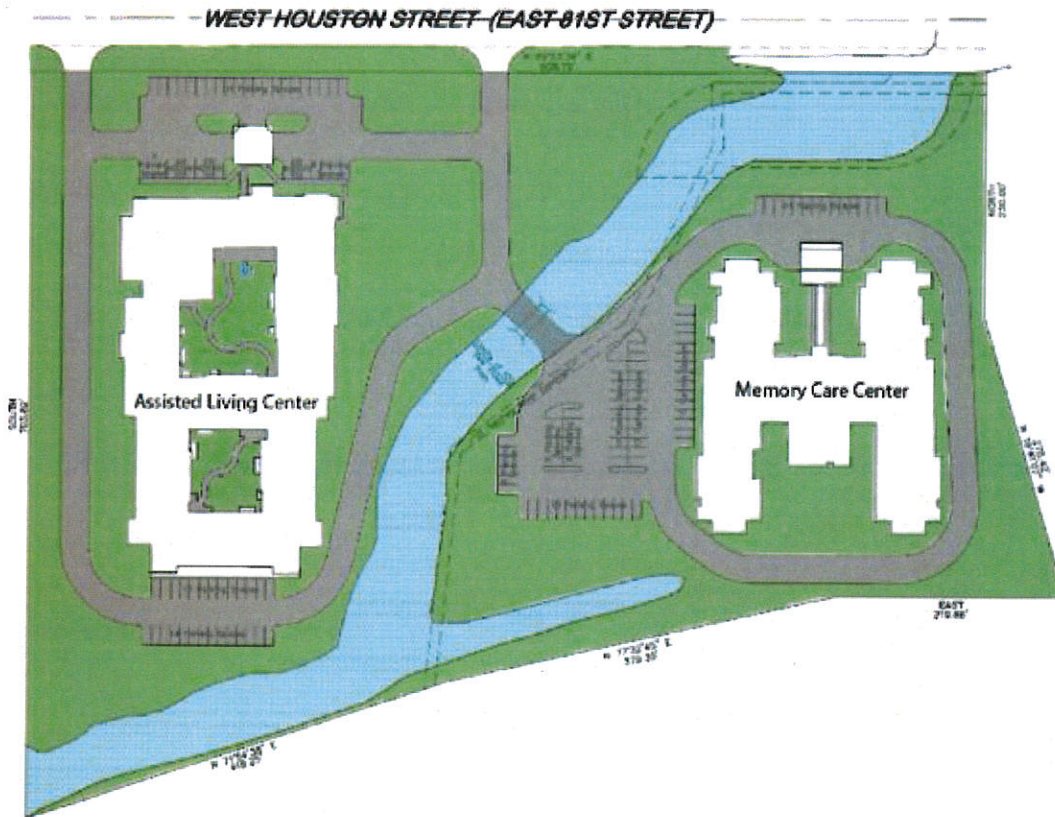


SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J



APPROVED Forrest K. Denoye
DATE 10/1/13 by City Council
BROKEN ARROW PLANNING DEPT.

Oct. 15, 2013

September 2013

City of Broken Arrow

SEP 26 2013

SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J

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List of Exhibits:

<u>Exhibit "A"</u>	-- Conceptual Site Plan
<u>Exhibit "B"</u>	-- Aerial Photograph and Adjacent Land Use
<u>Exhibit "C"</u>	-- Conceptual Building Elevation for Nursing/Assisted Living Facility
<u>Exhibit "D"</u>	-- Conceptual Building Elevation for Memory Care Facility
<u>Exhibit "E"</u>	-- Conceptual Circulation Plan
<u>Exhibit "F"</u>	-- Zoning Map
<u>Exhibit "G"</u>	-- Conceptual Sign Plan
<u>Exhibit "H"</u>	-- Conceptual Landscaping and Screening Plan
<u>Exhibit "I"</u>	-- Topography, Conceptual Drainage and Utility Plan
<u>Exhibit "J"</u>	-- PUD Legal Description

SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J

I. DEVELOPMENT CONCEPT:

Planned Unit Development No. 28J (“PUD No. 28J”) is a Major Amendment to the original Central Park Development.

PUD No. 28J is comprised of twelve (12) acres of land west of the intersection of South Elm Place (“South 161st East Avenue”) and West Houston Street (“East 81st Street South”) at 929 West Houston Street (the “Project”). The Conceptual Site Plan for the Project is shown on Exhibit “A”.

The Project is comprised of parts of “Development Area H” and “Development Area I” of Planned Unit Development No. 28. An Aerial Photograph of the Area Land Uses around the Project is shown on Exhibit “B”.

The purpose of PUD No. 28J is to add certain “Group Living” uses to the Permitted Uses and to provide the Development Standards for such additional uses.

In particular, PUD No. 28J proposes the development of the Property as a Nursing/Assisted Living Center and a Memory Care Center.

Nursing/Assisted living centers typically provide three levels of care which levels are differentiated as follows:

Level 1 -- “Independent”: Includes three daily meals, weekly linen cleaning and light housekeeping, monthly medication review, scheduled activities, and transportation to physician appointments, shopping and community activities.

Level 2 -- “Assisted with Medications”: Includes the above listed “Level 1” services plus daily monitoring and administration of medications, scheduling of physician appointments and ordering of medications.

Level 3 – “Full Assistance”: Includes the above listed “Level 1” and “Level 2” services plus bathing and grooming assistance, assistance to meals and activities, and weekly personal clothes laundry.

The proposed Nursing/Assisted Living Center is planned to offer all 3 levels of care.

The Applicant also intends to develop a Memory Care Center as part of the Project for the treatment of Alzheimer’s and other dementias. The Memory Care Center will cater

SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J

exclusively to the growing Alzheimer's population with special programs designed on an individual basis. The facility will be designed with the special needs of these residents in mind. Security, without an institutional environment, will be incorporated into small (12 to 15 residents) "neighborhoods" which promote the development of family type relationships.

Conceptual Building Elevations for the Nursing/Assisted Living Facility and the Memory Care Facility are attached hereto as **Exhibit "C"** and **Exhibit "D"**, respectively.

It is intended that the Nursing/Assisted Living Facility will be developed first with the Memory Care Facility immediately following.

Access to the lots within the Project will be from West Houston Street. The access to West Houston Street may be provided by a mutual access easement. Emergency access will be provided to the east lot within the Project by a separately recorded emergency access easement. The Conceptual Circulation Plan for the Project is attached hereto as **Exhibit "E"**.

No zoning change is necessary to support PUD No. 28J. The existing zoning is shown on the Zoning Map attached hereto as **Exhibit "F"**.

SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J

II. DEVELOPMENT STANDARDS:

The Project will be developed in accordance with the current Broken Arrow Zoning Ordinance, except as described herein.

GROSS LAND AREA: 577,606 SF 13.26 AC

NET LAND AREA: 531,868 SF 12.21 AC

PERMITTED USES:

Household Living limited to townhouses, clustered patio homes, garden apartments and customary accessory uses, including clubhouses, pools, tennis courts, etc., and Group Living limited to Nursing Home, Assisted Living Facility and Memory Care Facility uses and uses customarily accessory thereto.

MAXIMUM NUMBER OF LIVING UNITS: 238
-- HOUSEHOLD LIVING USES ONLY

MAXIMUM PERMITTED BUILDING COVERAGE: 60% OF LOT AREA
-- HOUSEHOLD LIVING USES ONLY

MAXIMUM NUMBER OF LOTS: 2

MAXIMUM BUILDING FLOOR AREA: 315,000 SF
-- GROUP LIVING USES ONLY

MAXIMUM BUILDING HEIGHT:* TWO STORIES NOT TO EXCEED 35 FT

*Architectural features, such as parapets, will be permitted to exceed the maximum height at Detailed Site Plan approval.

MINIMUM OFF-STREET PARKING SPACES AND LOADING BERTHS:

As provided by Table 5.4.1: Off-Street Parking Schedule A of the Broken Arrow Zoning Code.

MINIMUM LOT FRONTAGE: 200 FT

SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J

MINIMUM BUILDING SETBACKS:*

From West Houston Street Right-of-Way	75 FT
From Easterly Boundary	50 FT
From Westerly Boundary	50 FT
From South Boundary**	50 FT
Internal boundaries	10 FT

*No buildings or business signage, with the exception of directional signage, will be allowed within any utility easement.

**The minimum building setback from the south boundary for any garden apartments will be 70 FT.

SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J

SIGNS:

BUSINESS MONUMENT SIGNS:

Business monument signs will be limited to one (1) for each lot along West Houston Street, with a maximum of 60 SF of display area, and 5 FT in height for each such sign; provided, however, business monument signage may be provided as a part of the main entry feature into the Project with one (1) such sign on one (1) side of each entry feature as shown on the Conceptual Sign Plan is attached hereto as **Exhibit "G"**.

MINIMUM SEPARATION OF GROUND SIGNS:

There will be a minimum of 50 FT separation between ground signs.

All free-standing signs within the Project will be located outside of any Utility Easements.

WALL SIGNS:

Wall signs will be permitted not to exceed 50 SF of display surface for the primary building located on each lot.

SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J

LIGHTING:

Exterior building lighting will principally be by ground mounted lighting fixtures illuminating the building façade. Parking lots will be illuminated with free standing light poles with light fixture head units. A site lighting plan and details will be submitted as part of the Detail Site Plan package to the City for necessary approvals.

LANDSCAPED AREA:

A minimum of fifteen percent (15%) of the total net Lot Area of the Project will be improved as internal landscaped open space.

The Conceptual Landscaping and Screening for the Project is shown on Exhibit "H".

SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J

III. LANDSCAPING AND SCREENING DETAILS:

The Project landscaping and screening concept will comply with the requirements of the Broken Arrow Zoning Ordinance for landscaped edges and parking lots and drives. A landscaped edge will be provided on the north boundary (adjacent to West Houston Street -- East 81st Street).

Project Boundary Screening:

The boundaries of the Project will be landscaped in accordance with Section 5.2 of the Broken Arrow Zoning Code.

Parking Lot:

In the Project parking lot, at least one (1) tree will be planted per 15 parking spaces, as shown on the Concept Plan. Trees will be two-inch caliper minimum at installation and will be on the City's approved tree list. No parking space is located more than 50 FT from a landscaped area.

SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J

Perimeter Screening Fences and Walls:

Perimeter fences or walls required for the Project along the easterly, southerly and westerly boundaries. This screening wall requirement may be satisfied by recorded agreements between the developer of the Project and the owner of the adjacent properties with respect to the maintenance and repair of the existing screening fences or by the establishment of separate fences at the sole cost and expense of the developer of the Project. Any separate fence installed by the developer of the Project shall be maintained and repaired by the owner of the lot within the Project.

Trash and Mechanical Equipment Areas:

All trash and mechanical equipment areas (excluding utility service transformers, pedestals or equipment provided by franchise utility providers) including building mounted, will be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level. Further, all trash and equipment areas within 75 FT of the southerly boundary of the Project shall be screened using masonry materials.

Maintenance:

The landscape features within the Project will be maintained in accordance with the requirements of Section 5.2 of the Broken Arrow Zoning Code.

SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J

IV. ACCESS AND CIRCULATION:

Access to the Project will be from West Houston Street. Each lot will have access to West Houston Street, which access may be provided through a mutual access easement. Finally, the easterly lot in the Project will have emergency vehicular access to the east across the Fox Run Apartments by a separately recorded access easement.

SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J

V. ENVIRONMENTAL ANALYSIS:

Topography:

The Project site is relatively level, generally sloping in a southeasterly direction from the northerly boundary of the Project to a creek that is a tributary of Haikey Creek which splits the Project. The existing grade of the site ranges from approximately 712 feet above mean sea level along the north boundary of the site, to approximately 700 feet near the north of the Project.

The Topography, Conceptual Drainage and Utility Plan is shown on **Exhibit "I"**.

Utilities:

Presently, an existing 12 IN City water line is located on the south side of West Houston Street.

Regarding sanitary sewer service, an existing 8 IN City sanitary sewer line is located on the Project.

Other utilities, including electric, gas, telephone and cable television, are either currently available to the site or can be readily extended to serve the Project as needed.

Drainage:

Drainage across the undeveloped property sheet flows in northeast to southwest direction into a creek that bisects the Project. All project civil engineering plans, inclusive of storm sewer design, will require review and approval by the City.

Soils:

The site soils are comprised of Dennis and NewTonia, characterized by silty clay soil. Soils will be stabilized in areas of parking lot and building construction in accordance with geotechnical report recommendations.

SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
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Existing area zoning is shown on **Exhibit "F"** – Zoning Map.

SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J

VI. SITE PLAN REVIEW:

No building permit will be issued for any building within the Project until a Planned Unit Development Detailed Site Plan and Detailed Landscape Plan have been submitted to the Broken Arrow Planning Commission and approved as being in compliance with the Approved Planned Unit Development Standards.

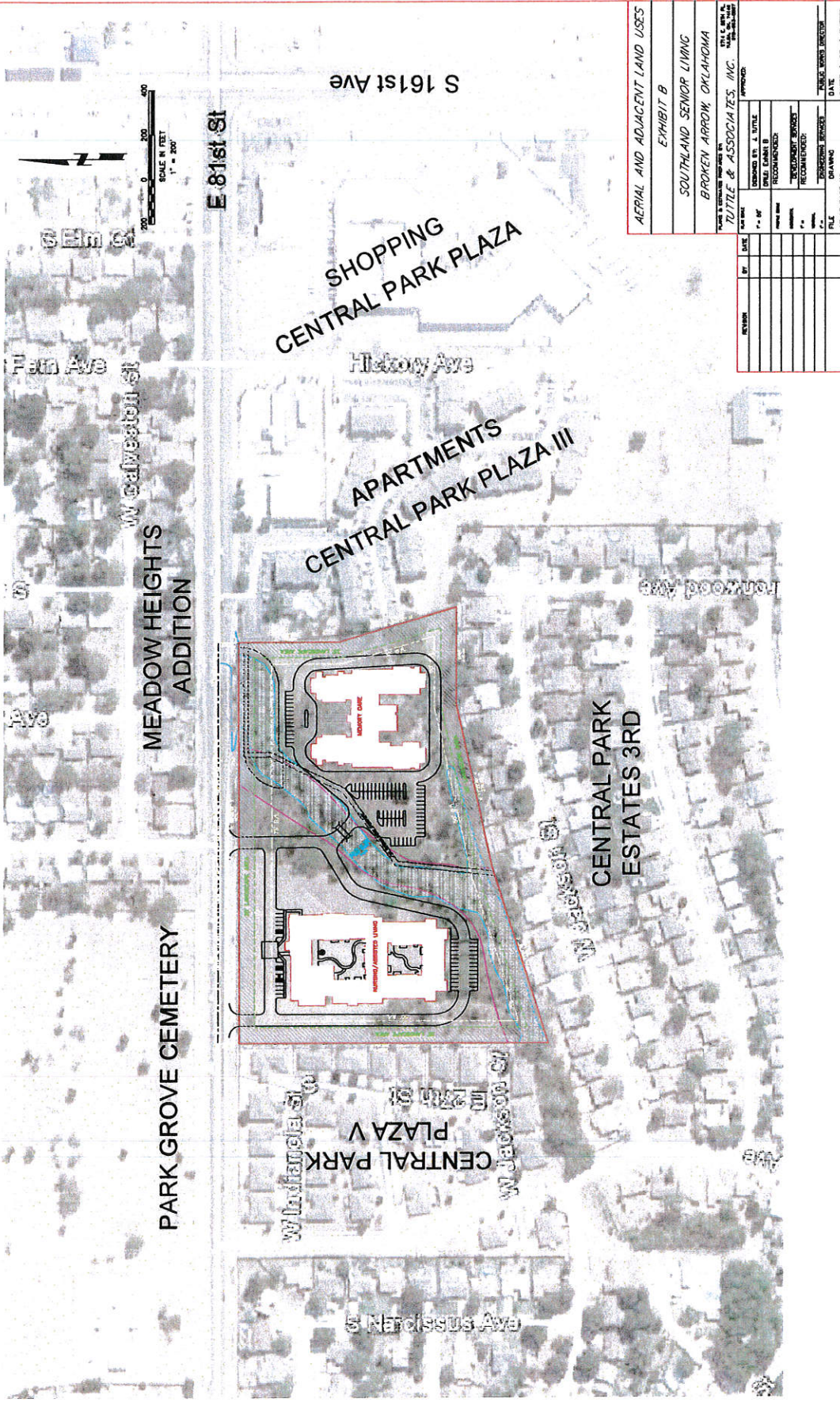
SOUTHLAND SENIOR LIVING
SHADY BROOKE BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 28J

VII. SCHEDULE OF DEVELOPMENT:

The anticipated construction start date for the Nursing/Assisted Living Center is the fourth quarter of 2013.

VIII. LEGAL DESCRIPTION:

The Legal Description for the Project is attached hereto as Exhibit "J".



AERIAL AND ADJACENT LAND USES

EXHIBIT B

SOUTHLAND SENIOR LIVING

BROKEN ARROW, OKLAHOMA

TITLE & ASSOCIATES, INC.

SCALE: 1" = 200'

REVISION	BY	DATE

DESIGNED BY: J. STITTE	APPROVED:
DRAWN BY: CHANT B	
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TITLE & ASSOCIATES, INC.

2501 S. WEST ST.

BROKEN ARROW, OKLAHOMA 73001

PROJECT NO.:

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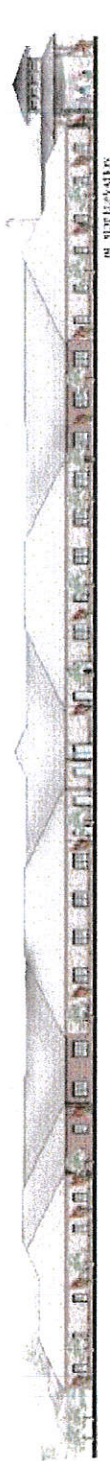
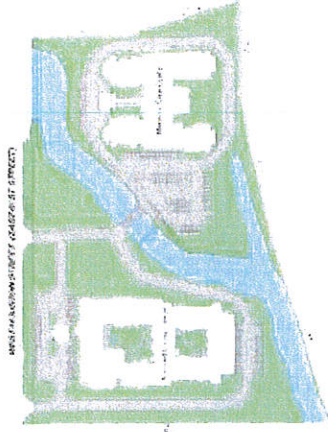
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CONCEPTUAL ELEVATION EXHIBIT C



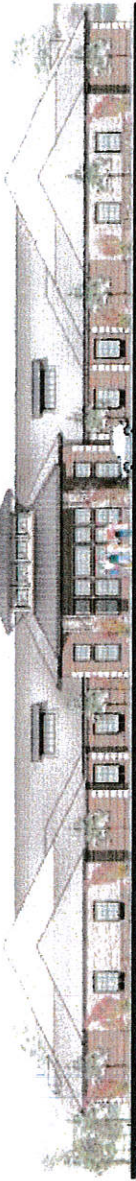
SHADY BROOK ASSISTED LIVING


ARCHITECTURAL FIRM

ELEV-01

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 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT: SHADY BROOK ASSISTED LIVING

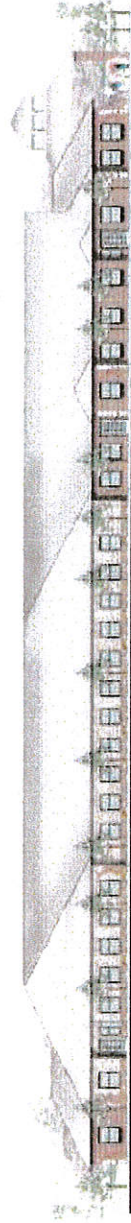
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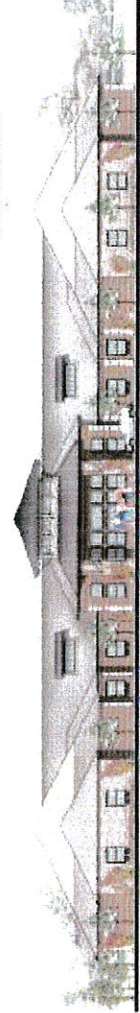
01 REAR ELEVATION



02 SIDE ELEVATION



03 SIDE ELEVATION



04 FRONT ELEVATION

ROSE BROOKE MEMORY CARE

ARCHITECTURAL RENDERING

ELEV-01

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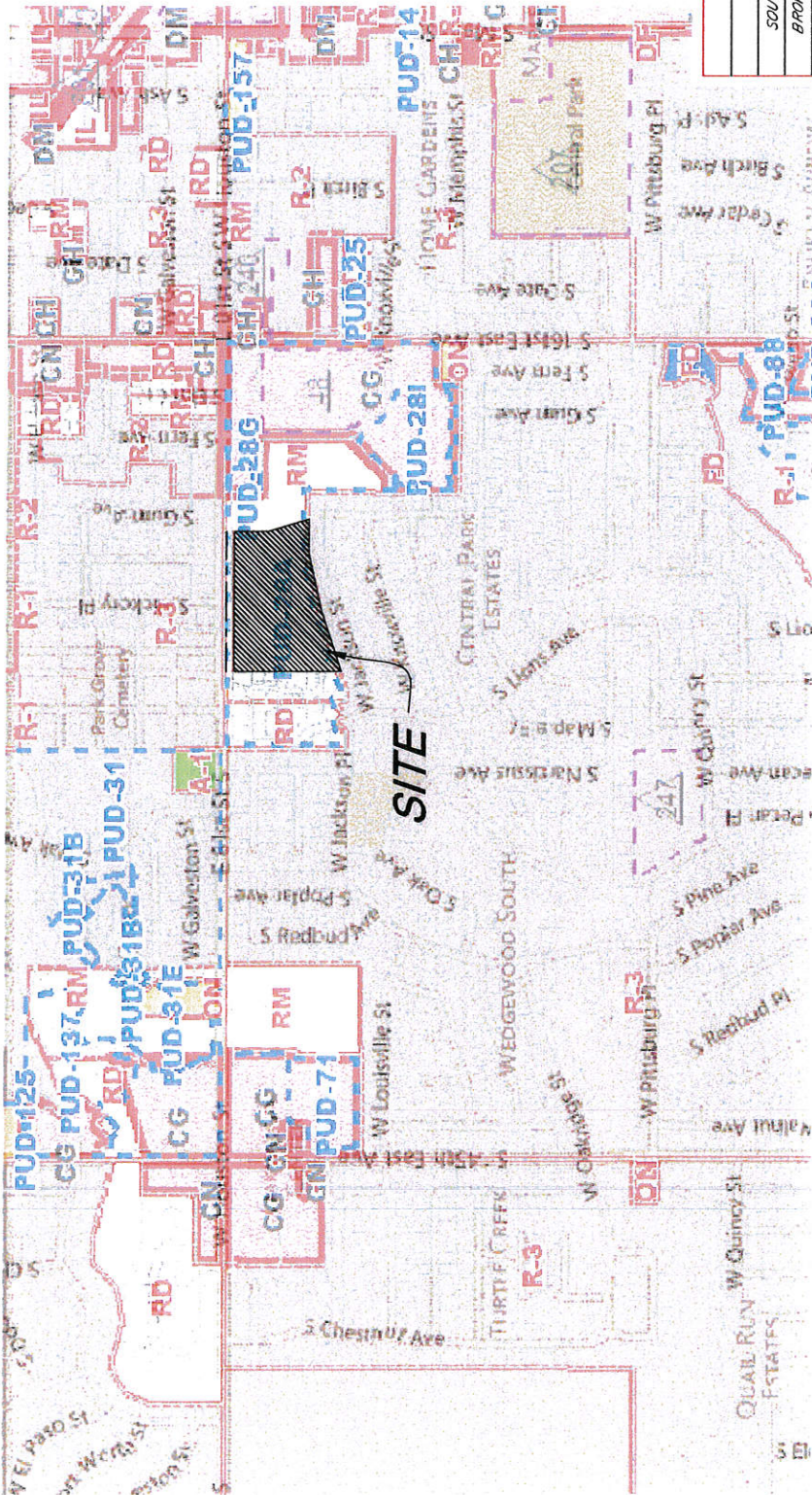
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PROJECT: ROSE BROOKE MEMORY CARE

ARCHITECT: [Logo]

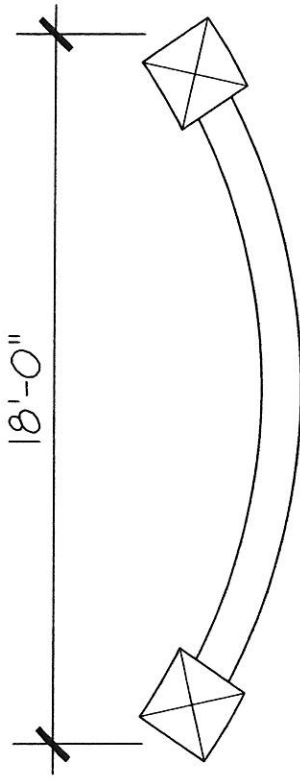


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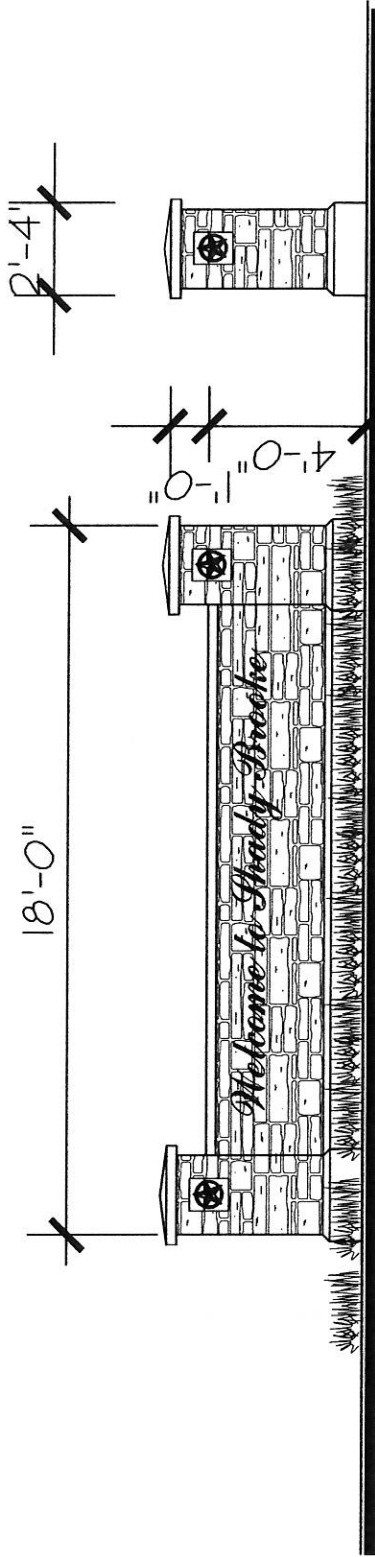


ZONING MAP	
EXHIBIT F	
SOUTHLAND SENIOR LIVING	
BROKEN ARROW, OKLAHOMA	
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CHECKED BY: [Name]	
APPROVED BY: [Name]	
DATE: [Date]	
SHEET 1 OF 1 SHEETS	

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PLAN



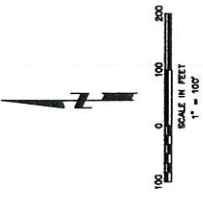
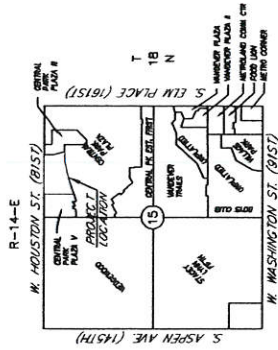
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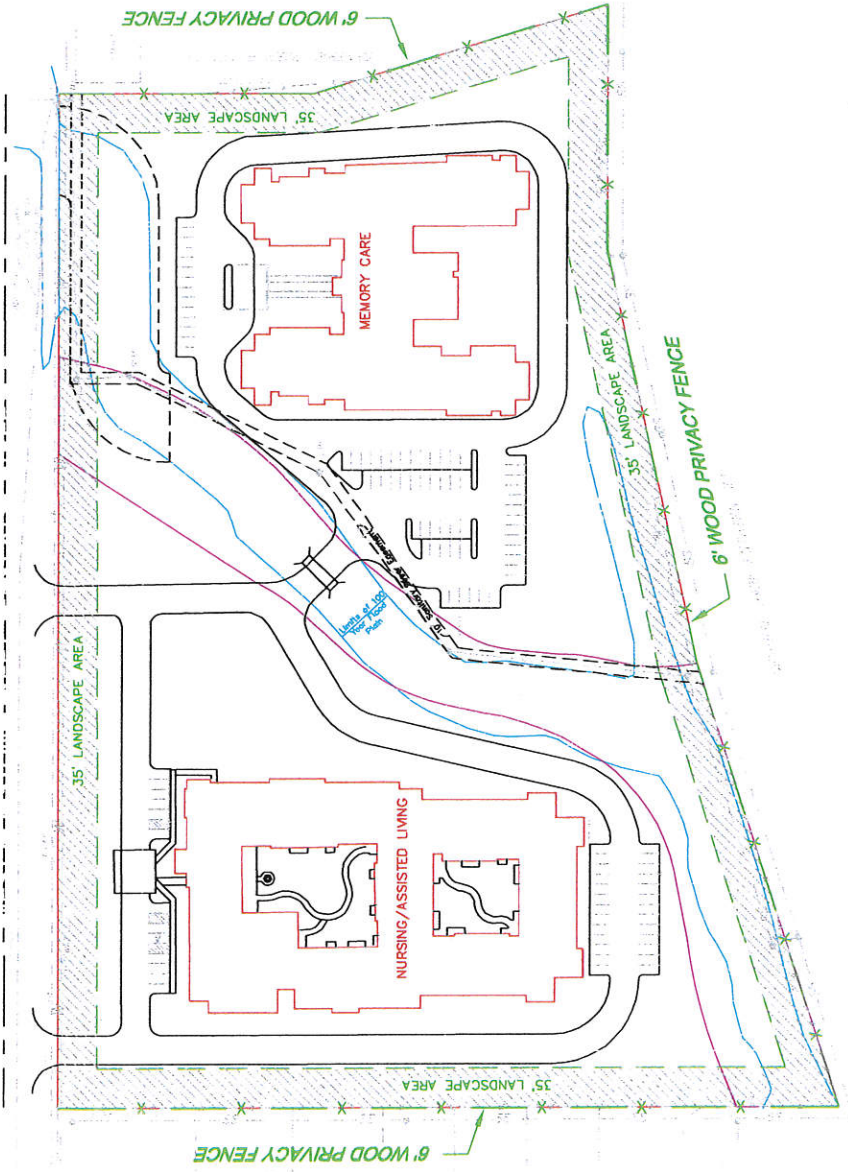
SHADY BROOKE ASSISTED LIVING



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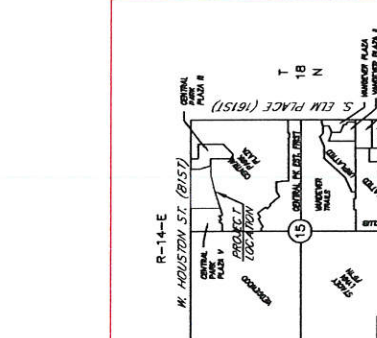
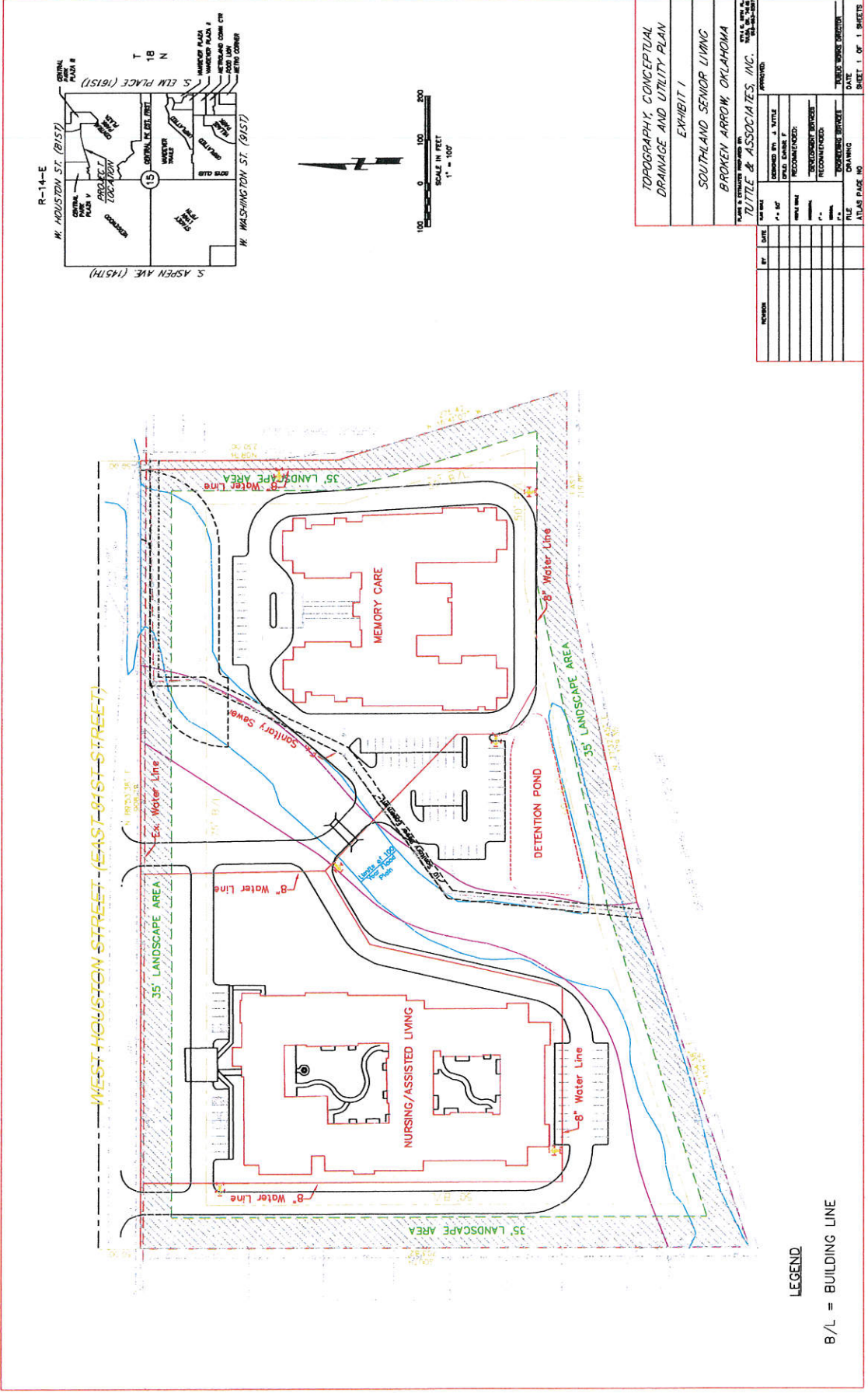


NOTE:
LANDSCAPING PER
BROKEN ARROW CODE



CONCEPTUAL LANDSCAPING AND SCREENING PLAN	
EXHIBIT H	
SOUTHLAND SENIOR LIVING	
BROKEN ARROW OKLAHOMA	
TUTTLE & ASSOCIATES, INC.	
DATE & TIME 10/28/2014 10:00 AM	APPROVED
DESIGNED BY J. TUTTLE	CHECKED BY J. TUTTLE
DRAWN BY E. TUTTLE	SCALE 1" = 100'
DATE 10/28/2014	PROJECT SOUTHLAND SENIOR LIVING
FILE NO. SLS-14-001	DATE 10/28/2014
FILE NO. SLS-14-001	DATE 10/28/2014
FILE NO. SLS-14-001	DATE 10/28/2014
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FILE NO. SLS-14-001	DATE 10/28/2014
FILE NO. SLS-14-001	DATE 10/28/2014
FILE NO. SLS-14-001	DATE 10/28/2014

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B/L = BUILDING LINE



LEGEND
 B/L = BUILDING LINE

TOPOGRAPHY, CONCEPTUAL
 DRAINAGE AND UTILITY PLAN
 EXHIBIT I

SOUTHLAND SENIOR LIVING
 BROKEN ARROW, OKLAHOMA
 TURTLE & ASSOCIATES, INC.

NO.	DATE	BY	DESCRIPTION

DESIGNED BY	J. TUTTLE
SCALE DRAWN BY	
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