

Design Statement and Development Regulations

PUD 118A

For

Aspen Park Village

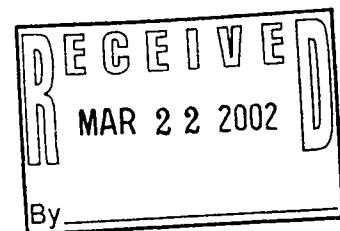
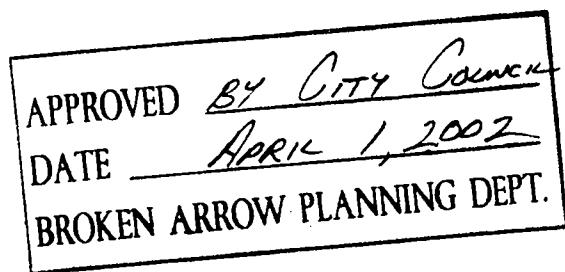


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Attachments:

Legal Description of Entire Parcel

Aspen Park Village Concept Plan

Aspen Park Village
Design Statement
March 22, 2002

- A. As shown in the plan maps, the general topography of the redevelopment property is relatively flat but slopes gradually to the west and into a large, but gentle, east-west swale in the northern part of the property – the prominent focal point for the golf course design.
- B. The redevelopment plan for the property involves completely rebuilding the golf course into a top quality three hole course, moving the range and golf operations to the west side, creating a cluster of compatible commercial uses along the high volume Aspen corridor and creating six duplex lots fronting Redbud.

The office areas, including parking reserve areas, but not including the retention ponds (reserve areas), contain 6.14 ac. (20 lots).

The commercial area fronting Aspen, not including driving range or retention ponds, contains 14.19 ac. (10 lots).

The duplex area contains 1.37 ac. (6 lots).

- C. The proposal includes keeping a buffer or R-3 zoning screening the existing residential areas from the C-5 commercial clusters. Added to this screening, a planned unit development overlay is proposed for the golf course, commercial and driving range, office, and duplex areas. In addition, the practice course itself is located within the buffering R-3 district.

The practice course, short game area, range, office and duplex lots will be developed concurrently.

- D. As seen in all of the plan maps, the parking and circulation plans are greatly influenced by the extensive pipelines crossing the tract. Two major entrances are planned along Aspen, with three other minor right-in/right-out intersections within the 1800 plus feet of frontage.
- E. A private street will be constructed for Aspen into the office complex(s) and circulate back onto Aspen. The street will be established in a 30' right of way with 25' building setbacks required until entering the office-parking complex. The offices will have a 15' building setback from the parking reserve areas.

Ponds will be constructed within the office areas to provide aesthetics as well as storm water retention.

- F. The development, as designed, creates a large area of highly compatible and desired land-use relationships. All existing residential areas to the east are totally buffered and greatly enhanced in value by the golf course and range.

On the north, office and commercial uses are highly compatible and also are enhanced in value by overlooking the golf course and irrigation lakes. To the southeast, light industrial uses are transitioned by office and commercial uses as well as the golf course.

- G. In terms of urban design, this project provides a unique opportunity to actually increase residential values by introduction of highly compatible uses. Additional earthwork berthing along all sides of the range will "contain" the golf balls, while providing additional screening and beauty along the edges of the golf course.

All of the commercial areas are clustered around designated focal points and are arranged to take advantage of golf course views. Complete coordination of signage, streetscape, and architectural styles will be central to the ongoing design process.

- H. Rebuilding the golf course, range, and short game area, and constructing the infrastructure to serve the commercial, office, and duplex lots will be undertaken immediately.
- I. See attached "Exhibit A" for the Legal Description of the property.

Aspen Park Village
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Tract 1 – Golf Course

Tract 1 shall be governed by the use and development regulations of R-3 (Single Family Residential) zoning district except as follows:

1. The only permitted use in Tract 1 shall be a golf course.
2. At least one tree (2" caliper minimum) shall be planted for every 25 feet of frontage adjacent to the east boundary of Tract 1. Such trees can be grouped together or evenly spaced, but shall be located within 25 feet of the east boundary. Any existing trees in the east 25-foot area may be counted towards this requirement.
3. A landscape plan shall be submitted for Tract 1 in accordance with Article VIII, Section 19 of the Zoning Code. Landscape plan shall be reviewed and approved by the Planning Commission.
4. Prior to the golf course commencing operation, written certification of installation of the landscape material shown on the landscape plan approved by the Planning Commission shall be submitted to the City of Broken Arrow Inspections Department in accordance with Article VIII, Section 19.13 of the Zoning Code.
5. No outdoor lighting shall be installed on the golf course.
6. No fencing shall be required between Tract 1 and 4.

Tract 2 – Commercial and Driving Range

Tract 2 shall be governed by the use and development regulations of the C-5 (Highway and Recreational Commercial District) zoning district except as follows:

1. A landscape area of at least 15 feet in width shall be provided along Aspen Avenue. At least 15% of each lot shall be landscaped open space. The amount of open space area and lot area shall be shown on the landscape plan submitted to the Planning Commission. At least one tree (2" caliper minimum) shall be planted for every 25 feet of lot frontage along Aspen Avenue. No trees shall be placed within any public street right-of-way. A landscape plan shall be submitted in accordance with Article VIII, Section 19 of the Zoning Code.
2. No fencing shall be required between tract 1 and tract 2.

3. Access to Aspen avenue shall be limited to five points only. The design and construction of this center median shall be as approved by the City Engineer. Two access locations shall have left turns, the other three shall not.

The five access locations shall be spaced at least 200 feet apart (as shown in concept drawings). (Traffic channelization and center median construction on Aspen Avenue has been discussed with applicants.)

4. Outdoor lighting for commercial uses in Tract 2 shall not extend beyond the property lines, and shall be reviewed during the site plan review process. Exterior lighting shall be located outside all utility easements. The top of the light shall not be higher than 16 feet above the parking lot surface in the retail lots. Lights on light poles shall be shielded.
5. Signs: Signs shall be installed in accordance with the City of Broken Arrow Zoning Ordinance, except that all ground signs shall be limited to 14 feet in height and contain no more than 100 square feet. The location of any proposed ground signs shall be shown on the site plan submitted for the Planning Commission to review. No portable signs, banners, or outside display of any type shall be permitted. Prior to the installation of any signage, a detailed plan of the sign or signs proposed to be installed shall be submitted to and approved by the Broken Arrow Planning Commission.
6. Building line setback adjacent to private street reserves: 25 feet minimum.
7. Maximum building height: 35 feet or two stories.
8. A landscaped "U-shaped berm", 22 feet minimum height, as measured from the driving range side, will be constructed to provide screening for the driving range lighting. The top of the driving range lights shall not be higher than 30' above the surface elevation of the Tee Box.

Tract 3 – Office Complex

Tract 3 shall be governed by the use and development regulations of the O-3 (Neighborhood Office District) except as follows:

1. Minimum lot size: 7,500 square feet, each lot with exception to Lot 8 (6,210 sf); Lot 9 (7,057 sf) and Lot 10 (7,054 sf) Block 2.
2. Minimum lot frontage: As shown on plat "Aspen Park Village".
3. Yard requirements:
 - North property line: 30 feet.
 - Front building line: 15 feet.

- Adjacent to any reserve area: 15 feet.
 - Rear property line, except along north boundary: 15 feet.
 - Side yard: 0 feet if attached, 5 feet unattached. All building code requirements shall be met.
4. Maximum building height: 35 feet or two stories.
 5. Bulk Limitations (Floor Area Ratio): Shall be governed by the height limits and yard requirements. The maximum floor area, however, shall not exceed 6,520 square feet.
 6. Fencing: No fencing shall be required.
 7. Landscaping: at least 15% of each lot shall be landscaped open space. The amount of open space area and lot area shall be shown on the landscape plan submitted to the Planning Commission. At least one tree (2" caliper minimum) shall be planted on each lot. A landscape plan shall be submitted in accordance with Article VIII, Section 19 of the Zoning Code.
 8. Signs: Signs shall be installed in accordance with the City of Broken Arrow Zoning Ordinance, except that all ground signs shall be limited to 7 feet in height and contain no more than 40 square feet. The location of any proposed ground signs shall be shown on the site plan submitted for the Planning Commission to review. No portable signs, banners, and signs on light poles, or outside display of any type shall be permitted. The location of any proposed ground signs shall be shown on the site plan submitted for the Planning Commission to review.

Tract 4 – Duplex Area

Tract 4 shall be governed by the use and development regulations of the R-4, Two Family Residential District.

Exhibit A

Legal Description

All of the West Half of the Southwest Quarter (W/2, SW/4) of Section Three (3), Township Eighteen (18) North, Range Fourteen (14) East, lying North of the MK&T Railroad, LESS the following described tract: BEGINNING at the Southeast corner of said West Half of the Southwest Quarter W/2 SW/4, thence running West 145 feet to the Point of Beginning, thence North 247 feet, thence West 277 feet, thence south along the MK&T Railroad right of way a distance of 271 feet to a point, thence East 60 feet to the Point and Place of Beginning.

LESS AND EXCEPT:

The Easterly 35.25 feet of the Westerly 60.00 feet of the above land;

AND

A tract bounded by a line beginning at the Southeast Corner of the West Half of the Southwest Quarter (W/2 SW/4) of Section 3, Township 18 North, Range 14 East, Tulsa County, Oklahoma, and running thence North 800 feet; thence West at a right angle, 640 feet; thence South at a right angle to a point on the North line of the MK&T Railroad right of way; thence Southeasterly along said right of way line to its point of intersection with the South line of said Section 3; thence East 205 feet to the place of beginning; LESS a tract bounded by a line beginning 145 feet West of the said Southeast Corner of the W/2 SW/4 of Section 3, Township 18 North, Range 14 East, and running thence North at a right angle 247 feet; thence West at a right angle 277 feet to the point of intersection with said R.R. right of way; thence Southeasterly along said R.R. right of way line 271 feet to the point of intersection with the South line of said Section 3; thence East along said Section line, 60 feet to the Point of Beginning.

ASPEN PARK VILLAGE

CONCEPT PLAN (REVISED 3.22.2002)

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