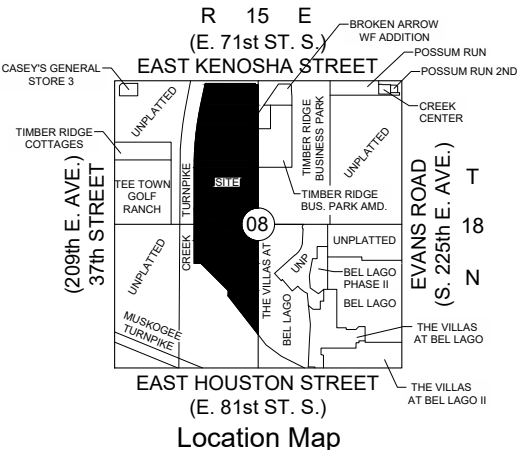
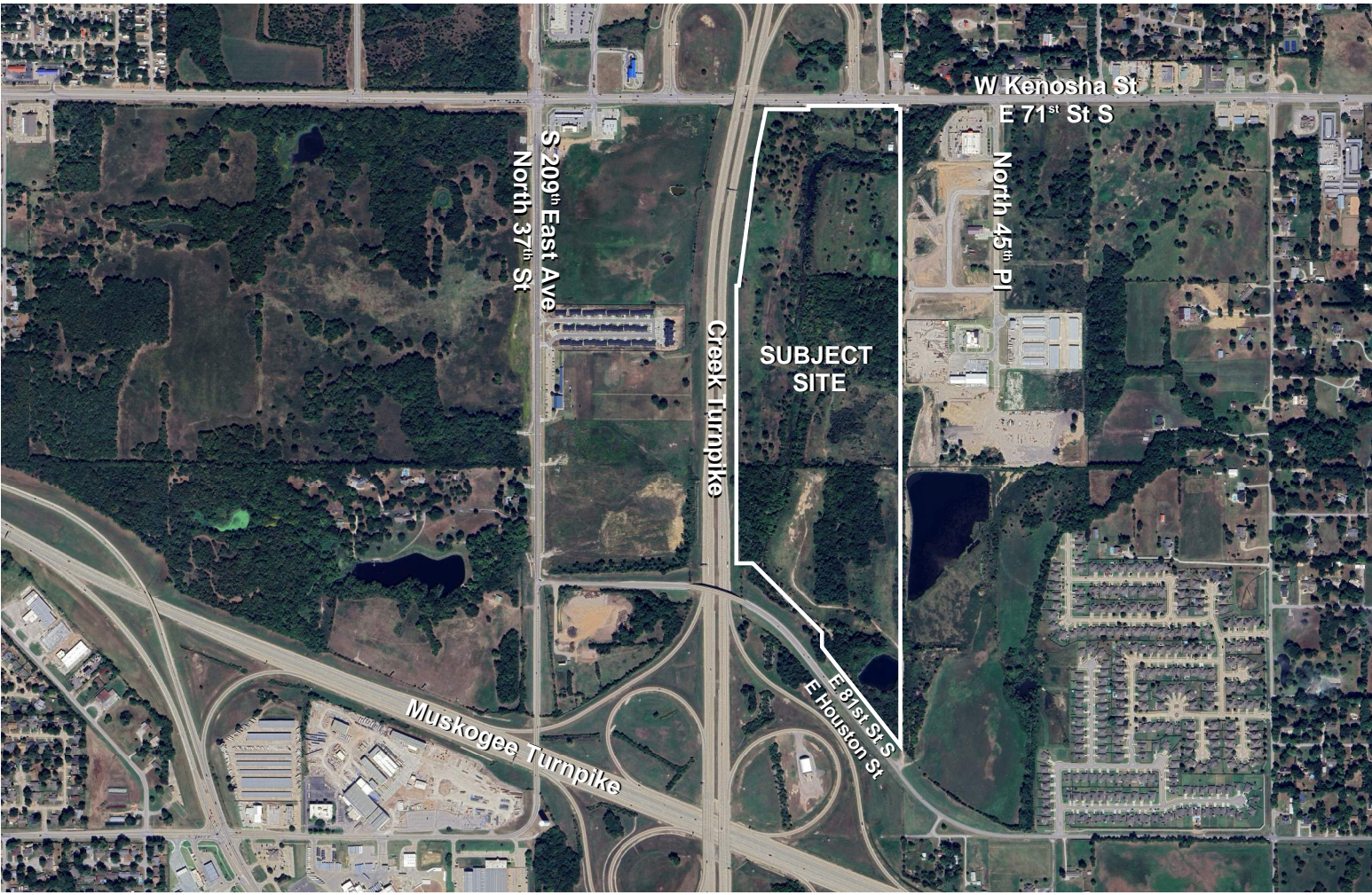


# PUD-XXXXXX-2026

## Creekside Commercial Master Plan Planned Unit Development



**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

**MARCH 2026**



wallace  
design  
collective

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**I. LEGAL DESCRIPTION:**

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## II. DEVELOPMENT CONCEPT:

Creekside Commercial Development is a 101.9-acre high-end, mixed-use project submitted as a Planned Unit Development (PUD) in accordance with the City of Broken Arrow Zoning Code. Situated east of the Creek Turnpike between East Kenosha Street and East Houston Street, the site is bordered to the east by land zoned A-1 (Agriculture) District, CH (Commercial Heavy) District and IL (Industrial Light) District with a PUD. Property to the west is bounded by the Creek Turnpike, while areas to the north and south remain primarily undeveloped and zoned A-1 (Agriculture) District.

On **[Date]**, 2026, the Broken Arrow City Council approved a Comprehensive Plan amendment for the southern portion of the site, transitioning the designation from Level 6 (Regional Employment/Commercial) to Levels 2 (Urban Residential) and 3 (Transition Area). This change facilitates residential development within the designated areas. Concurrently with this PUD, a rezoning application has been submitted to transition the underlying A-1 (Agricultural) and C-4 (Central Service) Districts to A-1 District and C-4 District to CH (Commercial Heavy) District, I-L (Industrial Light) District, RMF (Residential Multifamily) and RS-C (Single-Family Residential – Compact). This reclassification supports a diverse mixed-use environment comprising high-end commercial, retail, industrial, and single-family residential uses, with potential for multi-family units.

The development is organized into four distinct areas: Development Area A (northwestern portion) focuses on commercial uses surrounding the central jurisdictional stream/waterway; Development Area B (northeastern portion) is dedicated to industrial uses, with the southernmost lot serving as a transition into residential zones; Development Area C (southwestern portion) is reserved for a multi-family development or commercial uses; and Development Area D (southeastern portion) is designated for single-family residential use. A defining feature of the project is the preservation and enhancement of existing jurisdictional stream/waterway areas, which will exceed 15% of the total site area. These natural features will be integrated into the stormwater detention system and improved with walking trails for resident and patron use.

The PUD will be served by public streets, including a primary collector street connecting access points from East Kenosha Street and East Houston Street. Additionally, a secondary connection to the residential development to the east is proposed, subject to a formal agreement between the respective property owners.

### III. DEVELOPMENT STANDARDS

#### III.A DEVELOPMENT AREA "A" STANDARDS:

<b>Net Land Area:</b>	24.8 acres +/-
<b>Underlying Zoning:</b>	Unless otherwise specified, the CH District standards and regulations shall apply.
<b>Permitted Uses:</b> <ul style="list-style-type: none"> <li>○ Government administration &amp; civic buildings</li> <li>○ Municipal or community recreation center</li> <li>○ Places of assembly</li> <li>○ Public safety facility</li> <li>○ Art gallery or museum, public</li> <li>○ Library, public</li> <li>○ Medical office or clinic</li> <li>○ Community playfields and parks</li> <li>○ Broadcasting or recording studio (no tower)</li> <li>○ Animal Pet Shop, Retail</li> <li>○ Veterinary clinic/animal hospital</li> <li>○ Financial institution, with drive-thru</li> <li>○ Financial institution, without drive-thru</li> <li>○ Bar/Nightclub</li> <li>○ Catering Service</li> <li>○ Fruit and vegetable market</li> <li>○ Restaurant, drive-in</li> <li>○ Restaurant, without drive- thru</li> <li>○ Restaurant, with drive-thru</li> <li>○ Micro food and beverage production</li> <li>○ Brewery/Winery</li> <li>○ Office, business or professional</li> <li>○ Research laboratory</li> <li>○ General outdoor recreation</li> <li>○ Golf course or driving range, lighted</li> <li>○ Major entertainment facility, outdoor</li> <li>○ Art gallery or museum, private</li> <li>○ Fitness &amp; recreational sports center</li> <li>○ General indoor recreation</li> <li>○ Major entertainment facility, indoor</li> <li>○ Theater</li> <li>○ Dry cleaning and laundry service</li> <li>○ General personal services</li> <li>○ Instructional services</li> <li>○ Alcoholic beverages, retail sale</li> <li>○ Convenience store with drive-thru and/or gas sales</li> <li>○ Horticulture nursery sales</li> <li>○ Open-air market or flea market</li> <li>○ Retail, general</li> <li>○ Retail, large</li> <li>○ Car wash, automatic</li> <li>○ Car wash, self-service</li> <li>○ Car wash, full-service</li> <li>○ Gasoline sales</li> <li>○ Parking structure</li> <li>○ Hotel or motel</li> <li>○ Office warehouse</li> </ul>	
<b>Lot Area:</b>	None
<b>Minimum Frontage on Interior Street:</b>	100 feet
<b>Maximum Building Coverage:</b>	None
<b>Maximum Building Height:</b>	<ul style="list-style-type: none"> <li>○ 2 stories or 35 feet for buildings abutting the residential development area.</li> <li>○ No limitations for all others.</li> </ul>
<b>Minimum Yard Setbacks:</b> 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:	35 feet

From internal roads/streets:	20 feet
Rear lots:	20 feet
Lot line(s) abutting the residential development area:	25 feet
<b>Off-street Parking:</b>	<p>Vehicular parking will be as required for the applicable use type as set forth within the City of Broken Arrow Code.</p> <p>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.</p> <p>Cross parking will be allowed within Development Area A and B.</p>
<b>Other Bulk and Area Requirements:</b>	As required within the CH District
<b>Exterior Materials:</b>	<p>Structures proposed on lots directly abutting the Creek Turnpike right-of-way shall meet the Highway Design Overlay District requirements.</p> <p>All other structures shall meet the Broken Arrow Code requirements for building materials.</p>
<b>Screening:</b>	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.
<b>Signage:</b>	<p>All signage shall meet the requirements of the City of Broken Arrow Code.</p> <p>One monument sign listing the businesses and uses within Development Areas A, B and C shall be allowed along East Kenosha Street and East Houston Streets. These signs shall not exceed 100 square feet.</p> <p>One monument, pole or billboard sign shall be allowed along the Creek Turnpike frontage within this development area. Sign size and height shall be in accordance to code requirements.</p>
<b>Landscape Buffer:</b>	<p>There shall be no landscape edge of buffer requirements in Development Area A.</p> <p>A Greenbelt with a walking-trail will be provided within this Development Area. The exact size and trail details shall be addressed during platting.</p>

**III.B DEVELOPMENT AREA “B” STANDARDS:**

<b>Net Land Area:</b>	24.5 acres +/-
<b>Underlying Zoning:</b>	Unless otherwise specified, the IL District standards and regulations shall apply.
<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>○ Government administration and civic buildings</li> <li>○ Municipal or community recreation center</li> <li>○ Public safety facility</li> <li>○ Community playfields and Parks</li> <li>○ Soup Kitchen</li> <li>○ Broadcasting or recording studio (no tower)</li> <li>○ Animal Pet Shop, Retail</li> <li>○ Animal training school</li> <li>○ Kennel</li> <li>○ Veterinary clinic/animal hospital</li> <li>○ Financial institution, with drive-thru</li> <li>○ Financial institution, without drive-thru</li> <li>○ Micro food and beverage production</li> <li>○ Brewery/Winery</li> <li>○ Office, business or professional</li> <li>○ Research laboratory</li> <li>○ General outdoor recreation</li> <li>○ Golf course or driving range, lighted</li> <li>○ Major entertainment facility, outdoor</li> <li>○ Fitness &amp; recreational sports center</li> <li>○ General indoor recreation</li> <li>○ Major entertainment facility, indoor</li> <li>○ Dry cleaning and laundry service</li> <li>○ General personal services</li> <li>○ Instructional services</li> <li>○ Convenience store with drive-thru and/or gas sales</li> <li>○ Horticulture nursery sales</li> <li>○ Open-air market or flea market</li> <li>○ Retail, general</li> <li>○ Boat and/or RV storage</li> <li>○ Car wash, automatic</li> <li>○ Car wash, self-service</li> <li>○ Car wash, full-service</li> <li>○ Gasoline sales</li> <li>○ Parking structure</li> <li>○ Vehicle service and repair, major (ODOT-Approved Vehicles)</li> <li>○ Vehicle service and repair, minor</li> <li>○ Hotel or motel</li> <li>○ General industrial service</li> <li>○ Assembly light</li> <li>○ Artisan manufacturing</li> <li>○ Manufacturing, light</li> <li>○ Fulfillment Center (Less than 100,000 sq. ft.)</li> <li>○ Mini-storage</li> <li>○ Motor freight terminal</li> <li>○ Office warehouse</li> <li>○ Storage yard</li> <li>○ Warehouse</li> </ul> <p>* The southernmost lots within this development area, adjacent to the residential development area, shall be limited to commercial type uses only.</p>	
<b>Lot Area:</b>	None
<b>Minimum Frontage on Interior Street:</b>	50 feet
<b>Maximum Building Coverage:</b>	None

<b>Maximum Building Height:</b>	<ul style="list-style-type: none"> <li>○ 2 stories or 35 feet for buildings abutting the residential development area.</li> <li>○ No limitations for all others.</li> </ul>
<b>Minimum Yard Setbacks:</b> 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) abutting the residential development area:	25 feet
<b>Off-street Parking:</b>	<p>Vehicular parking will be as required for the applicable use type as set forth within the City of Broken Arrow Code.</p> <p>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.</p> <p>Cross parking will be allowed within Development Area A and B.</p>
<b>Other Bulk and Area Requirements:</b>	As required within the IL District
<b>Exterior Materials:</b>	All structures shall meet the Broken Arrow Code requirements for building materials.
<b>Screening:</b>	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.
<b>Signage:</b>	<p>All signage shall meet the requirements of the City of Broken Arrow Code.</p> <p>One monument sign listing the businesses and uses within Development Areas A, B and C shall be allowed along East Kenosha Street and East Houston Streets. These signs shall not exceed 100 square feet.</p>
<b>Landscape Buffer:</b>	There shall be no landscape edge of buffer requirements in Development Area B.

### III.C DEVELOPMENT AREA “C” STANDARDS:

<b>Net Land Area:</b>	8.2 acres +/-
<b>Underlying Zoning:</b>	Unless otherwise specified, the RMF District standards and regulations shall apply.
<b>Permitted Uses:</b>	
<ul style="list-style-type: none"> <li>○ Dwelling, multi-family</li> <li>○ Government administration &amp; civic buildings</li> <li>○ Municipal or community recreation center</li> <li>○ Places of assembly</li> <li>○ Public safety facility</li> <li>○ Art gallery or museum, public</li> <li>○ Library, public</li> <li>○ Medical office or clinic</li> <li>○ Community playfields and parks</li> <li>○ Broadcasting or recording studio (no tower)</li> <li>○ Animal Pet Shop, Retail</li> <li>○ Veterinary clinic/animal hospital</li> <li>○ Financial institution, with drive-thru</li> <li>○ Financial institution, without drive-thru</li> <li>○ Bar/Nightclub</li> <li>○ Catering Service</li> <li>○ Restaurant, without drive- thru</li> <li>○ Micro food and beverage production</li> <li>○ Office, business or professional</li> <li>○ General outdoor recreation</li> <li>○ Art gallery or museum, private</li> <li>○ Fitness &amp; recreational sports center</li> <li>○ General indoor recreation</li> <li>○ Theater</li> <li>○ Dry cleaning and laundry service</li> <li>○ General personal services</li> <li>○ Instructional services</li> <li>○ Alcoholic beverages, retail sale</li> <li>○ Convenience store with drive-thru and/or gas sales</li> <li>○ Retail, general</li> <li>○ Parking structure</li> <li>○ Hotel or motel</li> </ul>	
<b>Lot Area:</b>	<ul style="list-style-type: none"> <li>○ 2,300 square feet per multi-family dwelling unit</li> <li>○ None for any other uses</li> </ul>
<b>Minimum Frontage on Interior Street:</b>	200 feet all uses
<b>Maximum Building Coverage:</b>	70% for all uses
<b>Maximum Number of Dwelling Units:</b>	155 dwelling units
<b>Maximum Building Height:</b>	Multi-family buildings shall be limited to 4-storys. There shall be no minimum height for all other uses within this development area.
<b>Minimum Yard Setbacks:</b>	
From interior street (north):	20 feet
Eastern Boundary of Development Area C:	20 feet
Western Boundary of Development Area C:	20 feet
Southern Boundary of Development Area C:	None

<b>Off-street Parking:</b>	<p>Vehicular parking will be as required for the applicable use type as set forth within the City of Broken Arrow Code.</p> <p>Bicycle parking shall be 1 per 40 units, with a minimum of 4 spaces.</p>
<b>Other Bulk and Area Requirements:</b>	As required within the RMF District
<b>Exterior Materials:</b>	<p>Structures proposed on lots directly abutting the Creek Turnpike right-of-way shall meet the Highway Design Overlay District requirements.</p> <p>All other structures shall meet the Broken Arrow Code requirements for building materials.</p>
<b>Screening:</b>	<p>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.</p>
<b>Signage:</b>	<p>All signage shall meet the requirements of the City of Broken Arrow Code.</p> <p>One monument sign listing the businesses and uses within Development Areas A, B and C shall be allowed along East Kenosha Street and East Houston Streets. These signs shall not exceed 100 square feet.</p>
<b>Landscape Buffer:</b>	There shall be no landscape edge of buffer requirements in Development Area C.

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### III.D DEVELOPMENT AREA “D” STANDARDS:

<b>Net Land Area:</b>	44.4 acres +/-
<b>Underlying Zoning:</b>	Unless otherwise specified, the RS-C District standards and regulations shall apply.
<b>Permitted Uses:</b>	Dwelling, single-family detached
<b>Lot Area:</b>	4,000 square feet
<b>Minimum Frontage:</b>	40 feet
<b>Maximum Building Coverage:</b>	55%
<b>Minimum Common Open Space:</b>	15%
<b>Maximum Building Height:</b>	35 feet
<b>Minimum Yard Setbacks:</b>	
Front:	20 feet
Corner or adjacent to public street:	15 feet
Side (one, total):	5 feet; 10 feet
Rear:	15 feet
<b>Off-street Parking:</b>	Parking will be as set forth within the City of Broken Arrow Code.
<b>Other Bulk and Area Requirements:</b>	As required within the RS-C District
<b>Exterior Materials:</b>	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.
<b>Screening:</b>	There shall be no screen requirements.
<b>Signage:</b>	All signage shall meet the requirements of the City of Broken Arrow Code.
<b>Landscape Buffer:</b>	There shall be no landscape edge of buffer requirements in Development Area D.  A Greenbelt with a walking-trail will be provided along the western boundary of this Development Area. The exact size and trail details shall be addressed during platting.

#### **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.

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. A secondary connection to the residential development situated to the east is envisioned via the collector street, contingent upon an agreement between the respective property owners. To maintain the safety and efficiency of the primary internal corridor, individual residential driveway access to the collector street shall be prohibited. Consequently, the length of said residential collector may exceed standard block length requirements, provided it is limited to a maximum of 1,850 feet prior to encountering a designated intersection or horizontal roadway curvature.

#### **V. SIDEWALKS:**

Sidewalks shall be provided on both sides of all internal streets in accordance with the City of Broken Arrow Subdivision Regulations, as illustrated on the Conceptual Site Plan. Additionally, a sidewalk shall be provided along the East Kenosha frontage of this PUD. No sidewalk improvements or connectivity shall be required along the East Houston Street frontage.

#### **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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exp: 6-30-27



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

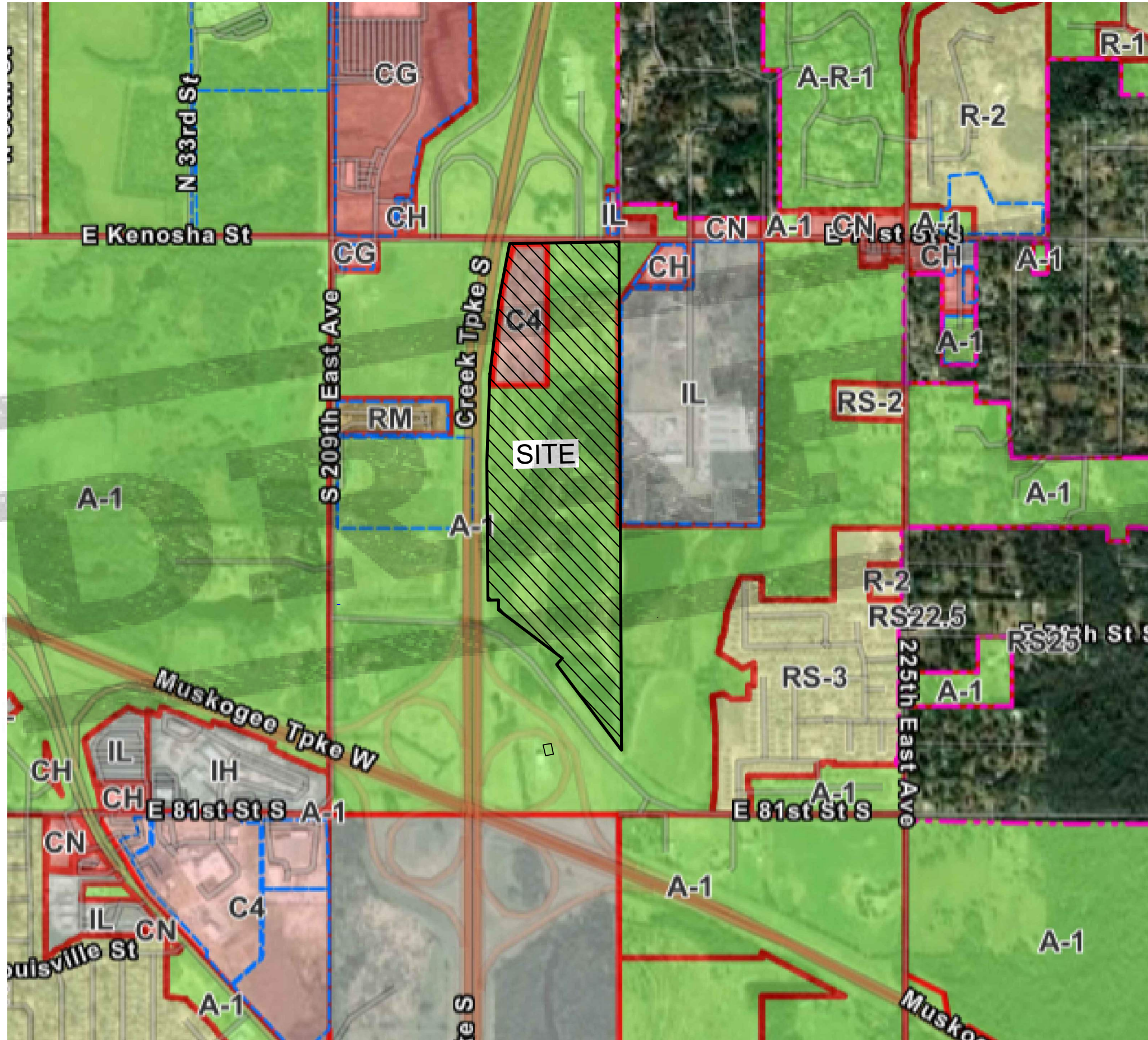
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Date: February 27, 2026



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**EXHIBIT 'B'**  
**EXISTING ZONING**  
**CREEKSIDE**  
**COMMERCIAL**  
**MASTER PLAN**

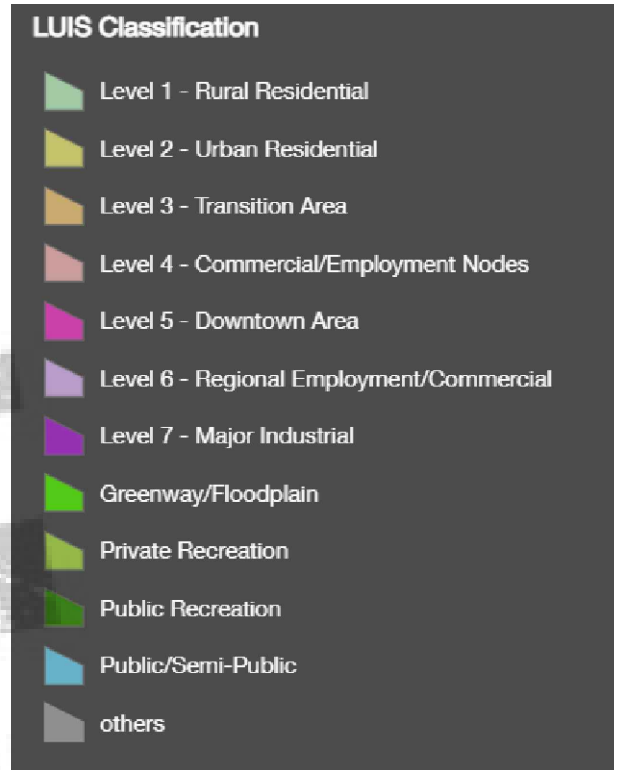
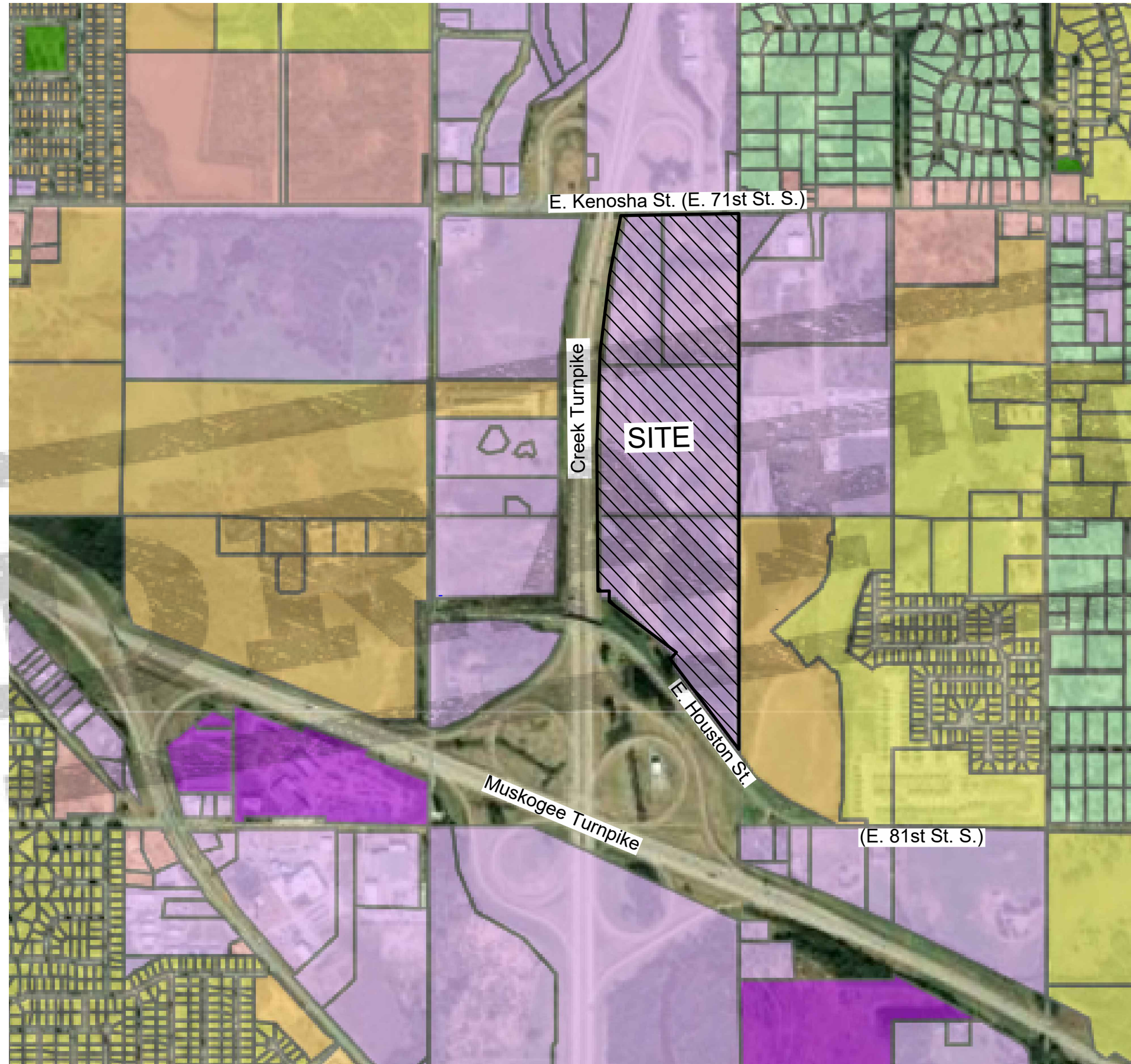
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# EXHIBIT 'C' EXISTING LAND USE CREEKSIDE COMMERCIAL MASTER PLAN

PUD-XXXXXX-2026

Date: February 27, 2026



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**EXHIBIT 'D'**  
**CONCEPTUAL SITE PLAN**  
**CREEKSIDE**  
**COMMERCIAL**  
**MASTER PLAN**

PUD-XXXXXX-2026

Date: February 27, 2026



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- DEVELOPMENT AREA A  
24.84 ACRES
- DEVELOPMENT AREA B  
24.47 ACRES
- DEVELOPMENT AREA C  
8.19 ACRES
- DEVELOPMENT AREA D  
44.41 ACRES

## EXHIBIT 'E' DEVELOPMENT AREA PLAN

# CREEKSIDE COMMERCIAL MASTER PLAN

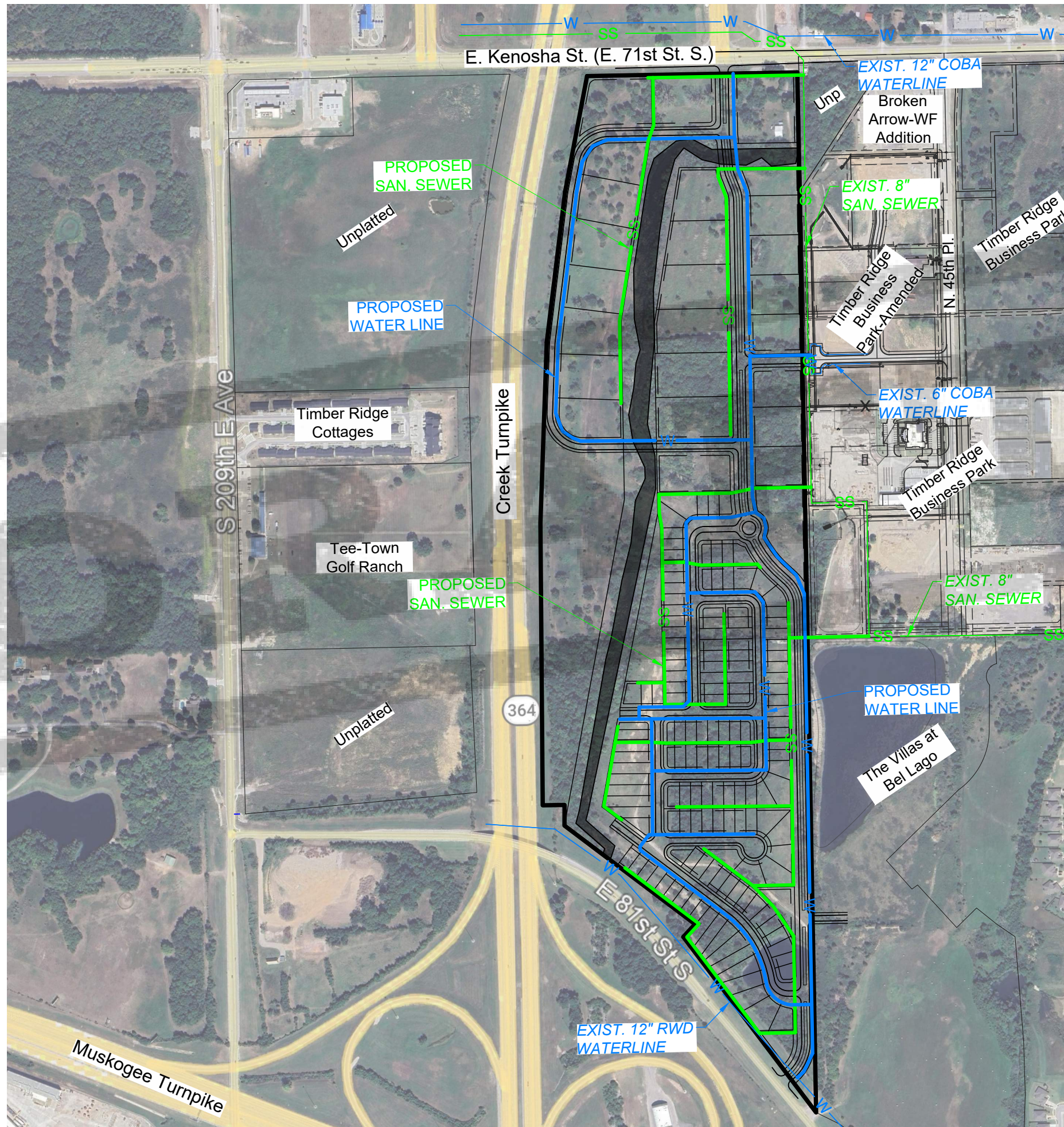
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# EXHIBIT 'F' CONCEPTUAL UTILITY PLAN CREEKSIDE COMMERCIAL MASTER PLAN

PUD-XXXXXX-2026

Date: February 27, 2026