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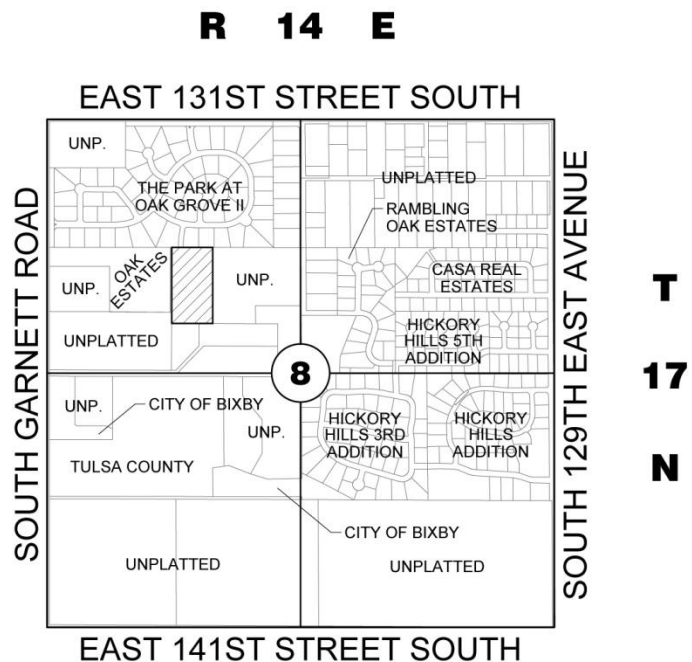
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ccmlights@gmail.com**I. Concept Statement**

The subject property is 7.8 acres in Broken Arrow, Oklahoma near the intersection of Jasper Street (East 131st Street South) and South Garnett Road south of The Park at Oak Grove II and east of Oak Estates which is currently being platted in the City of Broken Arrow. (Section 8, Township 17 North, Range 14 East). The project will be developed with RE development guidelines in Broken Arrow and comprised of 5 lots for upscale single family detached dwellings within a gated community. The current zoning for the property is A-1 Agricultural District and an application has been submitted concurrent with this Planned Unit Development to request rezoning the property to RE Residential Estate District. The original layout and design for this subdivision was previously submitted to Tulsa County, but construction and platting was never completed. The property is currently occupied by a detached single family dwelling, private gated entry, small water feature, and an asphalt road with a cul-de-sac at the southern end. The proposed lots and reserve area layout have been modified from the original design to match current ground features.

The current City of Broken Arrow Zoning Code requires all developments with private streets to be part of a Planned Unit Development process. The purpose of this process is:

- A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;

- B. Permit flexibility within the development to best utilize the unique and existing physical features of the particular site;
- C. Provide and preserve meaningful open space;
- D. Achieve a continuity of function and design within the development.

This project satisfies all of the purposes stated in the Planned Unit Development Section of Zoning Code.

II. Permitted Uses

- A. All uses permitted by right and all accessory uses permitted in the RE (Residential Estates) district.

III. Development Standards

- A. The site will be considered in its entirety and will only have one development area as defined below:
 - 1. The development area is one Single-Family Detached Residential Area which contains 341,236.07 square feet or 7.834 acres and includes all reserve areas. The property will be developed in accordance with City of Broken Arrow Zoning Ordinance and the use and development regulations of the RE (Residential Estate) zoning district, except as noted herein.

IV. Transportation Systems

The existing street system was previously constructed under Tulsa County Engineering Design Standards. The private street reserve area will be 30 feet in width and will meet the City of Broken Arrow standards for cul-de-sac design. The entirety of the street system and gated entry located within the reserve area will be owned and maintained by the Walnut Grove Homeowners' Association. The City of Broken Arrow shall have no responsibility regarding the maintenance of this street. The existing entry feature walls & gate, existing asphalt street pavement section, and existing asphalt street pavement width of 22' will not be changed.

There are no plans for future residential street connections to this property.

V. Waiver of Sidewalk Requirement

The previous development, although never completed, was previously designed and approved without sidewalk requirements. Also, the adjacent subdivisions are without sidewalks prohibiting any efforts to provide pedestrian inter-connectivity with this development. Due to the existing conditions and design of this property (bar ditches, no curb and gutter, etc.), a sidewalk waiver is requested for this development.

VI. Bulk and Area Requirements

- A. Minimum lot width: 150 feet
- B. Minimum lot area: 22,500 square feet

- C. Minimum land area per dwelling unit: 26,250 square feet
- D. Maximum structure height: 40 feet
- E. Minimum livability space: 12,000 square feet
- F. Front Yard abutting a public street: Not Applicable
- G. Front Yard abutting a private street reserve area: 25 feet
- H. Rear yard: 20 feet
- I. Side yard: 15 feet both sides
- J. Residential lot density calculation:
 - a. Maximum residential lots allowed (341,308.60 / 26,250 square feet): 13
 - b. Residential lots proposed: 5

VII. Environmental and Open Space Considerations

Walnut Grove has been previously graded and developed to a preliminary condition several years ago. That project retained much of the natural character of the site. The site contains an incomplete storm water detention facility which will be evaluated and reshaped to create a meaningful water feature and for passive neighborhood recreation opportunities. The existing storm water system (ditches, storm pipes, etc.) will be utilized in its current condition.

VIII. Utilities and Drainage

City of Broken Arrow waterlines exist just north of the property in The Park at Oak Grove II and west in Oak Estates. A looped system is proposed through Walnut Grove to connect these two subdivisions and eliminate the existing dead ends. Site drainage will be directed to the south and west to the existing (or modified) storm water drainage facility and wet pond. This detention facility will be designed and constructed to meet all requirements of City of Broken Arrow drainage design criteria.

IX. Site Plan Review

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan, provided however, gating of private access shall require submission and approval of a supplemental detailed plan (including landscaping). The gate design will meet the City of Broken Arrow Subdivision Regulations.

X. Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by 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 Planned Unit Development and the City of Broken Arrow Planning Commission shall be a beneficiary thereof.

XI. Anticipated Construction Schedule

Walnut Grove Planned Unit Development anticipated construction schedule begins in the fall of 2015 and is expected to be complete and ready for lot sales in the spring of 2016.

XII. Legal Description

REVISED LEGAL DESCRIPTION PREPARED BY FRITZ SURVEYING, LLC

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION EIGHT (8); THENCE NORTH 88°41'59" EAST ALONG THE NORTH LINE OF SAID S/2 NW/4 A DISTANCE OF 1286.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°41'59" EAST 429.10 FEET; THENCE SOUTH 01°29'21" EAST 795.40 FEET; THENCE SOUTH 88°41'54" WEST 428.92 FEET; THENCE NORTH 01°30'07" WEST 795.41 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 341,236.07 SQUARE FEET OR 7.834 ACRES.

BASIS FOR BEARING: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, T17N, R14E AS NORTH 01°24'39" WEST.

IX. Exhibits

Exhibit A: Preliminary Plat
Exhibit B: 2004 Aerial Photography
Exhibit C: 2015 Aerial Photography
Exhibit D: Sidewalk Connectivity
Exhibit E: Existing Zoning Map