

The Cedars at the Preserve

Planned Unit Development #XXX

(BAZ XXX)

Prepared
April 20, 2020

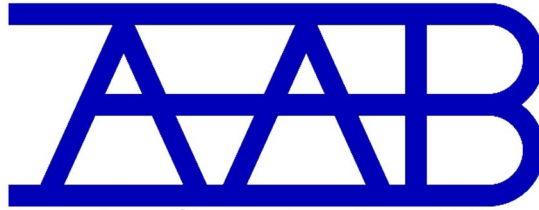
Location

The West Half of the Northwest Quarter (W/2, NW/4) of Section Thirty two (32), Township Nineteen (19) North, Range Fifteen(15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This PUD contains 159.1 +/- Acres.

Owner

209th Street LLC
1420 W. Kenosha St.
Broken Arrow, OK 74102

Prepared By:
AAB Engineering, LLC



Engineering • Surveying • Land Planning

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Development Concept

PUD #XXX is an approximately 159 acre development on the southeast corner of North 37th Street (209th East Avenue) and East Omaha Street in Broken Arrow. Exhibit B depicts the project area relative to the surrounding areas. The PUD is presented along with a rezoning application for approximately 4.85 acres of the project from A-1 to CN, approximately 125.7 acres from A-1 to RS-4, and approximately 9.04 acres from A-1 to IL and approximately 19.54 acres from A-1 to FD. The balance of the property will be rezoned to FD since it will remain in the floodplain. This proposal is submitted along with a comprehensive plan amendment that brings the plan into conformance with the proposed zoning designations. The proposed comprehensive plan amendments largely mirror the pre 2019 update version of the comprehensive plan. See Exhibits C & D for the proposed comprehensive plan modifications versus the effective plan and the proposed zoning modifications versus the effective zoning. This project proposes four distinct development areas with differing goals. Exhibit E depicts the proposed development areas and Exhibit F depicts the conceptual development plan.

Development Area A-Neighborhood Commercial: We have included a commercial tract at the northwest corner of the site. This tract of land is well suited for a neighborhood commercial use and is anticipated to include various small scale commercial uses as well as a potential mini storage use.

Development Area B-Residential: The general purpose of this section of the project is to provide an affordable detached single family residential neighborhood. The developer proposes to develop the property in a nature similar to the Silverleaf subdivision located northwest of the project. To meet the needs of the workforce home buyer this planned unit development requests a minimum lot width of 52'. The maximum number of lots is significantly less than the total allowed by the proposed RS-4 zoning and allows ample open space when the gross development area is considered. The property's limited accessibility and proximity to the reclaimed landfill and turnpike limit its marketability making the proposed use the most appropriate for the tract.

Development Area C-Commercial Buffering: This area of the project is immediately adjacent to the fire and police training facilities to the east of the project. This area is intended to provide a limited commercial/office use with the balance of the property being used as ministorage. This allows adequate buffering of the somewhat intense uses at the police department gun range and fire training facility from those less intense uses proposed within the single family neighborhood. It also provides a safety buffer to the housing.

Development Area D-Floodplain: This area is contained within the 100 year floodplain of Adams creek and will remain in a relatively natural state. The area may be improved with walking trails and open space amenities provided all such amenities conform to all Broken Arrow floodplain ordinances.

The public street and utility systems within the project will be constructed to public standards and dedicated to the City upon completion. This area is served with water by Wagoner County Rural Water District #4. Exhibit G depicts the conceptual infrastructure improvements for this project.

The required entrances will connect to North 37th Street and E. Omaha Street with a stubbed street to the undeveloped tract to the east. The entrances from the adjacent arterial streets will be designed in accordance with the Broken Arrow Subdivision Regulations with two outbound lanes and one inbound lane. The stub streets to the east will also conform to subdivision regulations and appropriate engineering standards in the City of Broken Arrow.

Development Area A Development Standards

The intended use for this project is to establish a neighborhood commercial area at the intersection of 37th Street and Omaha Street. Development Area A shall be developed in accordance with the use and development regulations of the CN district of the Broken Arrow Zoning Ordinance, except as hereinafter modified.

Gross Land Area	4.85 acres
Maximum Floor Area	100,000 square feet
Permitted uses:	All uses permitted by right in the CN zoning district and: · "Drive-in" restaurants will be allowed. · Restaurants with drive thru will be allowed. · Mini-storage

All Other Uses Dimensional Standards	Per CN District Guidelines
Minimum Landscape Area	10% of Net Developable lot
Architectural Standards	

All exterior walls shall be constructed of masonry materials. All facades that face a public right of way shall be constructed of masonry materials other than EIFS. A brick or stone wainscot with EIFS or stucco used above that wainscot may be provided facades that do not face a public ROW. Metal awnings and canopies may be used.

Development Area B Development Standards

The intended use for this project is to establish affordable single family detached housing which shall be governed by the Broken Arrow Zoning Ordinance and use and dimensional standards in the current RS-4 zoning guidelines except as hereinafter modified:

Permitted uses:	Single Family Detached Dwellings
Gross Residential area	125.71 acres
Minimum gross land area per dwelling unit: (DU)	10,000 square feet
Maximum number of dwelling units	540
Minimum Lot Width	52 feet
Minimum lot size	6000 square feet
Minimum livability space per lot	2,800 square feet
Minimum Corner lot side yard abutting a public street*	15 feet on side yard*
Minimum rear yard	20 feet

- * In the event that garage access is planned from the side yard, the minimum building setback along the side yard will be 20'. Only one garage access frontage is allowed on each lot.

Development Area C Development Standards

The intended use for this area is to establish a buffering element between the fire and police training area and the proposed residential lots. Development Area C shall be developed in accordance with the use and development regulations of the CN district of the Broken Arrow Zoning Ordinance, except as hereinafter modified.

Permitted uses:

All uses permitted by right in the CN or IL zoning district **Except** those uses listed as "Industrial Uses" within the zoning code unless expressly permitted below. The following uses are specifically permitted:

- "Drive-in" restaurants
- Restaurants with drive thru.
- Mini Storage

Gross Land Area	9.04 acres
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Mini Storage Maximum Floor Area	150,000 square feet
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All Other Uses Maximum Floor Area	100,000 square feet
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Building Setbacks

Front	50'
Rear (abutting Residential)	30'
Side (abutting Residential)	30'
Rear or Side Abutting Residential (Mini Storage Use)	10*

All Other Dimensional Standards	Per CN District Guidelines
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Minimum Landscape Area

10% of Net Developable Lot shall be maintained as landscape area. A landscape buffer of not less than 10' shall be provided along any boundary abutting a residential use.

*Any ministorage buildings constructed less than 30' from a residential zoned property must be constructed of masonry materials. Exterior building shall constitute the required screening fence in these situations.

Architectural Standards

All exterior walls shall be constructed of masonry materials. All facades that face a public right of way shall be constructed of masonry materials other than EIFS. A brick or stone wainscot with EIFS or stucco used above that wainscot may be provided facades that do not face a public ROW. Metal awnings and canopies may be used.

Any portion of a ministorage facility setback less than 150' from an arterial ROW shall be constructed of full masonry materials unless it is shielded from public view by another building or a masonry screening fence of not less than 6' in height.

Any lot containing a mini storage use may exceed the 2.49 acre lot size maximum of the CN district.

Floodplain (Development Area D)

The intended use for this portion of the project will remain natural floodplain area except as allowed by the City Engineering department for infrastructure improvements.

The developer may also include improvements such as trails, picnic areas and playground areas at their discretion.

Gross Land Area

19.54 acres

Street Design and Access Limitations

All streets shall be constructed as required to meet public street standards as described in the City of Broken Arrow engineering standards. Sidewalks shall be constructed by the developer along 37th Street and Omaha St. No residential lots shall be allowed to have direct access to E. Omaha Street or 37th Street. A single stub street is proposed to the east for future development of the land south of the former landfill site and west of the Creek Turnpike.

All commercial property will encourage mutual access easements and shared access points to the arterial streets however the actual location of the driveways will be determined during the plat and/or site plan processes. If deemed appropriate by staff at the time of plat and/or site plan drives may be allowed nearer to the intersection of 37th Street and Omaha Street than 250'.

Utilities

Storm sewer and sewer service will be publicly maintained utilities provided by the City of Broken Arrow and installed by the developer. Water service will be provided by Wagoner County Rural Water District Number 4. At this time we do not anticipate a detention facility, however, if stormwater detention is required we will construct the facility in the southern portions of Development Area B. All detention and open space areas will be maintained by the homeowners association.

Franchise utilities will also serve the project with communications, natural gas, and electricity. We anticipate underground services throughout the development.

Landscape and Screening Standards

Landscaping and screening will be provided along 37th Street and Omaha Street and shall conform to the City of Broken Arrow Zoning Ordinance. A landscape and fence easement or reserve area shall be provided where Development Area B abuts the adjoining arterial streets and shall contain the required landscaping and screening for the development. All commercial lots shall be developed in accordance with the City of Broken Arrow Zoning Ordinance regarding landscape installation.

All open space reserve areas shall be owned and maintained by the property owners association unless otherwise accepted by the City of Broken Arrow for perpetual maintenance as part of the Broken Arrow Floodplain policy. All traffic islands surrounded by street right of way shall include appropriate landscaping and berms to add visual character to the community and aid in slowing traffic patterns through the project site.

Platting

Prior to issuance of a building permit for any habitable structure, the area within the PUD shall have a subdivision plat approved by the Planning Commission and City Council and filed of record at the Tulsa County Courthouse. 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 approved Planned Unit Development. If a detention facility is required, no part or portion of that facility shall be built into any utility easement, nor any street right of way.

Exhibit A

Legal Descriptions

Overall PUD Legal Description

Development Area A Legal Description

A TRACT OF LAND SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, WAGONER COUNTY, STATE OF OKLAHOMA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4); THENCE NORTH 88°48'13" EAST ALONG THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4), A DISTANCE OF 367.87 FEET; THENCE SOUTH 01°11'47" EAST, A DISTANCE OF 577.00 FEET; THENCE SOUTH 88°48'13" WEST, A DISTANCE OF 364.94 FEET TO THE WEST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4); THENCE NORTH 01°29'16" WEST ALONG SAID WEST LINE, A DISTANCE OF 577.01 FEET TO THE POINT OF BEGINNING. CONTAINING 211,415.24 SQUARE FEET OR 4.85 ACRES.

Development Area B Legal Description

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) AND THE WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, WAGONER COUNTY, STATE OF OKLAHOMA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4); THENCE NORTH 88°48'13" EAST ALONG THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4), A DISTANCE OF 367.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°48'13" EAST ALONG THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4), A DISTANCE OF 578.25 FEET; THENCE SOUTH 01°12'29" EAST, A DISTANCE OF 574.71 FEET; THENCE NORTH 88°48'13" EAST, A DISTANCE OF 164.28 FEET; THENCE SOUTH 01°11'47" EAST, A DISTANCE OF 580.00 FEET; THENCE SOUTH 87°49'11" EAST, A DISTANCE OF 38.96 FEET; THENCE SOUTH 00°53'45" EAST, A DISTANCE OF 287.71 FEET; THENCE NORTH 88°22'18" EAST, A DISTANCE OF 181.02 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4); THENCE SOUTH 01°28'10" EAST ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4), A DISTANCE OF 1198.13 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE NORTH 88°43'53" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 1321.18 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW/4); THENCE SOUTH 01°26'35" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4); A DISTANCE OF 1259.38 FEET TO THE WESTERLY RIGHT OF WAY OF THE CREEK TURNPIKE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2810.00 FEET, A CHORD BEARING OF SOUTH 20°54'56" WEST AND A CHORD DISTANCE OF 1146.95 FEET, FOR A CURVE LENGTH OF 974.52 FEET; THENCE NORTH 45°35'18" WEST, A DISTANCE OF 1103.21 FEET; THENCE NORTH 01°11'47" WEST, A DISTANCE OF 597.57 FEET; THENCE SOUTH 88°48'13" WEST, A DISTANCE OF 11.37 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 174.96 FEET, A CHORD BEARING OF NORTH 69°24'23" WEST AND A CHORD DISTANCE OF 129.92 FEET, FOR A CURVE LENGTH OF 133.11 FEET; THENCE NORTH 47°36'40" WEST, A DISTANCE OF 62.26 FEET; THENCE SOUTH 51°28'52" WEST, A DISTANCE OF 121.52 FEET; THENCE NORTH 47°37'02" WEST, A DISTANCE OF 1003.75 FEET; THENCE SOUTH 88°48'13" WEST, A DISTANCE OF 116.48 FEET; THENCE SOUTH 01°11'47" EAST, A DISTANCE OF 104.00 FEET; THENCE SOUTH 32°20'13" WEST, A DISTANCE OF 215.51 FEET; THENCE SOUTH 88°48'13" WEST, A DISTANCE OF 244.19 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE NORTH 01°30'04" WEST ALONG SAID WEST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 330.52 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4) AND THE SOUTHWEST CORNER OF SAID WEST HALF OF THE

NORTHWEST QUARTER (W/2 NW/4); THENCE NORTH 01°29'17" WEST ALONG THE WEST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4), A DISTANCE OF 2066.15 FEET; THENCE NORTH 88°48'13" EAST, A DISTANCE OF 364.94 FEET; THENCE NORTH 01°11'47" WEST, A DISTANCE OF 577.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5,476,043.21 SQUARE FEET OR 125.71 ACRES.

Development Area C Legal Description

A TRACT OF LAND SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, WAGONER COUNTY, STATE OF OKLAHOMA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4); THENCE NORTH 88°48'13" EAST ALONG THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4), A DISTANCE OF 946.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°48'13" EAST ALONG THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4), A DISTANCE OF 375.91 FEET TO THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4), THENCE SOUTH 01°28'10" EAST ALONG SAID EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4), A DISTANCE OF 1443.36 FEET; THENCE SOUTH 88°22'18" WEST, A DISTANCE OF 181.02 FEET; THENCE NORTH 00°53'45" WEST, A DISTANCE OF 287.71 FEET; THENCE NORTH 87°49'11" WEST, A DISTANCE OF 38.96 FEET; THENCE NORTH 01°11'47" WEST, A DISTANCE OF 580.00 FEET; THENCE SOUTH 88°48'13" WEST, A DISTANCE OF 164.28 FEET; THENCE NORTH 01°12'29" WEST, A DISTANCE OF 574.71 FEET TO THE POINT OF BEGINNING. CONTAINING 393,853.89 SQUARE FEET OR 9.04 ACRES.

Development Area D Legal Description

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, WAGONER COUNTY, STATE OF OKLAHOMA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4); THENCE SOUTH 01°30'04" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 330.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°48'13" EAST, A DISTANCE OF 244.19 FEET; THENCE NORTH 32°20'13" EAST, A DISTANCE OF 215.51 FEET; THENCE NORTH 01°11'47" WEST, A DISTANCE OF 104.00 FEET; THENCE NORTH 88°48'13" EAST, A DISTANCE OF 116.48 FEET; THENCE SOUTH 47°37'02" EAST, A DISTANCE OF 1003.75 FEET; THENCE NORTH 51°28'52" EAST, A DISTANCE OF 121.52 FEET; THENCE SOUTH 47°36'40" EAST, A DISTANCE OF 62.26 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 174.96 FEET, A CHORD BEARING OF SOUTH 69°24'23" EAST AND A CHORD DISTANCE OF 129.92 FEET, FOR A CURVE LENGTH OF 133.11 FEET; THENCE NORTH 88°48'13" EAST, A DISTANCE OF 11.37 FEET; THENCE SOUTH 01°11'47" EAST, A DISTANCE OF 597.57 FEET; THENCE SOUTH 45°35'18" EAST, A DISTANCE OF 1103.21 FEET TO THE WESTERLY RIGHT OF WAY OF THE CREEK TURNPIKE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY, ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2810.00 FEET, A CHORD BEARING OF SOUTH 10°58'49" WEST AND A CHORD DISTANCE OF 180.52 FEET, FOR A CURVE LENGTH OF 180.55 FEET; THENCE SOUTH 09°30'04" EAST ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 322.37 FEET; THENCE NORTH 30°41'53" WEST, A DISTANCE OF 663.41 FEET; THENCE NORTH 79°38'30" WEST, A DISTANCE OF 250.04 FEET; THENCE NORTH 25°10'19" WEST, A DISTANCE OF 397.54 FEET; THENCE NORTH 54°55'22" WEST, A DISTANCE OF 312.14 FEET; THENCE NORTH 08°14'41" WEST; THENCE NORTH 45°26'06" WEST, A DISTANCE OF 1131.20 FEET; THENCE SOUTH 29°55'04" WEST, A DISTANCE OF 844.86 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE NORTH 01°30'04" WEST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER (SW/4), A DISTANCE OF 666.87 FEET TO THE POINT OF BEGINNING. CONTAINING 850,975.21 SQUARE FEET OR 19.54 ACRES.

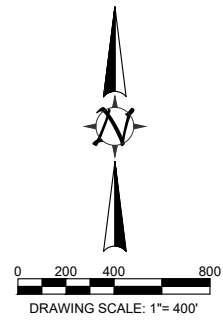
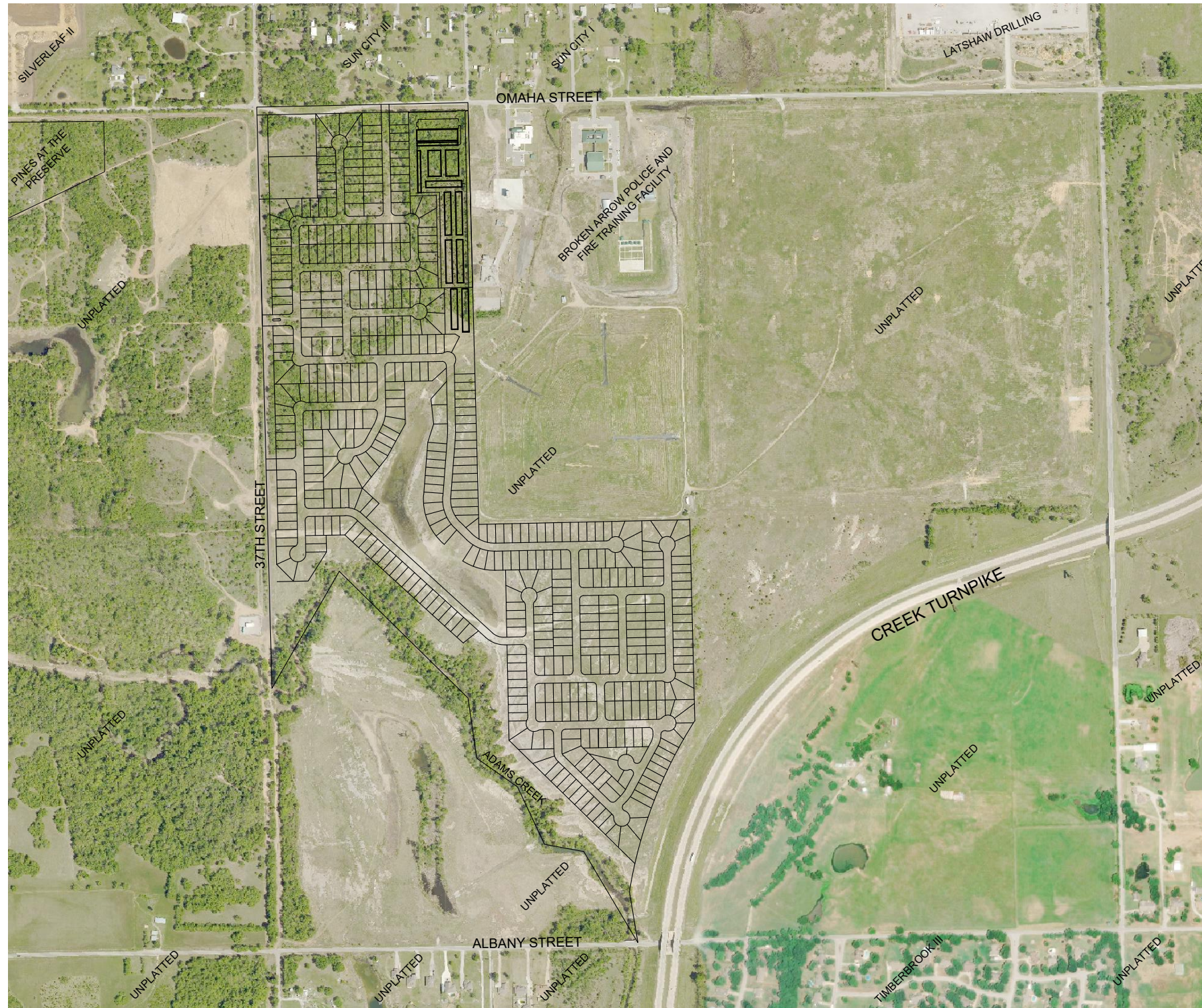
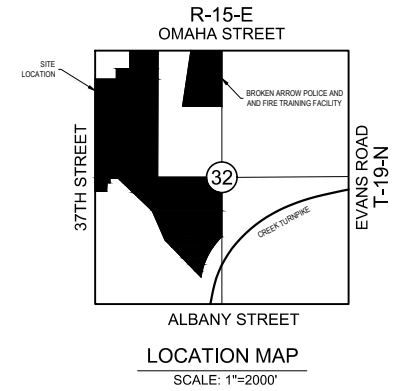


Exhibit B

Surrounding Areas
for

The Cedars at the Preserve



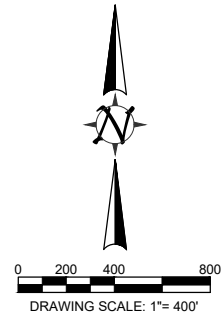
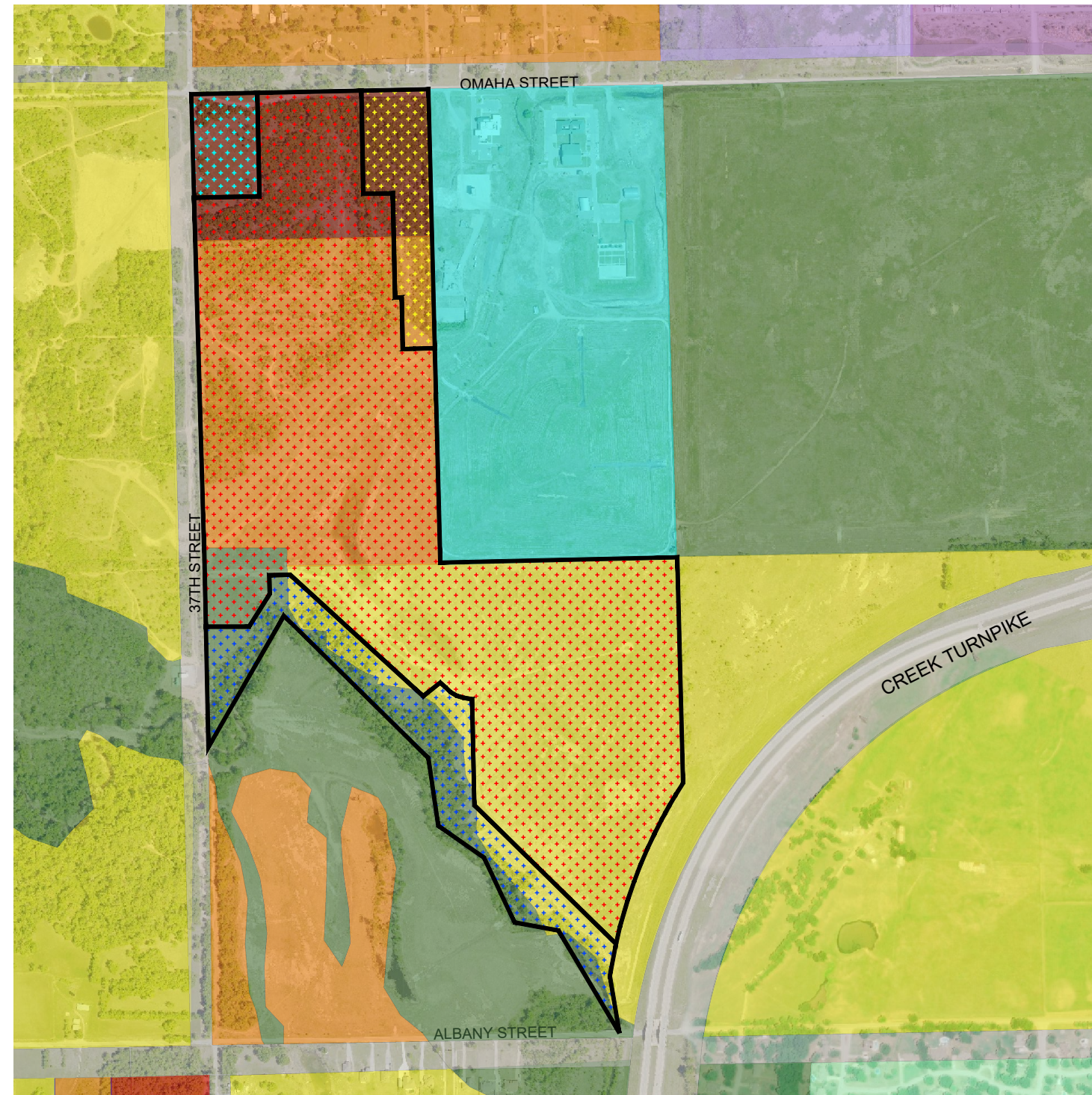
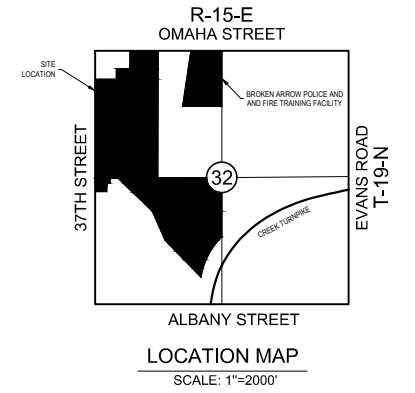


Exhibit C

Comp Plan
for

The Cedars at the Preserve



LEGEND	
	PROPOSED LEVEL 7
	PROPOSED LEVEL 4
	PROPOSED LEVEL 2
	PROPOSED GREENWAY/ FLOODPLAIN



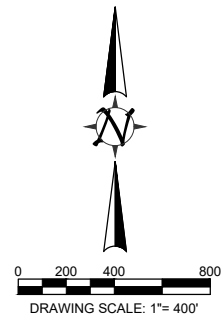
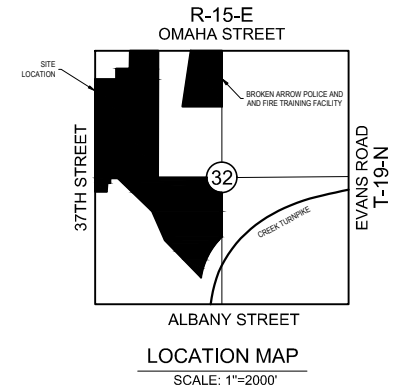
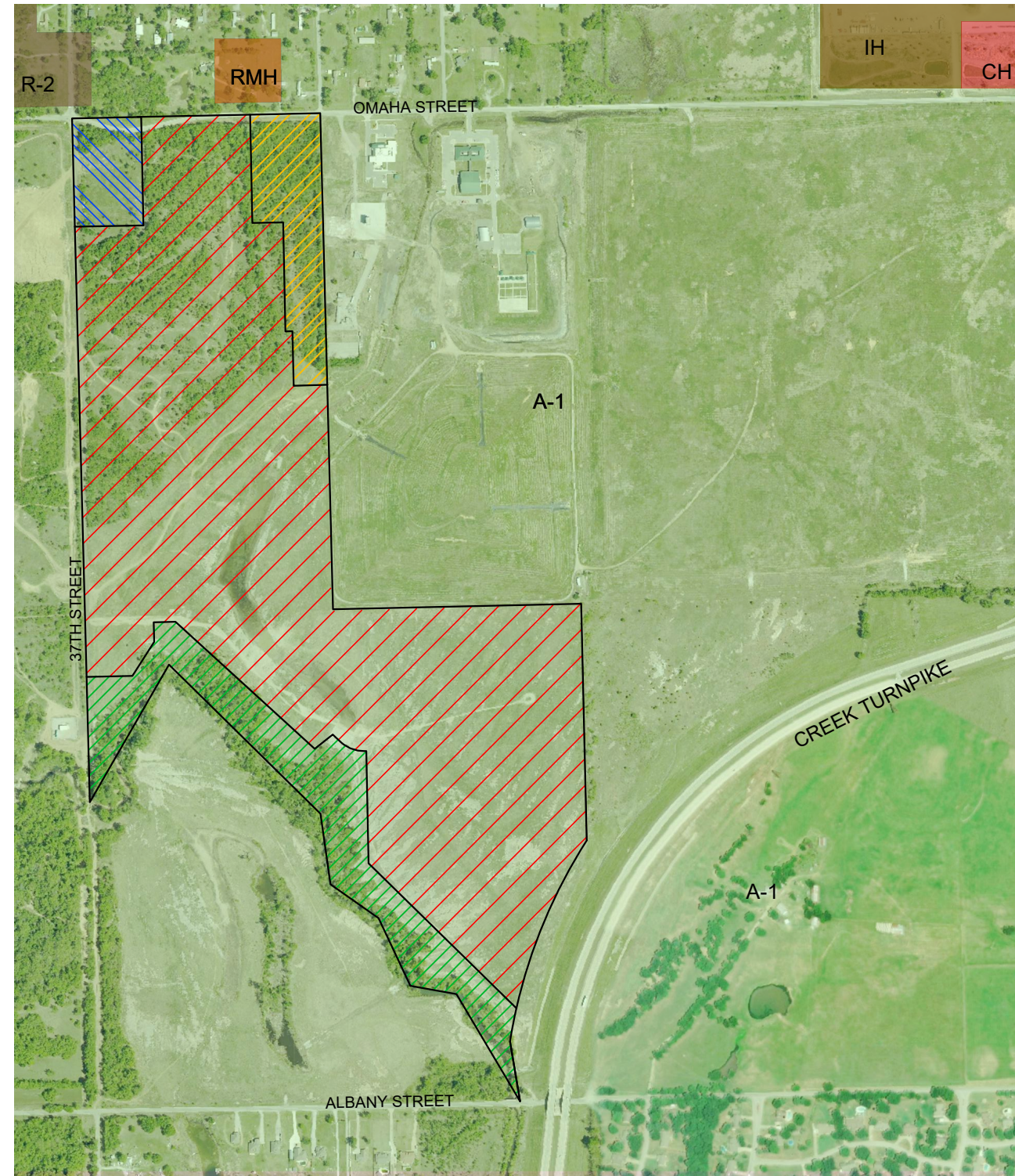


Exhibit D

Existing & Proposed Zoning
for

The Cedars at the Preserve



LEGEND

- EXISTING ZONE A-1 (AGRICULTURE)
- EXISTING ZONE CH (COMMERCIAL HEAVY)
- EXISTING ZONE IH (INDUSTRIAL HEAVY)
- EXISTING ZONE RMH (RESIDENTIAL MOBILE HOME)
- EXISTING ZONE R-2 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONE RS-4 (RESIDENTIAL SINGLE-FAMILY)
- PROPOSED ZONE CN (COMMERCIAL NEIGHBORHOOD)
- PROPOSED ZONE IL (INDUSTRIAL LIGHT)
- PROPOSED ZONE FD (FLOODPLAIN)



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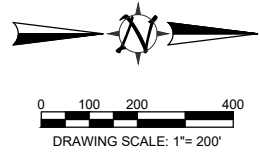
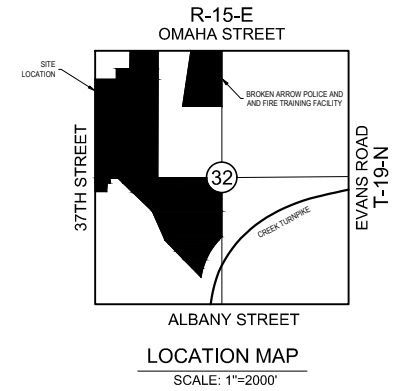


Exhibit E

Development Areas
for

The Cedars at the Preserve



- LEGEND**
- DEVELOPMENT AREA A
 - DEVELOPMENT AREA B
 - DEVELOPMENT AREA C
 - DEVELOPMENT AREA D



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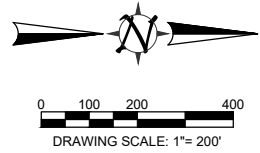
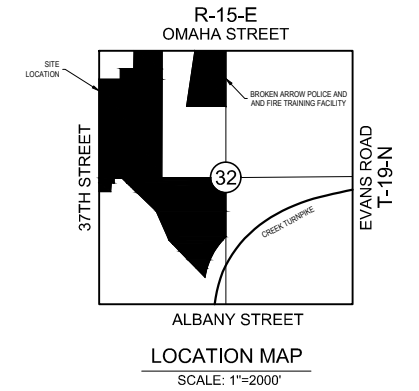
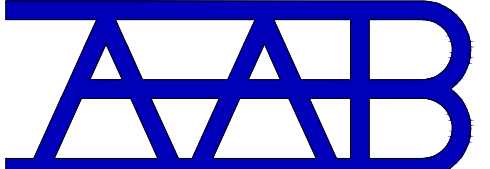


Exhibit F
Conceptual Development Plan
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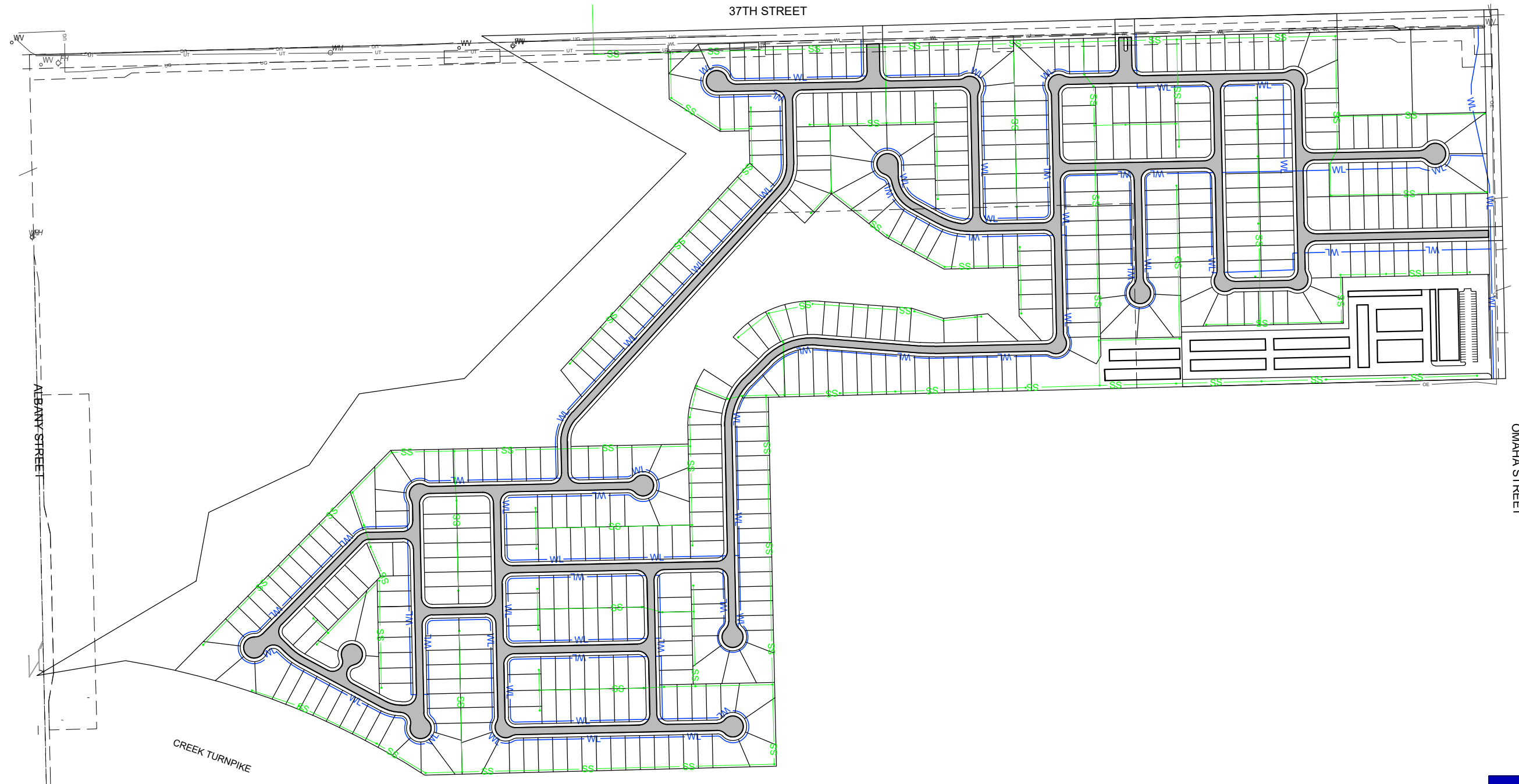
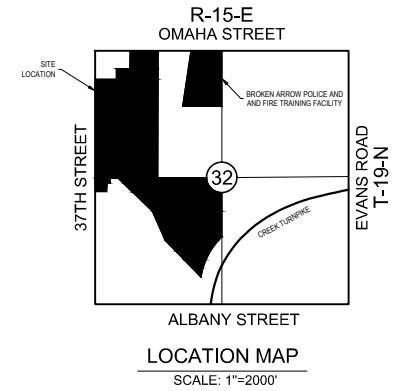


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DRAWING SCALE: 1"= 200'

Exhibit G

Conceptual Improvement Plan
for

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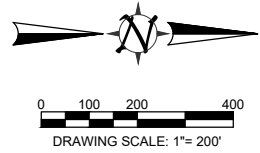
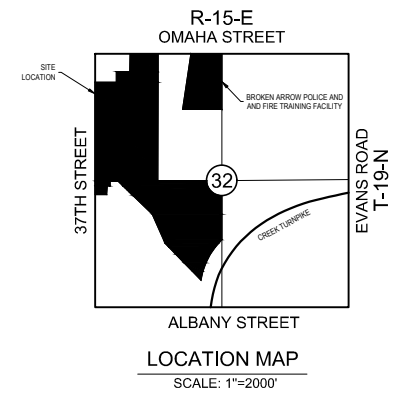


Exhibit H
Existing Topo and Aerial
for
The Cedars at the Preserve



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AAB
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