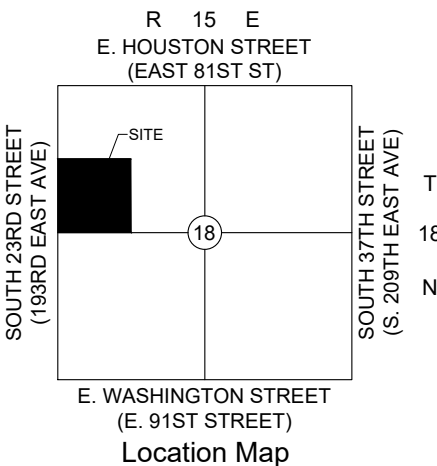


# PUD-001634-2024

## Oak Crossing

### Planned Unit Development

Government Lot 2 In The Southwest Quarter (SW/4) Of The Northwest Quarter (NW/4) Of Section Eighteen (18), Township Eighteen (18) North, Range Fifteen (15) East Of The Indian Base And Meridian, City Of Broken Arrow, Wagoner County, State Of Oklahoma.



**OWNER**  
ERNEST COUCH  
529 N 43<sup>RD</sup> WEST AVE  
TULSA, OK 74127

**DEVELOPER**  
RAUSCH COLEMAN HOMES  
3158 S 108<sup>TH</sup> EAST AVE, STE 205  
TULSA, OK 74146

**APPLICANT**  
WALLACE DESIGN COLLECTIVE, PC  
123 N MARTIN LUTHER KING JR BLVD  
TULSA, OK 74103



NORTH

**AUGUST 2024**  
**OCTOBER 2024**  
(UPDATED)



wallace  
design  
collective

## TABLE OF CONTENTS

	<u>Page</u>
I. LEGAL DESCRIPTION: .....	3
II. DEVELOPMENT CONCEPT:.....	3
III. STATISTICAL SUMMARY:.....	4
IV. DEVELOPMENT STANDARDS:.....	4
V. LANDSCAPING:.....	5
VI. FENCING:.....	5
VII. SIGNAGE: .....	5
VIII. ACCESS AND CIRCULATION: .....	5
IX. SIDEWALKS: .....	6
X. PRIVATE AMENITIES:.....	6
XI. TOPOGRAPHY, UTILITIES, AND DRAINAGE: .....	6
XII. SCHEDULE OF DEVELOPMENT:.....	6
XIII. PLATTING:.....	6
XIV. EXHIBITS: .....	7

## TABLE OF CONTENTS

	<u>Page</u>
I. LEGAL DESCRIPTION: .....	3
II. DEVELOPMENT CONCEPT:.....	3
III. STATISTICAL SUMMARY:.....	4
IV. DEVELOPMENT STANDARDS:.....	4
V. LANDSCAPING:.....	5
VI. FENCING:.....	5
VII. SIGNAGE: .....	5
VIII. ACCESS AND CIRCULATION: .....	5
IX. SIDEWALKS: .....	6
X. PRIVATE AMENITIES:.....	6
XI. TOPOGRAPHY, UTILITIES, AND DRAINAGE: .....	6
XII. SCHEDULE OF DEVELOPMENT:.....	6
XIII. PLATTING:.....	6
XIV. EXHIBITS: .....	7

**I. LEGAL DESCRIPTION:**

Government Lot 2 In The Southwest Quarter (SW/4) Of The Northwest Quarter (NW/4) Of Section Eighteen (18), Township Eighteen (18) North, Range Fifteen (15) East Of The Indian Base And Meridian, City Of Broken Arrow, Wagoner County, State Of Oklahoma.

**II. DEVELOPMENT CONCEPT:**

Oak Crossing is a proposed residential development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the City of Broken Arrow Zoning Code. The site consists of 39.56 acres, located approximately one quarter mile south of Houston Street (81<sup>st</sup> Street) and east of 23<sup>rd</sup> Street (193<sup>rd</sup> East Avenue). The site is bounded on the north by undeveloped land zoned A-1 (Agriculture); to the east is the Oak Creek South residential development, zoned R-2 (Single Family Residential); to the south is the Oak Creek South Phase II zoned RS-3 (Single Family Residential) and a single-family residential property zoned A-1 (Agriculture); and to the west is undeveloped land zoned IH (Industrial).

The proposed Oak Crossing PUD is designated as a Level 2, Urban Residential, in the City of Broken Arrow Comprehensive Plan. The PUD site currently has an underlying zoning of R-2 (Single Family Residential); submitted concurrently with this PUD application is a rezoning request from R-2 (Single Family Residential) to RS-4 (Single Family Residential) to allow for single-family detached dwellings. Additionally, the PUD has been designed in accordance with the RS-C (Single Family Residential – Compact), pending the adoption of the proposed new City of Broken Arrow Zoning Ordinance. The intention of submitting the PUD at this time, is to allow the development to proceed while the new Zoning Code goes through the adoption process.

The maximum number of dwellings proposed in Oak Crossing is 155 units with an average lot size of 50 feet by 115 feet. The overall project density will be 3.9 dwellings/acre. There are several stormwater detention facilities proposed on the site. The PUD will also include a buffer along the eastern boundary and the northern boundary of the railroad right-of-way. The buffers, stormwater detention facilities and railroad right-of-way will all be placed in reserve areas, equally approximately 20.9% of the site. Walking trails are proposed throughout the development and will connect to the Oak Creek South and Oak Creek South Phase II developments, creating a cohesive pedestrian network.

The PUD site has moderate grade changes and slopes of 2 percent from north to south, with a high point running through the middle of the site. The site naturally drains to the southeast and southwest; these drainage patterns will be maintained with the proposed development. There is significant tree coverage on the site currently, with the eastern half mostly under a tree canopy. There is no 100-year floodplain located within the PUD. The soil types for the project are typical for the area and should create no unusual developmental problems.

A 150-foot-wide railroad right-of-way runs through the site near the southwest corner; this area will be placed in a reserve area in the development. A fence along the northern limits of this reserve area shall be provided for safety purposes.

The PUD will be served by public streets, with the main entrance into the development off of South 23<sup>rd</sup> Street (193<sup>rd</sup> Street Ave). A single-family residential driveway off South 23<sup>rd</sup> Street (193<sup>rd</sup> Street Ave) will serve the single lot south of the railroad right-of-way. Two additional access points to the development will be from existing stub streets from the east (East Louisville Street) and from the south (South 27<sup>th</sup> Street). Furthermore, a stub street to the north shall be provided as a part of this development.

### III. STATISTICAL SUMMARY:

Total Project Area	39.56 Acres
Maximum Number of Dwelling Units	155 units
Total Project Density	3.9 dwellings/acre
Average Lot Size	50' x 115'
Total Open Space	8.27 acres (20.9%)

### IV. DEVELOPMENT STANDARDS:

• Permitted Uses:	Single-Family Detached and Accessory uses
• Minimum Lot Size	5,000 square feet
• Minimum Land Area per Dwelling Unit	7,000 square feet *
• Minimum Livability Open Space per Dwelling Unit	2,800 square feet
• Minimum Lot Frontage	50 feet (at building setback line)
• Minimum Front Yard	20 feet
• Minimum Rear Yard	20 feet
• Minimum Side Yard (One, Total)	5 feet, 10 feet
• Minimum Side Yard adjacent to Arterial Street	35 feet
• Minimum Corner/Adjacent to Public Street	20 feet
• Maximum Height	35 feet **
• Maximum Lot Coverage	65%
• Minimum Off-Street Parking	2 per dwelling unit
• Access Limitations	No lots shall have direct access to South 23 <sup>rd</sup> Street (193 <sup>rd</sup> Street Ave)

\* 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.

**I. ARCHITECTURAL REGULATIONS:**

The exterior walls (excluding windows and doors) on all residential structures shall consist of a 100% brick, masonry, rock, stone, or other similar type finish.

**II. LANDSCAPING:**

Landscaping shall be provided in accordance with the City of Broken Arrow Zoning Ordinance. In addition, a 10-foot buffer with walking trails shall be provided along the eastern boundary of the PUD where not separated by a public street. A varying width buffer is also proposed along the northern limits of the railroad right-of-way and the proposed abutting lots. A 10-foot protection buffer is proposed on the north side of the existing pond as well.

All open space shall be designated as reserve areas and maintenance as such shall be the responsibility of the homeowners' association, except for the railroad right-of-way. This right-of-way will be placed in a reserve area but the maintenance shall be the responsibility of the railroad company.

**III. FENCING:**

All fencing along South 23<sup>rd</sup> Street (193<sup>rd</sup> East Ave) shall be installed in accordance with Section 5.2.E of the Zoning Ordinance, and fencing plans shall be presented to and approved by the City of Broken Arrow at the same time landscape plans are submitted for review.

The developer shall provide fencing along the northern limits of Reserve Area C (railroad right-of-way) for safety purposes. This fence, as well as the perimeter fencing shall be owned and maintained by the homeowners' association.

**IV. SIGNAGE:**

Signs within this development shall comply with the applicable provisions of the Broken Arrow code.

**V. ACCESS AND CIRCULATION:**

The subject property has frontage along South 23rd Street (193rd East Ave) and two curb cuts are proposed along the 1321-foot frontage. The northern curb cut will serve as the main access point into the development and the southern curb cut will serve the single lot south of the railroad right-of-way. Limits of No Access (LNA) will be provided along South 23rd Street (193rd East Ave) outside of the proposed entrances to the development and the single lot south of the railroad right-of-way. Additionally, East Louisville Street within the Oak Creek South subdivision and South 27th Street within Oak Creek South Phase II subdivision are currently stubbed to the subject site. Connections to these stub streets is proposed with this project, providing the adjacent neighborhoods access to South 23rd Street (193rd East Ave). These connections will also create a more cohesive, walkable network with adjacent developments.

Furthermore, a stubbed-connection to the north is proposed as a part of this development. The exact location of this connection shall be evaluated during the platting phase.

The proposed streets in Oak Crossing development are public streets and will be constructed to meet the City of Broken Arrow standards.

**VI. SIDEWALKS:**

Sidewalks will be constructed on both sides of the proposed public streets and shall be provided in accordance with the City of Broken Arrow Subdivision Regulations.

**VII. PRIVATE AMENITIES:**

Not less than 15.2% of the net land area shall be preserved as common open space for the enjoyment of the residents of this PUD. These areas may include, but are not limited to, the onsite stormwater detention pond reserve areas, landscape buffer areas, and interconnected walking trails/sidewalks. All City of Broken Arrow engineering standards shall be met for the detention pond reserve areas.

The 15.2% open space listed above does not include the additional 5.7% of net land area placed in a reserve area for the railroad right-of-way.

**VIII. TOPOGRAPHY, UTILITIES, AND DRAINAGE:**

The property has a moderate slope of approximately 2%, with the site naturally draining to the southeast and southwest. The same drainage patterns will be maintained with the proposed development. An internal storm water collection system will be constructed and piped to the proposed detention areas throughout the property in accordance with the City of Broken Arrow design standards. A detailed hydraulic analysis report will be submitted to the City of Broken Arrow for approval during the engineering process.

Utilities are readily available to the proposed development. Public water And sanitary sewer lines will be extended throughout the Oak Crossing PUD and will be placed within rights-of-way or public utility easements in accordance with the City of Broken Arrow and Oklahoma Department of Environmental Quality requirements.

No building permits for single-family homes shall be issued until the sewer issue near the proposed development has been resolved by The City of Broken Arrow. The City can review, approve and issue permits for grading, right-of-way, drainage and utility installations for the overall development prior to the sewer issue being resolved.

**IX. SCHEDULE OF DEVELOPMENT:**

Initial construction is anticipated to commence in the 3<sup>rd</sup> quarter of 2025. Occupancy is anticipated to begin in the 3<sup>rd</sup> quarter of 2026, market permitting.

**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: Conceptual Site Plan
- Exhibit C: Existing Zoning Map
- Exhibit D: Comprehensive Plan Map



# PUD-001634-2024

## Oak Crossing

Exhibit "A"

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION

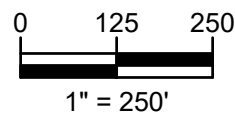


\\civil-server\projects\2440182 Rausch Coleman - Couch Property\Dwg\PRODUCTION\PUDEXHIBITS\2440182 PUD Exhibit A- Aerial & Boundary.dwg



wallace  
design  
collective

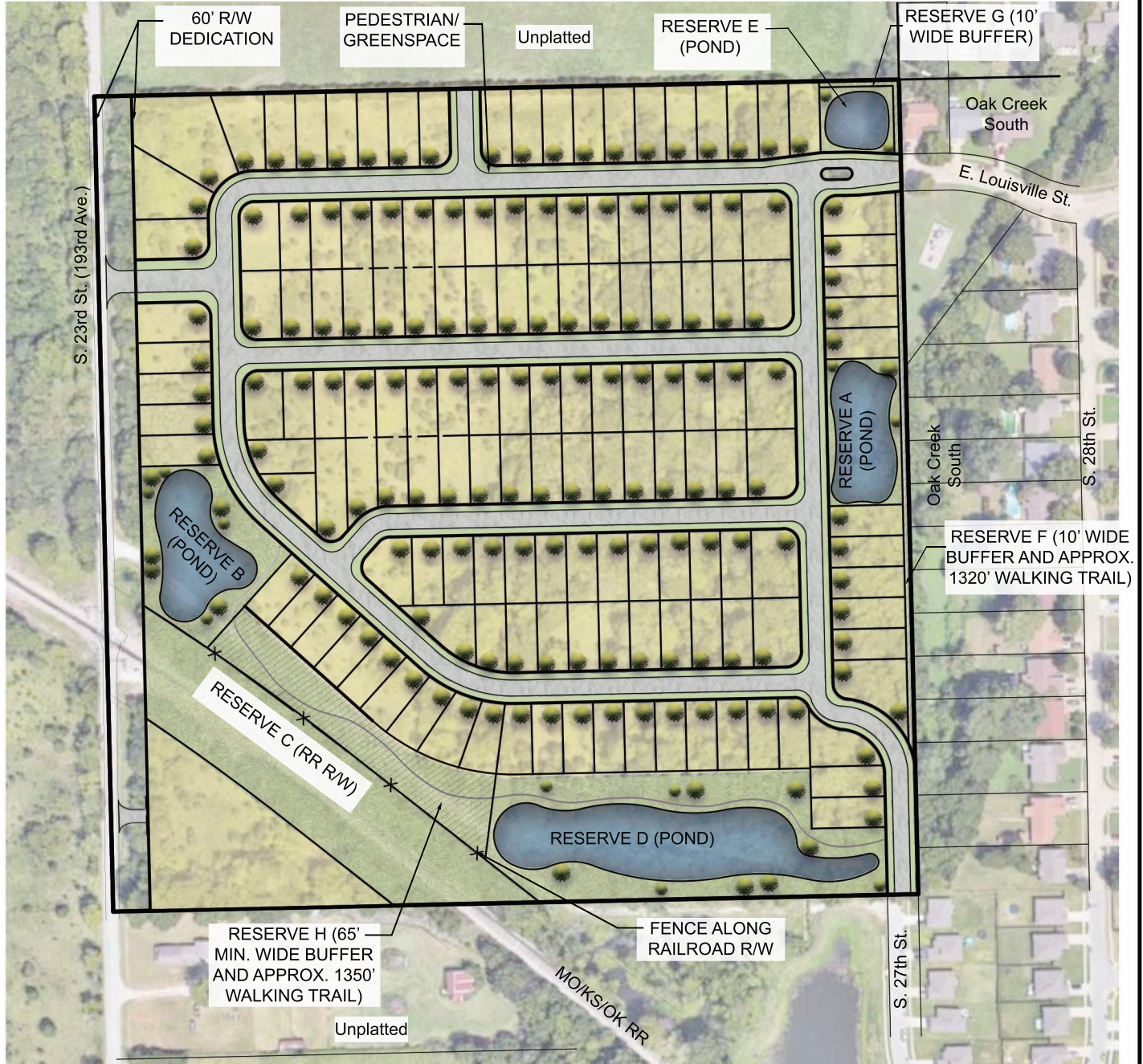
PUD  
July 10, 2024



PUD\_\_\_\_\_

# OAK CROSSING

## Exhibit "B" CONCEPTUAL SITE PLAN

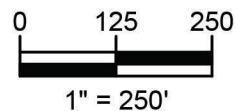


\\civil-server\Projects\2440182 Rausch Coleman - Couch Property\Rendering\PDF Base\2024.10.22 Updated Cad Base\2440182 PUD Exhibit B- Conc Site Plan.dwg



wallace  
design  
collective

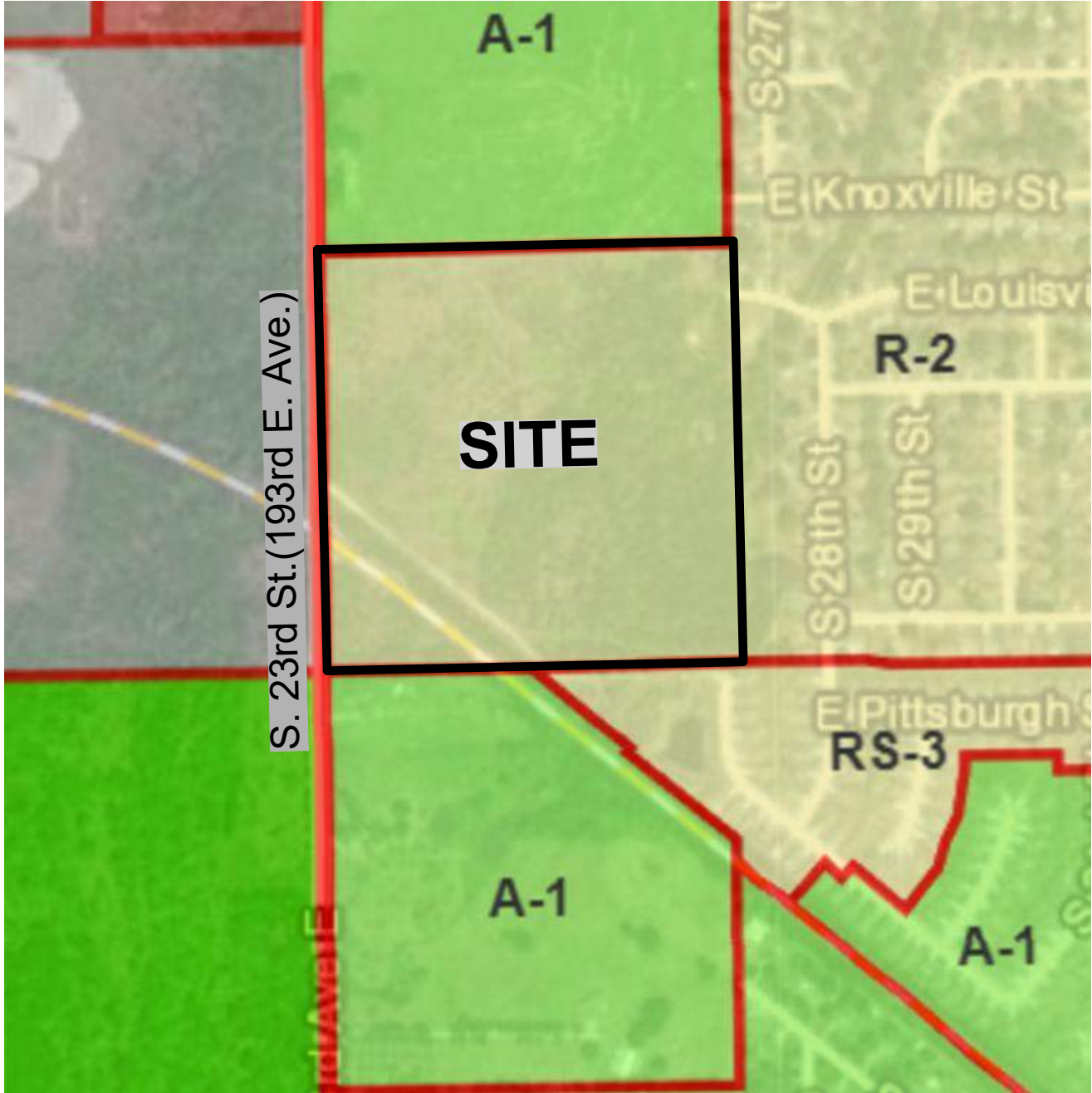
PUD  
October 21, 2024



# PUD-001634-2024

## Oak Crossing

Exhibit "C"  
EXISTING ZONING MAP



\\civil-server\projects\2440182 Rausch Coleman - Couch Property\Dwg\PRODUCTION\PUDEXHIBITS\2440182 PUD Exhibit C- Zoning Map.dwg

S. 23rd St. (193rd E. Ave.)



wallace  
design  
collective

PUD  
July 10, 2024

SCALE: NTS

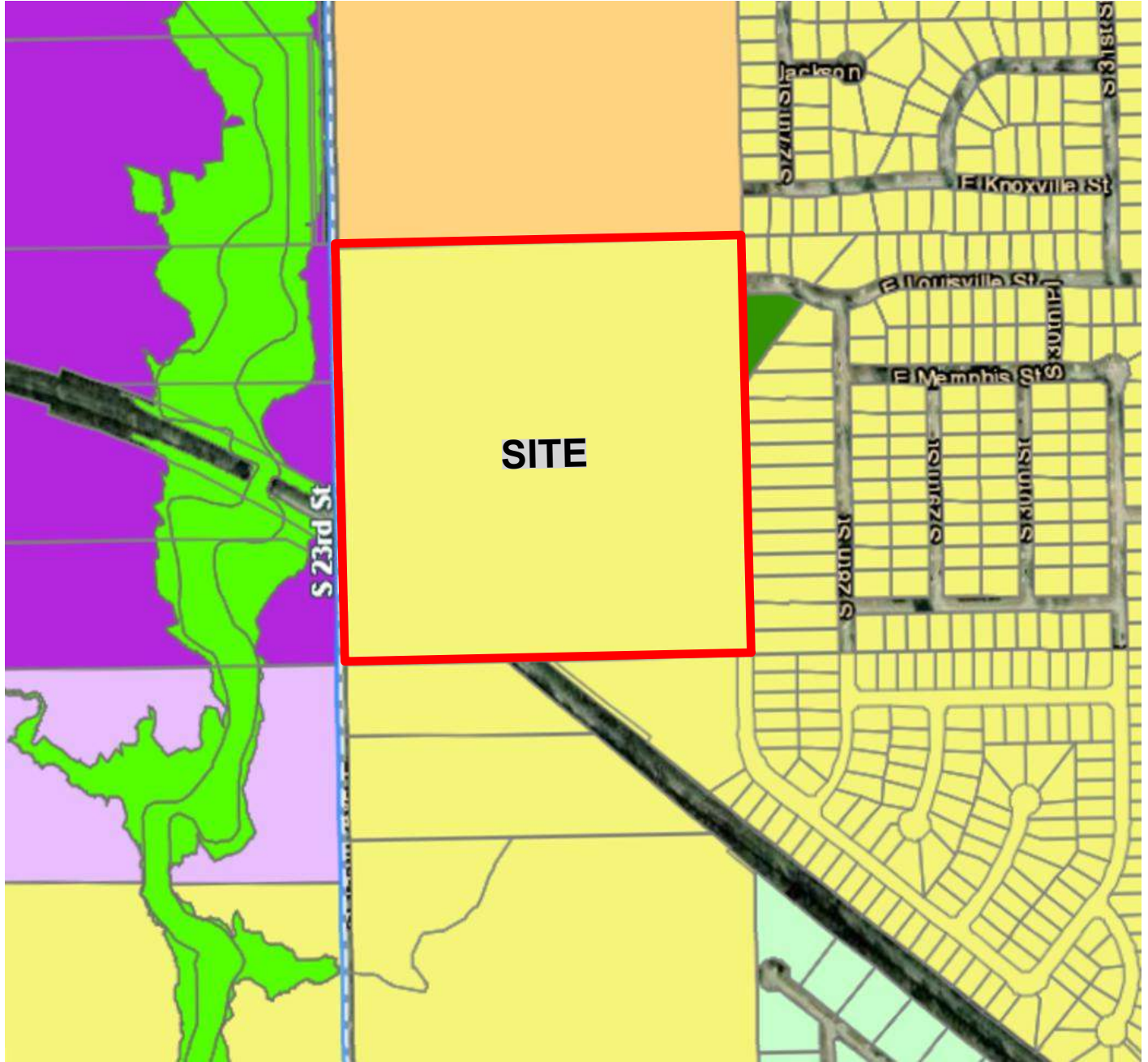


# PUD-001634-2024

## Oak Crossing

Exhibit "D"

COMPREHENSIVE PLAN MAP



### 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



wallace  
design  
collective

PUD

July 10, 2024

SCALE: NTS

