

**The Enclave at Southern Trails**

SOUTHEAST CORNER OF  
S. OLIVE AVE. AND W. NEW ORLEANS ST.  
BROKEN ARROW, OKLAHOMA

Minor Amendment # 1 to Planned Unit Development Nos. PUD-001815-2024  
and PUD-000126-2022

Owner:  
Perkins Development Corp  
PO Box 1527  
Tulsa, OK 74101

Consultant:  
Tanner Consulting, LLC  
5323 S. Lewis Ave.  
Tulsa, OK 74105  
(918) 745-9929

Architect:  
NSPJ Architects  
9415 Nall Ave., Suite 300  
Prairie Village, KS 66207  
(913) 831-1415

Original PUD-000126-2022 by AAB Engineering, LLC  
Submitted August 1<sup>st</sup>, 2022  
Updated December 29, 2022  
Approved by Broken Arrow City Council January 3, 2023

PUD Major Amendment # 1 PUD-001815-2024 by Tanner Consulting, LLC  
Submitted October 14, 2024  
Approved by Broken Arrow City Council December 17, 2024

## I. INTRODUCTION AND SCOPE

The Enclave at Southern Trails, comprising 20.13+/- net acres situated at the southeast corner of West New Orleans Street (101<sup>st</sup> Street South) and South Olive Avenue (129<sup>th</sup> E. Ave.) was submitted as Planned Unit Development No. PUD-000126-2022 and was conditionally approved by the Broken Arrow City Council on January 3, 2023, on the condition that the property be platted.

Since the PUD was approved, a specific site design has been prepared which has changed the layout compared to what was then a conceptual design. The new site design includes 155 dwelling units compared to 145, includes specific and generous residential amenities including a larger clubhouse and larger pool, big and small dog parks, a playground and pavilion in addition to the sports courts. The new site design includes numerous, connected communal lawns contributing to a walkable, campus-style residential community. As presently designed, six (6) vertically mixed-use dwelling units are proposed at the southwest corner of the Site, with parking provided for both residents and customers and other visitors. The commercial development areas are planned to have wider landscaped edges, a uniform building line with variegated façades, and patios and wider and more numerous sidewalks to encourage pedestrian circulation.

In support of the new design, PUD Major Amendment # 1, Case No. PUD-001815-2024, was submitted and approved in 2024.

This PUD Minor Amendment # 1 proposes to make adjustments to certain landscaping requirements, primarily updating to the new Broken Arrow Zoning Ordinance in lieu of boundary-specific landscaping requirements.

Except as specifically provided herein, no other changes are proposed to The Enclave at Southern Trails by this Amendment. No change of the underlying zoning district is proposed. The subject property will be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the underlying CG, RM, and CM districts, except as modified by the PUD.

## II. AMENDED DEVELOPMENT STANDARDS

Development Standards are restated as follows:

### Landscape and Screening Standards

Landscaping and screening within the development shall meet the standards of the City of Broken Arrow Zoning Ordinance **in effect as of July 1, 2025**. ~~In addition, a landscape buffer 20' in width shall be required along the east property line, and a landscape buffer 10' in width shall be required along the south property line. Within this buffer, one medium to larger evergreen tree shall be planted for every 30 linear feet of landscape edge and 10 medium shrubs (3 gallons at time of planting and 6-10 feet in height full grown) shall be planted for every 50 linear feet of landscaped edge. Patios may encroach on this landscape buffer up to 5 feet and sidewalks and trails shall not be excluded from the width calculation. In lieu of landscape buffers internal to the site, residential yards adjoining commercial development areas will be landscaped with at least one (1) tree per dwelling unit along the common boundary line. Landscaping trees may be clustered at landscaped nodes.~~ **The landscaping units required by Zoning Ordinance Section 4-3-6.C.1. may be reduced by 25% if necessary to avoid conflicts with utilities.**

The eastern boundary is shared with commercial Lot 1, Block 1, open space Reserve A, and part of the westerly line of single-family residential Lot 7, Block 12, all in "The Retreat." Screening is not necessary between commercial lots. The easternmost dwelling units are designed to face open space Reserve A. However, a screening fence would block the view of the open space. Therefore, a screening fence with a minimum 6 feet in height will be provided along the eastern boundary of the property common with the westerly line of single-family residential Lot 7, Block 12, and along Reserve A unless waived in writing by the owner of Reserve A and the Homeowners Association for "The Retreat." A screening fence will not be required along the southern boundary abutting the greenspace, the western boundary along Olive Avenue, or internal to the site.

### III. PROPERTY DESCRIPTIONS

#### (PUD DEVELOPMENT AREA A)

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 W/2 NW/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID N/2 W/2 NW/4; THENCE SOUTH 01°18'02" EAST AND ALONG THE WEST LINE OF THE N/2 W/2 NW/4, FOR A DISTANCE OF 555.59 FEET; THENCE NORTH 88°42'00" EAST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 1°17'16" WEST FOR A DISTANCE OF 20.86 FEET; THENCE NORTH 28°41'44" EAST FOR A DISTANCE OF 40.06 FEET; THENCE NORTH 1°18'16" WEST FOR A DISTANCE OF 405.00 FEET; THENCE NORTH 43°42'38" EAST FOR A DISTANCE OF 35.35 FEET; THENCE NORTH 88°43'32" EAST FOR A DISTANCE OF 405.00 FEET; THENCE NORTH 58°43'32" EAST FOR A DISTANCE OF 19.92 FEET; THENCE NORTH 88°43'49" EAST FOR A DISTANCE OF 800.15 FEET; THENCE SOUTH 1°20'18" EAST FOR A DISTANCE OF 235.12 FEET; THENCE SOUTH 88°43'49" WEST FOR A DISTANCE OF 1040.57 FEET; THENCE SOUTH 1°18'33" EAST FOR A DISTANCE OF 260.32 FEET; THENCE SOUTH 88°42'00" WEST FOR A DISTANCE OF 227.03 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 343,273 SQUARE FEET OR 7.880 ACRES.

**(PUD DEVELOPMENT AREA B)**

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 W/2 NW/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID N/2 W/2 NW/4; THENCE SOUTH 01°18'02" EAST AND ALONG THE WEST LINE OF THE N/2 W/2 NW/4, FOR A DISTANCE OF 555.59 FEET; THENCE NORTH 88°42'00" EAST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°42'00" EAST FOR A DISTANCE OF 227.03 FEET; THENCE SOUTH 1°18'33" EAST FOR A DISTANCE OF 146.33 FEET; THENCE SOUTH 88°41'58" WEST FOR A DISTANCE OF 227.08 FEET; THENCE NORTH 1°17'16" WEST FOR A DISTANCE OF 146.33 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 33,225 SQUARE FEET OR 0.763 ACRES.

**(PUD DEVELOPMENT AREA C)**

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 W/2 NW/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID N/2 W/2 NW/4; THENCE SOUTH 01°18'02" EAST AND ALONG THE WEST LINE OF THE N/2 W/2 NW/4, FOR A DISTANCE OF 701.92 FEET; THENCE NORTH 88°41'58" EAST FOR A DISTANCE OF 227.05 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 1°18'33" WEST FOR A DISTANCE OF 406.64 FEET; THENCE NORTH 88°43'49" EAST FOR A DISTANCE OF 1040.57 FEET; THENCE SOUTH 1°20'18" EAST FOR A DISTANCE OF 566.63 FEET; THENCE NORTH 85°34'53" WEST FOR A DISTANCE OF 402.29 FEET; THENCE NORTH 72°29'25" WEST FOR A DISTANCE OF 373.54 FEET; THENCE SOUTH 88°41'58" WEST FOR A DISTANCE OF 287.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 500,424 SQUARE FEET OR 11.488 ACRES.