

**KENOSHA VILLAS
PLANNED UNIT DEVELOPMENT No. 191-B**

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CITY OF BROKEN ARROW
JUNE 11, 2015
RECEIVED

KENOSHA VILLAS
PLANNED UNIT DEVELOPMENT No. 191-B
(Major Amendment to PUD 191)

I. DEVELOPMENT CONCEPT

The project site comprises 8.70 acres situated in the southeast quarter of Section 4, Township 18 North, Range 14 East, Tulsa County, and City of Broken Arrow, Oklahoma. The site is located less than one-half mile west of Aspen Avenue, approximately one-quarter mile north of Kenosha Street and on the north end of the North Elder Place cul-de-sac at the intersection with West Oakland Place. An age-restricted multi-family independent housing development, Kenosha Landing, was developed under PUD 191 and is situated directly south of this project site.

This proposed major amendment, PUD 191-B, is for a single-family attached/duplex project to be named *Kenosha Villas*. The proposed project will consist of 32 duplex units on 16 platted lots. The duplex lots will be developed in two phases and therefore will be divided into two separate Development Areas described herein. Private streets will be constructed to City of Broken Arrow Standards and included within a Reserve Area for mutual access and utility easements.

The project site does not lie within a regulatory flood plain. The Floral Haven Creek flood plain lies westerly of the site and does not affect the property; however, this project recognizes the drainage sensitive nature of adjacent properties to the west. In accordance with DD-0511408-25 a detention facility was constructed directly north of the site that was designed to accommodate all runoff from this project. The detention facility has been professionally engineered and constructed, and has been accepted by the City of Broken Arrow and filed of record as Document #2009034484. Access to the detention facility from North Kenosha Villas/West Oakland Place has been provided for by Document #2009034485.

II. ZONING

A Comprehensive Plan amendment (BACP 119) was approved on 7/19/2011 whereby 5.76 Acres of the existing Level 6 designation consistent with the current IL zoning was changed to Level 3, consistent with multifamily zoning. A request for rezoning of a portion of the property from IL to RM was approved by the Broken Arrow Planning Commission on 6/23/2011 (BAZ 1868). The approved request for rezoning is conditioned on the submission of this PUD and subsequent platting of the property in accordance herewith.

It is intended that this PUD 191-B, and the completion of rezoning, will implement the Comprehensive Plan as amended, though minor reallocation of uses permitted by the resulting underlying zoning may occur if approved within and as a part of the planned unit development.

III. DIMENSIONAL AND DEVELOPMENT STANDARDS

DIMENSIONAL AND DENSITY STANDARDS

PUD 191-B is comprised of three development areas, “A”, “B” and “C”.

Development Areas “A” and “B” covering 5.76 acres will be developed as single-family attached/duplex residential housing according to RD District standards. The southernmost 6 lot duplex housing project will be constructed in Phase 1 within Development Area “A”; whereas, Development Area “B” will be built in Phase 2 and consist of duplex units that will likely be owned by the same Phase 1 lot owners. Development Areas “A” and “B” were the subjects of the Comprehensive Plan change (BACP 119) from Level 6 to Level 3 that was approved by the City Council on July 19, 2011, subject to the property being platted.

Development Area “C” is the stormwater detention facility. This development area is 2.94 acres and is included entirely within Stormwater Detention, Overland Drainage and Utility Easement, Document #2009034484. Development Area “C” was not included in the request for change to the Comprehensive Plan; however, the zoning classification of Development Area “C” is approve for change from IL to FD, Flood District. The maintenance responsibility for Development Area “C” remains with *Kenosha Landing*, or with any and all subsequent owners thereof.

A. DEVELOPMENT AREA “A” – SINGLE FAMILY ATTACHED/DUPLEX HOUSING

Development Area “A” with a land area of 2.143 Acres will be developed in accordance with the Broken Arrow Zoning Ordinance and the Use and Development Regulations of the RD District, except as follows:

- Phase 1 will have 6 duplex lots or 12 dwelling units.
- Minimum Lot Dimensions (RD) Zoning Ordinance PUD 191-B
- Lot Area (single family attached/duplex) 4000/8000 S.F. 3496/7995 S.F.
- Lot Frontage (single family attached/duplex) 40/70 Feet 49/110 Feet
- Minimum Setback Requirements. Zoning Ordinance PUD 191-B

Front	25'	13'
Unattached Side	10'	7'
Rear	20'	12'
- There are no Landscape Requirements in the RD District. If landscaping is desired, then a Landscape Plan will be submitted for informational purposes.
- The Maximum Building Height is the same as that which is in the RD District: 35 feet or 2.5 stories.
- All other Minimum Building Setbacks are in accordance with Table 4.1-2: Dimensional and Density Standards – Residential Districts.

B. DEVELOPMENT AREA “B” – SINGLE FAMILY ATTACHED/DUPLEX HOUSING

Development Area “B” with a land area of 3.617 Acres will be developed in accordance with the Broken Arrow Zoning Ordinance and the Use and Development Regulations of the RD District, except as follows:

- Phase 2 will have 10 duplex lots or 20 dwelling units.
- Minimum Lot Dimensions (RD) Zoning Ordinance PUD 191-B
- Lot Area (single family attached/duplex) 4000/8000 S.F. 4125/8250 S.F.
- Lot Frontage (single family attached/duplex) 40/70 Feet 55/110 Feet
- Minimum Setback Requirements. Zoning Ordinance PUD 191-B

Front	25’	15’
Unattached Side	10’	7’
Rear	20’	15’
- There are no Landscape Requirements in the RD District. If landscaping is desired, then a Landscape Plan will be submitted for informational purposes.
- The Maximum Building Height is the same as that which is in the RD District: 35 feet or 2.5 stories.
- All other Minimum Building Setbacks are in accordance with Table 4.1-2: Dimensional and Density Standards – Residential Districts.

C. DEVELOPMENT AREA “C” - STORMWATER DETENTION

Development Area “C” comprised of 2.94 Acres, will be used only for Stormwater Detention and uses associated with Stormwater Detention. Development Area “C” will be contained in the proposed plat of *Kenosha Villas*; however, this area will be maintained by the property owner of Lot 1 Block 1 Kenosha Landing, Plat #6349 in accordance with the Deed of Dedication of said plat. Development Area “C” is situated within the boundaries of Stormwater Detention, Overland Drainage and Utility Easement, Document #2009034484.

IV. DIMENSIONAL AND DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

Section 5.2: LANDSCAPING, TREES, SCREENING, AND FENCING

Subsection A General Provisions

Development Area “A” - Duplex

Paragraph A.2.d.i. and ii. This subsection exempts duplex lots from the requirements of Section 5.2. Some Landscaping may be done at the developers’ discretion. Landscape plans, if any, will be submitted to the City of Broken Arrow.

Development Area “B” - Duplex

Paragraph A.2.d.i. and ii. This subsection exempts duplex lots from the requirements of Section 5.2. Some Landscaping may be done at the developers’ discretion. Landscape plans, if any, will be submitted to the City of Broken Arrow.

Development Area “C” - Stormwater Detention Facility

Paragraph A.2.d.iii. This area is exempt from the requirements of Section 5.2. The net developable area will be utilized for landscaping and green space.

Subsection C Standards for Pedestrian Facilities

No sidewalks are required within the proposed development.

Subsection D Screening

No Screening requirements are required within the proposed development.

Subsection E Fencing and Walls

No Fencing or Walls are required within the proposed development.

Section 5.3: TRANSPORTATION AND ACCESS

Subsection B Streets and On-Site Vehicular Circulation

A condition of PUD 191, Kenosha Landing, was that a new public residential collector street must be constructed as part of that project in order to connect *Kenosha Villas* to the undeveloped properties to the south and east. The new street, named West Oakland Place was designed, constructed, inspected and accepted all in accordance with City of Broken Arrow development standards. West Oakland Place connects to the North Elder Place cul-de-sac at its northern terminus. Access to the proposed *Kenosha Villas* development will be a private street located within the existing Access Easement adjacent to the west property line. Although no public streets are located within the proposed development, the private streets within the addition will meet the standards and requirements of the Broken Arrow Land Subdivision Code. These streets will be maintained by the Lot Owners of *Kenosha Villas*. The private streets will be connected by a Fire Lane along the north part of the property. This Fire Lane will be at least 20 feet in width

The duplex lots are bounded on the north by the onsite detention facility, and beyond that there is the Railroad Right-of-Way at the north property boundary. There is no through access to the north and traffic is minimal within age restricted housing projects. *Kenosha Villas* duplex units and the existing *Kenosha Landing* multi-family housing facility will be viewed by the developer as a neighboring community serving similar residents with shared access.

Circulation within the campus will be provided by points of ingress-egress from both West Oakland Place and North Elder Place, and also by hard surfaced

parking and a fire lane completely circling the site. Additionally, a private drive will connect *Kenosha Landing* with *Kenosha Villas* near the eastern property boundary.

A 50-foot wide Utility Easement, Overland Drainage Easement and Access Easement (Document #2009034485) provides access to and from Development Areas 'A', 'B', 'C', *Kenosha Villas* and Lot 1 Block 1 *Kenosha Landing*; and, provides mutual access to the Public Street.

Section 5.4: OFF-STREET PARKING AND LOADING

Subsection D, Table 5.4.1.

Development Area "A" - Duplex

The Use Category, Household Living; and the Use Type, duplex, require 2 parking spaces per unit. *Kenosha Villas* duplexes will have an enclosed garage and a driveway to the private street, providing the required number of parking spaces.

Development Area "B" - Duplex

The Use Category, Household Living; and the Use Type, duplex, require 2 parking spaces per unit. *Kenosha Villas* duplexes will have an enclosed garage and a driveway to the private street, providing the required number of parking spaces.

Development Area "C" – Stormwater Detention Facility

Stormwater Detention Facility, does not require any parking.

Section 5.5: MULTI-FAMILY RESIDENTIAL BUILDING DESIGN STANDARDS

Development Areas "A" and "B" - Duplex

Subsection C.4.c. requires at least 60% of building exterior to be constructed of or with masonry, concrete panels, EIFS systems, and/or stucco. In Development Areas "A" and "B" the duplex buildings will be constructed with not less than 70% masonry, EIFS and/or stucco veneer along with 30% Cementitious plank siding

Development Area "C" - Stormwater Detention Facility.

No buildings will be allowed in the Stormwater Detention Facility; therefore, this Development Area is exempt from the requirements of this section.

Section 5.8 DISTRICT SPECIFIC STANDARDS

Development Area "C" - Stormwater Detention Facility. This Development Area meets the standards for rezoning to Flood District FD under subsection F.1.b.iii. An application for rezoning of this Development Area to FD will be presented to the City of Broken Arrow concurrent with this PUD.

V. SITE PLAN REVIEW

No building permit shall issue until a detailed site plan (including landscaping) of the proposed improvements shall have been submitted to and approved by the City of Broken Arrow as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan submitted to and approved by the City of Broken Arrow.

VI. PLATTING REQUIREMENT

Required platting may proceed in phases but no building permit shall issue until the area for which the improvements are planned 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 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.

VII. EXPECTED SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence within 12 months of the filing of the plat and completion is anticipated within 36 months of project commencement, or as market conditions permit.

VIII. LEGAL DESCRIPTION

A part of the Northwest Quarter of the Southeast Quarter (NW/4 SE/4) of Section Four (4), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, and being more particularly described as follows, to wit:

BEGINNING at the Northeast Corner of Kenosha Landing, an addition to the City of Broken Arrow, Oklahoma according to Plat No. 6349 recorded July 2, 2010; thence S89°51'15"W a distance of 400.30 feet; thence S00°03'43"E a distance of 280.00 feet to a point on the north right-of-way of West Oakland Place; thence S89°51'15"W along said north right-of-way a distance of 89.45 feet; thence northwesterly on a curve to the left having a chord length of 37.13 feet at a bearing of N57°33'46"W, a radius of 60.00 feet and a delta angle of 36°02'36" for a curve length of 37.74 feet; thence N00°03'43"W a distance of 1086.94 feet; thence S52°49'42"E a distance of 728.41 feet; thence S00°00'42"E a distance of 285.35 feet; thence S89°51'15"W a distance of 58.55 feet; thence S00°00'42"E a distance of 100.00 feet to the POINT OF BEGINNING, and containing 8.70 acres, more or less.

CITY OF BROKEN ARROW
JUNE 11, 2015
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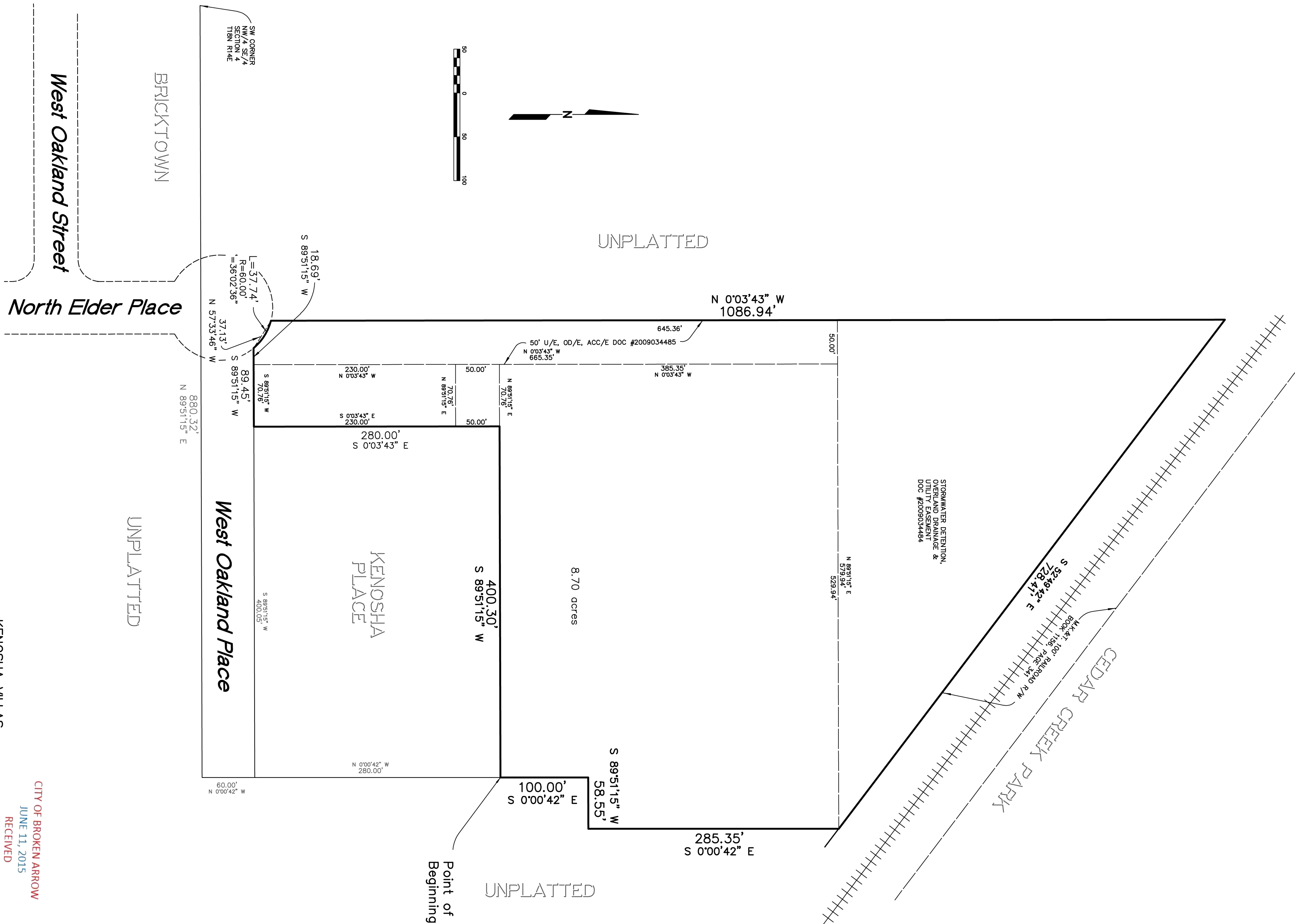
KENOSHA VILLAS
PLANNED UNIT DEVELOPMENT No. 191-B
(Major Amendment to PUD 191)

LEGAL DESCRIPTION

A part of the Northwest Quarter of the Southeast Quarter (NW/4 SE/4) of Section Four (4), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, and being more particularly described as follows, to wit:

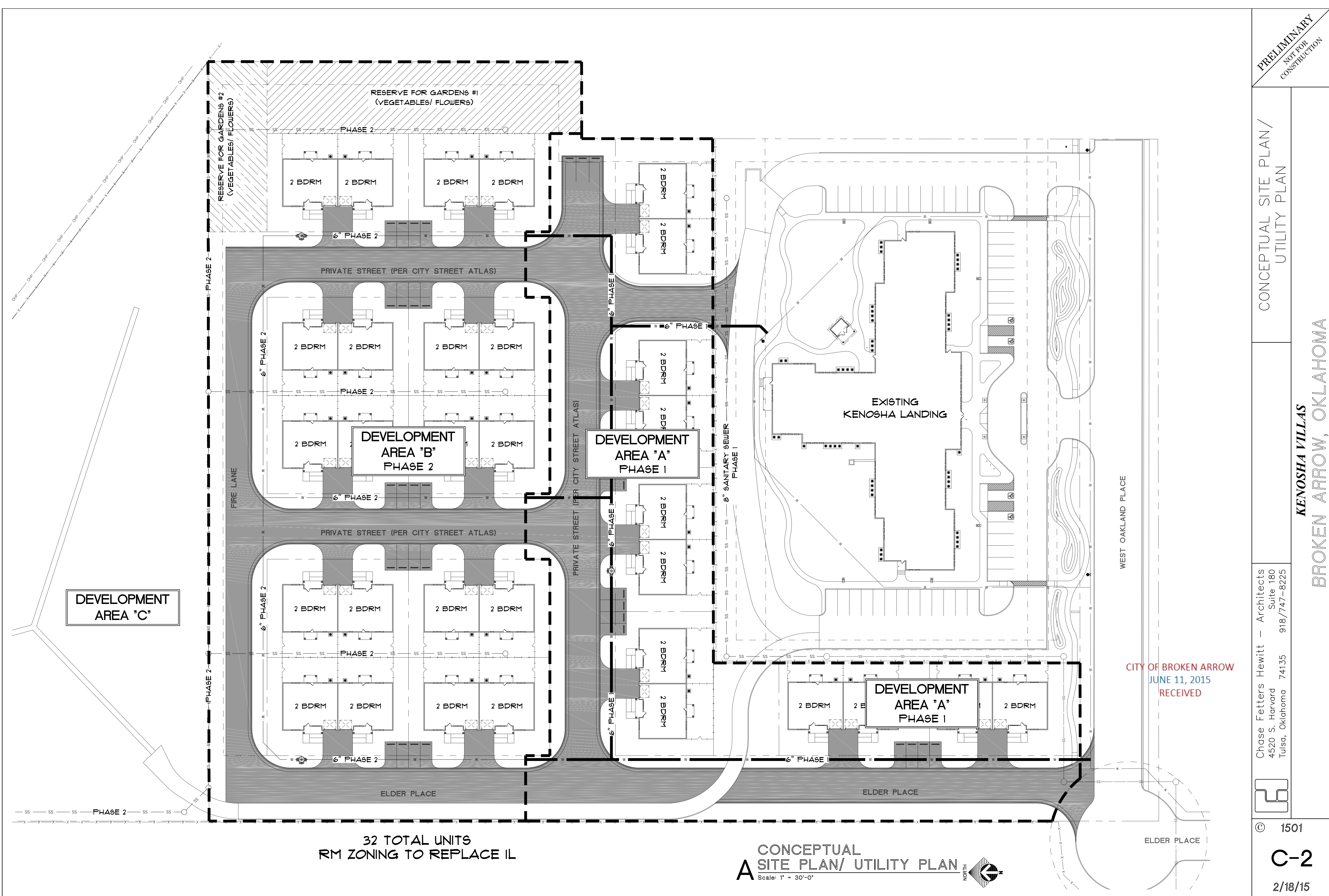
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KENOSHA VILLAS
Boundary
April 26, 2015

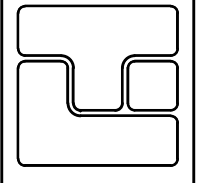
CITY OF BROKEN ARROW
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PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPTUAL SITE PLAN/
UTILITY PLAN

Chase Fettes Hewitt — Architects
4520 S. Harvard Suite 180
Tulsa, Oklahoma 74135 918/747-8225

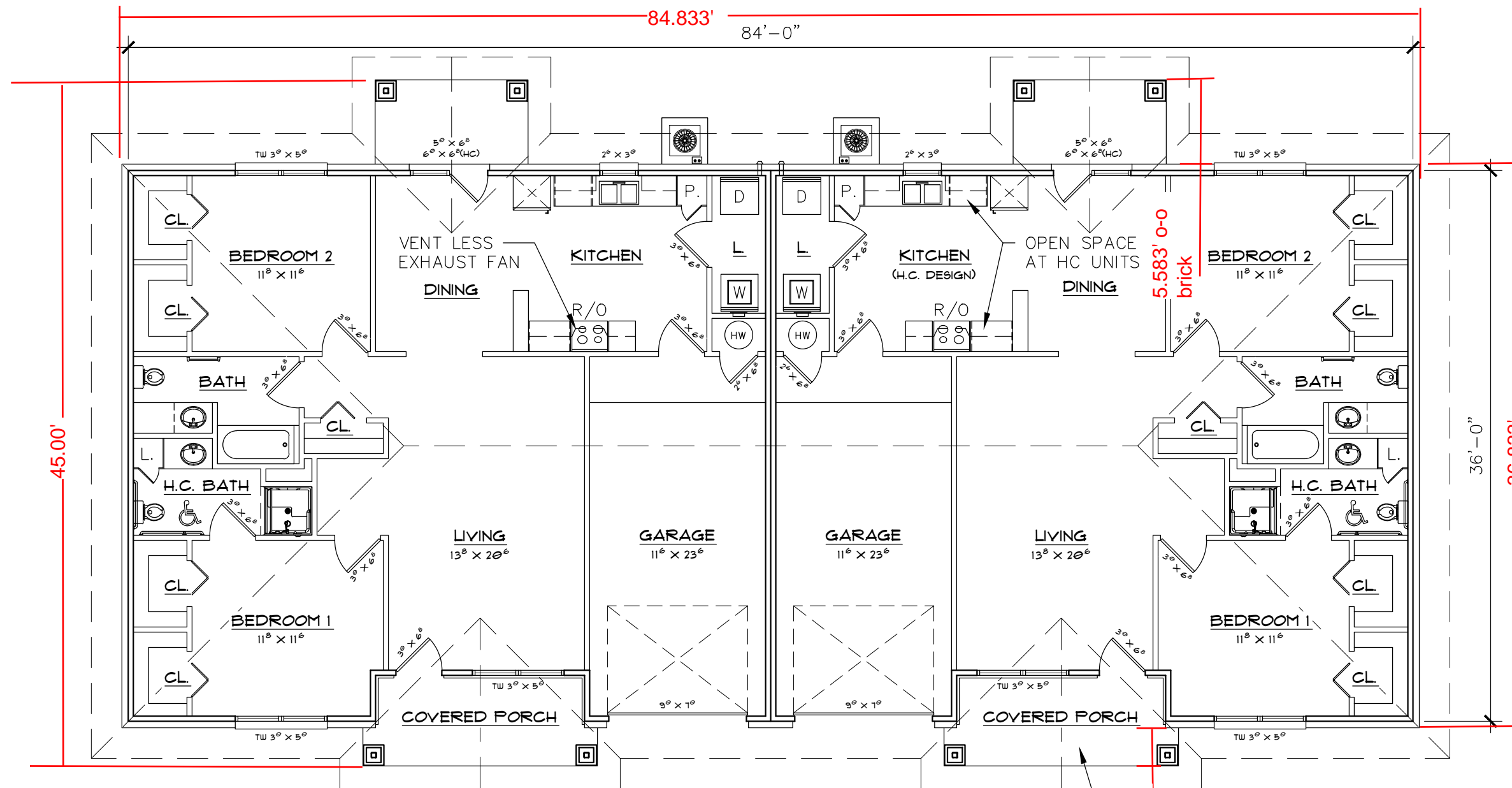


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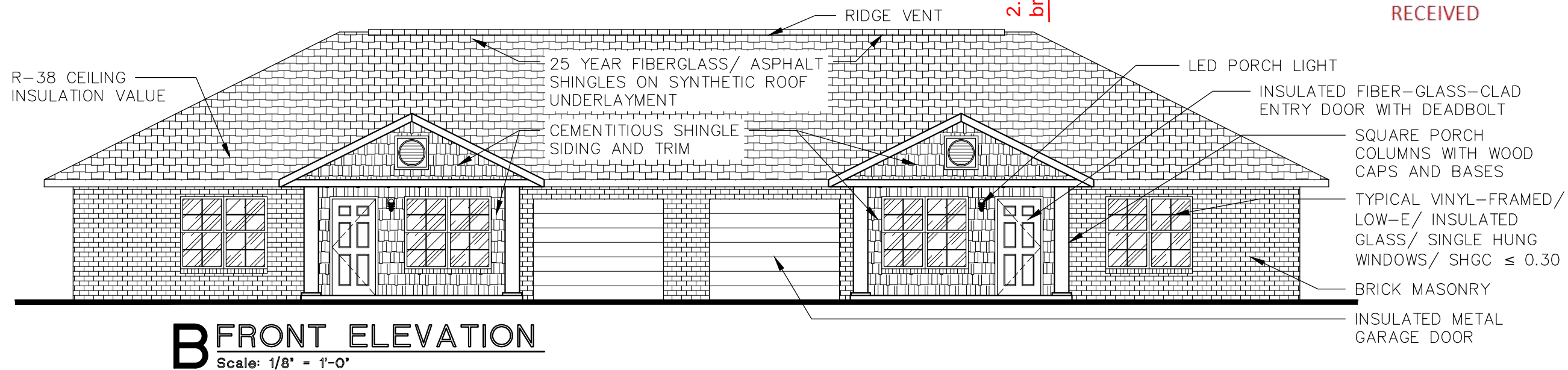
C-2

2/18/15

KENOSHA VILLAS
BROKEN ARROW, OKLAHOMA



A UNIT FLOOR PLAN
Scale: 1/8" = 1'-0" TOTAL S.F. = 2,942 S.F.



B FRONT ELEVATION
Scale: 1/8" = 1'-0"

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PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY UNIT PLAN
AND FRONT ELEVATION

Chase Fettes Hewitt - Architects
4520 S. Harvard
Tulsa, Oklahoma 74135
Suite 180
918/747-8225



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A-1

2/18/15

KENOSHA VILLAS
BROKEN ARROW, OKLAHOMA