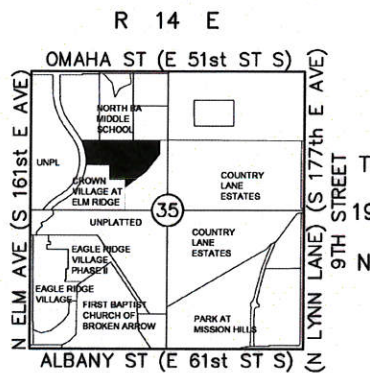
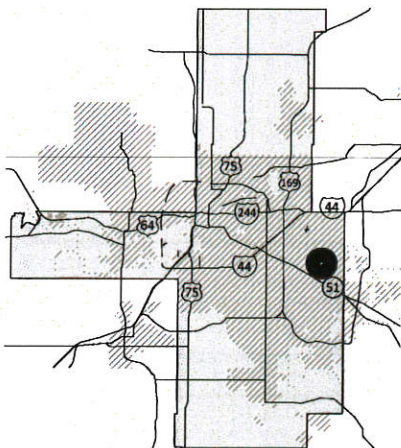


PUD # _____

Centennial Crossing

19.637 ACRES (NET)
SOUTH OF THE SOUTHEAST CORNER OF
OMAHA (51ST) STREET & NORTH ELM AVENUE
BROKEN ARROW, OKLAHOMA



 Location Map

DRAFT - MAY 2015
REVISED - JUNE 01, 2015

APPLICANT / OWNER:
BROWN & PERKINS
c/o LINDSAY PERKINS
2223 E. SKELLY DR. #10
TULSA, OK 74105

CONSULTANT:
TANNER CONSULTING LLC
c/o RICKY JONES
5323 S LEWIS AVE
TULSA, OK 74105
RICKY@TANNERBAITSHOP.COM

City of Broken Arrow

JUN 2 2015

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I. DEVELOPMENT CONCEPT

Planned Unit Development No. ____ (hereinafter "PUD-____") comprises approximately 19.6 acres (hereinafter the "Property" or "Site") located approximately 1320 feet south of the southeast corner of East Omaha and South 161st East Avenue, Broken Arrow Oklahoma. The Property is presently zoned AG.

Centennial Crossing is planned as a residential development, including the next phase of highly successful multi-family dwellings. In order to facilitate access and circulation for both the site and surrounding uses, a street shall be constructed from South 161st East Avenue to connect with Kansas Street located in Country Lane Estates II subdivision. The street may be constructed in phases to coincide with development of the Site. If the street is developed in phases, the first section of street from South 161st East Avenue shall contain a roundabout and provide access to the public school located on the north side of the development. During the second phase of development of the Site, the connection to Kansas Street shall be made by the developer.

The physical topography and natural features of the subject tract make it an excellent location for the proposed development. The subject tract has access off of 161st East Avenue and is abutted to the north by vacant commercial (designated) and a Broken Arrow public school. Property to the south is an existing apartment complex and residential single-family area undeveloped area. The east boundary of the subject tract is a wooded creek which provides both physical and visual separation for less intense uses to the east.

This planned unit development is intended to establish a conceptual site plan with designation of development areas, allocation of uses and intensity of uses and development standards and conditions to be followed by detailed site plans of each phase of development submitted to and approved by the Broken Arrow Planning Commission. The Property is presently zoned AG Agriculture District. In order to implement this Planned Unit Development, an accompanying application will later be filed to rezone the Property to a RM Residential Multi-Family for the subject tract.

It is important to note that approximately 15 acres located east of the subject tract will remain Comprehensive Plan Level Intensity 2 and is not included in this application.

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II. DEVELOPMENT AREA STANDARDS

NET LAND AREA

19.637 acres

PERMITTED USES:

Multi-Family dwellings as define by the City of Broken Arrow Zoning Code and customary accessory uses.

MINIMUM LIVABILITY AREA PER DWELLING UNIT:

1,200 SF

MAXIMUM NUMBER OF DWELLING UNITS:

353

MAXIMUM BUILDING HEIGHT:

52 ft.

MAXIMUM STORIES:

Buildings located along the perimeter of the development shall be limited to 3 stories in height. Building located on the interior portion of the site shall not exceed 4 stories in height.

MINIMUM BUILDING SETBACKS:

FROM NON-ARTERIAL STREET RIGHT-OF-WAY:

35 ft.

FROM ARTERIAL STREET RIGHT-OF-WAY:

50 ft.

FROM OTHER BOUNDARIES:

25 ft.

MINIMUM LANDSCAPING:

15 % of net lot area

MAXIMUM BUILDING LENGTH:

200 ft.

Per Zoning Code requirements regarding articulation for facades over 50 ft.

MAXIMUM BUILDING COVERAGE:

30% of net lot area

MINIMUM DISTANCE BETWEEN BUILDINGS:

20 ft.

MINIMUM OFF-STREET PARKING:

As required within the applicable use unit

BUILDING DESIGN REQUIREMENTS:

Exterior building walls shall have a minimum masonry finish of not less than 25% excluding windows and doors.

OTHER BULK AND AREA REQUIREMENTS:

As required within a RM District

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III. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

A. Landscaping and Screening

Landscaping shall meet the requirements of Section 5.2 of the Broken Arrow Zoning Code, except as may be modified in the final PUD submittal for the development.

B. Lighting

Exterior lighting shall be limited to shielded fixtures designed to direct light downward. Lighting shall be designed so that the light producing element of the shielded fixture shall not be visible to a person standing within an adjacent residential district or residential development area.

C. Off Street Parking

The limitation establishing a maximum number of parking spaces as set forth within Section 5.4.D.1 may be modified by the Broken Arrow Planning Commission pursuant to its review and approval of a PUD Detail Site Plan.

D. Access and Circulation

The principal access is to be derived from a full turning movement access on South 161st East Avenue and a newly constructed street along the north side of the development. In order to facilitate Broken Arrow Public School traffic, an access point connecting the existing school drive on the south side and the proposed street on the subject tract will be facilitated. If the street is constructed in phases, a roundabout shall be incorporated into the street design in order to provide adequate traffic circulation. The remainder of the street connecting to Kansas Street shall be constructed with the second phase of development of the Site. To facilitate pedestrian traffic in the area, public sidewalks will be constructed on both sides of the street by the developer.

E. Signs

Signs shall comply with the applicable provisions of the Broken Arrow Zoning Code, provided however, prior to installation, a detailed sign plan shall be submitted to and approved by the Broken Arrow Planning Commission. Signs identifying an interior property may be located off site within a parcel located within Centennial Crossing II, but shall require a detailed sign plan submitted to and approved by the Broken Arrow Planning Commission.

F. Utilities and Drainage

Utilities are at the site or accessible by customary extension. Stormwater detention, if required, shall be in accordance with City of Broken Arrow requirements.

G. Parcelization

After initial platting setting forth permitted uses and the allocation of commercial floor area or residential density, division of platted lots may occur by approved lot split application and subject to the approval by the Broken Arrow Planning Commission of proposed floor area or residential density allocations and confirmation of the existence of any necessary cross parking and mutual access easements.

H. Transfer of Allocated Floor Area

Allocated residential density may be transferred between Development Areas by written instrument executed by the owner of the lot from which the floor area or residential density is to be allocated, provided however, the allocation shall not exceed 15% of the initial allocation to the lot to which the transfer of floor area or residential density is to be made. Allocation exceeding 15% shall require an application for minor amendment to be reviewed and approved by the Broken Arrow Planning Commission.

I. Detailed Site Plan Review

Development areas may be developed in phases. Within development areas intended for multifamily dwellings no building permit shall issue until a detailed site plan (including landscaping) of the proposed improvements has been submitted to the Broken Arrow Planning Commission for recommendation and submitted to and approved by the Broken Arrow City Council as being in compliance with the development concept and the development standards. Within development areas that do not include multifamily dwellings, no building permit shall issue until a detailed site plan (including landscaping) of the proposed improvements has been submitted to and approved by the Broken Arrow Planning Commission as being in compliance with the development concept and the development standards. No certificate of occupancy shall issue for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Broken Arrow Planning Commission.

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J. Platting Requirement

Development areas may be developed in phases, and no building permit shall issue until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Council of the City of Broken Arrow, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved planned unit development and the City of Broken Arrow shall be a beneficiary thereof.

K. City Department Requirements

Standard requirements of the City of Broken Arrow Fire Marshal, City Engineer and City Attorney shall be met.

IV. EXPECTED SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence and be completed as market conditions permit.

V. LEGAL DESCRIPTION

The legal description of the Property is set forth within the attached Exhibit G.

City of Broken Arrow

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PUD # _____

Centennial Crossing

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY
WITH SURROUNDING USES IDENTIFIED



PUD # _____

Centennial Crossing

EXHIBIT B

CONCEPT ILLUSTRATION
CONCEPTUAL SITE PLAN AS OF MAY 28, 2015



PUD # _____

Centennial Crossing

EXHIBIT C

CURRENT COMPREHENSIVE PLAN

LUIS CLASSIFICATIONS TAKEN FROM 2012 BA FUTURE DEVELOPMENT GUIDE

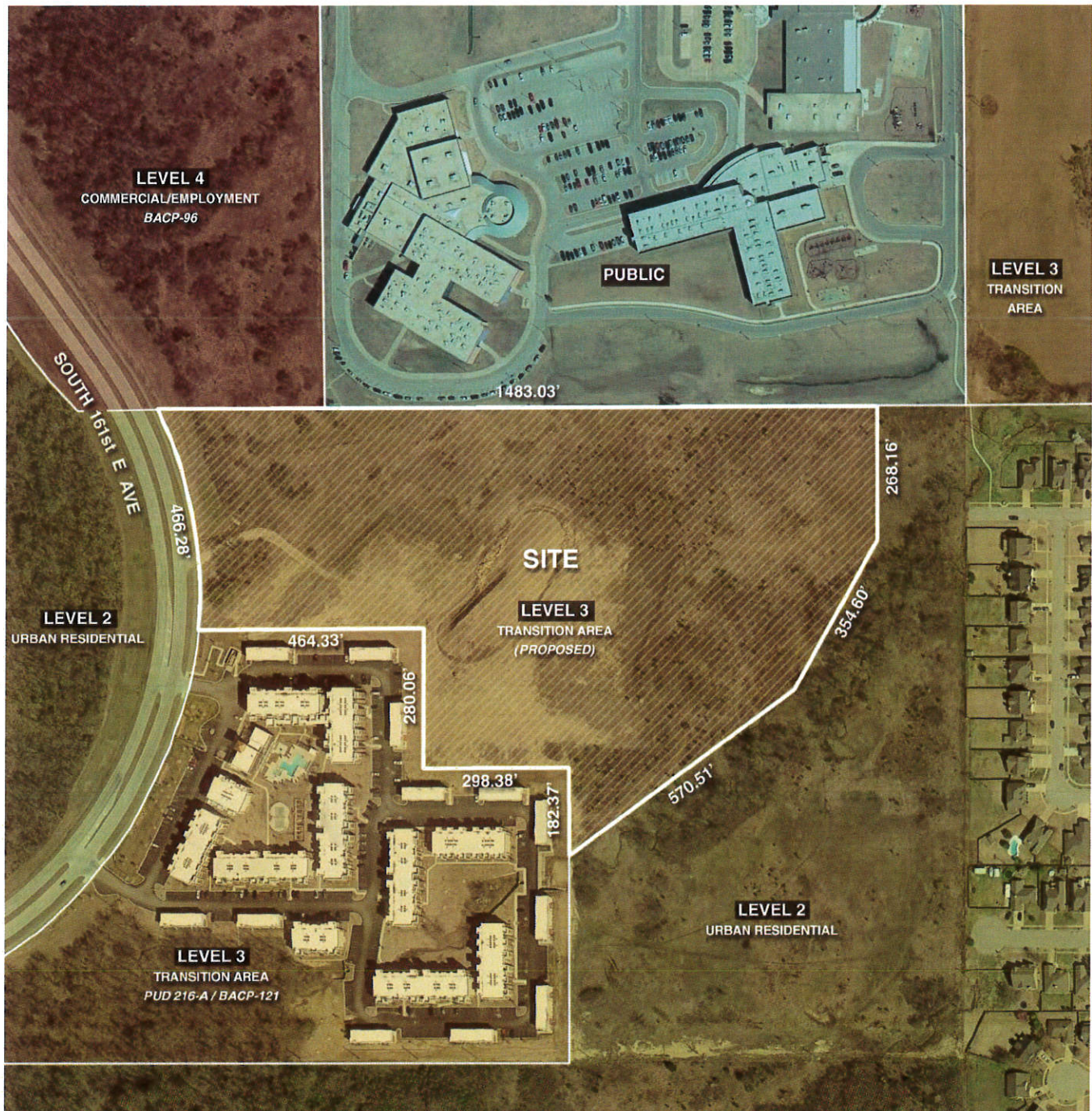


PUD # _____

Centennial Crossing

EXHIBIT D

PROPOSED COMPREHENSIVE PLAN
LUIS CLASSIFICATIONS TAKEN FROM 2012 BA FUTURE DEVELOPMENT GUIDE

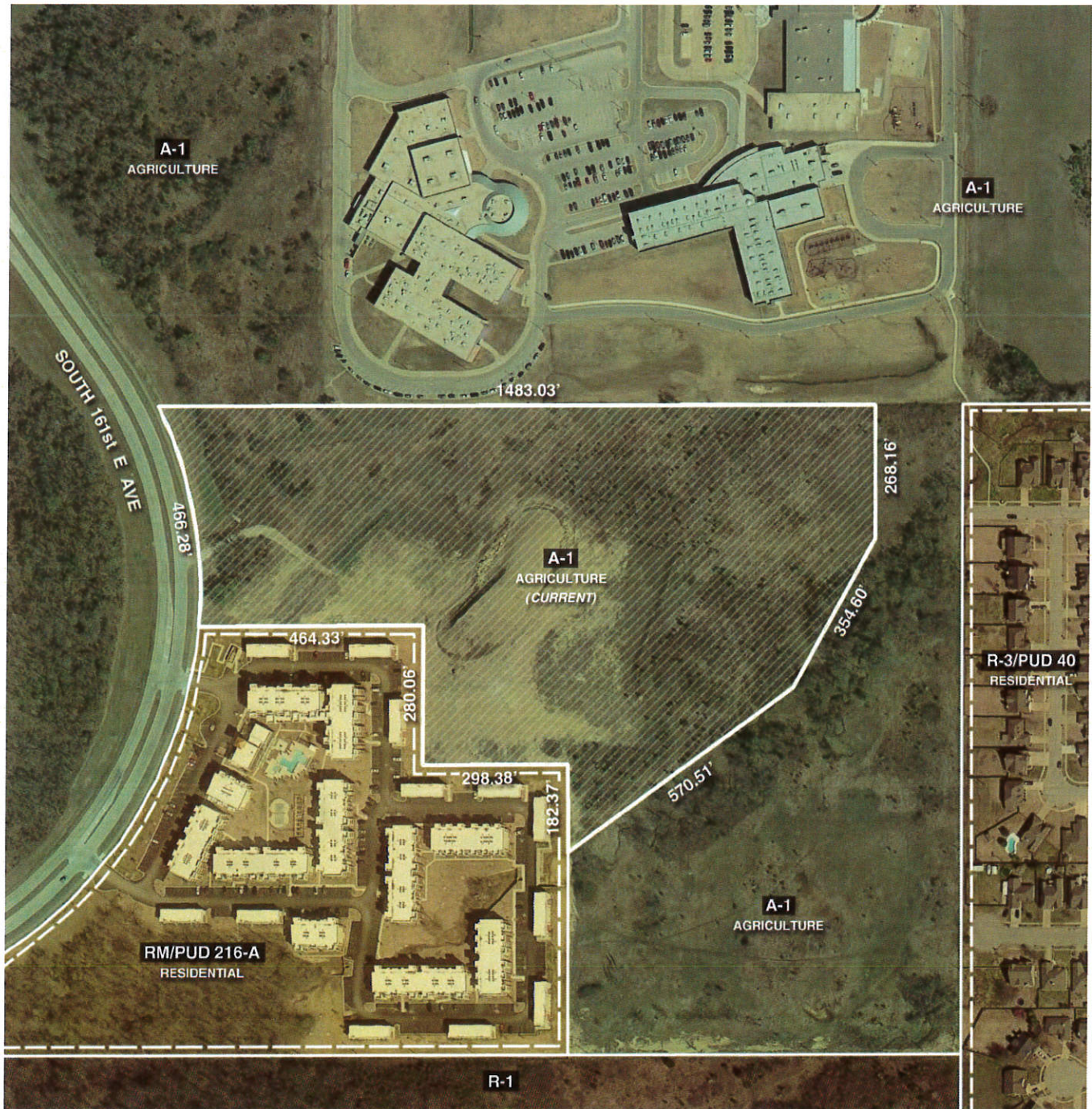


PUD # _____

Centennial Crossing

EXHIBIT E

CURRENT ZONING MAP
ZONING DESIGNATIONS ACCESSED 04/17/2015, FROM INCOG MAP SERVER

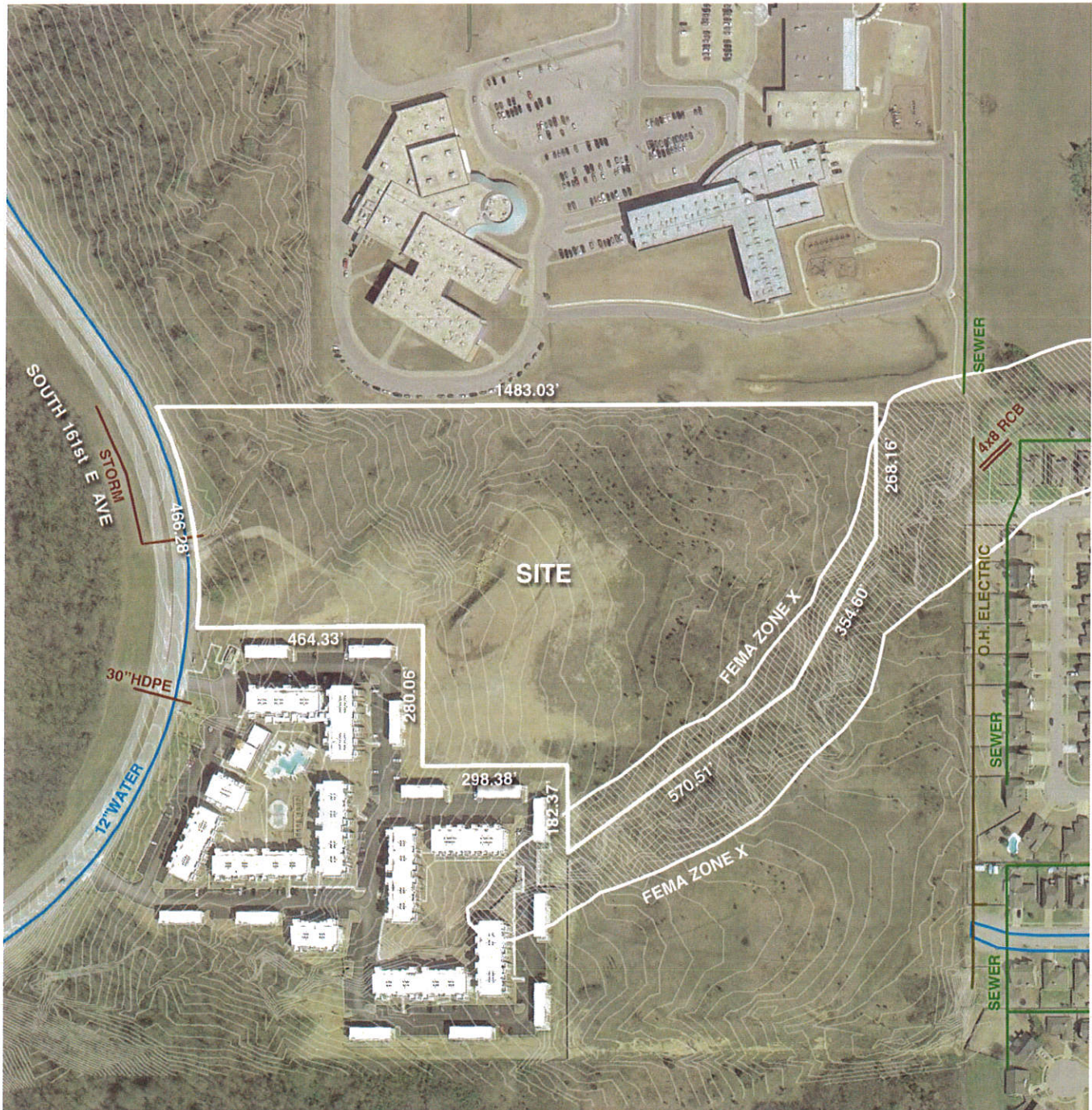


PUD # _____

Centennial Crossing

EXHIBIT F

UTILITY LAYOUT & ENVIRONMENTAL ANALYSIS
UTILITY LOCATIONS OBTAINED FROM SURVEY



PUD # _____

Centennial Crossing

EXHIBIT G

NET BOUNDARY LEGAL DESCRIPTION

DESCRIPTION

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY FIVE (35), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, INDIAN BASE AND MERIDIAN, COUNTY OF TULSA, STATE OF OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 35; THENCE SOUTH 89°58'20" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4) FOR A DISTANCE OF 814.57 FEET; THENCE NORTH 0°00'52" WEST, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 406.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°00'52" WEST FOR A DISTANCE OF 182.37 FEET; THENCE SOUTH 90°00'00" WEST FOR A DISTANCE OF 298.38 FEET; THENCE NORTH 0°00'20" WEST FOR A DISTANCE OF 280.06 FEET; THENCE NORTH 89°57'47" WEST FOR A DISTANCE OF 464.33 FEET; THENCE ALONG A 860.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 4°22'44" EAST, A CENTRAL ANGLE OF 31°03'54", A CHORD BEARING OF NORTH 11°09'13" WEST, A CHORD DISTANCE OF 460.59 FEET, FOR AN ARC DISTANCE OF 466.28 FEET; THENCE NORTH 89°57'43" EAST FOR A DISTANCE OF 1483.03 FEET; THENCE SOUTH 0°09'09" EAST FOR A DISTANCE OF 268.16 FEET; THENCE SOUTH 28°56'47" WEST FOR A DISTANCE OF 354.60 FEET; THENCE SOUTH 53°46'37" WEST FOR A DISTANCE OF 570.51 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 855,369 SQUARE FEET OR 19.637 ACRES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

City of Broken Arrow

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