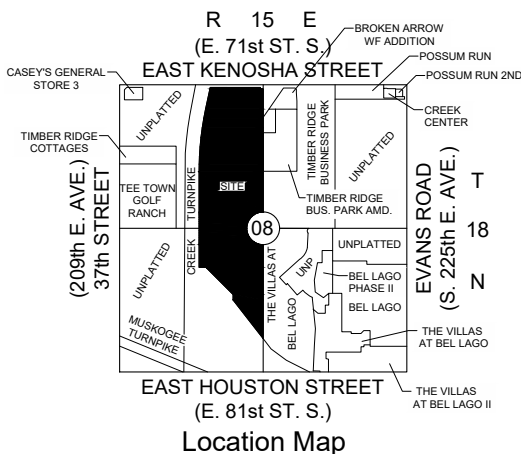
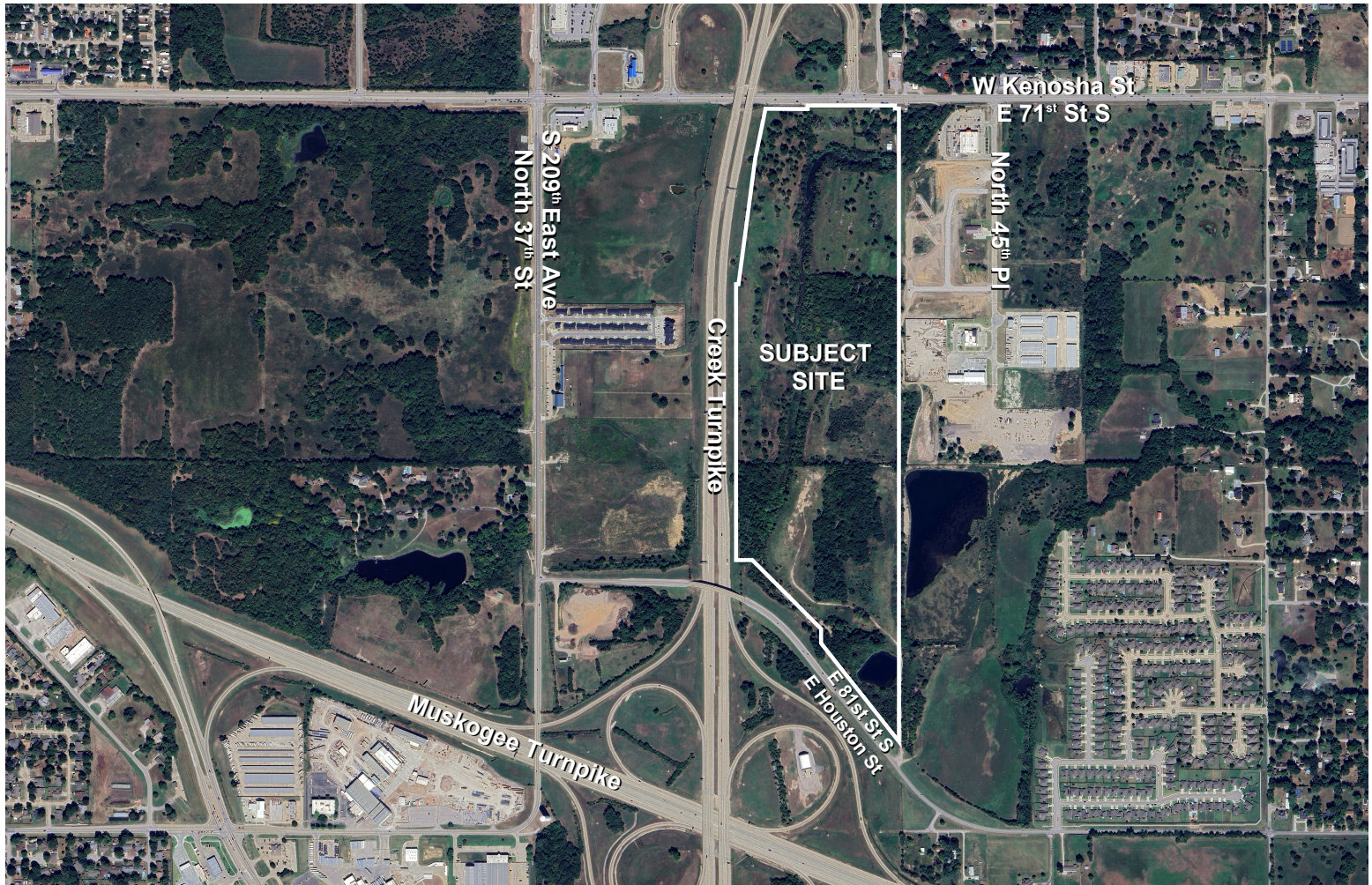


PUD-002953-2026

Creekside Commercial Master Plan Planned Unit Development

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) AND THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING (P.O.C.) AT THE NORTHWEST CORNER OF SAID SECTION, THENCE N88°40'19"E ALONG SAID SECTION FOR A DISTANCE OF 1669.56 FEET TO A POINT; THENCE S01°19'41"E FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY R/W LINE OF EAST 71ST STREET, SAID POINT BEING AN EASTERLY LINE OF THE CREEK TURNPIKE R/W AND THE POINT OF BEGINNING (P.O.B.); THENCE N88°40'19"E FOR A DISTANCE OF 921.45 FEET; THENCE S10°47'48"E FOR A DISTANCE OF 30.41 FEET; THENCE N88°40'19"E FOR A DISTANCE OF 48.43 FEET; THENCE S01°20'04"E FOR A DISTANCE OF 2563.12 FEET TO A POINT THAT IS THE SOUTHWEST CORNER OF TIMBER RIDGE BUSINESS PARK; THENCE S01°20'07"E FOR A DISTANCE 2021.25 FEET TO A POINT ON THE NORTHERLY R/W OF SAID CREEK TURNPIKE; THENCE N39°14'29"W FOR A DISTANCE OF 896.77 FEET; THENCE N01°58'57"W FOR A DISTANCE OF 99.96 FEET; THENCE N46°31'50"W FOR A DISTANCE OF 704.94 FEET; THENCE S89°34'23"W FOR A DISTANCE OF 126.14 FEET TO A POINT ON THE EASTERLY LINE OF THE CREEK TURNPIKE R/W; THENCE N01°23'27"W FOR A DISTANCE OF 717.93 FEET; THENCE N01°22'52"W FOR A DISTANCE OF 893.08 FEET; THENCE N01°22'52"W FOR A DISTANCE OF 145.51 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 5554.58 FEET, AN ARC LENGTH OF 281.52 FEET, AN ARC ANGLE OF 02°54'14", A CHORD DISTANCE OF 281.49 FEET AND A CHORD BEARING OF N00°05'01"E; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 5554.58 FEET, AN ARC LENGTH OF 884.91 FEET, AN ARC ANGLE OF 09°07'40", A CHORD DISTANCE OF 883.97 FEET AND A CHORD BEARING OF N06°01'25"E; THENCE N10°49'45"E FOR A DISTANCE OF 402.64 FEET TO THE POINT OF BEGINNING (P.O.B.). SAID TRACT 101.96 ACRES, MORE OR LESS.



OWNER

WOLF CREEK ESTATES LLC
520 N 45TH PLACE
BROKEN ARROW, OK 74014

APPLICANT

WALLACE DESIGN COLLECTIVE, PC
123 N MARTIN LUTHER KING JR BLVD
TULSA, OK 74103



NORTH
JULY 2026



wallace
design
collective

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I. LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) AND THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE NORTHWEST CORNER OF SAID SECTION, THENCE N88°40'19"E ALONG SAID SECTION FOR A DISTANCE OF 1669.56 FEET TO A POINT; THENCE S01°19'41"E FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY R/W LINE OF EAST 71ST STREET, SAID POINT BEING AN EASTERLY LINE OF THE CREEK TURNPIKE R/W AND THE **POINT OF BEGINNING (P.O.B.)**; THENCE N88°40'19"E FOR A DISTANCE OF 921.45 FEET; THENCE S10°47'48"E FOR A DISTANCE OF 30.41 FEET; THENCE N88°40'19"E FOR A DISTANCE OF 48.43 FEET; THENCE S01°20'04"E FOR A DISTANCE OF 2563.12 FEET TO A POINT THAT IS THE SOUTHWEST CORNER OF TIMBER RIDGE BUSINESS PARK; THENCE S01°20'07"E FOR A DISTANCE 2021.25 FEET TO A POINT ON THE NORTHERLY R/W OF SAID CREEK TURNPIKE; THENCE N39°14'29"W FOR A DISTANCE OF 896.77 FEET; THENCE N01°58'57"W FOR A DISTANCE OF 99.96 FEET; THENCE N46°31'50"W FOR A DISTANCE OF 704.94 FEET; THENCE S89°34'23"W FOR A DISTANCE OF 126.14 FEET TO A POINT ON THE EASTERLY LINE OF THE CREEK TURNPIKE R/W; THENCE N01°23'27"W FOR A DISTANCE OF 717.93 FEET; THENCE N01°22'52"W FOR A DISTANCE OF 893.08 FEET; THENCE N01°22'52"W FOR A DISTANCE OF 145.51 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 5554.58 FEET, AN ARC LENGTH OF 281.52 FEET, AN ARC ANGLE OF 02°54'14", A CHORD DISTANCE OF 281.49 FEET AND A CHORD BEARING OF N00°05'01"E; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 5554.58 FEET, AN ARC LENGTH OF 884.91 FEET, AN ARC ANGLE OF 09°07'40", A CHORD DISTANCE OF 883.97 FEET AND A CHORD BEARING OF N06°01'25"E; THENCE N10°49'45"E FOR A DISTANCE OF 402.64 FEET TO THE **POINT OF BEGINNING (P.O.B.)**. SAID TRACT 101.96 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501), AND USING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION EIGHT (8), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST AS N88°40'19"E.

II. DEVELOPMENT CONCEPT:

Creekside Commercial Development is a premium 101.9-acre mixed-use project submitted as a Planned Unit Development (PUD) in accordance with the City of Broken Arrow Zoning Code. Strategically situated east of the Creek Turnpike between East Kenosha Street and East Houston Street, the subject property is uniquely positioned relative to diverse surrounding land uses. The site is bordered to the east by parcels zoned Agricultural (AG) District, Commercial Heavy (CH) District, and Industrial Light (IL) District under an existing PUD. The western boundary is formed by the Creek Turnpike right-of-way, while the areas immediately to the north and south remain primarily undeveloped and retain their original Agricultural (AG) District designations.

On May 19, 2026, the Broken Arrow City Council approved a Comprehensive Plan amendment for the southern portion of the site, transitioning its land-use designation from Level 6 (Regional Employment/Commercial) to Level 2 (Urban Residential) and Level 3 (Transition Area) to facilitate residential development. Concurrently with this PUD master design statement, a rezoning application has been submitted to transition the underlying Agricultural (AG) and Central Service (C4) Districts to Commercial Heavy (CH) District, Industrial Light (IL) District, Residential Multifamily (RMF), and Single-Family Residential – Compact (RS-C). This comprehensive reclassification establishes a diverse, mixed-use environment supporting high-end commercial, retail, industrial, and single-family residential sectors, with the flexibility to incorporate multi-family units.

Conceived as a forward-thinking urban development, the PUD prioritizes human-scale design and active community integration to cultivate a vibrant, live-work-play ecosystem. To establish a tangible baseline for walkability, the project incorporates an interconnected network of pedestrian sidewalks and recreational trails that bridge the natural waterway buffer with the built environment. Furthermore, the implementation of reduced building setbacks brings storefronts and structural facades closer to the public rights-of-way, creating an intimate, high-energy streetscape. By minimizing the visual dominance of surface parking and emphasizing these pedestrian-oriented spatial relationships, the development pattern inherently encourages foot traffic, reduces vehicular dependency, and fosters a cohesive, accessible sense of place.

To ensure orderly and compatible growth, the project is organized into four distinct development areas. Development Area A, located in the northwestern portion, focuses on commercial uses surrounding the central jurisdictional stream and waterway. Development Area B, situated in the northeastern portion, is dedicated to industrial uses, utilizing its southernmost lots to serve as a critical transitional buffer into adjacent residential zones. Development Area C, occupying the southwestern portion, is reserved for either a high-density multi-family development or supportive commercial uses. Development Area D, located in the southeastern portion, is designated exclusively for single-family compact residential housing.

A defining element of the overall development concept is the preservation and enhancement of the existing jurisdictional stream and waterway areas, which collectively exceed 15% of the total site acreage. These natural assets will be integrated into the property's comprehensive stormwater management and detention system, and further enhanced with walking trails to provide recreational connectivity for both residents and patrons. Finally, internal circulation within the PUD will be fully served by public rights-of-way, anchored by a primary collector street designed to seamlessly connect the access points from East Kenosha Street and East Houston Street.

III. DEVELOPMENT STANDARDS

III.A DEVELOPMENT AREA “A” STANDARDS:

Net Land Area:	24.86 acres +/-
Underlying Zoning:	Unless otherwise specified, the CH District standards and regulations shall apply.
Permitted Uses: ○ Government administration & civic buildings ○ Municipal or community recreation center ○ Places of assembly ○ Public safety facility ○ Art gallery or museum, public ○ Library, public ○ Medical office or clinic ○ Community playfields and parks ○ Broadcasting or recording studio (no tower) ○ Animal Pet Shop, Retail ○ Veterinary clinic/animal hospital ○ Financial institution, with drive-thru ○ Financial institution, without drive-thru ○ Bar/Nightclub ○ Catering Service ○ Fruit and vegetable market ○ Restaurant, drive-in ○ Restaurant, without drive- thru ○ Restaurant, with drive-thru ○ Micro food and beverage production ○ Brewery/Winery ○ Office, business or professional ○ Research laboratory ○ General outdoor recreation ○ Golf course or driving range, lighted ○ Major entertainment facility, outdoor ○ Art gallery or museum, private ○ Fitness & recreational sports center ○ General indoor recreation ○ Major entertainment facility, indoor ○ Theater ○ Dry cleaning and laundry service ○ General personal services ○ Instructional services ○ Alcoholic beverages, retail sale ○ Convenience store with drive-thru and/or gas sales ○ Horticulture nursery sales ○ Open-air market or flea market ○ Retail, general ○ Retail, large ○ Car wash, automatic ○ Car wash, self-service ○ Car wash, full-service ○ Gasoline sales ○ Parking structure ○ Hotel or motel ○ Office warehouse	
Lot Area:	None
Minimum Frontage on Interior Street:	50 feet
Maximum Building Coverage:	None
Maximum Building Height:	○ 2 stories or 35 feet for buildings abutting the residential development area. ○ 10 stories maximum for all buildings not abutting residential.
Minimum Yard Setbacks: Other than the setback listed below, there shall be no internal setbacks within the development, other than those required to meet building and fire code.	
From East Kenosha Street:	50 feet

From internal roads/streets:	30 feet
Rear lots:	20 feet
Lot line(s) adjacent the residential development area:	25 feet if separated by a street 30 feet, including a 10-foot landscape buffer if there is a shared lot line
Off-street Parking:	Vehicular parking will be as required for the applicable use type as set forth within the City of Broken Arrow Code. Bicycle parking shall be limited to 1 per 2,500 square feet for all uses, unless the City of Broken Arrow Code has a less restrictive bicycle parking requirement. Cross parking will be allowed within Development Area A and B.
Other Bulk and Area Requirements:	As required within the CH District
Exterior Materials:	Structures proposed on lots directly abutting the Creek Turnpike right-of-way shall meet the Highway Design Overlay District requirements, except that lots abutting Kenosha may also have building orientation facing Kenosha. All other structures, including those separated from the turnpike by an internal right-of-way, shall meet the Broken Arrow Code requirements for building materials.
Screening:	Outdoor storage areas shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six feet and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. Screening for dumpsters and equipment shall meet the City of Broken Arrow Code requirements.
Signage:	All signage shall meet the requirements of the City of Broken Arrow Code. A maximum of 3 Integrated Development Identification signs shall be allowed in total across Development Areas A, B, and C combined. These signs shall not exceed 35 feet in height and 300 square feet of display surface area. A Conditional Use Permit shall not be required for these signs.

Landscape Buffer:	There shall be no landscape buffer requirement in Development Area A except for those listed in the setbacks section of this Development Area. A 7.5-foot landscape edge shall be provided within this Development Area. A Greenbelt with a walking-trail will be provided within this Development Area. The exact size and trail details, including paved or natural, shall be addressed during platting.
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III.B DEVELOPMENT AREA “B” STANDARDS:

Net Land Area:	24.47 acres +/-
Underlying Zoning:	Unless otherwise specified, the IL District standards and regulations shall apply.
Permitted Uses: ○ Government administration and civic buildings ○ Municipal or community recreation center ○ Public safety facility ○ Community playfields and Parks ○ Soup Kitchen ○ Broadcasting or recording studio (no tower) ○ Animal Pet Shop, Retail ○ Animal training school ○ Kennel ○ Veterinary clinic/animal hospital ○ Financial institution, with drive-thru ○ Financial institution, without drive-thru ○ Micro food and beverage production ○ Brewery/Winery ○ Office, business or professional ○ Research laboratory ○ General outdoor recreation ○ Golf course or driving range, lighted ○ Major entertainment facility, outdoor ○ Fitness & recreational sports center ○ General indoor recreation ○ Major entertainment facility, indoor ○ Dry cleaning and laundry service ○ General personal services ○ Instructional services ○ Convenience store with drive-thru and/or gas sales ○ Horticulture nursery sales ○ Open-air market or flea market ○ Retail, general ○ Boat and/or RV storage ○ Car wash, automatic ○ Car wash, self-service ○ Car wash, full-service ○ Gasoline sales ○ Parking structure ○ Vehicle service and repair, major (ODOT-Approved Vehicles) ○ Vehicle service and repair, minor ○ Hotel or motel ○ General industrial service ○ Assembly light ○ Artisan manufacturing ○ Manufacturing, light ○ Fulfillment Center (Less than 100,000 sq. ft.) ○ Mini-storage ○ Motor freight terminal ○ Office warehouse ○ Storage yard ○ Warehouse * The southernmost lots within this development area, directly adjacent to the residential development area, shall be limited to commercial type uses only.	
Lot Area:	None
Minimum Frontage on Interior Street:	50 feet
Maximum Building Coverage:	None

Maximum Building Height:	○ 2 stories or 35 feet for buildings abutting the residential development area. ○ 10 stories maximum for all buildings not abutting residential.
Minimum Yard Setbacks: Other than the setback listed below, there shall be no internal setbacks within the development, other than those required to meet building and fire code.	
From internal roads/streets:	20 feet
Rear lots:	20 feet
Lot line(s) adjacent the residential development area:	25 feet if separated by a street 30 feet, including a 10-foot landscape buffer if there is a shared lot line
Off-street Parking:	Vehicular parking will be as required for the applicable use type as set forth within the City of Broken Arrow Code. Bicycle parking shall be limited to 1 per 2,500 square feet for ONLY commercial uses, unless the City of Broken Arrow Code has a less restrictive bicycle parking requirement. Industrial uses shall not have a bicycle parking requirement. Cross parking will be allowed within Development Area A and B.
Other Bulk and Area Requirements:	As required within the IL District
Exterior Materials:	All structures shall meet the Broken Arrow Code requirements for building materials.
Screening:	Outdoor storage areas shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six feet and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. Screening for dumpsters and equipment shall meet the City of Broken Arrow Code requirements.
Signage:	All signage shall meet the requirements of the City of Broken Arrow Code. A maximum of 3 Integrated Development Identification signs shall be allowed in total across Development Areas A, B, and C combined. These signs shall not exceed 35 feet in height and 300 square feet of display surface area. A Conditional Use Permit shall not be required for these signs.

Landscape Buffer:	There shall be no landscape edge or buffer requirement in Development Area B except for those listed in the setbacks section of this Development Area.
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III.C DEVELOPMENT AREA “C” STANDARDS:

Net Land Area:	8.18 acres +/-
Underlying Zoning:	Unless otherwise specified, the RMF District standards and regulations shall apply.
Permitted Uses: ○ Dwelling, multi-family ○ Government administration & civic buildings ○ Municipal or community recreation center ○ Places of assembly ○ Public safety facility ○ Art gallery or museum, public ○ Library, public ○ Medical office or clinic ○ Community playfields and parks ○ Broadcasting or recording studio (no tower) ○ Animal Pet Shop, Retail ○ Veterinary clinic/animal hospital ○ Financial institution, with drive-thru ○ Financial institution, without drive-thru ○ Bar/Nightclub ○ Catering Service ○ Restaurant, without drive- thru ○ Micro food and beverage production ○ Office, business or professional ○ General outdoor recreation ○ Art gallery or museum, private ○ Fitness & recreational sports center ○ General indoor recreation ○ Theater ○ Dry cleaning and laundry service ○ General personal services ○ Instructional services ○ Alcoholic beverages, retail sale ○ Convenience store with drive-thru and/or gas sales ○ Retail, general ○ Parking structure ○ Hotel or motel	
Lot Area:	○ 2,300 square feet per multi-family dwelling unit ○ None for any other uses
Minimum Frontage on Interior Street:	200 feet all uses
Maximum Building Coverage:	70% for all uses
Maximum Number of Dwelling Units:	155 dwelling units
Maximum Building Height:	Buildings in this Development Area shall not exceed 4-stories in height.
Minimum Yard Setbacks:	
From interior street (north):	20 feet
Eastern Boundary of Development Area C:	20 feet
Western Boundary of Development Area C:	35 feet
Southern Boundary of Development Area C:	35 feet along East Houston Street

Off-street Parking:	Vehicular parking will be as required for the applicable use type as set forth within the City of Broken Arrow Code. Bicycle parking shall be 1 per 40 units, with a minimum of 4 spaces.
Other Bulk and Area Requirements:	As required within the RMF District
Exterior Materials:	Structures proposed on lots directly abutting the Creek Turnpike right-of-way shall meet the Highway Design Overlay District requirements. All other structures, including those separated from the turnpike by an internal right-of-way, shall meet the Broken Arrow Code requirements for building materials.
Screening:	Outdoor storage areas and trash enclosures shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six feet and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. Screening for dumpsters and equipment shall meet the City of Broken Arrow Code requirements. If developed as multi-family, highway screen requirement shall be met.
Signage:	All signage shall meet the requirements of the City of Broken Arrow Code. A maximum of 3 Integrated Development Identification signs shall be allowed in total across Development Areas A, B, and C combined. These signs shall not exceed 35 feet in height and 300 square feet of display surface area. A Conditional Use Permit shall not be required for these signs.
Landscape Buffer:	There shall be no landscape buffer requirement in Development Area C except for those listed in the setbacks section of this Development Area. A 7.5-foot landscape edge shall be provided within this Development Area.

III.D DEVELOPMENT AREA “D” STANDARDS:

Net Land Area:	44.44 acres +/-
Underlying Zoning:	Unless otherwise specified, the RS-C District standards and regulations shall apply.
Permitted Uses:	Dwelling, single-family detached
Lot Area:	4,500 square feet
Minimum Frontage:	50 feet
Maximum Building Coverage:	55%
Minimum Common Open Space:	15%
Maximum Building Height:	35 feet
Minimum Yard Setbacks:	
Front:	20 feet
Corner or abutting a public street:	35 feet if abutting an arterial street 25 feet if abutting a collector street 15 feet if abutting an internal street
Side (one, total):	5 feet; 10 feet
Rear:	15 feet
Off-street Parking:	Parking will be as set forth within the City of Broken Arrow Code.
Other Bulk and Area Requirements:	As required within the RS-C District
Exterior Materials:	At least sixty percent (60%) of the exterior of the building, excluding doors and windows, shall be constructed of but not limited to masonry, concrete panels, Exterior Insulated Finished Systems, and/or stucco. In addition, twenty percent (20%) of the street facing facade shall be constructed of natural brick or masonry rock.
Screening:	Screening shall only be required for lots abutting a collector or arterial street, which must provide a 6-foot-tall wooden screening fence.
Signage:	All signage shall meet the requirements of the City of Broken Arrow Code.

Landscape Buffer:	There shall be no landscape edge or buffer requirements in Development Area D. A Greenbelt with a walking-trail will be provided within this Development Area. The exact size and trail details, including paved or natural, shall be addressed during platting.
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IV. ACCESS AND CIRCULATION:

The subject property maintains significant arterial presence, featuring approximately 950 linear feet of frontage along East Kenosha Street and approximately 1,820 linear feet along East Houston Street. Primary ingress and egress shall be facilitated via two strategically positioned access points—one on each respective frontage—interconnected by a dedicated collector street designed to streamline internal circulation. Furthermore, the developer shall establish Limits of No Access (LNA) along the remaining extents of both frontages on East Kenosha Street and East Houston Street.

Internal parcels within the development will be served by a network of a public collector street and local streets that will be compliant with the Broken Arrow City Code and applicable municipal regulations. The proposed collector street shall be constructed in phases corresponding with the progression of each respective Development Area. Temporary turn-arounds shall be provided as needed by the fire department for emergency access. Additionally, to maintain the safety and efficiency of the primary internal corridor, individual residential driveway access to the collector street shall be prohibited. The length of said residential collector may exceed standard block length requirements, provided it is limited to a maximum of 1,975 feet prior to encountering a designated intersection or horizontal roadway curvature.

V. SIDEWALKS:

A sidewalk shall be provided along the East Kenosha frontage of this PUD. A sidewalk shall be constructed along East Houston Street, linking the proposed collector street to the eastern property boundary. Additionally, an escrow account shall be established for the future sidewalk connection to the Creek Turnpike. All arterial sidewalk construction or escrow obligations shall be satisfied upon the development of the corresponding adjacent Development Area.

Sidewalks internal to the development shall be provided as illustrated on the Conceptual Site Plan and as follows:

Development Area A: Sidewalks shall be provided along each lot frontage and built with the development of individual lots. A sidewalk shall not be provided along the western edge of the internal street where it abuts the property line along Creek Turnpike.

Development Area B: Sidewalks shall be provided along each lot frontage and built with the development of individual lots. A sidewalk shall be provided along the western edge of the collector street in this Development Area and will be constructed with the collector street. Sidewalks shall not be required along the internal street connecting to the development to the east.

Development Area C: Sidewalks shall be provided along the lot frontage of this

Development Area and will be built with the development of this area.

Development Area D: Sidewalks shall be provided along both sides of internal streets within the residential development and shall be constructed with each lot. A sidewalk along the western edge of the collector street shall be provided in this Development Area and will be constructed with the collector street.

Sidewalks provided within this PUD shall meet the City of Broken Arrow construction requirements.

VI. LANDSCAPING/GREENBELT:

Landscape design shall comply with the City of Broken Arrow Code, except where specifically modified by this PUD. A greenbelt featuring walking trails shall be established within Development Areas A and D, as depicted on the Conceptual Site Plan; specific dimensions and trail specifications will be finalized during the platting process.

VII. PRIVATE AMENITIES:

Not less than 15% of the net land area within the PUD shall be preserved as common open space for the enjoyment of the residents and patrons of this development. These areas may include, but are not limited to, walking trails, onsite stormwater detention pond reserve areas and landscaped areas. All City of Broken Arrow engineering standards shall be met for the detention pond reserve areas.

VIII. TOPOGRAPHY, UTILITIES, AND DRAINAGE:

The site is bisected by a USGS blue-line stream/waterway, although no FEMA-designated flood zones are present. This stream/waterway will be preserved and enhanced as a natural amenity for residents and patrons. Existing drainage patterns shall be maintained, with an internal stormwater collection system engineered to convey runoff to established drainage areas in accordance with City of Broken Arrow design standards. A comprehensive hydraulic analysis will be submitted for municipal review and approval during the formal engineering phase.

The development will be served by public water and sanitary sewer systems. Necessary agreements between the City of Broken Arrow, the Rural Water District, and the developer shall be finalized and approved during the engineering phase.

IX. SCHEDULE OF DEVELOPMENT AND PHASING:

Initial site development is anticipated to commence in late 2026, market conditions permitting.

Phasing shall be permitted within this PUD and shall be determined during the platting process.

X. PLATTING:

No building permit shall be issued until the PUD project area has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council, and duly filed of record. The property shall be platted in accordance with the City of Broken Arrow subdivision code. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.

XI. EXHIBITS:

The following exhibit are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A: Aerial Photography and Boundary Depiction
- Exhibit B: Existing Zoning Map
- Exhibit C: Existing Land Use Map
- Exhibit D: Conceptual Site Plan
- Exhibit E: Development Areas Plan
- Exhibit F: Conceptual Utilities Plan



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EXHIBIT 'A'
AERIAL PHOTOGRAPHY AND
BOUNDARY DEPICTION
CREEKSIDE
COMMERCIAL
MASTER PLAN

PUD- 002953 -2026

Date: June 15, 2026

\\civil-server\projects\2540519 Broken Arrow Master Development\04 Production\04 PUD Exhibits\2540519 Exhibit B-Ex Zoning.dwg



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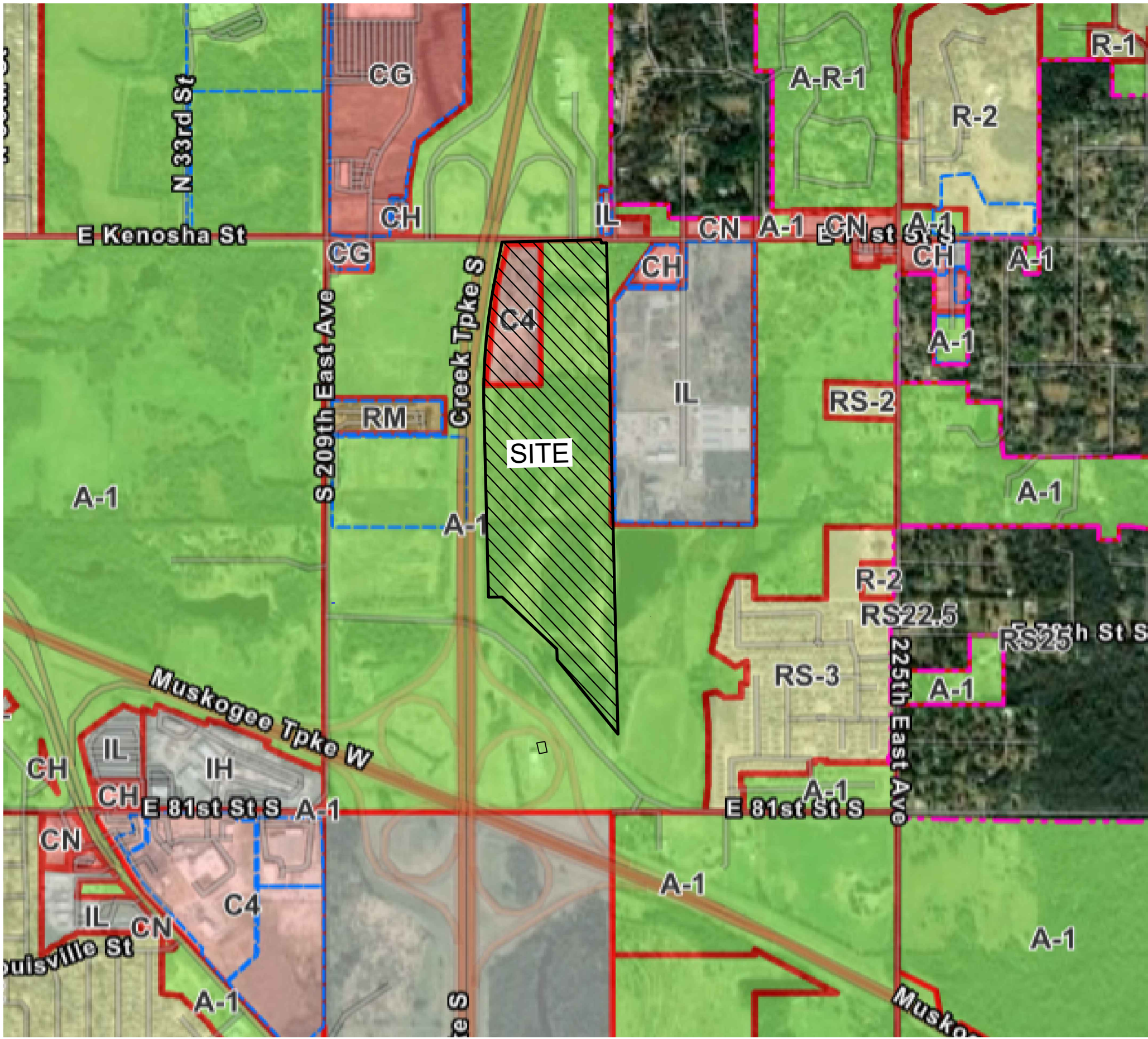


EXHIBIT 'B'
EXISTING ZONING
CREEKSIDE
COMMERCIAL
MASTER PLAN

PUD- 002953 -2026

Date: June 15, 2026



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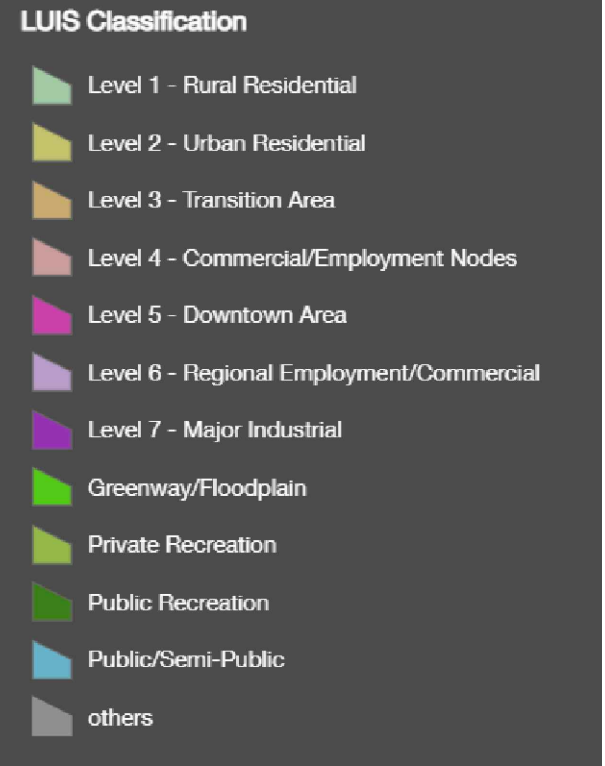
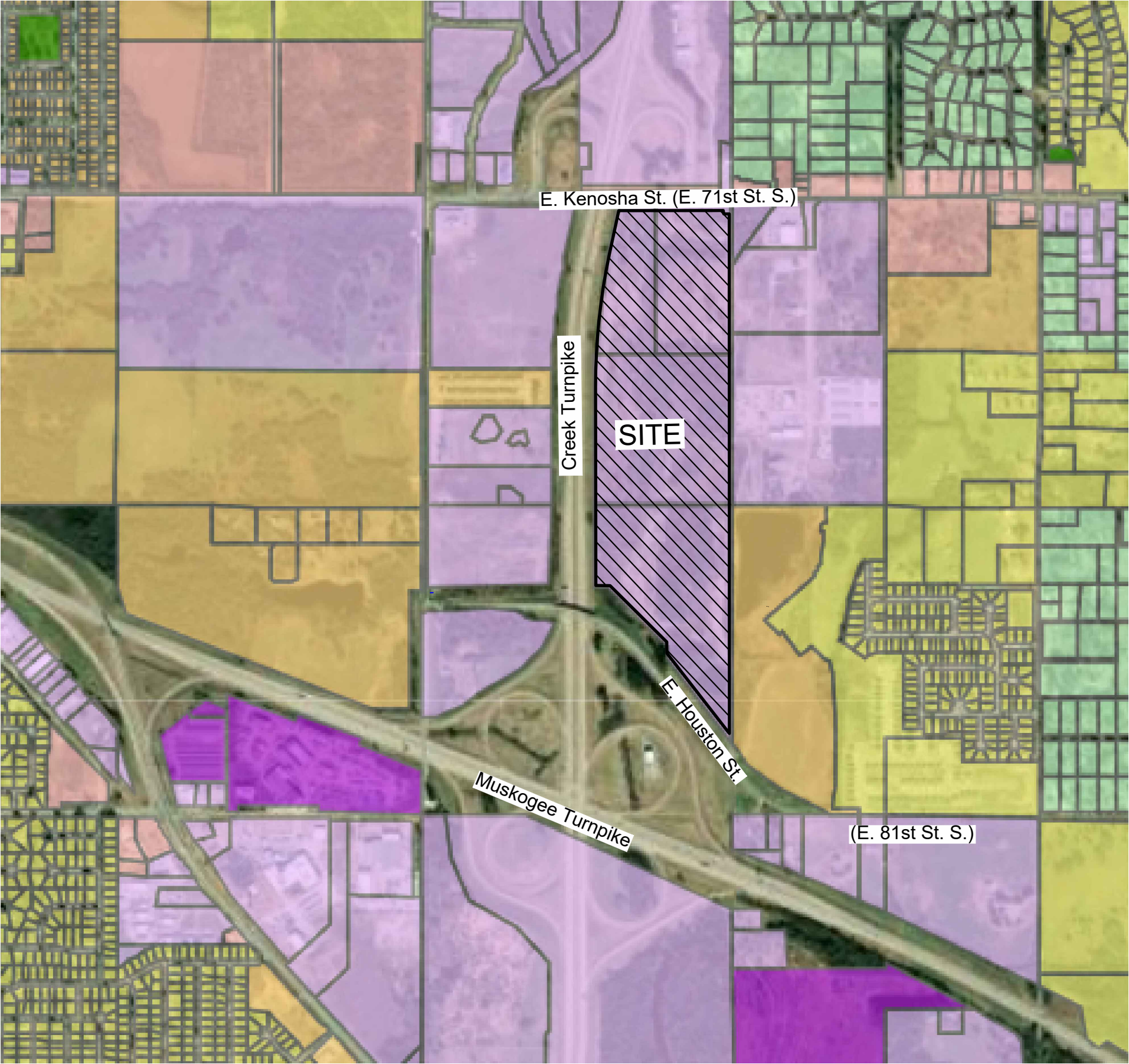


EXHIBIT 'C'
EXISTING LAND USE
CREEKSIDE
COMMERCIAL
MASTER PLAN

PUD- 002953 -2026

Date: June 15, 2026



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exp: 6-30-27

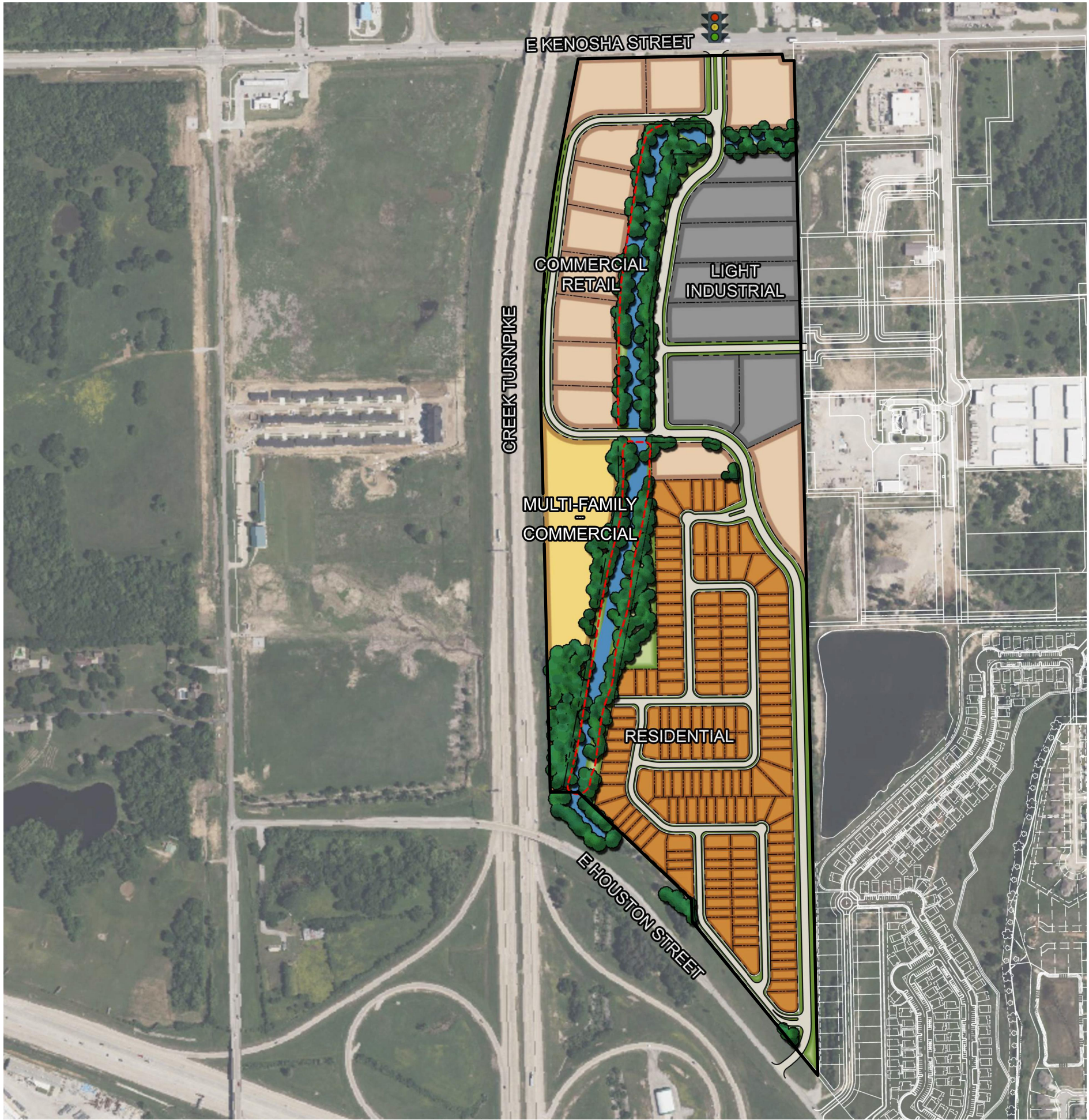


EXHIBIT 'D'
CONCEPTUAL SITE PLAN
CREEKSIDE
COMMERCIAL
MASTER PLAN

PUD- 002953 -2026

Date: July 13, 2026



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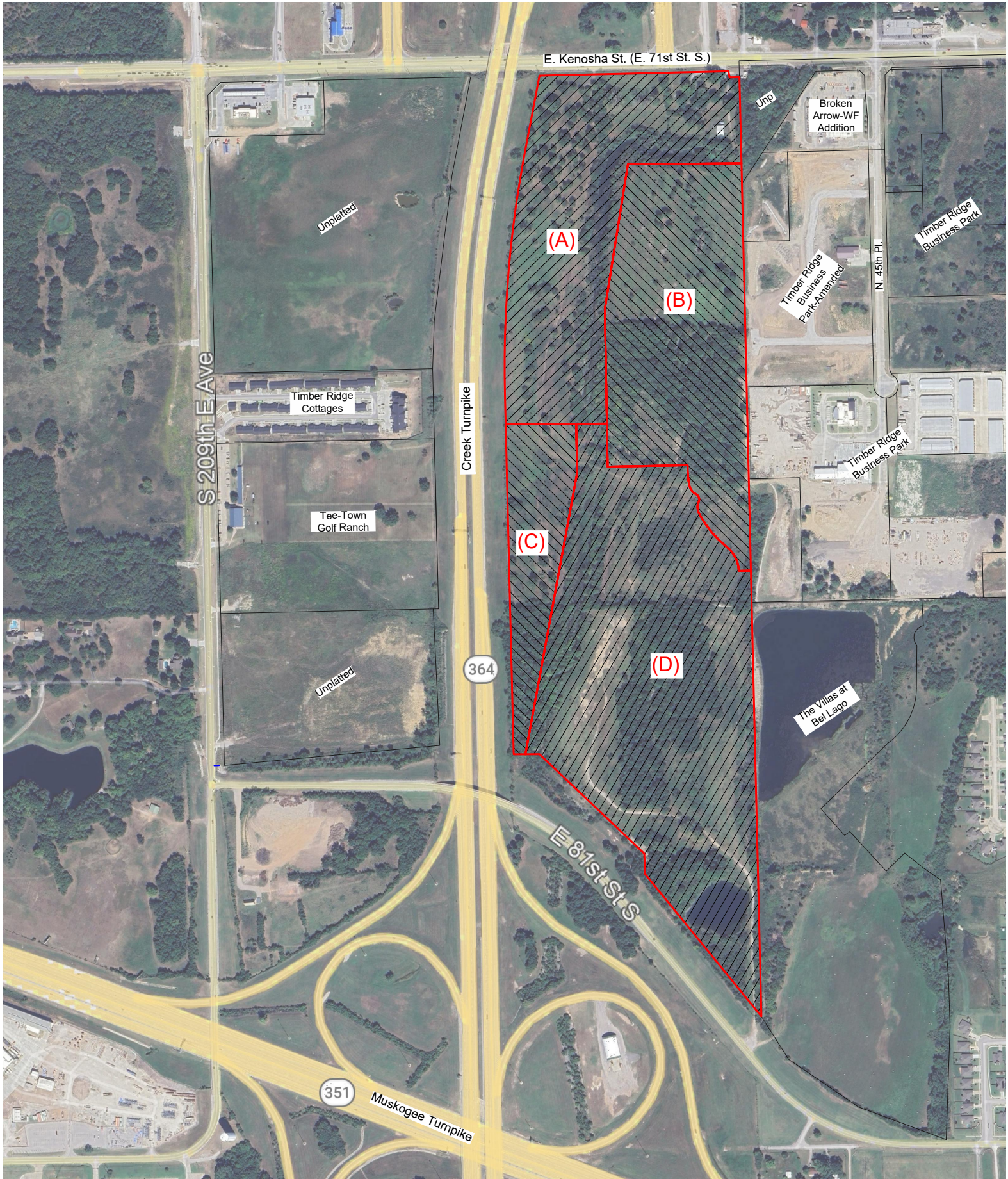


EXHIBIT 'E'
DEVELOPMENT AREA PLAN

**CREEKSIDE
COMMERCIAL
MASTER PLAN**

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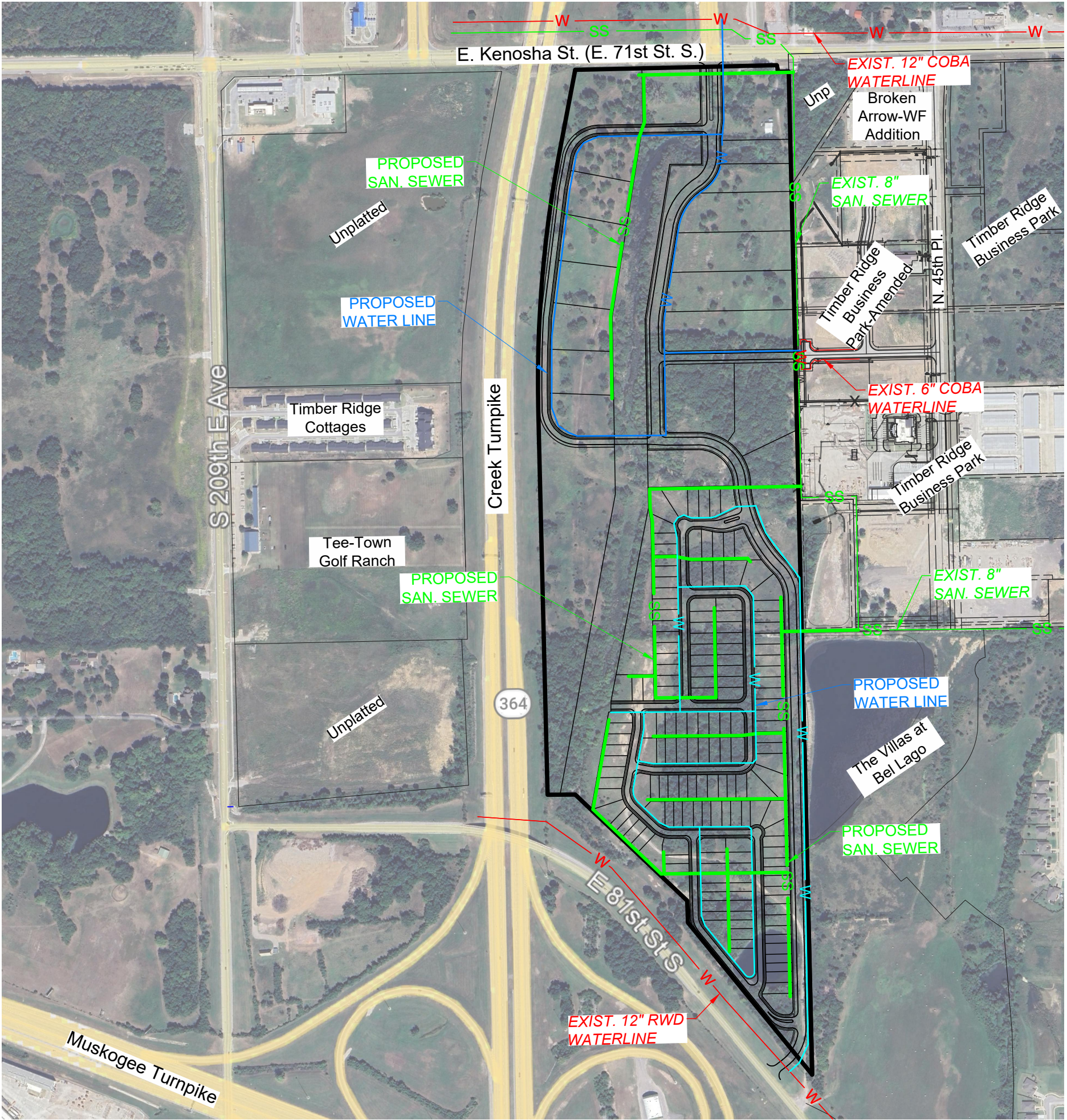
Date: June 15, 2026

DEVELOPMENT AREA A
24.86 ACRES
DEVELOPMENT AREA B
24.47 ACRES
DEVELOPMENT AREA C
8.18 ACRES
DEVELOPMENT AREA D
44.44 ACRES

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LEGEND

- = PROPOSED CITY OF BROKEN ARROW WATER LINE
- = PROPOSED RWD WATER LINE

EXHIBIT 'F'
CONCEPTUAL UTILITY PLAN
CREEKSIDE
COMMERCIAL
MASTER PLAN

PUD- 002953 -2026

Date: June 15, 2026