

The Range at Tiger Crossing
NW Corner of County Line Road and Albany Street
Broken Arrow, OK

PLANNED UNIT DEVELOPMENT NO. XXX

Submitted to:

City of Broken Arrow
Oklahoma

June XX, 2024

Prepared for:

Bhow Capital, LLC
Shaun Bhow
110 S. Hartford, Suite 110
Tulsa, OK 74120



**SISEMORE
& ASSOCIATES**

SISEMORE & ASSOCIATES, INC.

6660 S. Sheridan, Suite 210

Tulsa, OK 74135

Phone: (918) 665-3600

Fax: (918) 665-8668

TABLE OF CONTENTS

	Page
I. Development Concept & Character	3
II. Landscaping and Screening	3
III. Development Area Standards	4
IV. Exterior Building Materials	4
V. Subdivision Plat	4
VI. Detail Site Plan Review	4
VII. Grading and Utility Plans	5
VIII. Access and Circulation	5
IX. Exterior Site Lighting	5
X. Schedule of Development	5
XI. Legal Description	5
Exhibit A: Conceptual Site Plan	7
Exhibit B: Conceptual Utility Plan	9
Exhibit C: Conceptual Grading & Drainage Plan	11
Exhibit D: USDA NRC's Soil Map	13
Exhibit E: Zoning Map	15

DEVELOPMENT CONCEPT & CHARACTER

The Range at Tiger Crossing is a proposed community mixed use (CM) development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The site is approximately 17.5 acres located in the SE quarter of Section 36 Township 19 North Range 14 East. This property is situated near the northwest corner of N County Line Road and E Albany Street S. It is bounded on the south across Albany Street by Broken Arrow Public School property, on the west by Scuba Savvy, on the north by the residential subdivision of Fairway Crossing, and on the east is County Line Road and other commercial development on the east side of County Line Road. The property has approximately 610 feet of frontage along County Line Road and approximately 1260 feet of frontage along Albany Street.

The proposed project consists of two development areas. Development Area A consists of an area for commercial use and encompasses approximately X.XX acres of land. Development Area B consists of an area for commercial use that will be developed as multiple single-family residences and encompasses approximately X.XX acres of development.

In Development Area A, the proposed project consists of constructing several one-story buildings facing County Line Road and Albany including parking and drives necessary for the development. In Development Area B, the proposed project consists of multiple single-family residences including parking and drives necessary for the development.

The current zoning of the property is A-1 (Agricultural). The developable area of the property makes the CM (Community Mixed Use) district appropriate for the commercial and multi-family development that will be built.

A Conceptual Site Plan for the project is shown on Exhibit "A".

Site lighting will be provided in accordance with the requirements of the City of Broken Arrow.

LANDSCAPING AND SCREENING

The Range at Tiger Crossing Landscaping Plan will be designed in accordance with the Broken Arrow Zoning Ordinance except as noted herein. Any landscape material that fails shall be replaced in accordance with Section 5.2.C4 of the Zoning Ordinance.

The width of the internal landscaped areas shall be no less than 10 feet measured from the back of parking lot curb to the lot line. The landscape buffer along North County Line Road and E Albany Street shall not be less than 25 feet in width.

At least one (1) tree shall be provided per 25 linear feet along North County Line Road and E Albany Street. A minimum of 25 feet wide landscape edge is required along North County Line Road and E Albany Street frontage. All trees will be selected from the approved tree list contained in the Broken Arrow Zoning Code; trees required by code will be planted at a minimum size of 2" caliper. All of the required trees will be medium to large trees as identified in the Zoning Ordinance. All landscape areas will be irrigated with an automatic irrigation system and maintained per requirements of the Broken Arrow Zoning Ordinance.

All mechanical and HVAC equipment will be screened from public view as required by the zoning code.

Outdoor refuse collection receptacles will not be located within a required setback. The refuse collection receptacle shall be screened from view on all side by a durable sight-obscuring enclosure consisting of an

opaque fence or wall of between six feet (6') and eight feet (8') in height. Where the access to the enclosure is visible from adjacent streets or residential properties, the access shall be screened with an opaque gate.

A screening fence be required along the north property line between the residential development to the north.

DEVELOPMENT AREA “A” STANDARDS

The PUD development area shall be governed by the Broken Arrow Zoning Ordinance and use and development regulations of the CM District, except as noted below:

Permitted Uses	As permitted within the CM Zoning Districts. No outdoor storage shall be permitted.
Zoning Classification	CM/PUD
Net Development Area	X.xx acres
Minimum Lot Area	As permitted within the CM Zoning Districts
Maximum Floor area Ratio Per Lot	As permitted within the CM Zoning Districts
Minimum Lot Frontage	As permitted within the CM Zoning Districts
Minimum Building Setback:	
From County Line Road	25.0 feet
North boundary	25.0 feet
From Albany Street	25.0 feet
West boundary	25.0 feet
Maximum Building Height	As permitted within the CM Zoning Districts
Freestanding Signage	*
Parking Ratio	As required by the applicable use as set forth within the Broken Arrow Zoning Code.

* Xxx monument sign not exceeding a height of 18-ft and a panel size not exceeding 100 square feet is permitted along the frontage of the lot. The sign shall have a monument base made of similar materials as the main structure/building on that lot.

DEVELOPMENT AREA “B” STANDARDS

The PUD development area shall be governed by the Broken Arrow Zoning Ordinance and use and development regulations of the CM District, except as noted below:

Permitted Uses	RM as single-family residences with 108 units.
Zoning Classification	CM/PUD

Net Development Area	X.xx acres
Minimum Lot Area	As permitted within the CM Zoning Districts
Maximum Floor area Ratio Per Lot	As permitted within the CM Zoning Districts
Minimum Lot Frontage	As permitted within the CM Zoning Districts
Minimum Building Setback:	
From County Line Road	20.0 feet
North boundary	35.0 feet
From Albany Street	20.0 feet
West boundary	20.0 feet
Maximum Building Height	Two stories maximum
Freestanding Signage	*
Parking Ratio	As required by the applicable use as set forth within the Broken Arrow Zoning Code.

* Xxx monument sign not exceeding a height of 18-ft and a panel size not exceeding 100 square feet is permitted along the frontage of the lot. The sign shall have a monument base made of similar materials as the main structure/building on that lot.

EXTERIOR BUILDING MATERIALS

The east, north, and south building façade shall be finished with to be determined.

SUBDIVISION PLAT

The project site is subject to a new subdivision plat due to the land use change requested with this Planned Unit Development.

DETAIL SITE PLAN REVIEW

A detail Site Plan is required for approval by the City of Broken Arrow prior to the issuance of a Building Permits on this development. The applicant shall submit the site plan to the City and supply all information required.

GRADING & UTILITY PLANS

A Site Grading and Utility Plan will be submitted to the City of Broken Arrow for approval. The Conceptual Drainage Plan is shown on Exhibit C.

The conceptual Site Utility Plan is shown on Exhibit B. A new water and sanitary sewer line will be extended to serve this development. Dry utilities such as gas, electric, and telephone will also be extended by their respective utility companies to serve this development. Drainage and utility plans will be prepared with the City of Broken Arrow requirements.

ACCESS AND CIRCULATION

The main access to The Range at Tiger Crossing will be from North County Line Road and E Albany Street in accordance with the City of Broken Arrow standards. The access is shown on Exhibit A.

EXTERIOR SITE LIGHTING

All exterior site lighting shall be in strict accordance with the City of Broken Arrow requirements. Before any exterior light pole or building wall pack is installed, a photometric study shall be submitted to the City of Broken Arrow Development Services Department for approval.

SCHEDULED DEVELOPMENT

Following the approval of this PUD, it is anticipated that construction may commence as soon as all required permits are obtained.

LEGAL DESCRIPTION – PUD BOUNDARY

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 01°22'03" WEST ALONG THE EASTERLY LINE OF SAID SECTION 36 FOR 50.00 FEET; THENCE SOUTH 88°40'53" WEST FOR 60.00 FEET TO A POINT THAT IS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SOUTH 193RD EAST AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF SOUTH ALBANY STREET, SAID POINT BEING THE **POINT OF BEGINNING** OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 88°40'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 36 FOR 1260.66 FEET TO A POINT ON THE WESTERLY LINE OF THE E/2 SE/4 OF SAID SECTION 36; THENCE NORTH 01°20'58" WEST ALONG THE WESTERLY LINE OF SAID E/2 SE/4 FOR 610.50 FEET TO A POINT THAT IS THE SOUTHWEST CORNER OF RESERVE "E" OF FAIRWAY CROSSING, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 88°40'53" EAST ALONG THE SOUTHERLY LINE OF SAID RESERVE "E", THE SOUTH LINE OF BLOCK 5 OF SAID FAIRWAY CROSSING AND AN EASTERLY EXTENSION THEREOF FOR 1260.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH 193RD EAST AVNUE; THENCE SOUTH 01°22'03" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 60.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 36 FOR 610.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID STRIP CONTAINS 17.667 ACRES OR 769,576 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 3501)

LEGAL DESCRIPTION – DEVELOPMENT AREA A

LEGAL DESCRIPTION – DEVELOPMENT AREA B

DRAFT

Exhibit A

CONCEPTUAL SITE PLAN

DRAFT

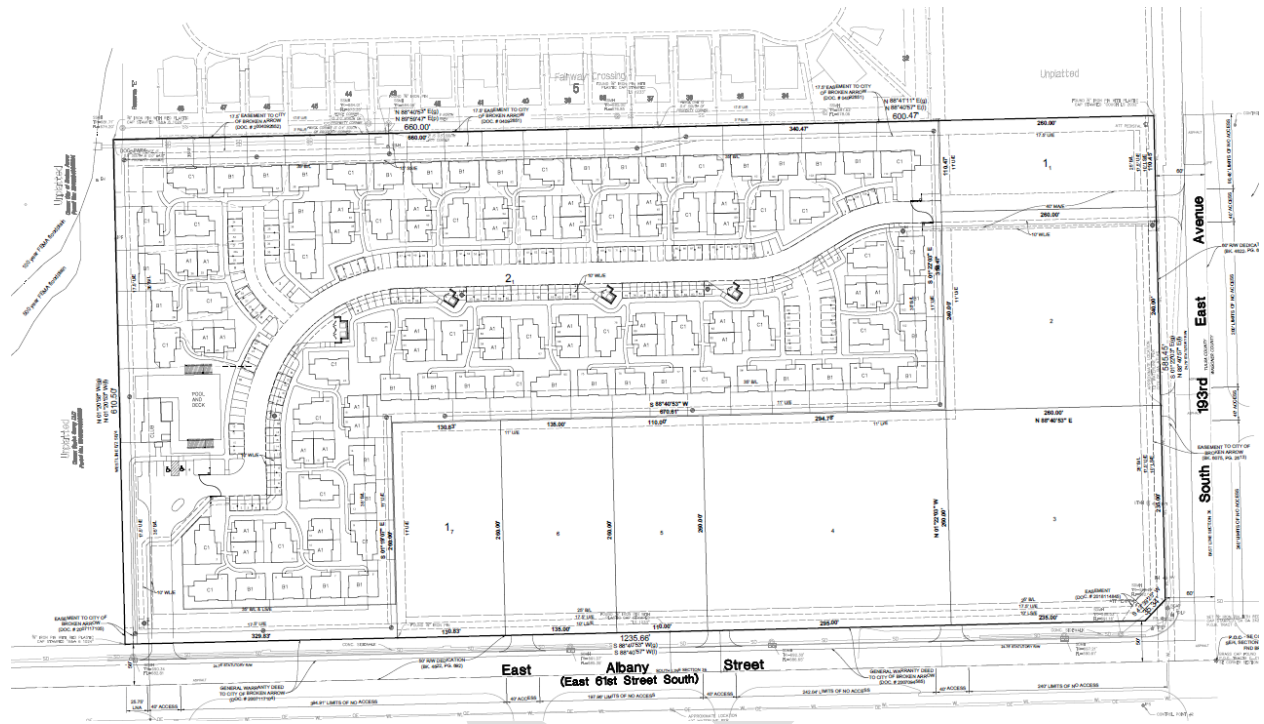


Exhibit B

CONCEPTUAL UTILITY PLAN

DRAFT

Exhibit C

CONCEPTUAL GRADING AND DRAINAGE PLAN

DRAFT

DRAFT

Exhibit D

USDA NRCS SOIL MAP

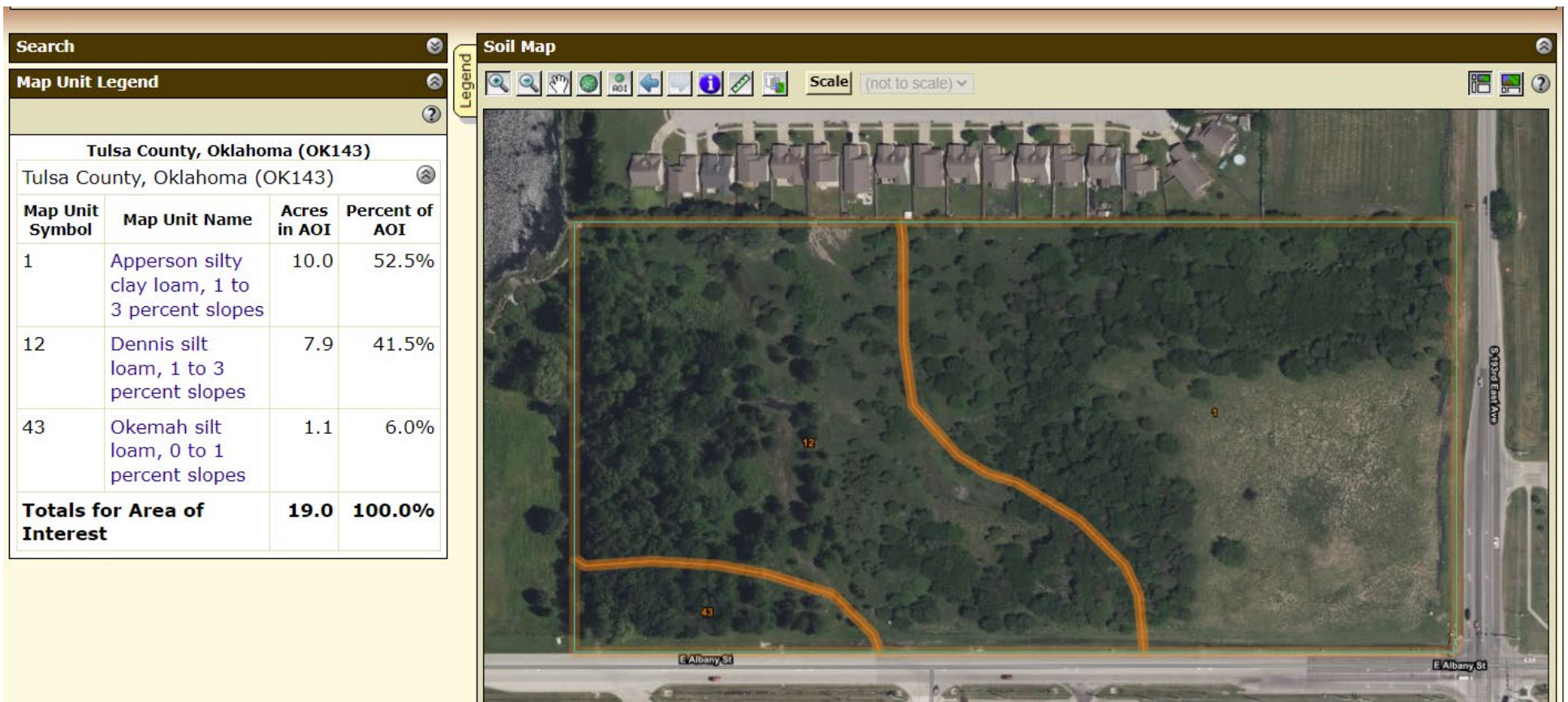


Exhibit E

ZONING MAP

