

APPROVED By [Signature]
DATE 12-2-02
BROKEN ARROW PLANNING DEPT.

“Washington Street and Lynn Lane “

A Planned Community of Residential
Single Family Homes

Planned Unit Development No. 135

RECEIVED
DEC 10 2002
By _____

A Development of Armory LLC

September 2002

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Development Concept

The overall design concept for the development is to provide a variety of single family ownership opportunities by generating neighborhoods of different home and lot sizes, types, and configurations interconnected with common open spaces and trails. Open spaces will be used to help focus and physically knit the groups together, thus increasing ownership in the whole development concept.

The development contains a total of 200 acres of undeveloped land. The property is located South of Washington Street (East 91st Street) and along both sides of Lynn Lane (177th East Avenue). One Hundred and twenty acres of the site is east of Lynn Lane. The remaining 80 acres lay west of Lynn Lane. The West branch of Broken Arrow Creek flows from north to south near the western boundary.

Density calculations are to be based on R-2 zoning. Strategically placed within the PUD will be smaller neighborhoods of single-family attached and detached home sites, more in keeping with an R-5 zone. At least two areas of the site will be developed as a more traditional R-2 zone.

A Property Owners Association will be established to take care of maintenance of common open space. Other Ownership Associations may also be formed to take care of different types of ownership, i.e. townhouse / patio homes.

As practical, direct access to collector streets will not be allowed. Some areas will utilize common private drives to access units and may be gated. This will help enhance the streetscape and reduce the number of driveway cuts.

The project will be designed to preserve a majority of the existing trees located throughout the development. Areas of the site that are ecologically sensitive will be preserved through the use of conservation easements. This will insure the long-term protection of woodland habitats and provide buffers for run-off into adjacent streams. A trail system will be developed to connect the different neighborhoods and open space to each other. The project will also coordinate with the City connectivity to a proposed trail system by the City of Broken Arrow, anchored at nearby Arrowhead Park.

Development Standards

Land Area:

Gross:	200 acres
Park and Green space	25 acres (approximate)

Permitted Uses:

Uses permitted as a matter of right in Land Uses Level 2 – Urban Residential in an R-2 Single Family Residential District, and R-5 Multi Family Residential District along with customary and accessory uses including, but not limited to, landscaped entrances, storage facilities for residences and other uses incidental thereto.

Detached and attached single-family residences, gated private streets or public streets.

Dwelling, multiple as defined in the Broken Arrow Zoning Ordinance, is not a permitted use. Dwelling, townhouse or row house, as defined in the Broken Arrow Zoning Ordinance, however, is a permitted use.” In addition, “single-family cluster home” is a permitted use. A single-family cluster home is defined as a detached single-family residential unit that shares its front yard lot line with another lot and derives its only access from a private alley that is adjacent to the rear of the lot.

Accessory uses are permissible in accordance with PUDS, Planned Unit Development, Section 3.3 – Uses permitted in a Planned Unit Development.

Maximum Number of Dwelling Units: 867

PUD use “A” – Tracts designated as Land Use “A” on PUD Concept Plan shall be developed in accordance with use and development regulations of R-2, One Family residence District.

PUD use “B” – Tracts designated as Land Use “B” on PUD Concept Plan shall be developed in accordance with the development regulations of Article VI, Section 7 (R-5 Multi Family Residence District) of the Broken Arrow Zoning Ordinance except as follows:

- Minimum Lot Size for Multi Family in Section 7.3 is deleted. Dwelling, multiple as defined in the Broken Arrow Zoning Ordinance, is not a permitted use.

- Yard Requirements for Multi Family and Multi Family Attached in Section 7.5 is deleted. Dwelling, multiple as defined in the Broken Arrow Zoning Ordinance, is not a permitted use.
- Townhouse or row house dwelling units may be located on minor streets, either public or private.
- Single-family detached cluster homes shall be developed in accordance with the following standards:
 - Access: Access shall be by a private alleyway of at least 20 feet in width. The alleyway shall be located at the rear of the lot. Each alley way shall serve no more than eight units. From the perpendicular public street right-of-way line, the alleyway shall not exceed 150 feet in length.
 - Minimum Lot Width: 30 feet.
 - Minimum Lot Area: 2,400 square feet.
 - Minimum side yard on interior lots: 5 feet.
 - Minimum Rear Yard Setback (from property line adjacent to alleyway): 10 feet.
 - Minimum Front Yard Setback (from property line): 20 feet.
 - Minimum Setback From a Public Street Right-of-way Line: 20 feet.
 - Parking: Each unit shall have an enclosed garage with at least two parking spaces. In addition, a common parking lot area shall be created that provides at least one parking space for every 2.5 cluster homes, if the rear building line is less than 20 feet.
 - Building Height: Buildings shall be limited to 35 feet in height.
- In aggregate, the acreage of townhouse, row house and single-family detached cluster homes will not exceed 50 acres within area B of the PUD.

Additional Accessory Uses: In townhouse, row house, and single-family cluster areas, storage facilities to serve the residents in these areas shall be permitted. The storage units shall contain no more than 400 square feet per unit and no more than four units may be attached.

Sidewalks: Sidewalks shall be provided along all public and private streets. Sidewalks will be constructed by the developer in all reserve areas that are adjacent to a public or private street. In single-family detached cluster home areas, a shared sidewalk will be located along the common front yard line. The only instance in which sidewalks are exempted is on lots that are adjacent to a reserve area that has a trail system.

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Street Design: All streets, whether public or private, shall meet the construction standards of the City of Broken Arrow.

Landscaping: A 20-foot wide landscape area shall be provided along Washington Street and 9th Street (Lynn Lane). This area shall be identified as a "Reserve Area" on the plat that is owned and maintained by the Home Owners Association. Landscaping shall be provided in this reserve area in accordance with the Article VIII, Section 19 of the Zoning Ordinance. In addition, trees shall be planted along the collector streets as the tracts become developed that front and/or border the collector street. The number of trees required along the collector streets shall be the same as that required along an arterial street.

Fencing: The side or rear yards of residential uses adjacent to Washington Street and 9th Street (Lynn Lane) shall have an architecturally attractive opaque fence of at least 6 feet in height. Masonry columns shall be incorporated into the fence at least every 40 feet. An opaque fence of at least 6 feet in height shall be provided along all collector streets. Fencing along the arterial streets shall be installed by the developer. Maintenance of the fence along the arterial street shall be the responsibility of the homeowners association. Fencing along the collector streets shall be installed by the builder. However, a uniform style of fencing shall be installed along the collector street. The type and style of fencing to be installed along the collector streets shall be described in the covenants filed with the plat. Fencing plans shall be presented to and approved by the Planning Commission at the same time landscape plans are submitted for review. The fencing on Washington Street and 9th Street (Lynn Lane) may be placed in the 20-foot wide landscape and sidewalk area. Any open space reserve area, such as lakes, parks, etc. that abuts an arterial street or collector street, does not have to have any fencing around it due to the desire to keep these areas visible from the street.

Exterior materials: In the townhouse, row house, and single family cluster home areas, at least 60% of the exterior wall material, excluding doors and windows shall be masonry.

Housing types: While it is recognized that Area B allows a wide variety of housing types, only one style of housing shall be permitted within a block within a subdivision plat. The type of housing (i.e. single family detached, single family detached (zero lot line), single family attached (two-family, townhouse, row

house), single family cluster home, and two-family (duplex)) shall be identified and stated in the private covenants of the plat.

Number of attached units: No more than eight units may be attached as part of any townhouse or row house.

PUD use "C" – Tracts designated as Land Use "C" on PUD Concept Plan shall be developed in accordance with the "FD, Floodway District". Tract "C" shall be used only for open space and recreational uses.

Access and Circulation

The project site has access from Washington Street (91st Street) and Lynn Lane (177th East Avenue). A minimum number of intersections with existing City Streets are proposed. This will help reduce traffic conflicts and enhance the concept of neighborhood. The development will utilize a system of both public streets and private drives and alleys to access lots and open space. A pedestrian trail system will connect residential areas with planned open spaces and connections to an exterior trail system proposed by the City of Broken Arrow. Some variation to fencing requirements may be necessary to enhance security and access to the proposed trail system.

No residential unit shall have direct access onto any arterial or collector street.

Drainage and Utilities

The project will utilize the existing contours of the site for placement of sanitary sewer and storm sewer drainage systems. Water and sanitary sewer services will be extended from existing lines on, or contiguous, to the property. Electric, gas, telephone and cable television services are available to the site via typical extensions. All proposed utilities will be placed underground.

A drainage report with hydrological analysis will be prepared and submitted for review and approval.

Existing Zoning and Land Use

The subject tract(s) are currently zoned A-1 and R-2. See Exhibit "C". The tracts are currently used as agricultural. The comprehensive Plan for Broken Arrow designates the subject property as LUIS Level 2 – Urban Residential.

Proposed Zoning and Land Use

A companion rezoning application to R-2 has been submitted concurrent with the PUD Application. See Exhibit "C".

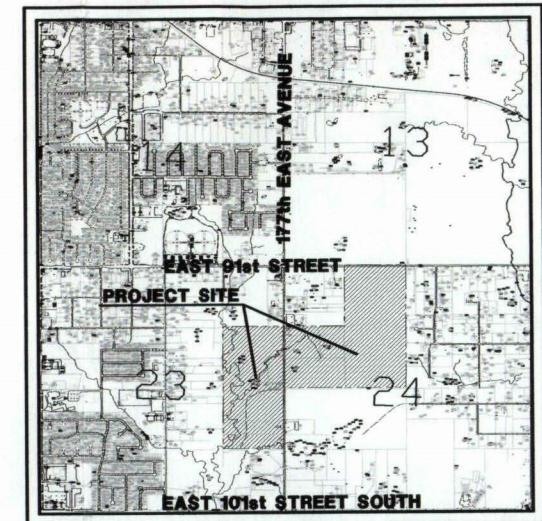
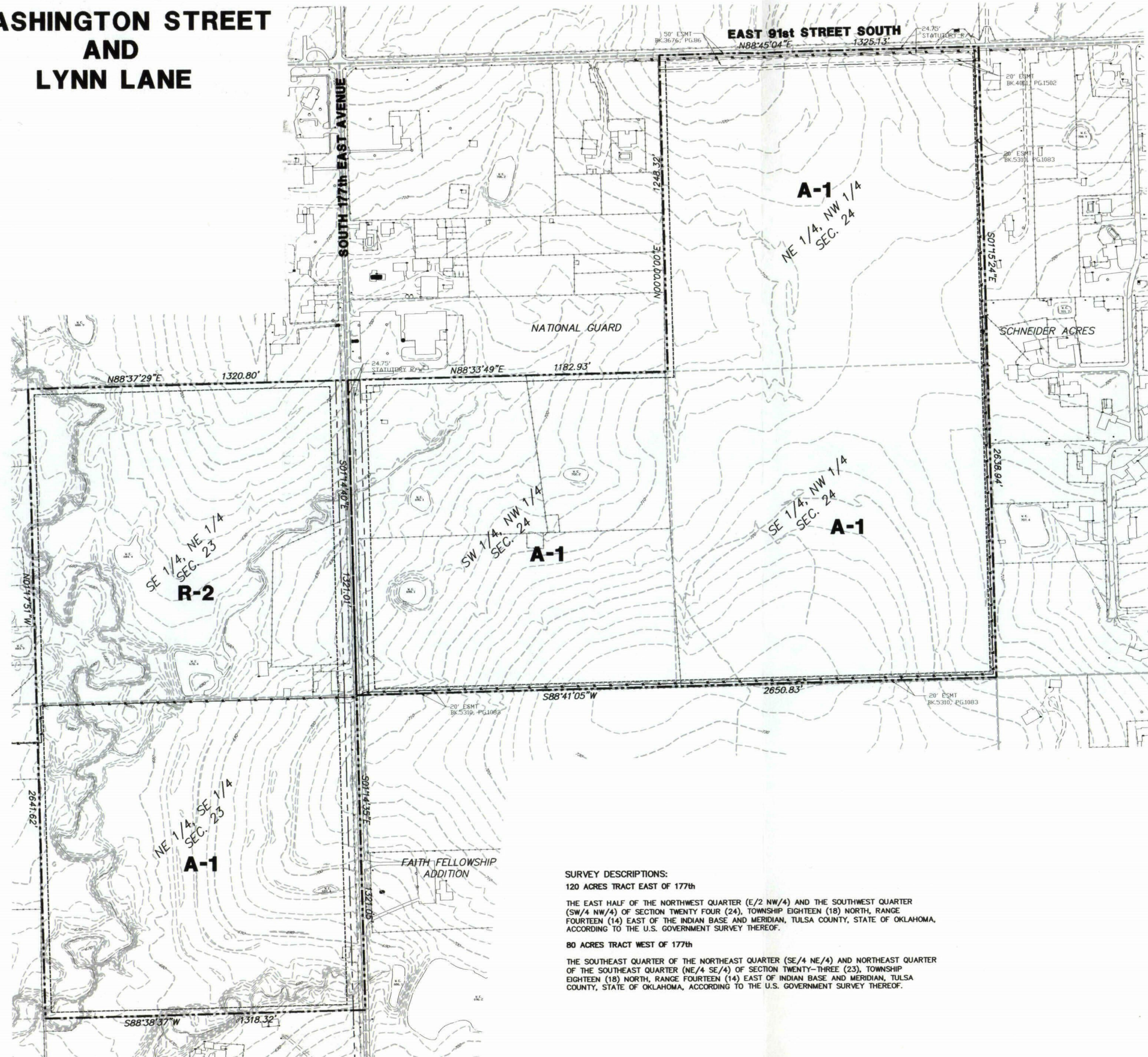
Schedule of Development

Initial construction is anticipated to commence in the spring of 2003, once the PUD, subdivision plat and engineering plans have been completed and approved.

WASHINGTON STREET AND LYNN LANE

EXHIBIT "A" EXISTING CONDITIONS ARMORY LLC

200 AC, BROKEN ARROW, OKLAHOMA



Vicinity Map

Not to Scale

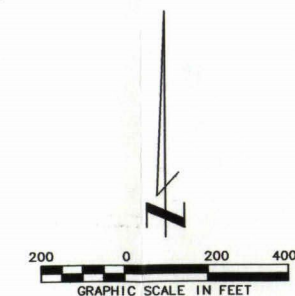
SURVEY DESCRIPTIONS:

120 ACRES TRACT EAST OF 177th

THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) AND THE SOUTHWEST QUARTER (SW/4 NW/4) OF SECTION TWENTY FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

80 ACRES TRACT WEST OF 177th

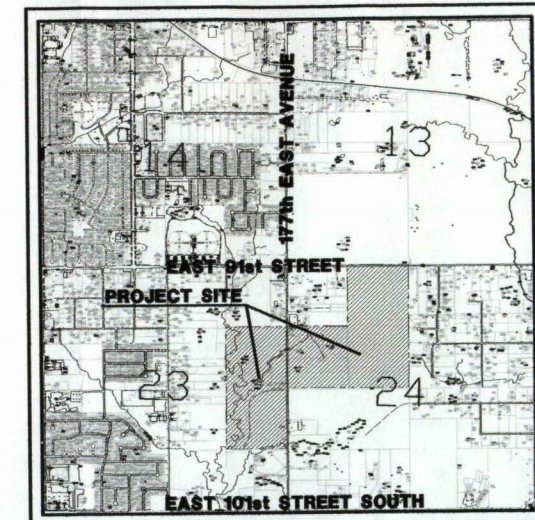
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NE/4) AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



Independent Design Consultants
 1520 West Dogwood Street
 Rogers, Arkansas 72756
 (479) 636-8558 • FAX: (479) 636-7074
www.independentdesign.net
 Development Services • Land Planning • Civil Engineering

EXHIBIT "B" PUD CONCEPT PLAN ARMORY LLC

200 AC, BROKEN ARROW, OKLAHOMA



Vicinity Map

Not to Scale

LAND USE & AREA SUMMARY

TRACT #	USE	ACRAGE
TRACT 1	"B"	21.1 ACRES
TRACT 2	"A"	32.7 ACRES
TRACT 3	"B"	22.5 ACRES
TRACT 4	"B"	11.5 ACRES
TRACT 5	"B"	17.2 ACRES
TRACT 6	"B"	19.3 ACRES
TRACT 7	"A"	32.6 ACRES
OPEN SPACE		43.6 ACRES

NOTE: OPEN SPACE INCLUDES STREET RIGHTS-OF-WAY.

SURVEY DESCRIPTIONS:

120 ACRES TRACT EAST OF 177th

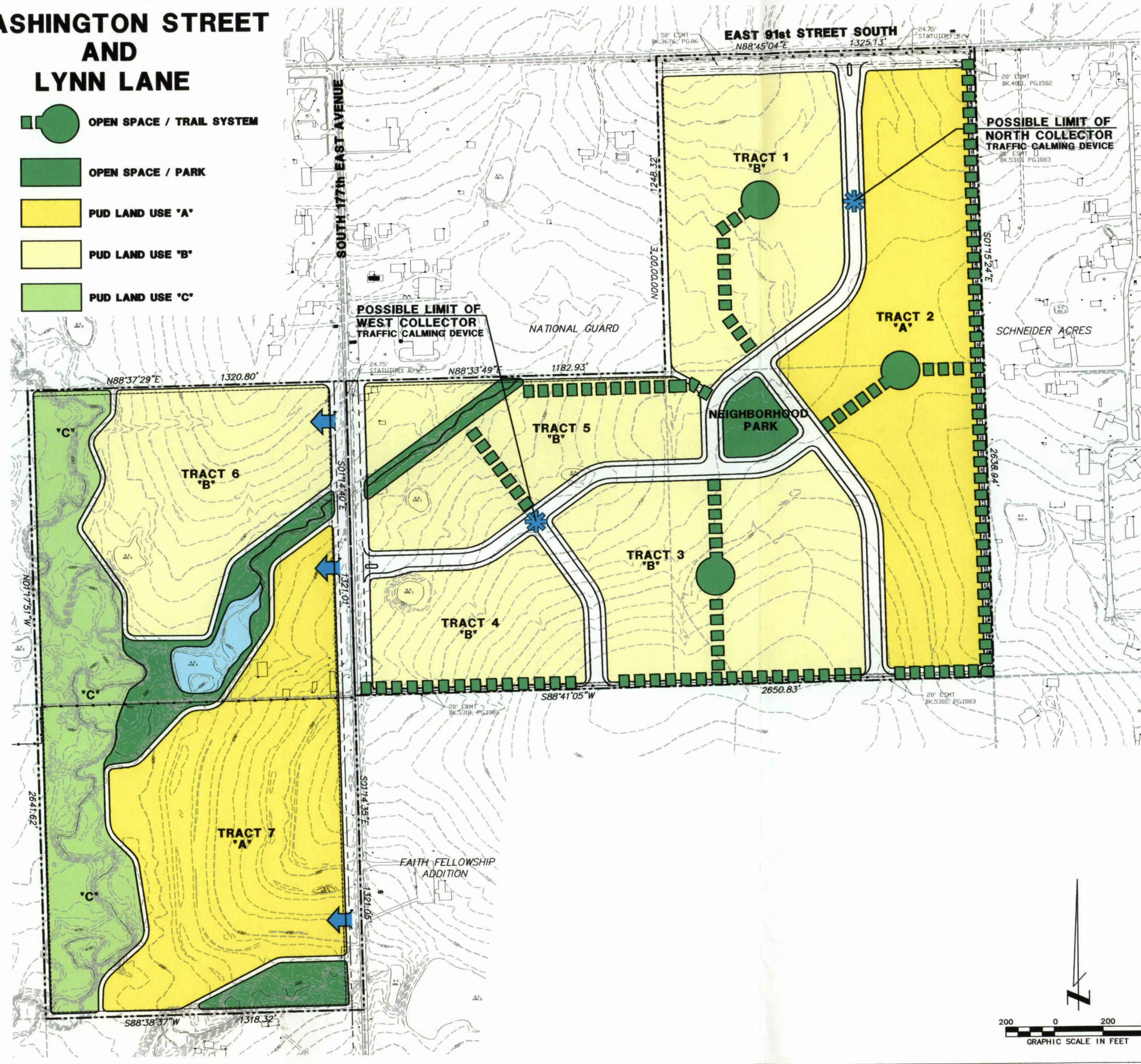
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80 ACRES TRACT WEST OF 177th

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WASHINGTON STREET AND LYNN LANE

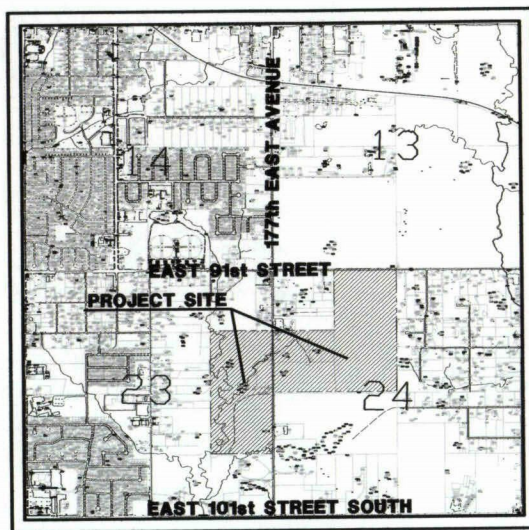
- OPEN SPACE / TRAIL SYSTEM
- OPEN SPACE / PARK
- PUD LAND USE "A"
- PUD LAND USE "B"
- PUD LAND USE "C"



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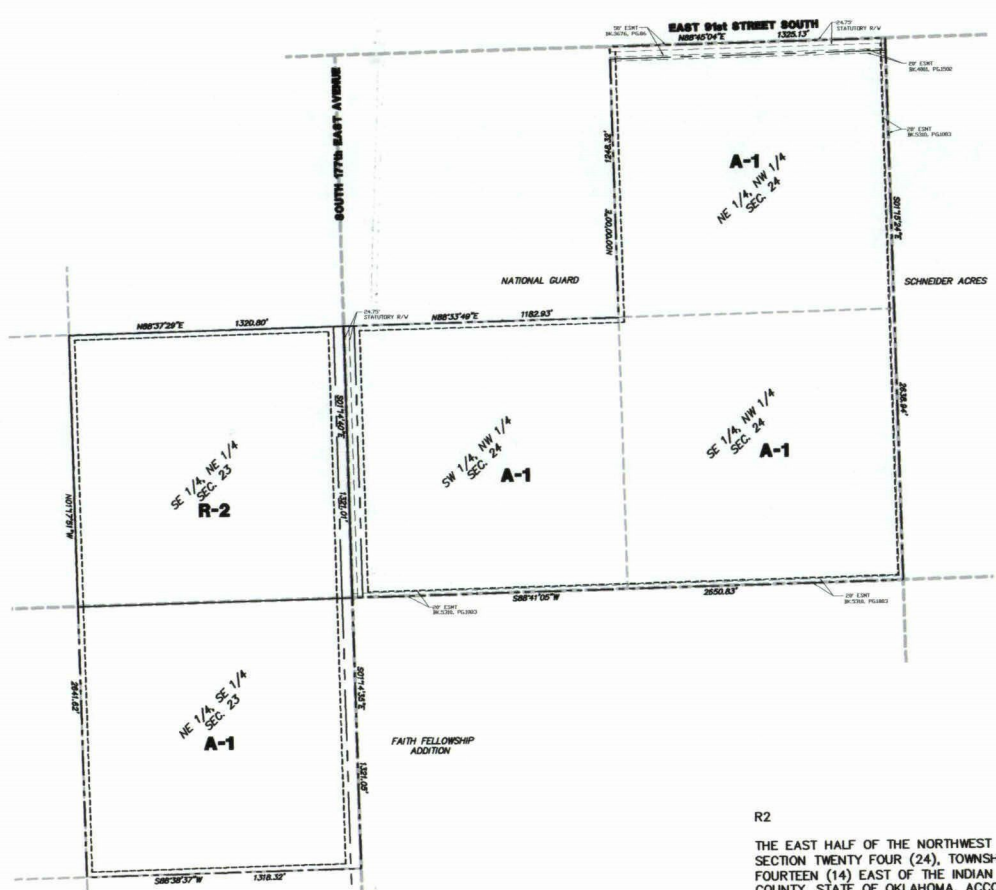
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EXHIBIT "C" EXISTING AND PROPOSED ZONING ARMORY LLC 200 AC, BROKEN ARROW, OKLAHOMA



Vicinity Map
Not to Scale

EXISTING ZONING



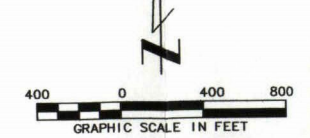
R2
THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION TWENTY FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

R3
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) AND NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION TWENTY FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

PROPOSED ZONING



WASHINGTON STREET AND LYNN LANE

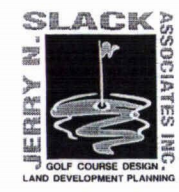
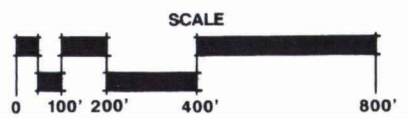
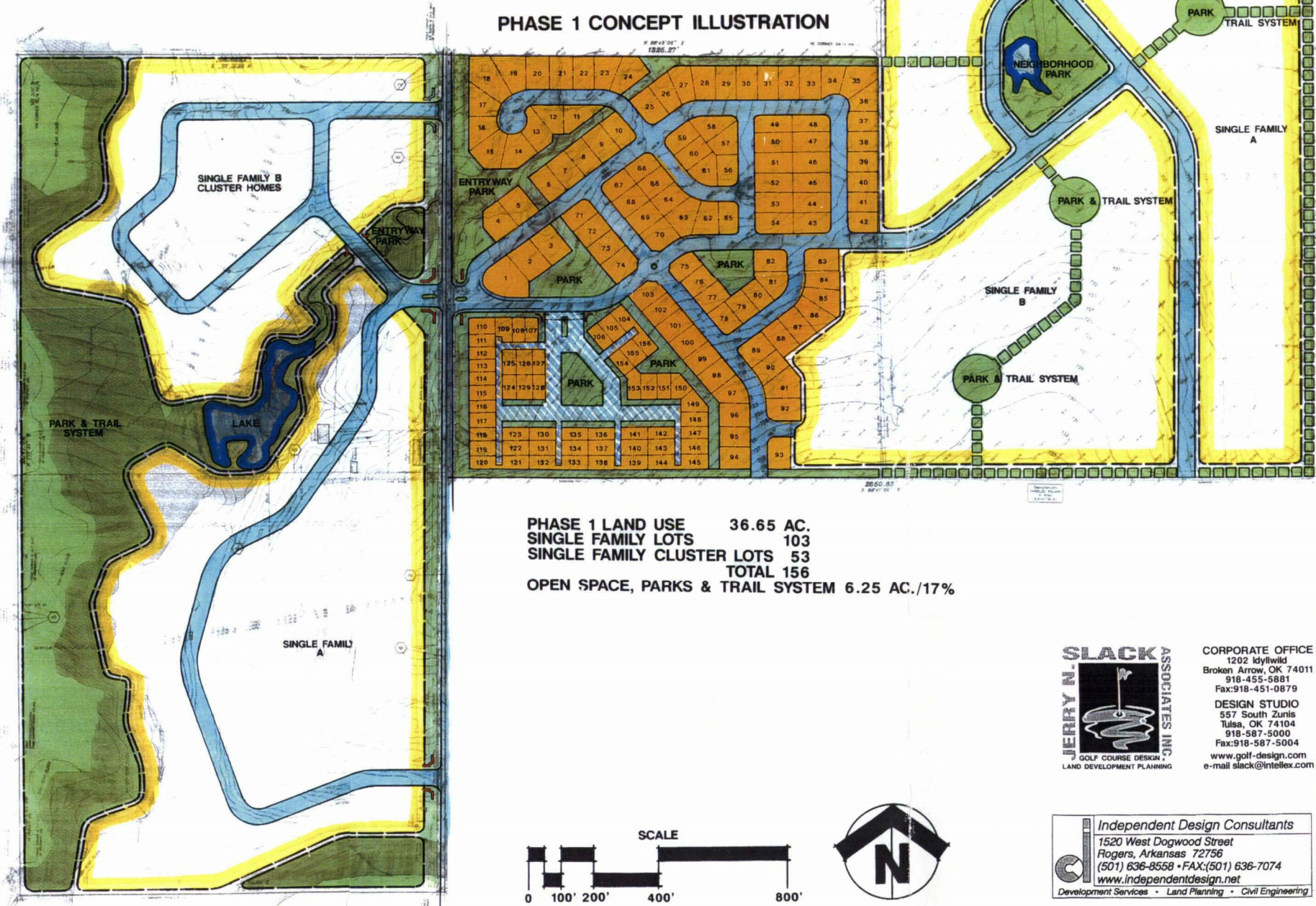
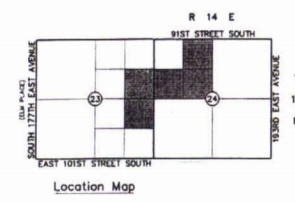


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PRELIMINARY PUD CONCEPT PLAN

PARADIGM INC.

120/200 AC. BROKEN ARROW, OKLAHOMA



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 Broken Arrow, OK 74011
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City of Broken Arrow

P.O. Box 610
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Phone: (918) 259-8412
FAX: (918) 251-6642

PLANNING DEPARTMENT



December 3, 2002

Dave Cocolin
Armory LLC
c/o Paradigm Realty
4500 South Garnett Road
Tulsa, OK 74146

Subject: PUD 135 and BAZ 1580

Dear Dave:

The Broken Arrow City Council, in their meeting of December 2, 2002, approved PUD 135 and BAZ 1580. PUD 135 and BAZ 1580 were approved subject to the property being platted. BAZ 1580 was approved with the entire property rezoned from A-1 and R-2, to R-2. PUD 135 was approved as presented, along with the condition that the Patio Homes/Cluster Homes development shall be limited to 50 acres or less, within the defined 91.6 acres of Area B. Please submit three revised copies of the PUD to the Planning Department that incorporate the change approved by the City Council, along with the additional drawings presented to the City Council.

An ordinance confirming this zoning will be presented to the City Council for approval when the property has been platted.

Action taken by the City Council will be recorded in the minutes of their meeting of December 2, 2002. If you have any questions, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Farhad K. Daroga".

Farhad K. Daroga
Planning Director

FKD/js

cc: Jerry Slack
Eliza Poplin Trust
Steve Sanditen
Robert Holmes