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 Tulsa County Clerk.

IX. SCHEDULE OF DEVELOPMENT:

Initial construction is anticipated to commence in the Spring of 2015, once the PUD and subdivision plat have been completed and approved.

X. LEGAL DESCRIPTON:

Legal Description – Exhibit “H”

(East 101st Street South)

286.98'
LIMITS OF NO ACCESS

S 88°31'41" W
659.77'

59.00'
ACCESS

319.79'
LIMITS OF NO ACCESS

West New Orleans Street

W. Orlando St.

S. Redwood Dr.

W. Orlando Pl.

W. Phoenix St.

W. Phoenix Pl.

W. Quantico Pl.

S 88°32'26" W
211.85'

252.00'
N 01°18'12" W

S 88°32'26" W
448.00'

409.03'
N 01°18'12" W

1319.87'
N 88°33'10" E

Nottingham

S. Sweetgum Pl.

South Olive Avenue
(South 129th East Avenue)

APPROXIMATELY
27.44 ACRES



DATE: MARCH 14, 2017

EXHIBIT

A

BOUNDARY MAP

RABBIT RUN





DATE: MARCH 14, 2017

Nottingham

EXHIBIT

B

CONCEPTUAL SITE PLAN

RABBIT RUN



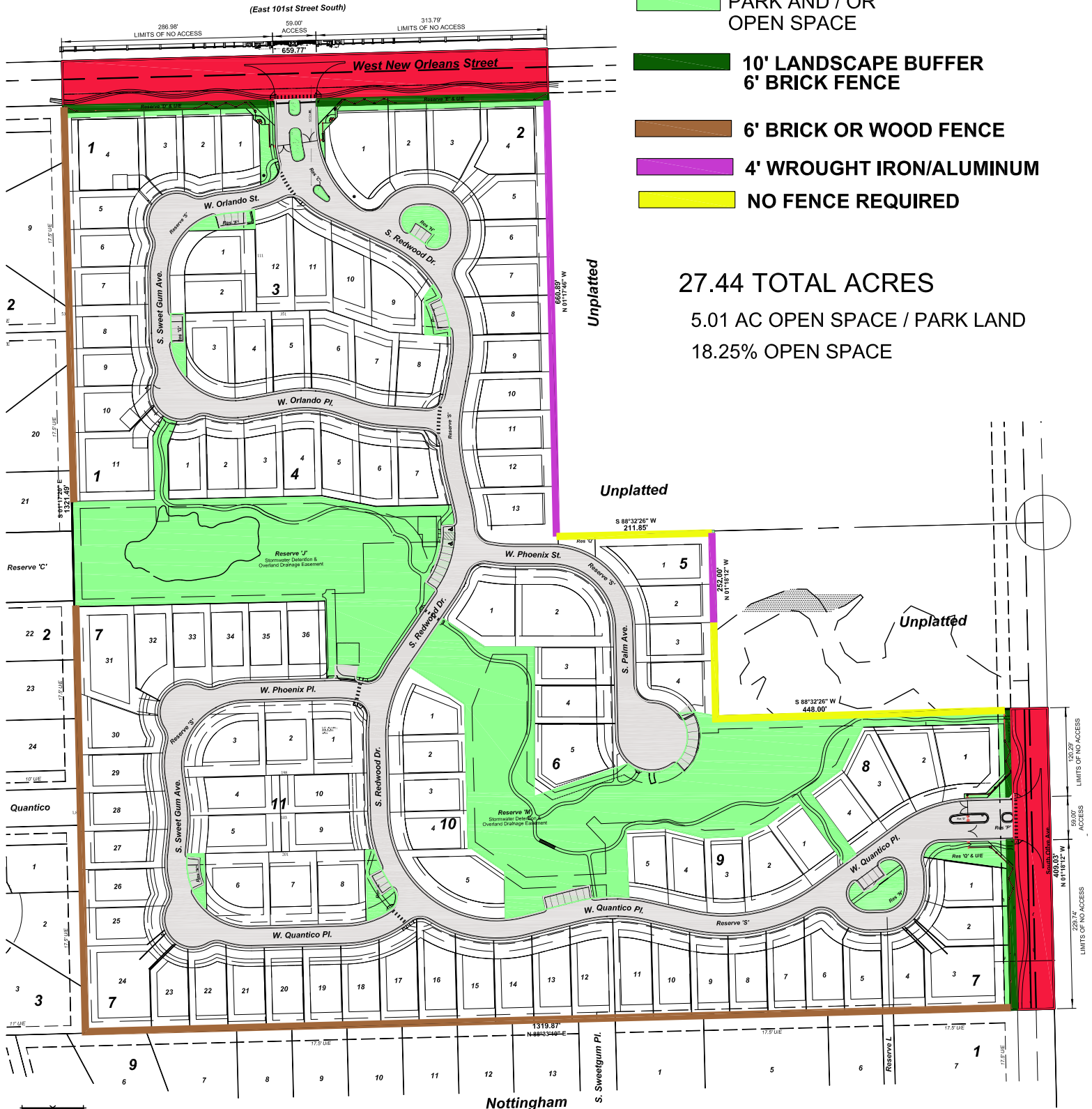
LEGEND

- PARK AND / OR OPEN SPACE
- 10' LANDSCAPE BUFFER
6' BRICK FENCE
- 6' BRICK OR WOOD FENCE
- 4' WROUGHT IRON/ALUMINUM
- NO FENCE REQUIRED

27.44 TOTAL ACRES

5.01 AC OPEN SPACE / PARK LAND

18.25% OPEN SPACE



DATE: MARCH 14, 2017

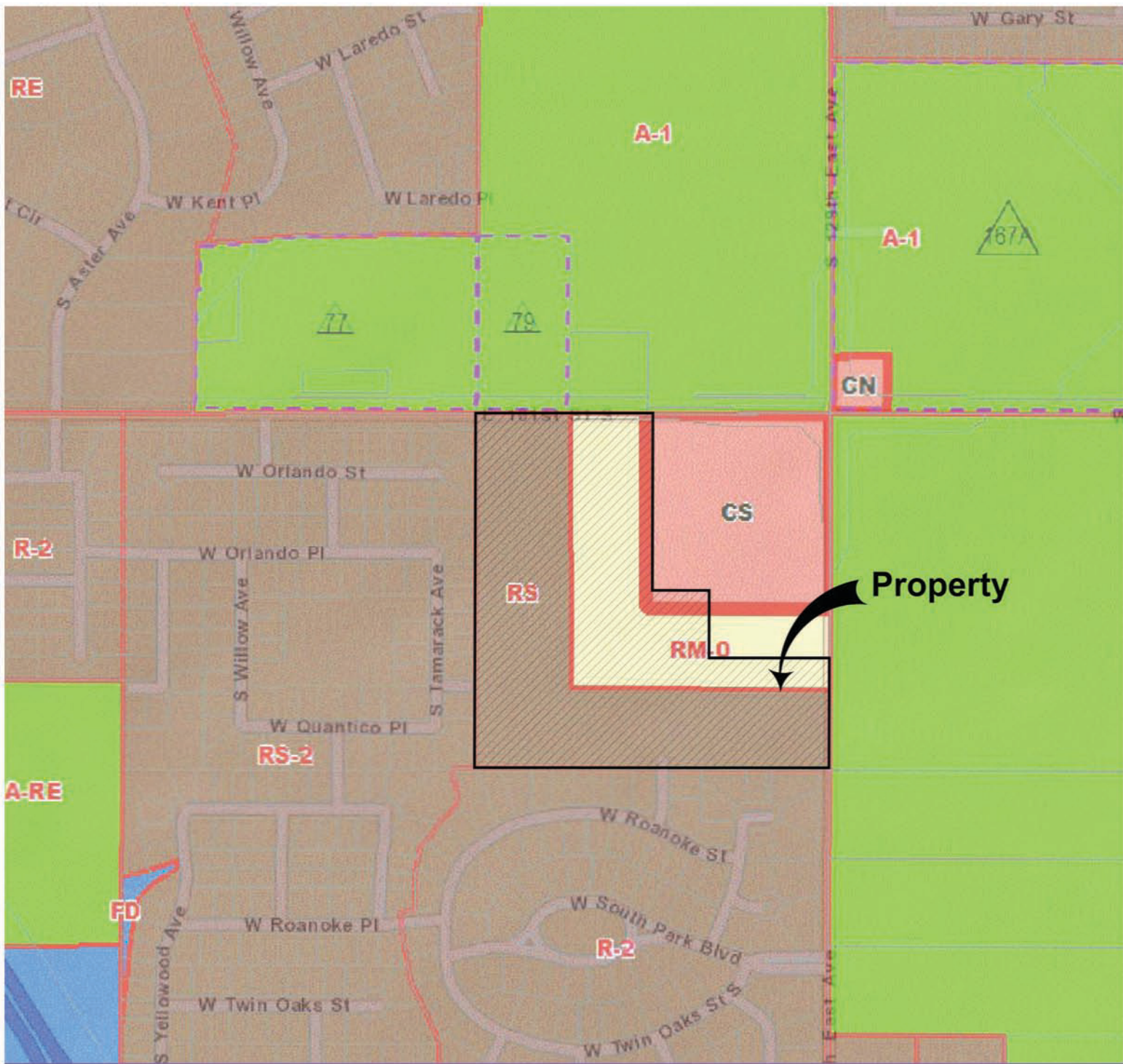
EXHIBIT

D

LANDSCAPE AND SCREENING PLAN

RABBIT RUN





DATE: MARCH 14, 2017

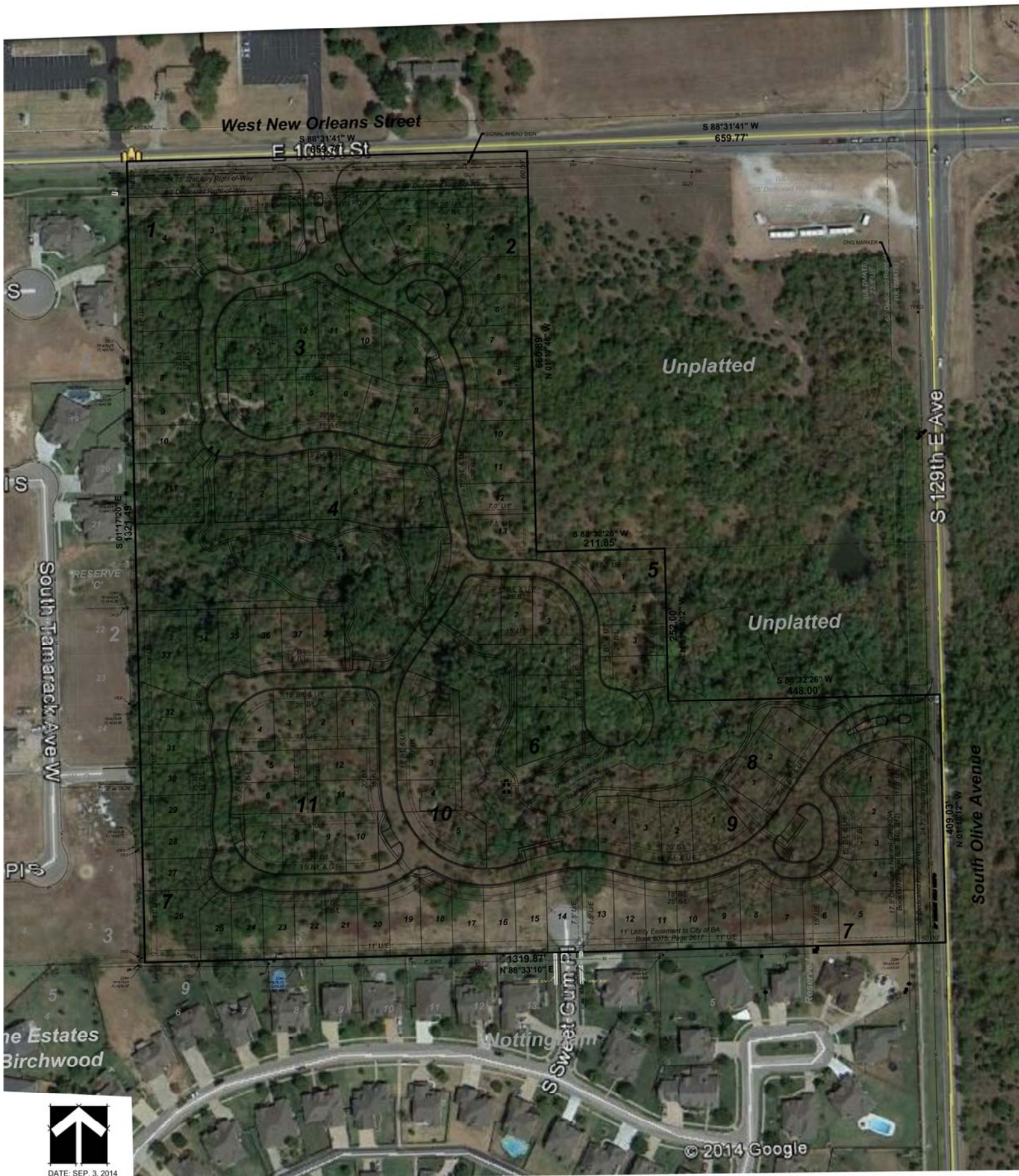
AREA ZONING MAP

EXHIBIT

F

RABBIT RUN





DATE: SEP. 3, 2014



AERIAL PHOTOGRAPH - LAND USES

RABBIT RUN



LEGAL DESCRIPTION

PROJECT BOUNDARY AS DEFINED FOR THE PLANNED UNIT DEVELOPMENT DOCUMENT. THIS BOUNDARY DEFINES THE LIMITS OF THESE REGULATIONS

**LEGAL DESCRIPTION
FOR
PART OF THE NE/4 SEC. 29, T 18 N, R 14 E**

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE4 NE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE S 88° 31' 29" W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 659.77 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S 88° 31' 29" W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 659.77 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE4 NE/4) AND THE NORTHEAST CORNER OF "SOUTHERN TRAILS ESTATES" A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, RECORDED AS PLAT NO. 6060 IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE S 01° 17' 32" E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4), A DISTANCE OF 1321.49 FEET, TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE4 NE/4) AND THE SOUTHEAST CORNER OF SAID "SOUTHERN TRAILS ESTATES" AND A POINT ON THE NORTH LINE OF "NOTTINGHAM" A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, RECORDED AS PLAT NO. 5303 IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE N 88° 32' 59" E, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) AND THE NORTH LINE OF SAID "NOTTINGHAM", A DISTANCE OF 1319.87 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE4 NE/4) AND THE NORTHEAST CORNER OF SAID "NOTTINGHAM"; THENCE N 01° 18' 24" W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4), A DISTANCE OF 409.03 FEET; THENCE S 88° 32' 14" W, PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4 NE/4), A DISTANCE OF 448.00 FEET; THENCE N 01° 18' 24" W, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER (NE/4), A DISTANCE OF 252.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4 NE/4); THENCE S 88° 32' 14" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4 NE/4), A DISTANCE OF 211.85 FEET, TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4 NE/4); THENCE N 01° 17' 58" W, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4 NE/4), A DISTANCE OF 660.89 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4 NE/4) AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 27.4412 ACRES / 1,195,345.03 SQUARE FEET.

THE BASIS OF BEARINGS FOR SAID TRACT IS S 88° 31' 29" W, ALONG THE NORTH LINE OF NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

DATE: SEP. 03, 2014

LEGAL DESCRIPTION

EXHIBIT

H

RABBIT RUN