



June 4, 2008

Charles E. Norman
401 South Boston Avenue
Suite 2900
Broken Arrow, OK 74103

Subject: PUD 189– Villas at Country Lane

Dear Charles:

The Broken Arrow City Council, in their meeting of June 3, 2008, reviewed and approved, as recommended by the Planning Commission and Staff, PUD 189, Villas at Country Lane, to be located north of Albany Street, and approximately one-fourth mile west of 9th Street.

PUD 189 was approved in accordance with the Revised Design Statement dated May 16, 2008. With this approval, the portion of PUD 40 south of Lynn Lane Village is abrogated. The underlying zoning on this property will be approved in accordance with PUD 189, when the property is platted. A copy of the approved Revised Design Statement is enclosed for your records.

Action taken by the City Council will be recorded in the minutes of their meeting of June 3, 2008. If you have any questions, please contact me.

Sincerely,

Farhad K. Daroga
City Planner

cc: E. A. Schermerhorn, White Earth, L.L.C., Memorial Drive, L.L.C.
Case and Associates

FKD/pcm

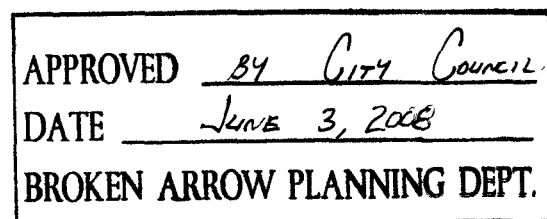
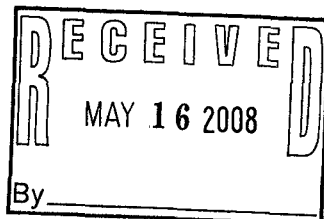
THE VILLAS AT COUNTRY LANE

A

**BROKEN ARROW
PLANNED UNIT DEVELOPMENT**

APRIL 2008

**REVISED AS APPROVED BY THE BROKEN ARROW PLANNING
COMMISSION ON MAY 8, 2008**



THE VILLAS AT COUNTRY LANE
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PLANNED UNIT DEVELOPMENT

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**THE VILLAS AT COUNTRY LANE
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Outline Development Plan

The property within The Villas at Country Lane is now a part of the Broken Arrow PUD No. 40 approved by the Broken Arrow City Council on September 19, 1983. PUD No. 40 originally included 190 acres and was crossed from the southwest to the northeast by three pipelines with easements totaling approximately 120 feet in width.

The property to the north of the pipelines has been developed as the Country Lane and Lynn Lane Village single family subdivisions. A request has been filed with this application to abrogate and terminate PUD No. 40 with respect to land lying south of the northerly boundary of the pipeline easements.

The Villas at Country Lane planned unit development is filed under the Broken Arrow Zoning Ordinance which became effective on February 1, 2008 and includes the land south of the northerly boundary of the pipeline easements and two additional parcels; a tract at the extreme northeast of the property within the CG zoning district containing 3.89 acres and a tract at the southeast corner of the property within the RM zoning district containing 3.3 acres. ~~The Villas at Country Lane has a total of 53.75 acres within development areas A, B, and C.~~ An intensity analysis and statistical summary is attached as Exhibit F.

Excellent access to the regional expressway system is provided by Broken Arrow Expressway. Local access is from Lynn Lane Road and East Albany Street (East 61st Street). Internally, a collector street will be constructed from East Albany Street to an existing collector at the entrance from Lynn Lane Road to the Country Lane and Lynn Lane Village subdivisions. Access to Development Areas B and C will be provided over the existing statutory right of way on the south side of Area C and by a cul-de-sac between Areas B and C as shown on Exhibit C, Drainage and Circulation. Additional emergency access only will be available from an existing stub street at the northerly boundary between Areas B and C. No other access is proposed to or from the single family neighborhoods to the north of the pipelines.

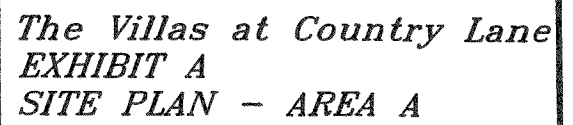
The Villas at Country Lane is divided into three development areas. Areas A and B are proposed multi-family projects. Area A is under contract to Case & Associates, a well known developer of superior apartment dwellings and will be constructed in 2 phases featuring an interior lake as an amenity for both phases as shown on Exhibit A, Site Plan –Area A. Area B will be developed under similar standards as Area A.

Development Area C is proposed for office and commercial uses and logically should be developed along with a triangular shaped parcel immediately south which fronts on East Albany Street and is commercial Tract “E” within PUD No. 156 approved in 2005.

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Development within Areas A and B will be separated by a minimum of the 120 feet width of the pipeline easements and by a screening fence along the northerly boundary of the easements.

The Villas at Country Lane will provide sites for apartment living at densities not exceeding those approved in 1983 and within the density limits allowed under the new Zoning Ordinance. The proven record of Case & Associates for quality developments offers assurances for extraordinary projects beyond the requirements of the new Zoning Ordinance.





The Villas at Country Lane
EXHIBIT B
AERIAL PHOTO AND
DEVELOPMENT AREAS

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Development Standards – Area A

All provisions of the Broken Arrow Zoning Ordinance shall apply to Development Area A unless modified by the Development Standards applicable to Area A.

Land Area: 31.87 Acres 1,388,257 SF

Permitted Uses:

The uses permitted as a matter of right in the RM Residential Multi Family district, and uses customarily accessory to permitted uses.

Maximum Number of Dwelling Units: 596

Maximum Building Height:

Multi-family Dwelling	45 FT
Multi-family Identification Tower	45 FT

Off-Street Parking:

1.75 off-street parking spaces for each Dwelling Unit.

Minimum Building Setbacks:

As required by Chapter 4, Table 4.1-2. In addition, all buildings shall setback at least 50 feet from all high pressure pipelines. Three story multi-family buildings shall be located a minimum distance of 150 feet south of the northerly boundary of Development Area A.

Minimum Livability Space Per Dwelling Unit: 1200 SF

Landscaping and Screening:

Landscaping:

As required and regulated by Chapter 5, Section 5.2.B except Section 5.2.B.1.a.iv. is modified to reduce the number of trees required per dwelling unit from two

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Development Standards – Area A

trees to one tree provided each tree shall have a caliper of 3 inches (Zoning Ordinance requires 2 inch caliper) and shrubs are increased as follows:

- (a) 7.5 – 3 gallon shrubs are installed per dwelling unit (Zoning Ordinance requires 5 – 3 gallon shrubs – 50% increase); and
- (b) 5 – 1 gallon groundcover or flowering shrubs are installed per dwelling unit (Zoning Ordinance does not require any groundcover or flowering shrubs).

The other provisions of Section 5.2.B shall remain in full force and effect.

Screening:

As required and regulated by Chapter 5, Sections 5.2.D and 5.2.E. An opaque fence, at least 8 feet in height, shall be installed along the south boundary. Along the west and north boundaries, an opaque fence of at least 6 feet in height shall be provided. The required six feet high screening fence will be constructed a minimum of 75 feet south of the northerly boundary of Development Area A, subject to approval of the owner of the pipeline easement immediately south of the Explorer Pipeline easement. All bracing and metal posts shall be installed on the inside part of the fence along the north, west, and south boundaries. An architectural open metal fence with masonry columns and/or walls shall be provided along the east boundary. The maximum length of the architectural metal fence shall be 50 feet. Required screening fence shall be maintained by the owner of the lot upon which located.

Signs:

As permitted and regulated by Chapter 5, Section 5.7 Signs for Uses permitted in Area A, provided signage on the multi-family Identification Tower shall be limited to the name of the project.

Promotional signs, banners and temporary signs shall be limited to two periods each calendar year with a maximum of 20 days display for each period. No promotional signs, banners or temporary signs shall be permitted on the project Identification Tower.

All signs, including the multifamily Identification Tower, shall be located outside the public right-of-way and utility easement. The tower shall not exceed a height of 45 feet.

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Development Standards – Area A

Lighting:

As permitted and regulated by Chapter 5, Section 5.6 Exterior Lighting for the Uses permitted in Area A.

Building Facades:

As required and regulated by Chapter 5, Section 5.5 Multi-family Residential Building Design Standards except:

1. The maximum length of any multi-family building shall be 220 feet, Section 5.5.C.2.a;
2. The maximum length of a continuous multi-family roofline shall be 65 feet, Section 5.5.C.3.b; and
3. Exterior building materials of multi-family buildings and garages, excluding doors and windows, shall be a minimum as follows:
 - (a) Three story multi-family building or parts thereof which are within 150 feet of the centerline of the public collector street shall be 65% brick;
 - (b) Two story multi-family building walls or parts thereof which are within 50 feet of the east or south boundaries Area A shall be 65% brick;
 - (c) Multi-family building walls or parts thereof which are more than 100 feet but which are within 125 feet from the south boundary of Area A shall be 45% brick;
 - (d) Other multi-family building walls shall be 25% brick;
 - (e) The remainder of exterior building walls shall be constructed of cement fiber material, Hardie Plank 5/16 inch thickness or equivalent.

The intent of these Building Façade provisions is reflected on Exhibit A-1.

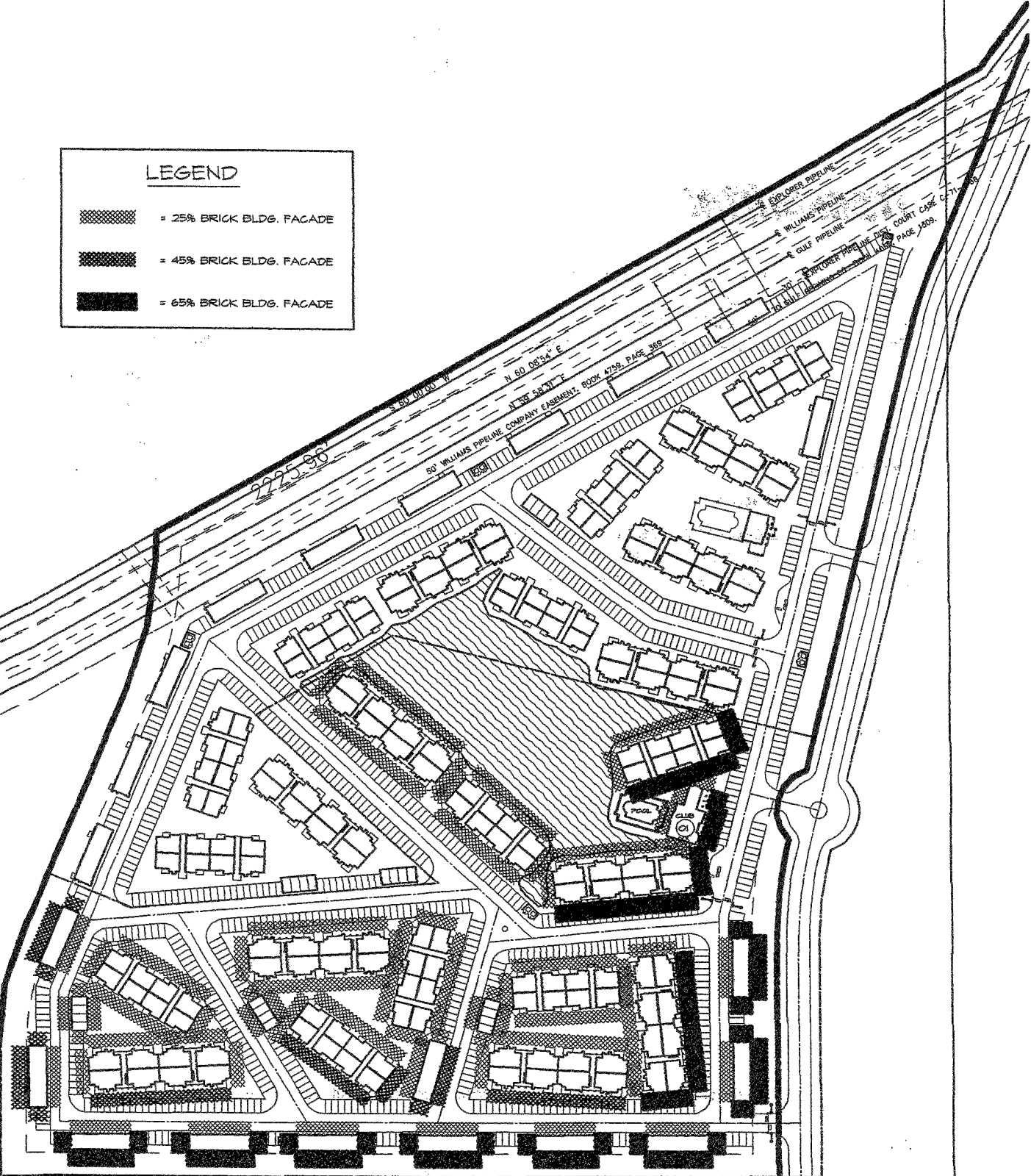
LEGEND

-  = 25% BRICK BLDG. FACADE
-  = 45% BRICK BLDG. FACADE
-  = 65% BRICK BLDG. FACADE

A BLDG. FACADES - AREA A
1" = 200'-0"



The Villas at Country Lane
EXHIBIT A-1
BUILDING FACADES - AREA A



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Development Standards – Area B

All provisions of the Broken Arrow Zoning Ordinance shall apply to Development Area B unless modified by the Development Standards applicable to Area B.

Land Area: 13.80 Acres 601,128 SF

Permitted Uses:

The uses permitted as a matter of right in the RM Residential Multi Family district, and uses customarily accessory to permitted uses.

Maximum Number of Dwelling Units: 266

Maximum Building Height: 45 FT

Off-Street Parking:

1.75 off-street parking spaces for each Dwelling Unit.

Minimum Building Setbacks:

As required by Chapter 4, Table 4.1-2. In addition, all buildings shall setback at least 50 feet from all high pressure pipelines. Three story multi-family buildings shall be located a minimum distance of 150 feet south of the northerly boundary of Development Area B.

Minimum Livability Space Per Dwelling Unit: 1200 SF

Landscaping and Screening:

Landscaping:

As required and regulated by Chapter 5, Section 5.2.B except Section 5.2.B.1.a.iv. is modified to reduce the number of trees required per dwelling unit from two trees to one tree provided each tree shall have a caliper of 3 inches (Zoning Ordinance requires 2 inch caliper) and shrubs are increased as follows:

- (a) 7.5 – 3 gallon shrubs are installed per dwelling unit (Zoning Ordinance requires 5 – 3 gallon shrubs – 50% increase); and

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Development Standards – Area B

- (b) 5 – 1 gallon groundcover or flowering shrubs are installed per dwelling unit (Zoning Ordinance does not require any groundcover or flowering shrubs).

Screening:

As required and regulated by Chapter 5, Sections 5.2.D and 5.2.E. An opaque fence, at least 8 feet in height, shall be installed along the portion of Tract B adjacent to Tract C. Along the north, south, and west boundaries, an opaque fence of at least six feet in height shall be provided. All bracing and metal posts shall be installed on the inside part of the fence. Required screening fence shall be maintained by the owner of the lot upon which located. The required six feet high screening fence shall be constructed a minimum of 75 feet south of the northerly boundary of Development Area B, subject to approval of the owner of the pipeline immediately south of the Explorer Pipeline easement.

Signs:

As permitted and regulated by Chapter 5, Section 5.7 Signs for uses permitted in Area B.

Lighting:

As permitted and regulated by Chapter 5, Section 5.6 Exterior Lighting for the uses permitted in Area B.

Building Facades:

As required and regulated by Chapter 5, Section 5.5 Multi-family Residential Building Design Standards except that if the developer of Development Area A should expand into Development Area B, the building façade requirements of Development Area A shall apply for such expansion.

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Development Standards – Area C

All provisions of the Broken Arrow Zoning Ordinance shall apply to Development Area C unless modified by the Development Standards applicable to Area C.

Land Area: 8.09 Acres 352,400 SF

Permitted Uses:

The Offices and Commercial uses permitted as a matter of right in the CG Commercial General District and uses customarily accessory to permitted uses.

Maximum Building Floor Area: 84,500 SF

Minimum Lot Frontage: 200 SF

Lot Splits:

Lot splits shall be permitted provided each lot has a minimum frontage of 200 feet on a public street or fronts upon a private drive that provides access to a public street.

Maximum Building Height:

As required by Chapter 4, Table 4.1-4

Off-Street Parking:

As required by Chapter 5, Off-Street Parking and Loading for the uses permitted in Area C.

Minimum Building Setbacks:

As required by Chapter 4, Table 4.1-2

Landscaping:

The minimum landscaped area in Area C shall comply with the requirements specified in Chapter 5, Section 5.2.B.3 for Office and Commercial uses.

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Development Standards – Area C

Signs:

As permitted and regulated by Chapter 5, Section 5.7 Signs for the uses permitted in Area C.

Lighting:

As permitted and regulated by Chapter 5, Section 5.6 Exterior Lighting for the uses permitted in Area C.

Building Facades:

As required by Chapter 5, Section 5.8 G.1.

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Environmental Analysis

Topography:

The Villas at Country Lane site slopes generally from west to east. The highest point on the site is at elevation 802 feet above mean sea level near the southwest property corner. The lowest point on the site is at an elevation of 714 in the middle of the east property line. There are three drainage areas that cross the site, one from the north, one from the west and a smaller drainage area from the south. These areas flow from west to east and cross North 9th Street (Lynn Lane Road) 600 feet north of East Albany Street (East 61st Street). All boundaries and topographic features are shown on Exhibit D, Site Map, Topography, Existing and Proposed Utilities.

Storm Water:

Off-site and on-site storm water will be conveyed through the property in a series of lakes and storm sewers. It is anticipated that the project will pay a fee-in-lieu of detention, however, a large 3 acre lake exists on the property and will be developed for recreational amenities and can also be used for part of the storm water detention requirement. The property generally drains easterly to North 9th Street and passes under the road in a box culvert.

The storm water drainage concept is shown on Exhibit C, Drainage.

Utilities:

Water:

There is an existing 12" water line on the west side of North 9th Street and an existing 24" water line on the north side of East Albany Street (East 61st Street). An 8" water main will be constructed along the proposed collector street along the east boundary of the project as indicated on Exhibit D. Internal 6" and 8" water lines will be extended through the project as required for potable water and fire service.

Sanitary Sewer:

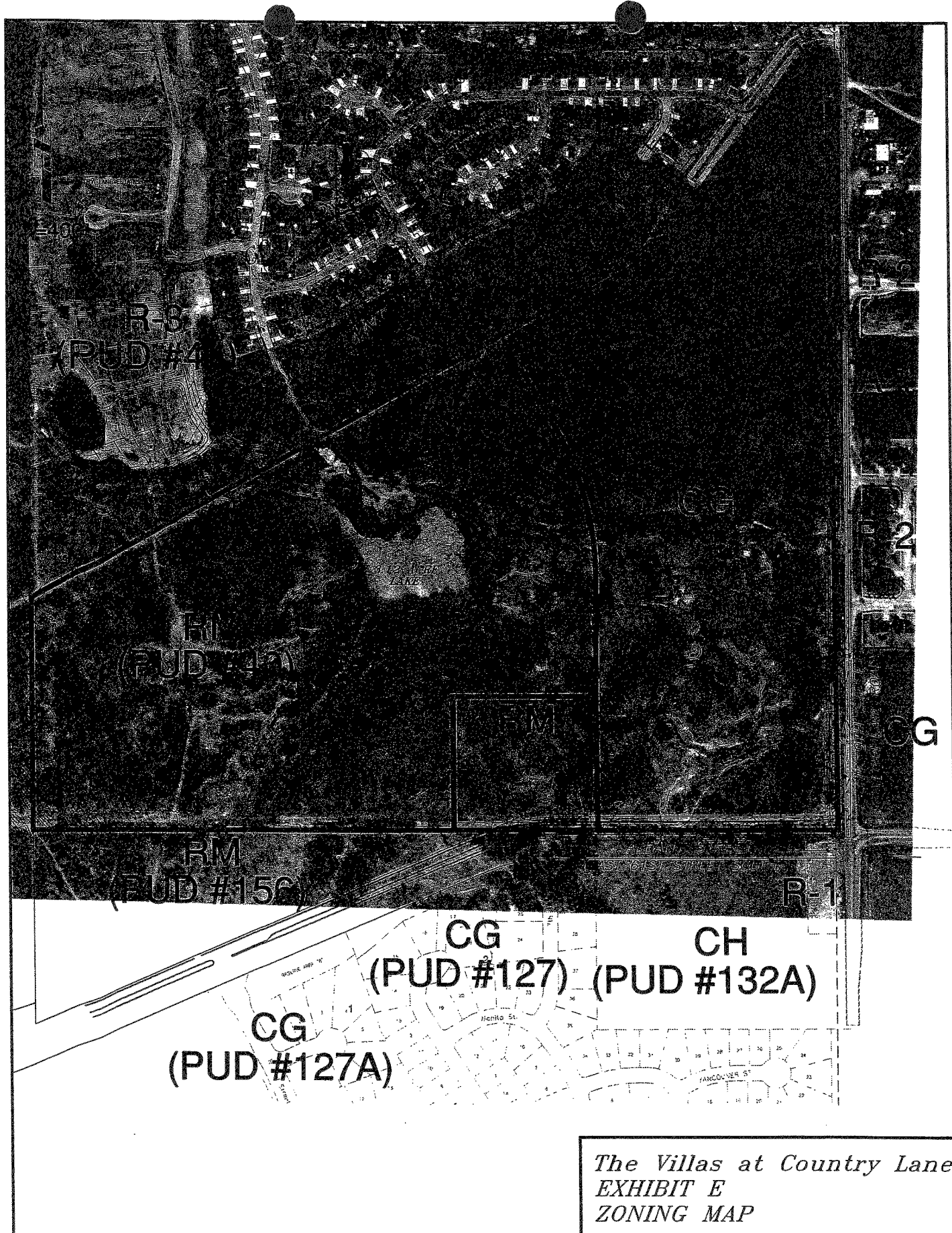
An existing 18" sanitary sewer is located on the west side of North 9th Street an extension will be required to provide the site with sanitary sewer service. The sanitary sewer will be a gravity system and no lift stations are proposed. The existing sewer along North 9th Street has adequate capacity for the project.

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Environmental Analysis

Electric power, natural gas, telephone and cable television services are presently at the site and will be extended internally to serve the project.

The area zoning and land uses are shown on Exhibit E, Zoning Map.



The Villas at Country Lane
EXHIBIT E
ZONING MAP

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STATISTICAL SUMMARY

EXHIBIT "F"

Intensity Analysis

Gross Acres

CG Zoning $3.89 \times 43,500 \text{ SF} = 169,448 \text{ SF} \div 2 = 84,724 \text{ Maximum Building Floor Area}$

RM Zoning $49.87 \times 43,560 \text{ SF} = 2,172,337 \text{ SF} \div 2200 \text{ SF} = 987 \text{ Permitted Dwelling Units}$

Development Areas

A. $31.87 \text{ ac.} = 596 \text{ Maximum Permitted Dwelling Units} = 18.7 \text{ dus/acre}$

B. $13.80 \text{ ac. } \underline{266} \text{ Maximum Permitted Dwelling Units} = 19.7 \text{ dus/acre}$

Total 862 Permitted Dwelling Units under PUD

C. $8.09 \text{ ac. } 84,500 \text{ SF} \quad \text{Floor Area Ratio} - 23.9\%$

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Platting

No building permit shall be granted for any lot or parcel within The Villas at Country Lane until the property within The Villas at Country Lane has been platted in accord with the requirements of the Broken Arrow Subdivision Code.

Site Plan Review

No building permit shall be issued for any building or sign to be constructed within The Villas at Country Lane until a site plan and detail sign plan have been submitted to and approved by the City of Broken Arrow in accord with the approved planned unit development and the provisions of the Broken Arrow Zoning Code.