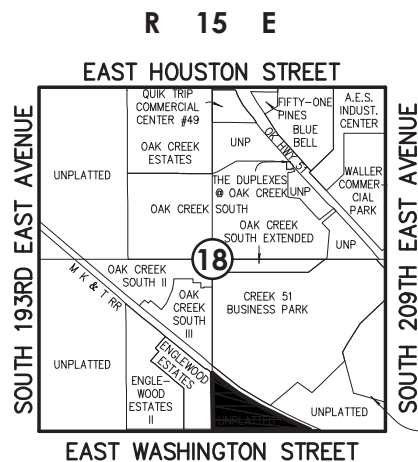
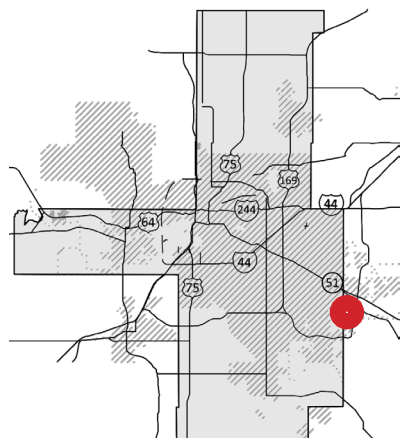


# Three Oaks

A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 13.926 ACRES  
LOCATED 1/2 MILE EAST OF THE NORTHEAST CORNER OF EAST WASHINGTON STREET (91ST ST. S.) AND SOUTH 23RD STREET  
(193RD E. AVE.) IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA



Location Map



APRIL 2024

**OWNER:**  
FP INVESTORS LLC  
16200 N. DALLAS PARKWAY  
SUITE 145  
DALLAS, TX 75248

**APPLICANT:**  
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**CONSULTANT:**  
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PUD-  
APRIL 2024

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661  
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929



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## I. PROPERTY DESCRIPTION

**Three Oaks** consists of 13.926 acres located 1/2-mile east of the northeast corner of East Washington Street (91<sup>st</sup> St. S.) and South 23<sup>rd</sup> Street (193<sup>rd</sup> E. Ave.) in the City of Broken Arrow, Oklahoma, and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SE/4 SE/4; THENCE NORTH 1°26'45" WEST AND ALONG THE WEST LINE OF THE SE/4 SE/4 FOR A DISTANCE OF 887.85 FEET; THENCE ALONG A 5650.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 52°28'45" EAST, A CENTRAL ANGLE OF 15°48'00", A CHORD BEARING AND DISTANCE OF NORTH 60°22'45" WEST FOR 1553.11 FEET, FOR AN ARC DISTANCE OF 1558.04 FEET; THENCE SOUTH 68°16'44" EAST FOR A DISTANCE OF 237.68 FEET, TO A POINT ON THE SOUTH LINE OF THE SE/4 SE/4; THENCE SOUTH 88°49'03" WEST AND ALONG SAID SOUTH LINE FOR A DISTANCE OF 1548.87 FEET TO THE POINT OF BEGINNING.

The above-described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

## II. DEVELOPMENT CONCEPT

**Three Oaks**, a Planned Unit Development (PUD) of 13.926 acres located 1/2-mile east of East Washington Street and South 23<sup>rd</sup> Street, has been designed in accordance with the RS-C Single-Family Residential-Compact zoning district, pending adoption in the new Broken Arrow Zoning Ordinance. As time is of the essence, this PUD has been submitted to allow the development to proceed while the new Ordinance adoption process continues.

By its design, this PUD satisfies the purposes for a PUD as outlined in the Broken Arrow Zoning Ordinance Section 6.4.A., as it is intended to provide a unified treatment of the development possibilities of the project site by fusing continuity of function and design, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, and to encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure, and land use compatibility.

The subject property is presently zoned A-1 Agricultural. A companion application (BAZ-) has been filed to rezone the site to RS-4 Single-Family Residential District (under the existing Zoning Ordinance). The proposed RS-4 district is in accordance with the Level 3 designation of the Broken Arrow Next Comprehensive Plan, as amended by COMP-001074-2023 in November 2023. An excerpt of the Comprehensive Plan is provided on Exhibit D of this PUD.

The Conceptual Site Plan, as shown on Exhibit B, represents initial concepts for neighborhood amenities, which will be maintained as common areas by a mandatory property owners' association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat for areas containing such common areas. In accordance with proposed RS-C zoning, not less than 15% of the net land area will be preserved as common open space for the enjoyment of the residents, and 50-foot-minimum-width open space buffers shall be preserved adjacent to existing platted residential lots.

The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." A conceptual development plan depicting design features is provided on Exhibits B "Conceptual Site Plan". The PUD shall be developed in accordance with the use and development regulations of the City of Broken Arrow Zoning Ordinance, except as otherwise specified herein. Bulk and area standards within the proposed Development Standards generally follow those of the proposed underlying RS-C district. This PUD will impose higher development standards than if developed with the existing straight zoning.

Although Zoning Ordinance Section 4.1.E.1.B would permit 77 dwelling units with the proposed RS-4 underlying zoning, and 86 dwelling units would be permitted if zoned RS-C under the pending new Zoning Ordinance, this PUD will restrict the development to 45 dwelling units.



# Three Oaks

## EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION  
WITH ADJACENT DEVELOPMENTS LABELED

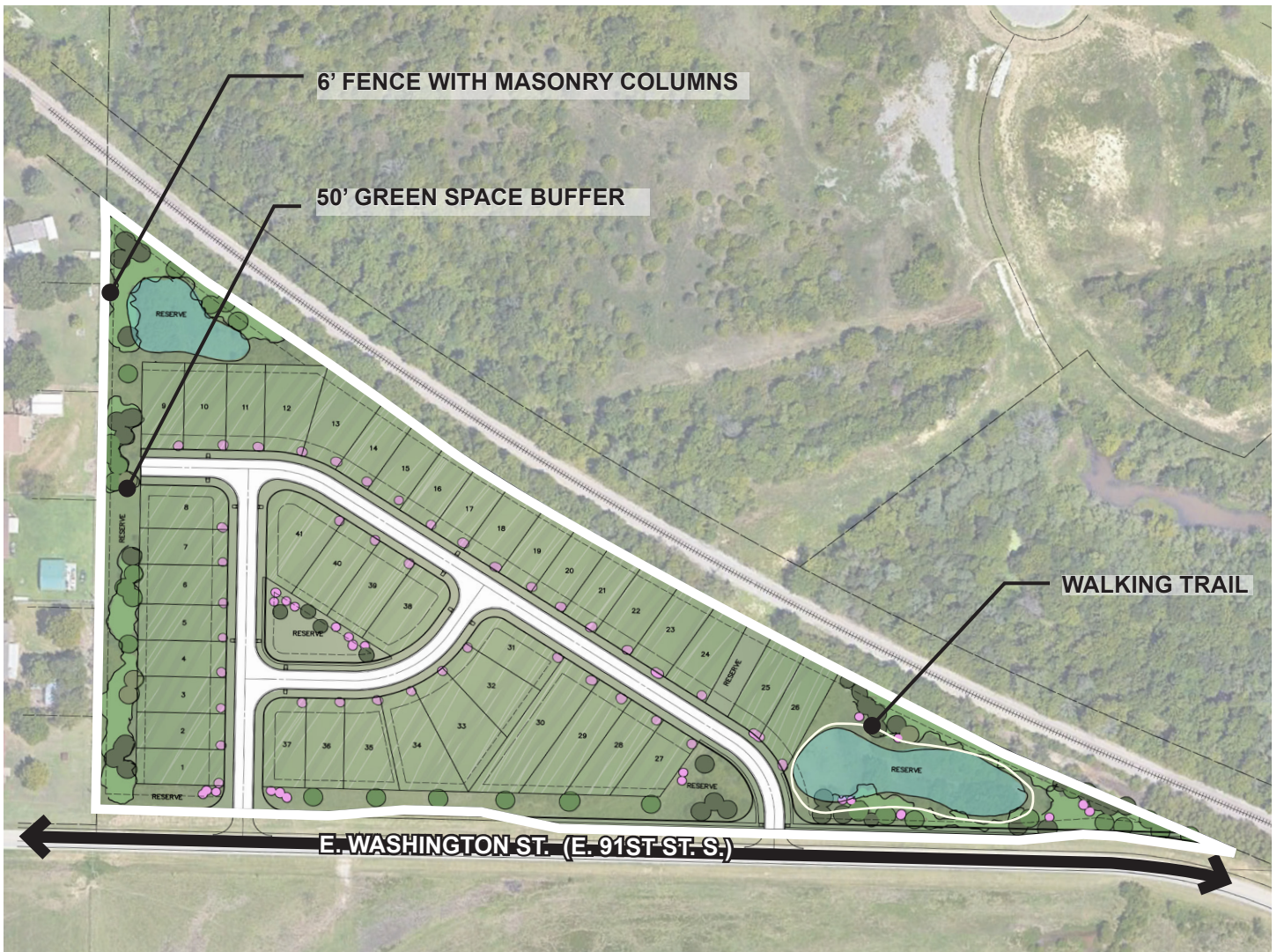




# Three Oaks

## EXHIBIT B

CONCEPTUAL SITE PLAN  
CONCEPTUAL LAYOUT DATED APRIL 22, 2024



Plan is Conceptual in Nature and Subject to Change during Platting and Engineering Process

### III. DEVELOPMENT STANDARDS

<b>Gross Land Area:</b>	606,617 SF	13.926 AC
<b>Net Land Area:</b>	537,618 SF	12.342 AC
<b>Permitted Uses:</b> Single-family detached dwellings; neighborhood community playfields and parks including clubhouses, pools, and similar neighborhood amenities, minor utility facilities, and uses customarily accessory to uses permitted herein.		
<b>Maximum Number of Lots:</b>	45	
<b>Minimum Lot Width:</b>	50 FT****	
<b>Minimum Lot Area:</b>	5,000 SF	
<b>Minimum Land Area per Dwelling Unit:</b>	7,000 SF *	
<b>Maximum Building Height:</b>	35 FT **	
<b>Minimum Off-street Parking:</b>	Two (2) per dwelling unit	
<b>Maximum Lot Coverage:</b>	55% Interior Lots; 65% Corner Lots ***	
<b>Minimum Livability Open Space per DU:</b>	2,800 SF ***	
<b>Minimum Yard Setbacks:</b>		
Front Yard:	20 FT	
Rear Yard:	20 FT	
Side Yard (One, Total):	5 FT, 10 FT	
Side Yard Adjacent to Arterial Street:	35 FT	
Side Yard Adjacent to Non-Arterial Street/Alley:	20 FT	
Any Yard Within 35 Feet of Arterial Street:	35 FT from Arterial Street Right-of-Way	
<b>Other Bulk and Area Requirements:</b>	As required within the RS-4 District (to be RS-C)	

\* Minimum land area per dwelling unit is satisfied by the proportion of maximum number of dwelling units to gross land area as provided in Section 4.1.E.1.b. of the Broken Arrow Zoning Ordinance. Lots are therefore not subject to this requirement on an individual basis.

\*\* Architectural features may extend a max. of five (5) feet above maximum permitted building height.

\*\*\* Maximum aggregate lot coverage by buildings, parking, and drives is limited to the lesser of the specified percentage or that amount necessary to meet minimum livability open space requirements for the lot. Livability open space, defined as open space not utilized for parking or drives, may be located on a lot or contained within common open space of the development, as per Section 4.1.E.1.d. of the Broken Arrow Zoning Ordinance. Requirements for common open space are provided in Section IV.F. of this PUD.

\*\*\* Lot width for irregularly shaped lots shall be measured along the front yard building setback line.

## **IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS**

**IV.A. SURROUNDING ZONING AND LAND USE:** The site is presently zoned A-1 Agricultural. Surrounding zoning is A-R-1 to the west, IL with a PUD to the north, and A-1 to the south and east.

**IV.B. ACCESS AND CIRCULATION:** The subject property has approximately 1,480 feet of frontage on E. Washington St., with 2 points of access planned. An existing railroad restricts access to the north and no stub streets are provided in the existing residential neighborhood to the west.

Streets serving Three Oaks are proposed to be public but, by this PUD, shall have the option of being served by gated, private streets. All streets, public or private, shall be constructed to meet the City of Broken Arrow standards for public streets. Any gates serving private streets or drives shall be designed according to the International Fire Code adopted by the City of Broken Arrow and be approved by the Broken Arrow Fire Marshal during the platting stage.

Sidewalks and/or trails shall be constructed as required and will be planned during the engineering design and platting phase.

Limits of No Access (LNA) will be imposed by the future plat(s) along the East Washington Street frontage, except at approved street intersection(s).

**IV.C. SIGNAGE, LANDSCAPING, AND FENCING:** Signs, landscaping, and fencing shall comply with the applicable provisions of the Broken Arrow Zoning Ordinance.

In accordance with proposed RS-C zoning, 50-foot minimum width open space buffers shall be preserved along the west line of the PUD, adjacent to existing platted residential lots, which areas shall be maintained by a mandatory property owners' association. Within the required 50'-minimum-width open space preserve areas, any tree with a minimum of 6 inches in caliper existing within the PUD at the time of approval shall be preserved, other than removal as needed for utility installation or drainage purposes.

**IV.D. UTILITIES AND DRAINAGE:** Sanitary sewer is located onsite. Sanitary sewer lines shall be extended onsite as needed and service shall be provided by the City of Broken Arrow. Similarly, waterlines are onsite and shall be extended and looped to provide water service and fire protection and will be designed during the platting and engineering stage. Water service shall be provided by Creek County RWD#2. Fire hydrant locations shall be coordinated with and approved by the Broken Arrow Fire Marshal during platting and engineering design.

An internal stormwater collection and detention system will be designed and constructed to drain the site to a stormwater detention facility, to be designed during the platting and engineering stage. Early concepts for drainage and onsite stormwater detention are shown on the Exhibit B "Conceptual Site Plan." Stormwater drainage and detention facilities will be contained within Reserve Areas and/or overland drainage easements, to be maintained by a property owners' association. These facilities may additionally serve as neighborhood amenities.

Electric, natural gas, and communications services are available onsite or by extension.



**IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:** The site is moderately sloped and drains to the southeast, ultimately to Broken Arrow Creek.

None of the site is within the 100-year (1% Annual Chance) Regulatory Floodplain. The entire site is within Unshaded Zone X, outside of the 500-year Floodplain.

**IV.F. PLATTING AND SITE PLAN REQUIREMENTS:** No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Broken Arrow Planning Commission and approved by the Council of the City of Broken Arrow, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Broken Arrow shall be a beneficiary thereof. The plat will also serve as the site plan for all residential lots contained within the plat. Any neighborhood amenities requiring a building permit shall submit and receive Broken Arrow city staff approval of a site plan application.

Not less than 15% of the net land area shall be preserved as common open space for the enjoyment of the residents, and not less than 25% of the required area shall be designed, constructed, and maintained as active open space consisting of trails, community gardens, and/or parks.

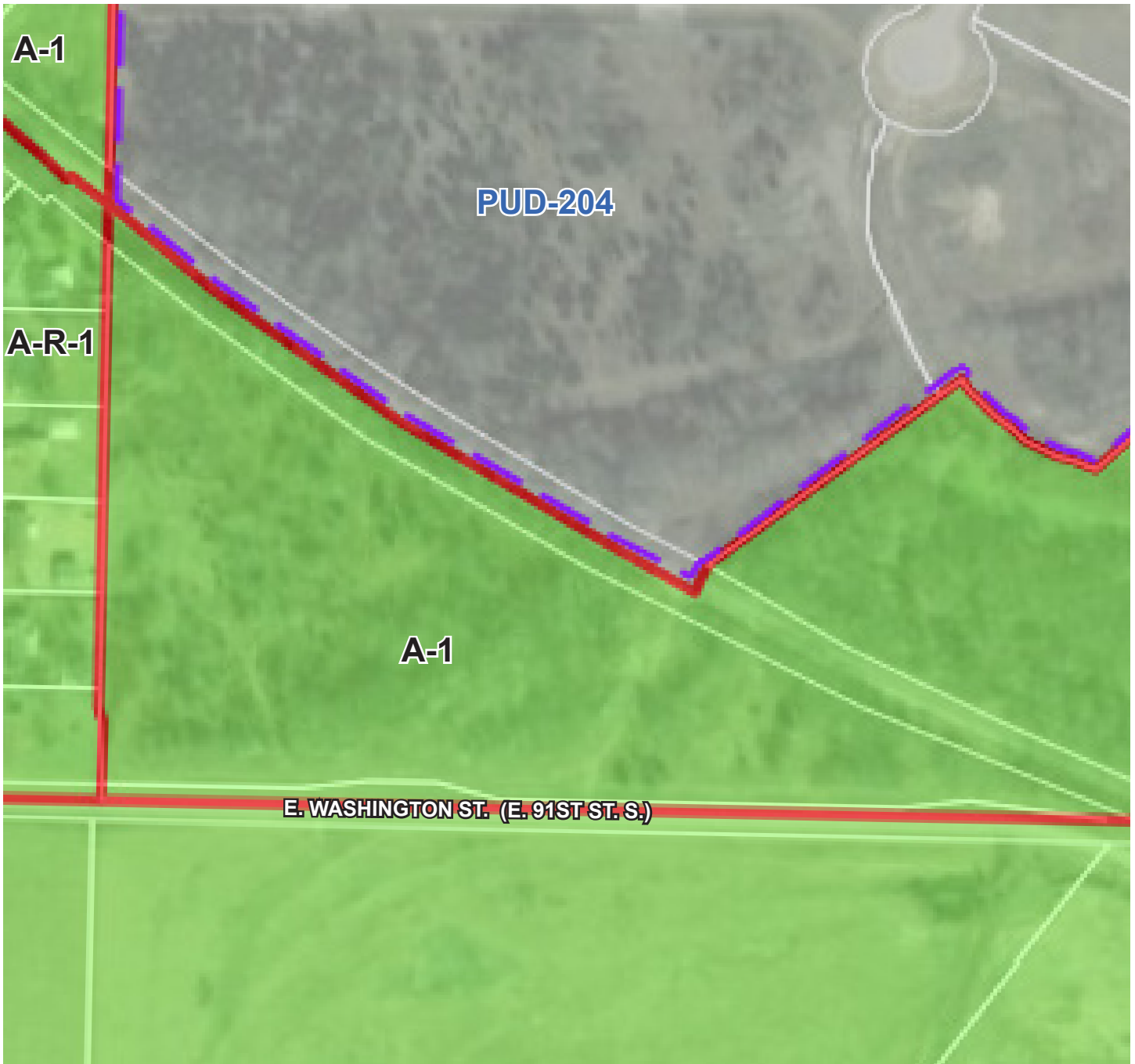
**IV.G. SCHEDULE OF DEVELOPMENT:** Development of the project is expected to commence and potentially be phased and completed as market conditions permit. If phased, each phase will be coordinated with the City of Broken Arrow to provide adequate traffic circulation and utility service.

# Three Oaks

## EXHIBIT C

### EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED APRIL 22, 2024

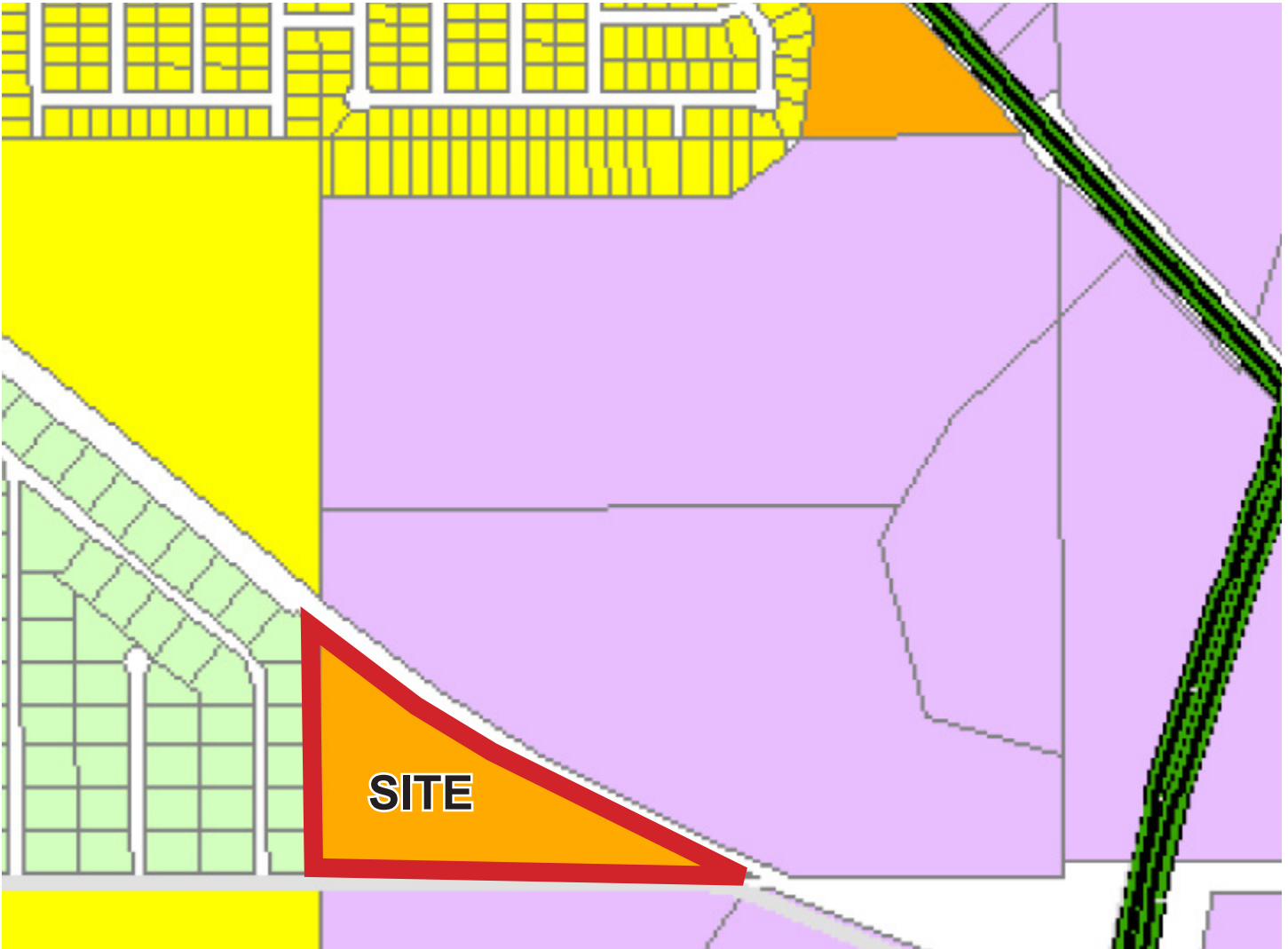


# Three Oaks

## EXHIBIT D

## COMPREHENSIVE PLAN MAP

BROKEN ARROW NEXT COMPREHENSIVE PLAN, ADOPTED AUGUST 6, 2019



*Comprehensive Plan changed November 2023 (COMP-001074-2023)*

### Legend

## LUIS Classification

-  Level 1 - Rural Residential
-  Level 2 - Urban Residential
-  Level 3 - Transition Area
-  Level 4 - Commercial/Employment Nodes
-  Level 5 - Downtown Area
-  Level 6 - Regional Employment/Commercial
-  Level 7 - Major Industrial
-  Special District Overlay

## Land Uses

- Greenway/Floodplain
- Public Recreation
- Private Recreation
- Public/Semi-Public

## Boundaries

- Fenceline  
 City Boundary

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