

# THE LAKES AT RABBIT RUN

A MASTER PLANNED COMMUNITY ZERO LOT LINE  
SINGLE FAMILY DEVELOPMENT

PLANNED UNIT DEVELOPMENT NO. 316

**The Lakes at Rabbit Run, LLC**  
2468 West New Orleans  
Broken Arrow, OK 74011

August 2020

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August 03, 2020  
BROKEN ARROW  
COMMUNITY DEVELOPMENT

APPROVED BY CITY COUNCIL  
September 15, 2020  
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COMMUNITY DEVELOPMENT

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*wallace* 

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**I. DEVELOPMENT CONCEPT:**

The Lakes at Rabbit Run is comprised of 27.13 acres of land south and east of the southwest corner of East 101<sup>st</sup> Street South (West New Orleans Street) and South 129<sup>th</sup> East Avenue (South Olive Avenue). A decorative wall will run along the frontage of South Olive Avenue and will blend architecturally with the entry features. A Boundary Map of The Lakes at Rabbit Run is attached hereto as Exhibit "A".

The Lakes at Rabbit Run is a master planned zero lot line single family residential development. The Conceptual Site Plan for The Lakes at Rabbit Run is attached hereto as Exhibit "B".

The Lakes at Rabbit Run will be comprised of 101 lots and 9+- Reserve Areas. The Reserve Areas will be designed as Project amenities and will contain many special features such as private streets, entry monuments, sidewalks, common parking areas, detention areas, signage, a clubhouse, a private park with walking trails, playground and recreational facilities. A home owners association will be established to provide for the maintenance, repair and replacement of the perimeter fencing, common amenities, Reserve Areas and the improvements constructed therein. The developer will also construct all the sidewalk within reserve areas.

The Lakes at Rabbit Run will be gated and will be served by private streets. The private streets will be constructed to City of Broken Arrow standards within a thirty (30) foot wide Reserve Area. The pavement cross-section will be constructed to provide for a minimum of twenty-six (26) feet of paving for a two (2) lane driveway. A four (4) foot sidewalk will be constructed on one side of the street curb, except where parking bays and mailboxes are provided and at such locations the sidewalk width may be increased to five (5) feet. Such sidewalk will be at least four (4) feet in width, void of any mailboxes, above ground utility structures or other such encumbrances. Where mailboxes are located next to the curb the sidewalk will taper to 5' allowing 4' of non-encumbered sidewalk. Decorative paving materials such as brick, colored and or stamped concrete or colored concrete blocks may be substituted for plain concrete in key locations or for the entire sidewalk and walkway system. Additionally, at the corners of the property, flag lots may be utilized together with cross access easements.

Several drainage ways bisect the property and will be wholly located within a Reserve Area and generally left in their natural condition, except for private street crossings, sidewalks, recreational facilities, detention facilities and any required utilities. All of the trails shown in Reserve Areas in Exhibits "B", "C" and "D" shall meet the City of Broken Arrow standards for sidewalk construction.

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Except for utilities along the arterial streets, all utilities within the Project will be located underground.

Simultaneously with the filing of PUD 316, the Applicant has requested the Property be rezoned in BAZ 2061 to Single-Family Residential-3 (“RS-4”) in order to establish the permitted uses and intensity.

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PUD 316 will be developed in accordance with the Broken Arrow Zoning Ordinance (“Zoning Ordinance”) and the Use and Development Regulations of the Single-Family Residential-4 District except as noted herein.

**II. DEVELOPMENT STANDARDS:**

**LAND AREA:**

GROSS:	27.13 AC
NET:	25.99 AC

**PERMITTED USES:**

Uses permitted as a matter of right in the RS-4 District, along with customary and accessory uses including but not limited to detached accessory buildings, gated entry, entry monuments, landscaped entrances, sidewalks, signage, security gate house, clubhouse and related recreational facilities, including food preparation facilities for residents only and meeting rooms, project sales offices, park and open spaces, playground and related recreational facilities, maintenance facilities, court gates, common parking areas, trails and walkways, detention facilities, picnic shelters and picnic facilities, gazebos and water features, private street crossing and related bridge, and other uses incidental thereto.

**MAXIMUM NUMBER OF LOTS:** 105

**MINIMUM LOT WIDTH:** 50 FT\*

\* Except for flag and cul-de-sac lots which will have a minimum lot frontage of thirty (30) FT. The minimum lot frontage on flag and cul-de-sac lots may be reduced provided drawings are submitted to and approved by the City of Broken Arrow for each such parcel that show the driveway width, mailboxes, curb returns, sidewalk (if applicable), and water meter location. Water meters will be located in an unpaved area.

**MINIMUM LOT AREA:** 5200 SF

**MAXIMUM BUILDING HEIGHT:**

Residential Structures:	35 FT
Non-Residential Structures on Residential Lots:	15 FT
Non-Residential Structures in Reserve Areas:	25 FT
Clubhouse	35 FT

**MINIMUM SIZE OF DWELLING UNIT:** 1,600 SF

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**MINIMUM YARD REQUIREMENTS:**

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**EXTERNAL BOUNDARIES:**

From right-of-way line abutting Olive Avenue	30 FT
From the north property lines adjacent to pond area	10 FT
From the south property line	20 FT
From the east property line	20 FT

**INTERNAL BOUNDARIES:**

**Front Yard Setbacks:**

From lots that are not required to have a sidewalk	20 FT*
From lots required to have a sidewalk	25 FT*

- \* Such twenty-five (25) foot and twenty (20) foot front yard setback may be reduced to fifteen (15) feet for a garage provided the garage doors are located at 90 degrees from the street line and the garage is side loaded.
- \* A fifteen (15) foot setback shall be allowed for the habitable portion of the structure provided that any front-facing garage is setback at least twenty (20) feet on lots not required to have a sidewalk and twenty-five (25) feet on lots required to have a sidewalk.

Side Yard Setbacks	1 FT and 9 FT**
--------------------	-----------------

- \*\* Side yard setbacks shall be a minimum of one (1) foot on one lot line and nine (9) feet on the other lot line ensuring there will be a minimum of ten (10) feet between buildings. The side yard setback will be designated on the Final Plat.

Front yard setbacks on corner lots shall be a minimum of fifteen (15) feet providing the garage does not front upon the street.

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Rear Yard Setbacks: 20 FT\*\*\*

\*\*\*Except for lots that back up to open space reserve areas the minimum rear yard can be reduced to ten (10) feet provided drawings are submitted and sealed by a licensed engineer and acceptable to the City of Broken Arrow that demonstrates that the proposed improvements will not cause any substantial structural or maintenance issue for future houses or walls.

Detached accessory buildings shall comply with the minimum yard requirements for principal structures. This does not include gazebos and arbors 200 square feet or less, fire pits, water features, outdoor kitchens or fire places.

**PRIVATE STREETS:**

Minimum width: 30 FT of right-of-way with  
26 FT of paving

**ENTRY GATES:**

Entry gates shall meet the requirements of the City of Broken Arrow Subdivision Regulations.

**SIGNS:**

Entry identification signs shall be permitted with a maximum display surface area of 48 square feet of display surface area on each side of each entrance from Olive Avenue. The total entry identification signage at each such entry will not exceed 96 square feet of display surface area.

III. **ACCESS AND CIRCULATION:**

Entry into The Lakes at Rabbit Run will be via two entry ways off Olive Avenue.

Within the subdivision, access will be by private streets. The private street pavement will be constructed to City of Broken Arrow standards within a thirty (30) foot wide Reserve Area. The street geometrics will be approved by the Broken Arrow Fire Marshal. Ownership of the private streets will be transferred from the developer to the home owners association. After transfer, the private streets will be maintained by the home owners association.

A spur road area will be held in reserve if The Lakes of Rabbit Run happens to expand to the south. If that does not happen, the reserve area will remain as open space.

Sidewalks will be constructed along one side of the private streets and in the Reserve Areas in the locations shown on the Access and Circulation Plan attached hereto as Exhibit "C". Sidewalks in the reserve area may be altered to work with topography and existing trees.

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**IV. LANDSCAPING AND SCREENING PLAN:**

The Project will be extensively landscaped and will be screened by a 6 foot high decorative screening wall on the west boundary along Olive Avenue. No fencing is required where open space acts as a buffer to adjacent properties. No fencing is required along the north property line since the conservation area acts as a buffer. A 6-foot-high brick screening fence will be provided along the south and east boundary lines as shown on the Landscaping and Screening Plan attached hereto as Exhibit "D".

A 10-foot-wide reserve area for landscaping shall be provided along Olive Avenue. Within this 10-foot-wide landscape area, at least one (1) tree per thirty (30) linear feet shall be provided. All trees shall be medium to large trees except when they are under overhead lines.

**V. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:**

The Lakes at Rabbit Run is an undeveloped property with significant vegetation including large trees and multiple drainage ways. The property drains from south to the north into a drainage way that goes under Olive Avenue at the north west corner of the property. Runoff from this site discharges to the west into a platted reserve area within Rabbit Run Development.

The project soil composition consists of variable classifications with mostly Dennis silt loam, the Okemah-Parson-Carytown complex, and Newton silt loam. Dennis soils are moderately well-drained, slowly permeable soils common to uplands: the Okemah, Parsons and Carytown soils are moderately well drained to poorly drained, slowly to very slowly permeable soil: Newtonia soils are well drained and moderately permeable. These soils are sufficient for residential type construction with proper structural design compensation.

**VI. DRAINAGE AND UTILITIES:**

Storm water detention will be provided by off-site detention pond. The Pond will be located north of the north west corner around the low point north of the area. This detention area will be designed to provide detention for The Lakes at Rabbit Run and Commercial property to the north. Detention and retention will also be used to create a lake and amenity for both developments.

Electric, cable and gas are readily available to the site with service coming from the platted subdivisions to the west. Water line and sanitary sewer service will be provided by the City of Broken Arrow with service coming from the south and west existing facilities.

The Existing and Proposed Utilities are shown on Exhibit "E" attached hereto.

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**VII. EXISTING ZONING AND LAND USE:**

Simultaneously with the filing of PUD 316 the Applicant has filed BAZ 2061 to rezone the Property RS-4.

An Area Zoning Map, Exhibit "F", shows the existing zoning and the proximity of The Lakes at Rabbit Run and an Aerial Photograph – Land Uses, Exhibit "G", shows the uses of the property within the vicinity of the Project.

**VIII. SITE PLAN REVIEW:**

One building permit is allowed prior to recording final plat using development parcel as lot. After the first building permit is issued, no building permit will be issued until a subdivision plat, which will serve as the site plan, is approved and filed of record with the Tulsa County Clerk. Neither the rezoning nor the PUD will be finalized until the plat is filed of record.

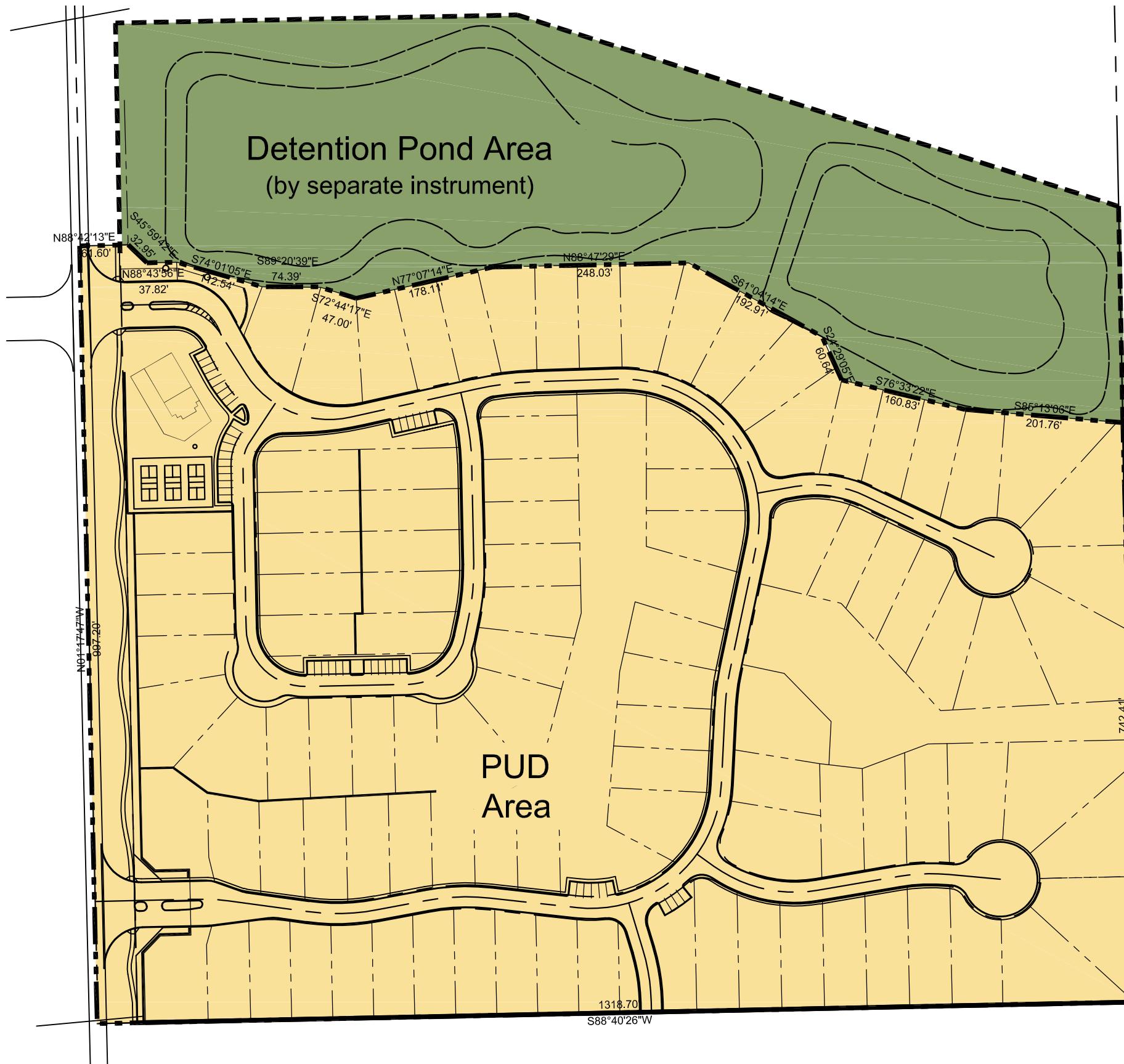
**IX. SCHEDULE OF DEVELOPMENT:**

Initial construction is anticipated to commence in October of 2020, once the PUD and subdivision plat have been completed and approved.

**X. LEGAL DESCRIPTON:**

Legal Description – Exhibit "H"





**Exhibit "A"**  
**Boundary and**  
**Development Area Plan**  
**PUD 316**  
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0 75 150 300 450

SCALE: 1"=150'

## Exhibit "B"

Conceptual Site Plan  
PUD 316  
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0 75 150 300 450  
SCALE: 1"=150'

**Exhibit "C"**  
**Access and**  
**Circulation Plan**  
**PUD 316**  
**THE LAKES AT**  
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**Legend**

- Existing Arterial Street
- Proposed Private Street
- Possible Future Street Extension
- Proposed Public Sidewalk
- Proposed Private Sidewalk

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SCALE: 1"=150'

**Exhibit "D"**  
**Landscape and**  
**Screening Plan**  
**PUD 316**  
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**Legend**

- Park and/or Open Space
- 10' Wide Landscape Buffer
- 6' High Decorative Screening Wall
- 6' Brick Screening Fence
- No Fence Required

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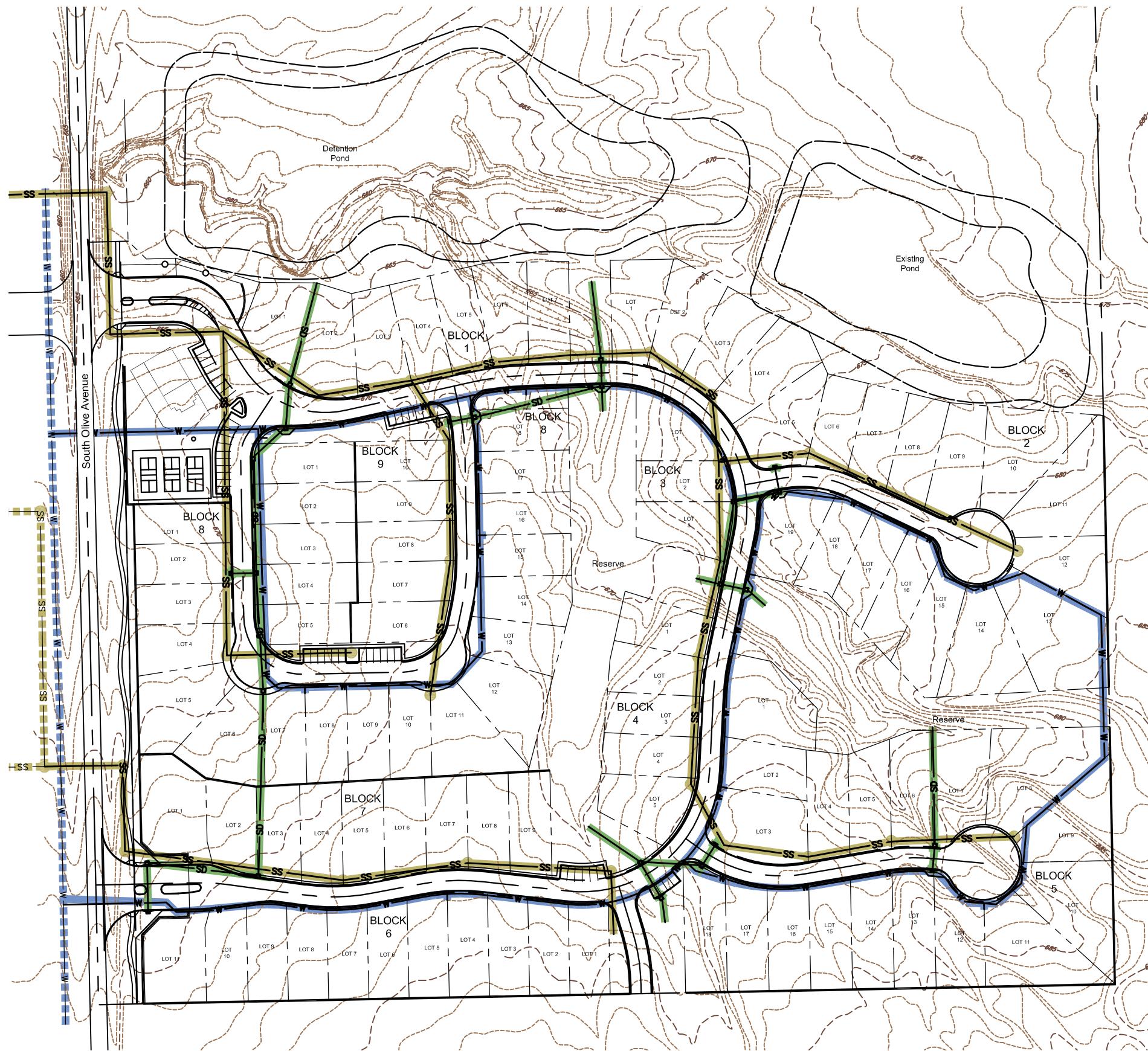
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0 75 150 300 450

SCALE: 1"=150'

**Exhibit 'E'**  
**Existing and Proposed**  
**Utilities & Topography**  
**PUD 316**  
**THE LAKES AT**  
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**Legend**

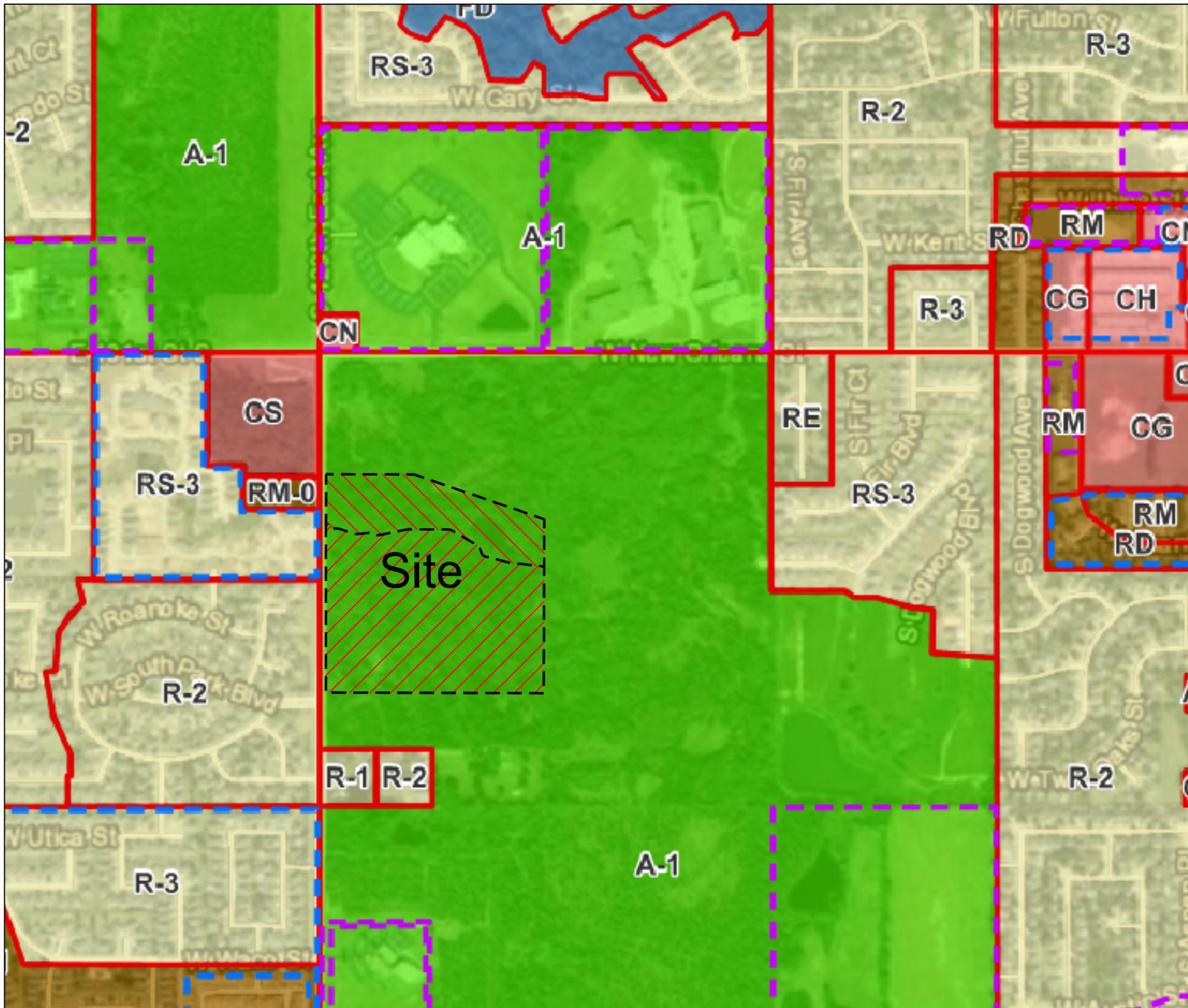
- Existing Water
- Proposed Water
- Existing Sanitary Sewer
- Proposed Sanitary Sewer
- Proposed Storm Sewer

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0 75 150 300 450

SCALE: 1"=150'



**Exhibit "F"**  
**Area Zoning Map**  
**PUD 316**  
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**Exhibit "G"**  
Aerial Photograph  
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#### **Legal Description – Exhibit “H”**

A TRACT OF LAND LYING IN THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-EIGHT (28); THENCE S01°17'47"E FOR A DISTANCE OF 985.83 FEET TO THE POINT OF BEGINNING; THENCE N88°42'13"E FOR A DISTANCE OF 61.60 FEET; THENCE, S45°59'42"E FOR A DISTANCE OF 32.95 FEET; THENCE N88°43'56"E FOR A DISTANCE OF 37.82 FEET; THENCE, S74°01'05"E FOR A DISTANCE OF 112.54 FEET; THENCE S89°20'39"E FOR A DISTANCE OF 74.39 FEET; THENCE S72°44'17"E FOR A DISTANCE OF 47.00 FEET; THENCE N77°07'14"E FOR A DISTANCE OF 178.11 FEET; THENCE N88°47'29"E FOR A DISTANCE OF 248.03 FEET; THENCE S61°04'14"E FOR A DISTANCE OF 192.91 FEET; THENCE S24°29'05"E FOR A DISTANCE OF 60.64 FEET; THENCE S76°33'22"E FOR A DISTANCE OF 160.83 FEET; THENCE S85°13'06"E FOR A DISTANCE OF 201.76 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION TWENTY-EIGHT (28);

THENCE S01°20'03"E AND ALONG THE EAST LINE OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION TWENTY-EIGHT (28) FOR A DISTANCE OF 742.41 FEET; THENCE S88°40'26"W FOR A DISTANCE OF 1318.70 FEET TO A POINT ON THE WEST LINE OF SAID SECTION TWENTY-EIGHT (28); THENCE N01°17'47"W AND ALONG THE WEST LINE OF SAID SECTION TWENTY-EIGHT (28) FOR A DISTANCE OF 997.20 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINS 27.13 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON JULY 14, 2020 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA AS N01°17'47"W.

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