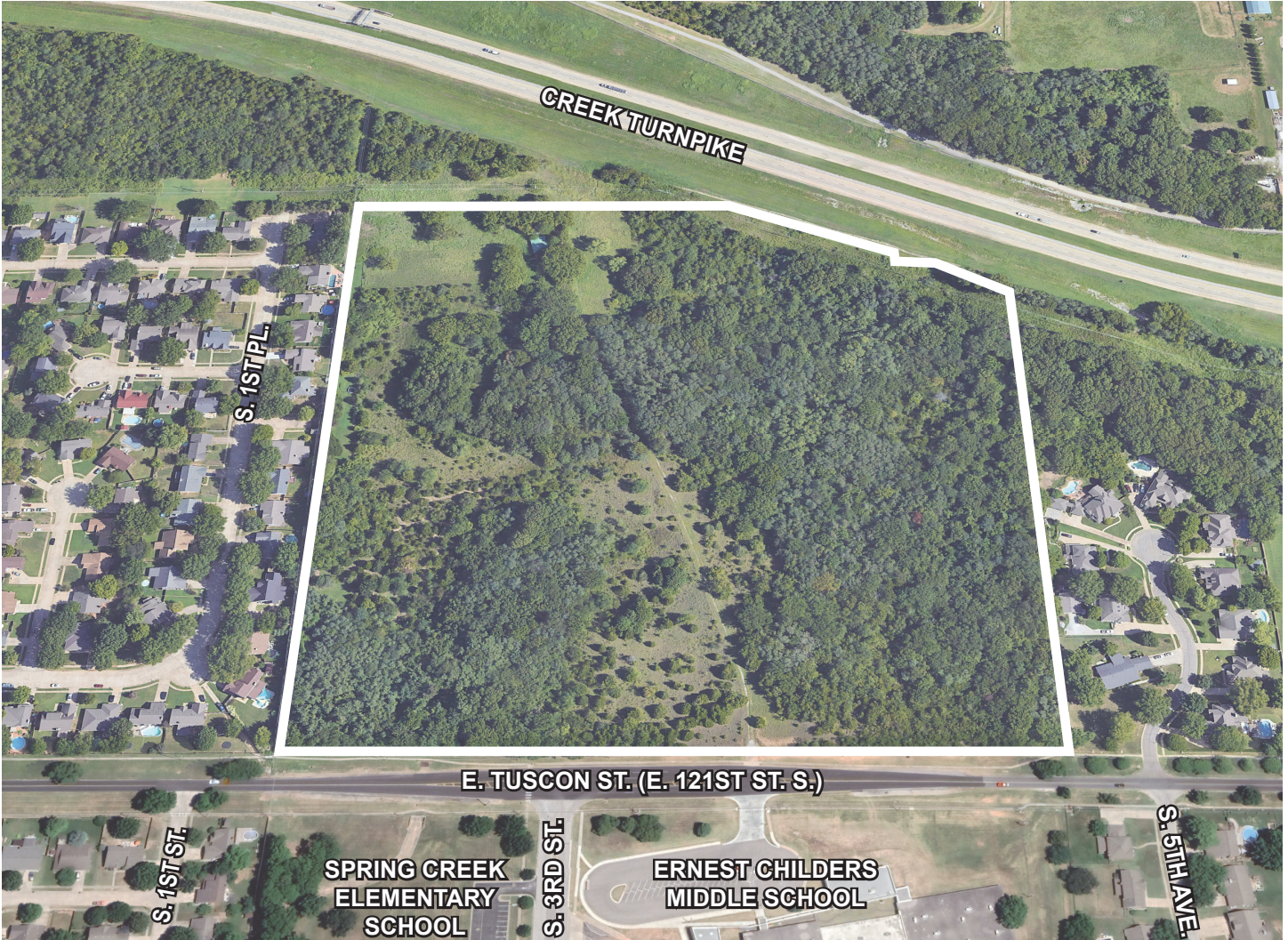


Spring Creek Crossing

A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 36.991 ACRES
LOCATED 1/4-MILE WEST OF THE NORTHWEST CORNER OF EAST TUCSON STREET AND SOUTH 9TH STREET (SOUTH LYNN LANE ROAD)
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA



MARCH 2024

OWNER:
TIMEE LU HILLENBURG TRUST
11400 S LYNN LANE ROAD
BROKEN ARROW, OK 74011

DEVELOPER:
TULSA L DEV., LLC
4058 NORTH COLLEGE, STE 300 BOX 9
FAYETTEVILLE, AR 72703

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
C/O MEGAN PASCO
5323 S LEWIS AVE
TULSA, OK 74105
MPASCO@TANNERBAITSHOP.COM

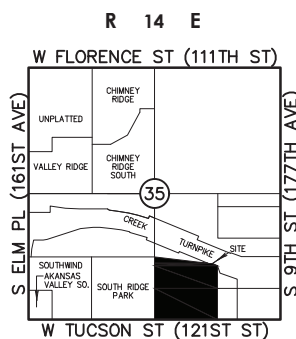
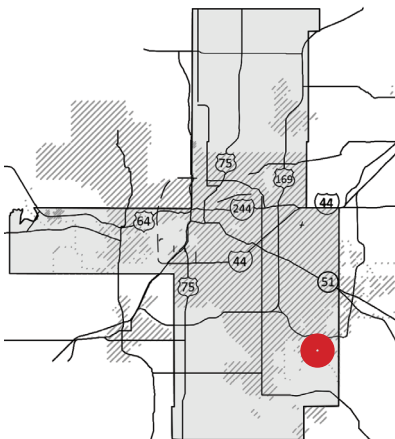


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I. PROPERTY DESCRIPTION

Spring Creek Crossing consists of 36.991 acres located ¼-mile west of the northwest corner of East Tucson Street and South 9th Street (South Lynn Lane Road) in the City of Broken Arrow, Oklahoma, and is more particularly described with the following statement:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN,
TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT
SURVEY THEREOF.

LESS AND EXCEPT THE NORTH 150 FEET OF THE EAST 200 FEET

AND

LESS AND EXCEPT COMMENCING AT THE NORTHEAST CORNER OF THE
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION
35;THENCE SOUTH A DISTANCE OF 150.00 FEET TO THE POINT OF
BEGINNING;THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 47.89
FEET;THENCE NORTH 68°39'48" WEST A DISTANCE OF 122.97 FEET;THENCE
NORTH 88°25'06" EAST A DISTANCE OF 113.40 FEET TO THE POINT OF BEGINNING;

AND

LESS AND EXCEPT COMMENCING AT THE NORTHEAST CORNER OF THE
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION
35;THENCE WEST 200.00 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUING WEST A DISTANCE OF 324.35 FEET; THENCE SOUTH 68°39'48" EAST
A DISTANCE OF 351.02 FEET; THENCE NORTH 01°08'35" WEST A DISTANCE OF
135.59 FEET TO THE POINT OF BEGINNING.

The above-described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

II. DEVELOPMENT CONCEPT

Spring Creek Crossing is a Planned Unit Development (PUD) of 36.991 acres located ¼-mile west of the northwest corner of East Tucson Street and South 9th Street (South Lynn Lane Road) in the City of Broken Arrow, Oklahoma. Spring Creek Crossing has been designed in accordance with the RS-C Single-Family Residential-Compact zoning district, pending adoption in the new Broken Arrow Zoning Ordinance. As time is of the essence, this PUD has been submitted to allow the development to proceed while the new Ordinance adoption process continues.

By its design, this PUD satisfies the purposes for a PUD as outlined in the Broken Arrow Zoning Ordinance Section 6.4.A., as it is intended to provide a unified treatment of the development possibilities of the project site by fusing continuity of function and design, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, and to encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure, and land use compatibility.

The subject property is presently zoned A-1 Agricultural. A companion application (BAZ-001206-2023) has been filed to rezone the site to RS-4 Single-Family Residential District (under the existing Zoning Ordinance). The proposed RS-4 district is in accordance with the Level 2 designation of the “Broken Arrow Next Comprehensive Plan,” Future Development Guide land use map, Figure 4-7, an excerpt of which is provided on Exhibit D of this PUD, as outlined in Table 4-1: Land Use Intensity System Zoning Districts Table.

The “Conceptual Site Plan” Exhibits B represents initial concepts for neighborhood amenities, which will be maintained as common areas by a mandatory property owners’ association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat for areas containing such common areas. In accordance with proposed RS-C zoning, not less than 15% of the net land area will be preserved as common open space for the enjoyment of the residents, and fifty (50)-foot-minimum-width open space buffers shall be preserved adjacent to existing platted residential lots.

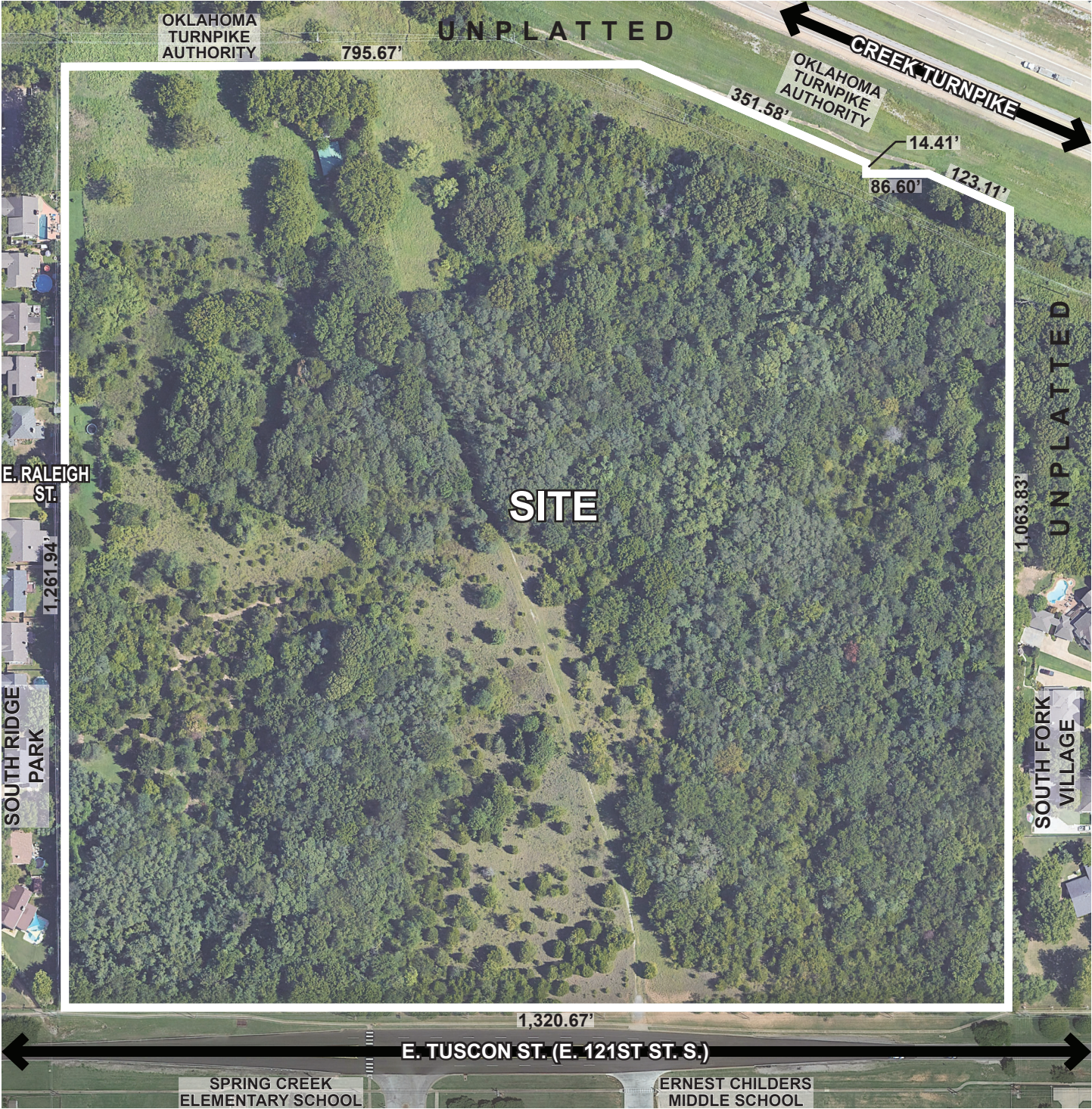
The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, “Aerial Photography & Boundary Depiction.” A conceptual development plan depicting design features is provided on Exhibits B “Conceptual Site Plan”. The PUD shall be developed in accordance with the use and development regulations of the City of Broken Arrow Zoning Ordinance, except as otherwise specified herein. Bulk and area standards within the proposed Development Standards generally follow those of the proposed underlying RS-C district. This PUD will impose higher development standards than if developed with the existing straight zoning.

Although Zoning Ordinance Section 4.1.E.1.B would permit 214 dwelling units with the proposed RS-4 underlying zoning, and 241 dwelling units would be permitted if zoned RS-C under the pending new Zoning Ordinance, this PUD will restrict the development to 145 dwelling units.

Spring Creek Crossing

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED

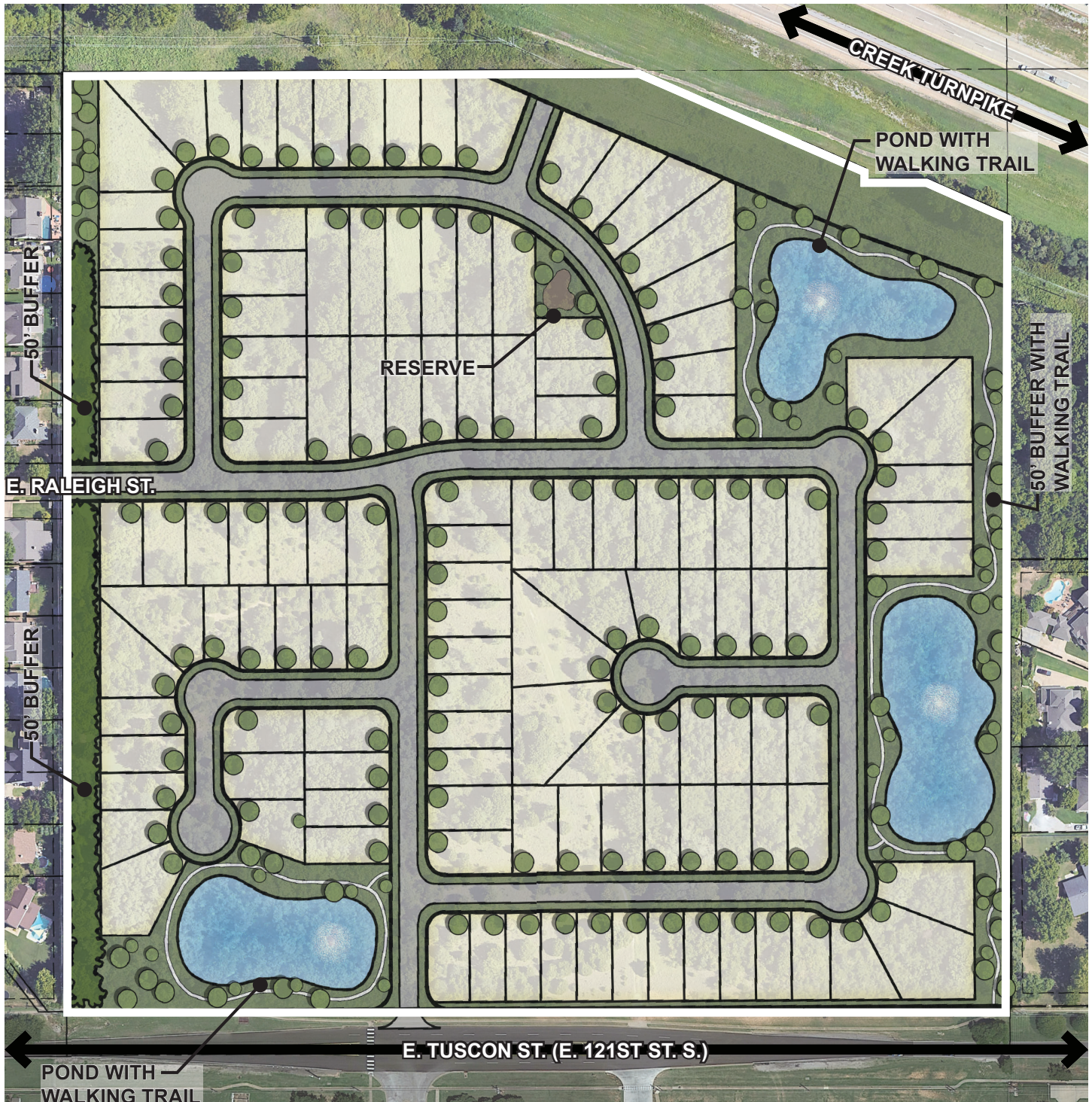


Spring Creek Crossing

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT DATED FEBRUARY 13, 2024



III. DEVELOPMENT STANDARDS

Gross Land Area:	1,690,585 SF	38.810 AC
Net Land Area:	1,611,344 SF	36.991 AC
Permitted Uses: Single-family detached dwellings; neighborhood community playfields and parks including clubhouses, pools, and similar neighborhood amenities, minor utility facilities, and uses customarily accessory to uses permitted herein.		
Maximum Number of Lots:	145	
Minimum Lot Width:	50 FT	
Minimum Lot Area:	5,000 SF	
Minimum Land Area per Dwelling Unit:	7,000 SF *	
Maximum Building Height:	35 FT **	
Minimum Off-street Parking:	Two (2) per dwelling unit	
Maximum Lot Coverage:	55% Interior Lots; 65% Corner Lots ***	
Minimum Livability Open Space per DU:	2,800 SF ***	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	20 FT	
Side Yard (One, Total):	5 FT, 10 FT	
Side Yard Adjacent to Arterial Street:	35 FT	
Side Yard Adjacent to Non-Arterial Street/Alley:	20 FT	
Any Yard Within 35 Feet of Arterial Street:	35 FT from Arterial Street Right-of-Way	
Other Bulk and Area Requirements:	As required within the RS-4 District (to be RS-C)	

* Minimum land area per dwelling unit is satisfied by the proportion of maximum number of dwelling units to gross land area as provided in Section 4.1.E.1.b. of the Broken Arrow Zoning Ordinance. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a max. of five (5) feet above maximum permitted building height.

*** Maximum aggregate lot coverage by buildings, parking, and drives is limited to the lesser of the specified percentage or that amount necessary to meet minimum livability open space requirements for the lot. Livability open space, defined as open space not utilized for parking or drives, may be located on a lot or contained within common open space of the development, as per Section 4.1.E.1.d. of the Broken Arrow Zoning Ordinance. Requirements for common open space are provided in Section IV.F. of this PUD.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned A-1 Agricultural. Surrounding zoning is primarily A-1 and R-2 with A-R-1 and RD zoning in the area. To the south of Tucson Street, the Spring Creek Elementary School / Ernest Childers Middle School campus is zoned A-1 with a special zoning approval overlay # 250. IL districts with special zoning approval overlays are located to the northeast across the Creek Turnpike.

IV.B. ACCESS AND CIRCULATION: The subject property has 1,320.67 feet of frontage on East Tucson Street. 1 point of access to East Tucson Street, aligned with the main entrance to the Spring Creek Elementary School / Ernest Childers Middle School campus, is conceptually illustrated on the Exhibit B "Conceptual Site Plan." The site plan proposes connecting to the existing East Raleigh Street stub street within the South Ridge Park subdivision to the west. This through connection will improve accessibility and public safety for the entire area. Altogether, the various connections will create a walkable, cohesive neighborhood.

Streets serving Spring Creek Crossing are proposed to be public. All streets shall be constructed to meet the City of Broken Arrow standards for public streets.

Sidewalks and/or trails shall be constructed as required and will be planned during the engineering design and platting phase.

Limits of No Access (LNA) will be imposed by the future plat(s) along the East Tucson Street frontage, except at approved street intersection(s).

The developer commits to including a traffic signal on E. Tucson St. as part of this development. The exact location, design, and timeline for installation of the traffic signal is subject to coordination, review, and approval by the City of Broken Arrow.

IV.C. SIGNAGE, LANDSCAPING, AND FENCING: Signs, landscaping, and fencing shall comply with the applicable provisions of the Broken Arrow Zoning Ordinance.

In accordance with proposed RS-C zoning, 50-foot minimum width open space buffers shall be preserved along the west and east lines of the PUD adjacent to existing platted residential lots, which areas shall be maintained by a mandatory property owners' association. Within the required 50'-minimum-width open space preserve areas, any tree with a minimum of 6 inches in caliper existing within the PUD at the time of approval shall be preserved, other than removal as needed for utility installation or drainage purposes.

IV.D. UTILITIES AND DRAINAGE: Per City of Broken Arrow atlas utility data, a 12" waterline is located along the south side of Tucson Street and additional waterlines are located within the adjoining subdivisions to the east and west. Furthermore, a sanitary sewerline is located just west of the site's west line within the adjoining South Ridge Park subdivision. Sanitary sewer is also available to the east in South Fork Estates. Waterlines shall be extended throughout the site and looped to provide water service and fire protection and will be designed during the platting stage. Fire hydrant locations shall be coordinated with and approved by the Broken Arrow Fire Marshal during platting.

An internal stormwater collection and detention system will be designed and constructed to drain the site to stormwater detention facilities, to be sited and designed during the platting stage. Early concepts for drainage and onsite stormwater detention are shown on the Exhibit B "Conceptual Site Plan." Stormwater drainage and detention facilities will be contained within Reserve Areas and/or overland drainage easements, to be maintained by a property owners' association. These facilities may additionally serve as neighborhood amenities.

Electric, natural gas, and communications services are available onsite or by extension.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is moderately sloped. The top of a small hill is located just north of the site's northwestern corner. The site drains to the northeast, east, and south-southwest, in all directions ultimately to Broken Arrow Creek.

None of the site is within the 100-year (1% Annual Chance) Regulatory Floodplain. The entire site is within Unshaded Zone X, outside of the 500-year Floodplain.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Broken Arrow Planning Commission and approved by 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 PUD and the City of Broken Arrow shall be a beneficiary thereof. The plat will also serve as the site plan for all residential lots contained within the plat. Any neighborhood amenities requiring a building permit shall submit and receive Broken Arrow city staff approval of a site plan application.

Not less than 15% of the net land area shall be preserved as common open space for the enjoyment of the residents, and not less than 25% of the required area shall be designed, constructed, and maintained as active open space consisting of trails, community gardens, and/or parks.

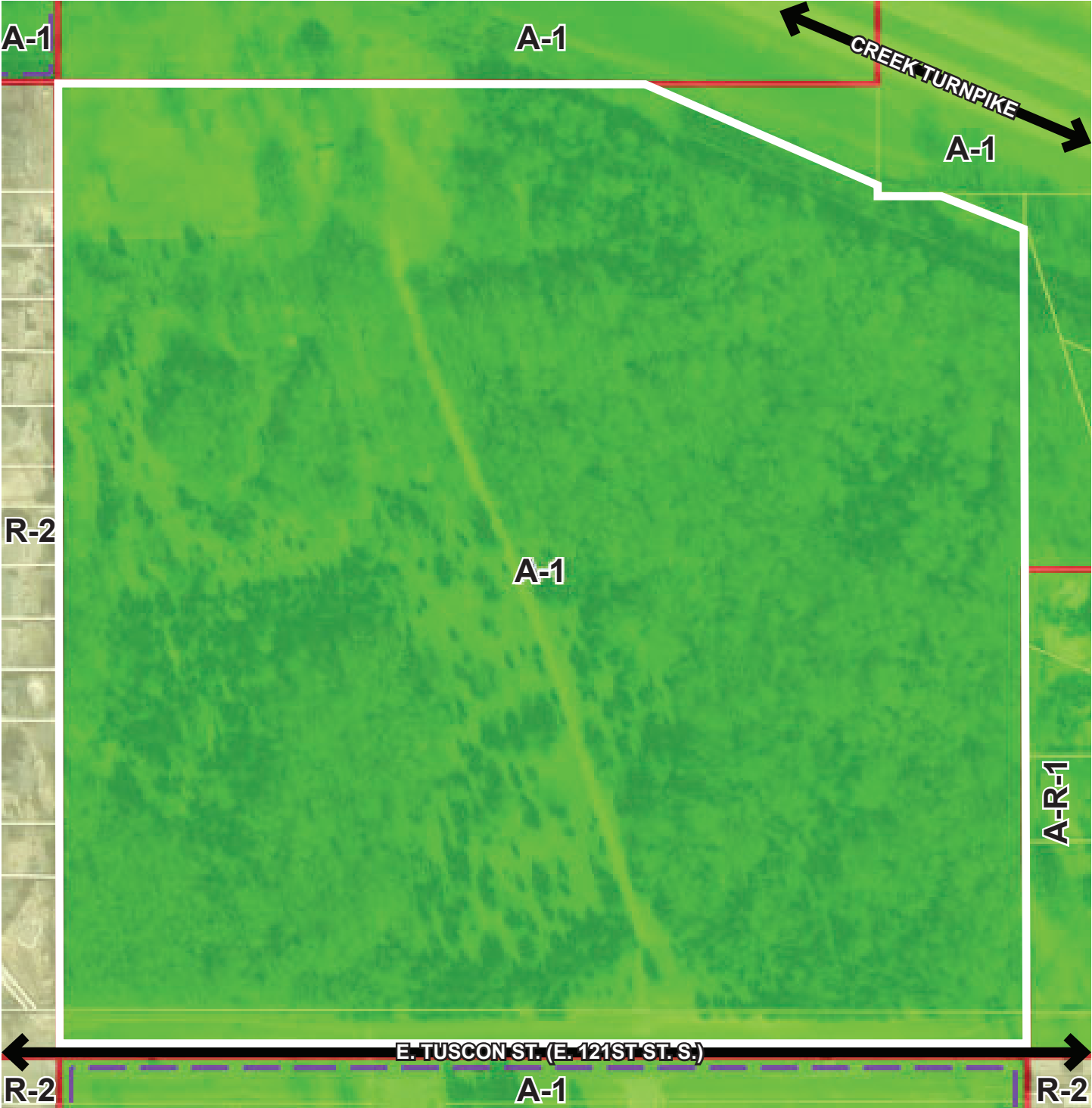
IV.G. SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit. If phased, each phase will be coordinated with the City of Broken Arrow in order to provide adequate traffic circulation and utility service.

Spring Creek Crossing

EXHIBIT C

EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED FEBRUARY 13, 2024

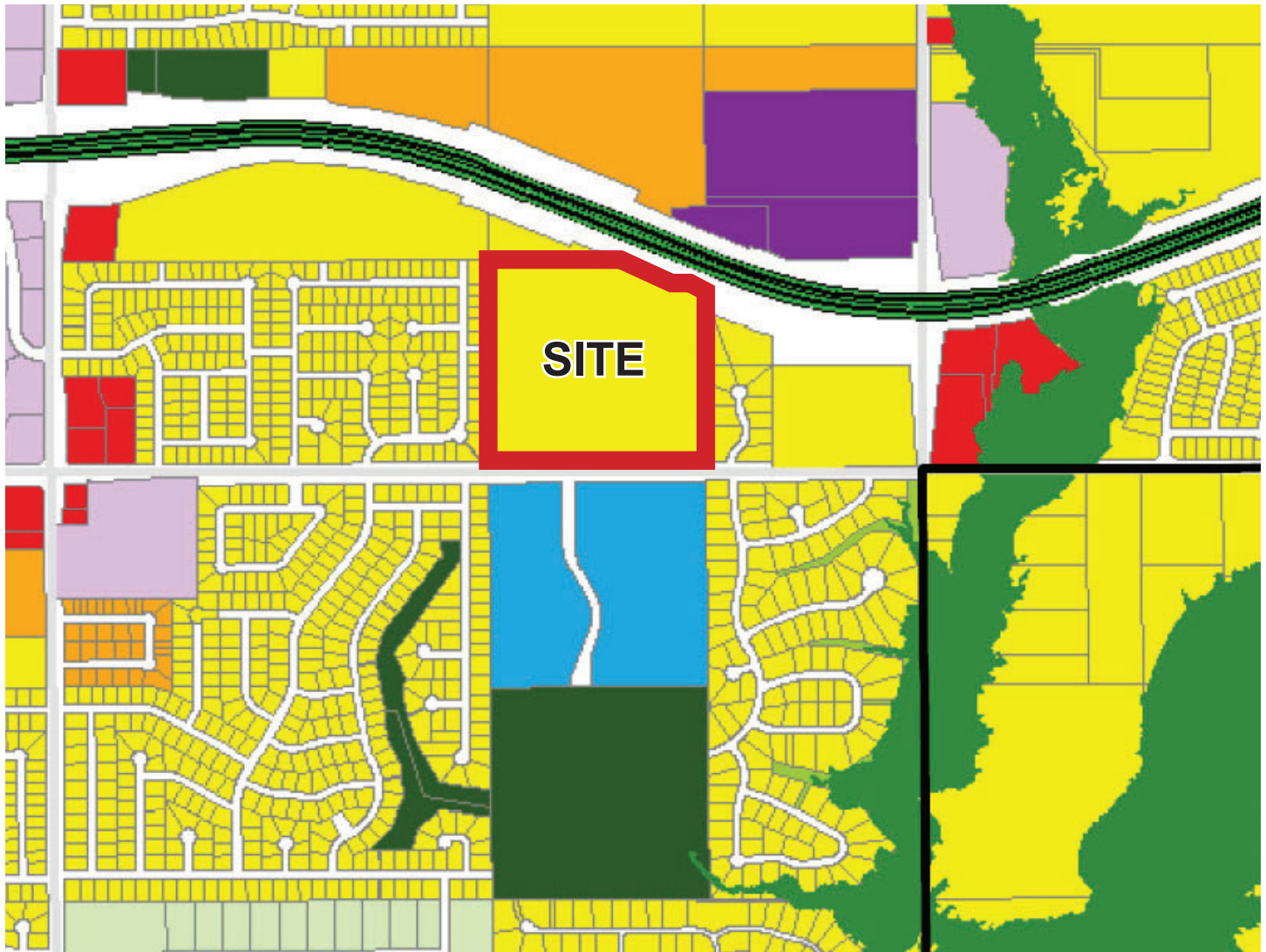


Spring Creek Crossing

EXHIBIT D

COMPREHENSIVE PLAN MAP

BROKEN ARROW NEXT COMPREHENSIVE PLAN, ADOPTED AUGUST 6, 2019



Legend

LUIS Classification

- Level 1 - Rural Residential
- Level 2 - Urban Residential
- Level 3 - Transition Area
- Level 4 - Commercial/Employment Nodes
- Level 5 - Downtown Area
- Level 6 - Regional Employment/Commercial
- Level 7 - Major Industrial
- Special District Overlay

Land Uses

- Greenway/Floodplain
- Public Recreation
- Private Recreation
- Public/Semi-Public

Boundaries

- Fenceline
- City Boundary