

The Enclave at Southern Trails

PUD-000126-2022 and BAZ-00012-2022

Submitted

August 1st, 2022

Updated December 29, 2022

Location

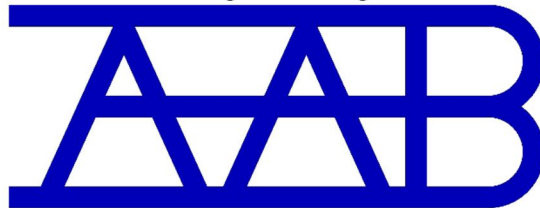
A Tract of land located in the Northwest Quarter of the Northwest Quarter (NW/4, NW/4) of Section Twenty-eight (28), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma. This PUD contains 20.49 +/- Acres.

Owner

Perkins Development Corp
P.O. Box 1527
Tulsa, OK 74101

Prepared By:

AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

PUD #341, The Enclave at Southern Trails, is a 20.49-acre development located east of S. Olive Avenue (S. 129th E. Ave.) and south of W. New Orleans Street (E. 101st St. S.). The property is abutted on the north by Assembly of God Church of Broken Arrow and Oliver Middle School, on the east by The Retreat, and to the south by the perpetual conservation easement reserve area of The Lakes at Rabbit Run. The western boundary fronts Elm Avenue as it detours from the section line due to the terrain in the area. This PUD is presented along with a rezoning application of the property from A-1 to RM, CM and CG. See Exhibits B & C for the surrounding areas and zoning maps affecting the property.

The project proposes commercial uses along the New Orleans Street and Olive Avenue frontages (Development Area A) with a cottage home community behind the commercial area (Development Area C). The farthest east portions of the commercial portions of the project will be developed in accordance with uses as outlined in the Community Mixed Use district (Development Area B). The architectural standards set out in this PUD maximize the visual interest and character of the project as it is seen from the surrounding street right of way by limiting the exposure of the cottage home component to the arterial frontages and ensuring perimeter landscaping within the development. See Exhibit D for the conceptual development plan of the property.

This development plan and associated PUD takes advantage of the commercial potential of the intersection of two arterial streets while connecting an appropriately dense residential concept. The development concept creates a secluded cottage community that is buffered from the arterials by commercial uses, and is buffered from the subdivision to the south by a greenspace conservation area and joint-use detention facilities. Greenspace and a fence provide buffering on the eastern boundary.

Development Standards

Development Area A

Development Area A shall be governed by the Broken Arrow Zoning Ordinance use and dimensional standards as established by the CG district except as hereinafter modified:

Permitted uses:	Uses allowed by right in CG Zoning
Net Land Area:	7.02 acres
Minimum Lot Frontage:	100 ft.
Maximum Building Height	52 feet or 3 stories

Development Area B

Development Area B shall be governed by the Broken Arrow Zoning Ordinance as established by the CM district and the dimensional standards as established by the CG district except as hereinafter modified:

Permitted uses:	Uses allowed by right in CM Zoning with the exception that multifamily will not be allowed
Net Land Area:	1.26 acres
Minimum Lot Frontage:	100 ft.
Maximum Building Height	52 feet or 3 stories

Development Area C

Development Area C shall be governed by the Broken Arrow Zoning Ordinance use and dimensional standards as established by the RM district except as hereinafter modified:

Permitted uses:	Multi-family dwellings and uses customarily accessory thereto. No more than 4 dwellings units shall be attached unless in a rowhouse* type of configuration.
Net Land Area:	12.20 acres
Maximum Number of Dwelling Units	145
Maximum Building Height	Two Story, 35 maximum height (The development must include a mix of one and two story units)
Minimum Building Setbacks	
From ROW with No Parking	35 feet
From ROW with Parking	75 feet
Abutting CG and CM	10 feet
Eastern Boundary	15 feet
Southern Boundary with no Parking	20 feet
Southern Boundary with Parking	35 feet
Minimum Off Street Parking	1.5 per Single Bedroom Unit 2 per Two and Three Bedroom Unit
Maximum Building Coverage	35%

Landscape and Screening Standards

Landscaping and screening within the development shall meet the standards of the City of Broken Arrow Zoning Ordinance. In addition, a landscape buffer 20' in width shall be required along the south and east property lines. Within this buffer, one medium to larger evergreen tree shall be planted for every 30 linear feet of landscape edge and 10 medium shrubs (3 gallons at time of planting and 6-10 feet in height full grown) shall be planted for every 50 linear feet of landscaped edge. Patios may encroach on this landscape buffer up to 5 feet.

A screening fence with a minimum 6 feet in height will be provided along the eastern boundary of the property. A screening fence will not be required along the southern boundary abutting the greenspace.

Building Separation

Building shall have a minimum separation of 10 feet from all front, side and rear walls.

There is no limit to the number of buildings continuously on the same building line.

*A rowhouse is defined by a series of attached units where all vertical stories of a unit are inhabited by a single family.

Street Design and Access

Access to Development Area A will be via a three curb cuts on 101st Street and two curb cuts on 129th Ave. Each of these proposed driveways shall be constructed in accordance with City of Broken Arrow Engineering Design Criteria with the following exception. The offset spacing for the eastern most drive may be reduced to 100 feet. The existing opposing drive is too near the eastern boundary of the tract to provide an adequately aligned location. If the proposed drive location is shifted further west it will restrict the developability of the eastern portion of the commercial tract or violate the same side spacing criteria. The opposing drive is also a secondary access point for the church which will help to limit conflicting turning movements. Sidewalks will be constructed in accordance with City of Broken Arrow Subdivision Regulations.

Access to Development Area B will be via extension of two shared access drives from 101st and the southern access drive from 129th. Connectivity within the overall site layout will be provided via Mutual Access Easements. This layout shall be coordinated with City Staff.

Utilities

The City of Broken Arrow will provide water, sanitary sewer, and storm sewer service to the property. Domestic water service and fire protection for Development Area A will be provided via connection to existing waterlines along New Orleans Street and Olive Avenue. A water system will be constructed within Development Area B and connect to existing lines via the shared access drives. Sanitary sewer will be extended from the existing line along the northern boundary throughout the development. A detention facility has been constructed south of the PUD boundary as part of The Lakes at Rabbit Run. The detention volume was sized to accommodate undetained runoff from this PUD area. All drainage infrastructure shall conform to City Code Requirements and Design Standards and the layout and design shall be coordinated through City staff. The attached Exhibit E depicts the existing topography of the site.

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

Detailed Site Plan Review

No building permit shall be issued for any structure until a detailed site plan including landscaping and building elevations is submitted to and approved by the Broken Arrow Planning Commission and City Council as in conformance with the standards and development concept of this PUD. The site plan shall be considered in a public hearing and appropriate notices shall be mailed to the surrounding property owners. The Planning Commission and/or City Council specifically reserves the right to require up to 100% masonry on any façade within the development.

Exhibit A

Legal Descriptions

Legal Description

(OVERALL PUD AREA)

A TRACT OF LAND SITUATED IN THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 W/2 NW/4) OF SECTION TWENTY-EIGHT (28), 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 AND BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 W/2 NW/4); THENCE SOUTH 01°17'57" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 556.33 FEET; THENCE NORTH 88°40'15" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°16'52" WEST, A DISTANCE OF 21.63 FEET; THENCE NORTH 28°41'49" EAST, A DISTANCE OF 39.99 FEET; THENCE NORTH 01°18'18" WEST, A DISTANCE OF 405.00 FEET; THENCE NORTH 43°42'43" EAST, A DISTANCE OF 35.35 FEET; THENCE NORTH 88°43'37" EAST, A DISTANCE OF 405.00 FEET; THENCE NORTH 58°43'37" EAST, A DISTANCE OF 59.91 FEET; THENCE NORTH 88°43'54" EAST, A DISTANCE OF 765.49 FEET; THENCE SOUTH 01°20'10" EAST, A DISTANCE OF 821.67 FEET; THENCE NORTH 85°34'59" WEST, A DISTANCE OF 402.22 FEET; THENCE NORTH 72°29'30" WEST, A DISTANCE OF 373.55 FEET; THENCE SOUTH 88°41'52" WEST, A DISTANCE OF 514.10 FEET; THENCE NORTH 01°16'53" WEST, A DISTANCE OF 167.25 FEET TO THE POINT OF BEGINNING. CONTAINING 892,514 SQUARE FEET OR 20.49 ACRES.

Legal Description

(PUD DEVELOPMENT AREA A)

A TRACT OF LAND SITUATED IN THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 W/2 NW/4) OF SECTION TWENTY-EIGHT (28), 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 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 W/2 NW/4); THENCE SOUTH 01°17'57" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 518.07 FEET; THENCE NORTH 89°40'09" EAST, A DISTANCE OF 59.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°11'55" WEST, A DISTANCE OF 21.63 FEET; THENCE NORTH 28°41'49" EAST, A DISTANCE OF 39.99 FEET; THENCE NORTH 01°18'18" WEST, A DISTANCE OF 405.00 FEET; THENCE NORTH 43°42'43" EAST, A DISTANCE OF 35.35 FEET; THENCE NORTH 88°43'37" EAST, A DISTANCE OF 405.00 FEET; THENCE NORTH 58°43'37" EAST, A DISTANCE OF 59.91 FEET; THENCE NORTH 88°43'54" EAST, A DISTANCE OF 545.39 FEET; THENCE SOUTH 01°52'29" EAST, A DISTANCE OF 250.01 FEET; THENCE SOUTH 88°23'11" WEST, A DISTANCE OF 804.79 FEET; THENCE SOUTH 01°18'18" EAST, A DISTANCE OF 261.16 FEET; THENCE SOUTH 88°40'15" WEST, A DISTANCE OF 244.66 FEET TO THE POINT OF BEGINNING. CONTAINING 305,761 SQUARE FEET OR 7.02 ACRES.

Legal Description

(PUD DEVELOPMENT AREA B)

A TRACT OF LAND SITUATED IN THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 W/2 NW/4) OF SECTION TWENTY-EIGHT (28), 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 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 W/2 NW/4); THENCE NORTH 88°43'54" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1096.89 FEET; THENCE SOUTH 01°52'29" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°43'54" EAST, A DISTANCE OF 220.10 FEET; THENCE SOUTH 01°15'27" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 88°43'54" WEST, A DISTANCE OF 217.40 FEET; THENCE NORTH 01°52'29" WEST, A DISTANCE OF 250.01 FEET TO THE POINT OF BEGINNING. CONTAINING 54,688 SQUARE FEET OR 1.26 ACRES.

Legal Description

(PUD DEVELOPMENT AREA C)

A TRACT OF LAND SITUATED IN THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 W/2 NW/4) OF SECTION TWENTY-EIGHT (28), 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 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER (N/2 W/2 NW/4); THENCE SOUTH 01°17'57" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 556.32 FEET; THENCE NORTH 88°40'15" EAST, A DISTANCE OF 50.39 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°40'15" EAST, A DISTANCE OF 244.66 FEET; THENCE NORTH 01°18'18" WEST, A DISTANCE OF 261.16 FEET; THENCE NORTH 88°27'35" EAST, A DISTANCE OF 1022.20 FEET; THENCE SOUTH 01°22'33" EAST, A DISTANCE OF 571.68 FEET; THENCE NORTH 85°35'25" WEST, A DISTANCE OF 402.32 FEET; THENCE NORTH 72°28'57" WEST, A DISTANCE OF 373.51 FEET; THENCE SOUTH 88°41'53" WEST, A DISTANCE OF 514.10 FEET; THENCE NORTH 01°08'42" WEST, A DISTANCE OF 145.62 FEET TO THE POINT OF BEGINNING. CONTAINING 531,405 SQUARE FEET OR 12.20 ACRES.

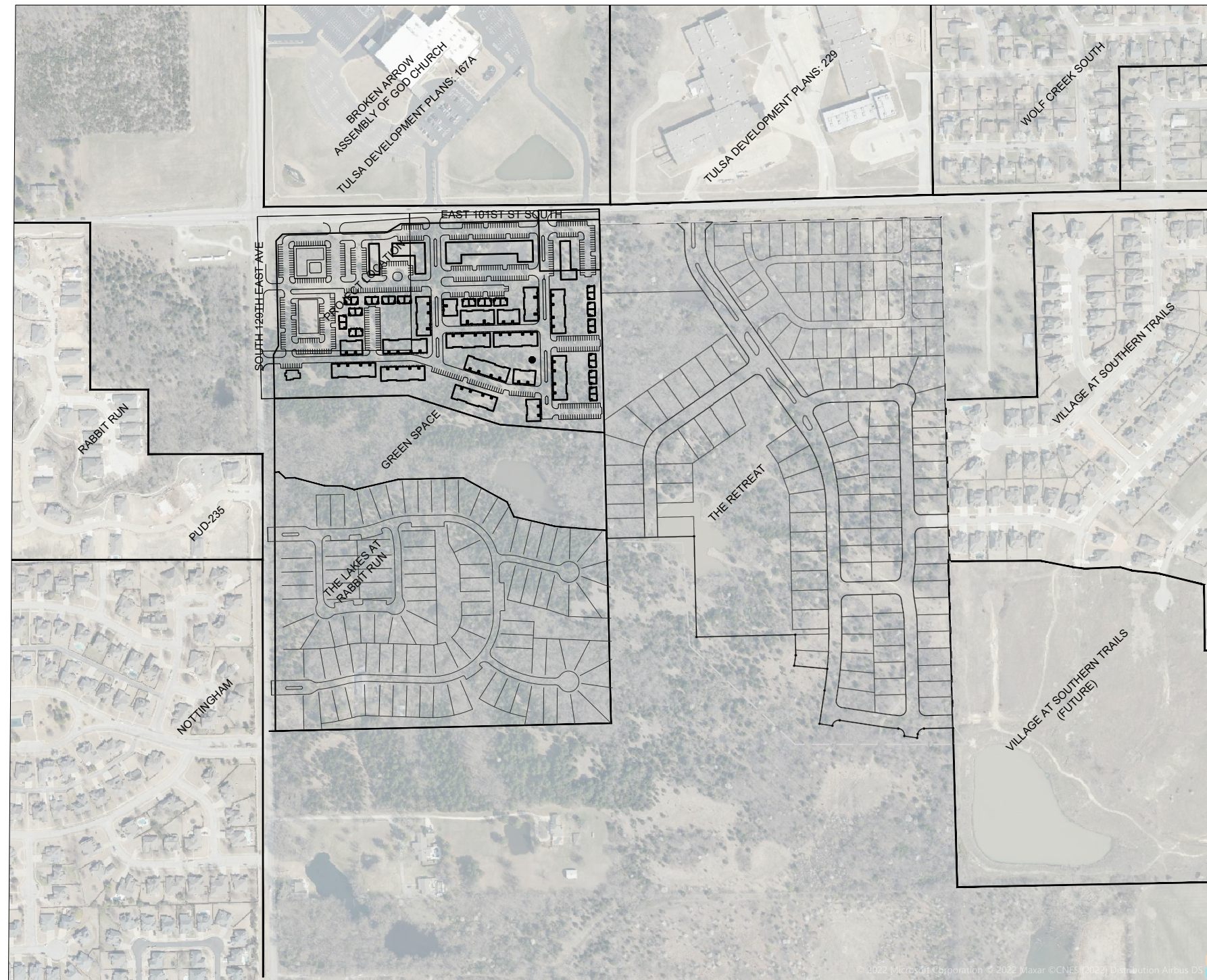
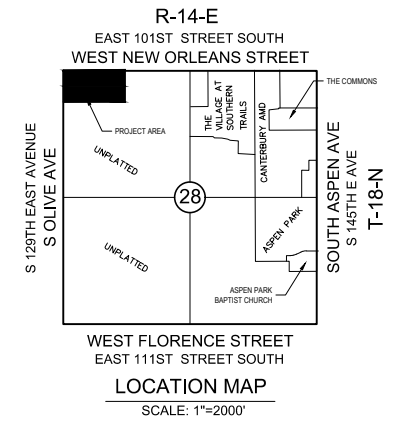
Exhibit B

Surrounding Areas
for

The Enclave at Southern Trails



DRAWING SCALE: 1" = 250'
0 125 250 500



FILE: P:\1816\28101ST AND 129TH COMPLEX ENCLAVE AT SOUTHERN TRAILS\ALTERNATE BASES 101ST AND 129TH - PUD - BASE NEW
PLOT DATE: Thu, 29 Aug 2024



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AAB Engineering, LLC

Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2024
KS CA#2292 Exp: Dec. 31, 2024
Office: (918) 514-4283 Fax: (918) 514-4288

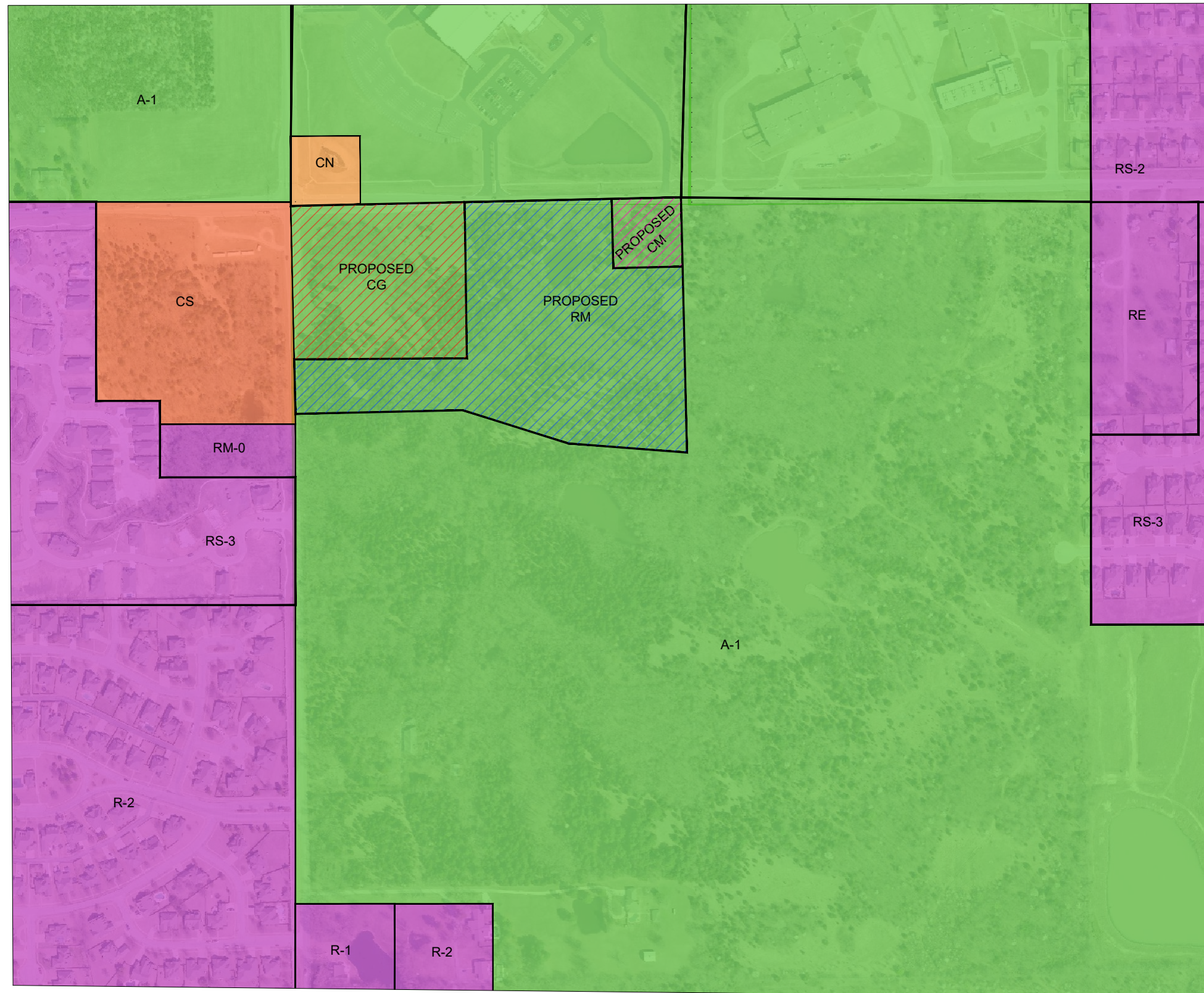
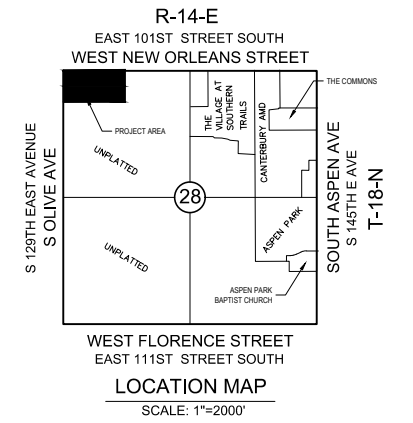
Exhibit C

Existing Zoning
for

The Enclave at Southern Trails



DRAWING SCALE: 1"=200'
0 100 200 400



LEGEND

- ZONED AGRICULTURAL
- ZONED COMMERCIAL NEIGHBORHOOD
- ZONED COMMERCIAL
- ZONED RESIDENTIAL
- PROPOSED CG ZONING 305,764 SF
- PROPOSED RM ZONING 641,309 SF
- PROPOSED CM ZONING 54,687 SF

PLOT DATE: 11/23/2022 FLE: P1816/26/101ST AND 128TH COMPLEX ENCLAVE AT SOUTHERN TRAILS/ALTERNATE BASES 101ST AND 128TH - P1816 - BASE NEW



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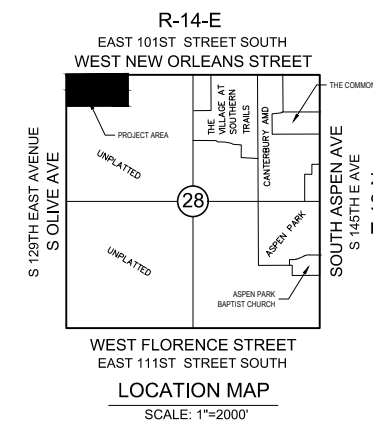
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Exhibit D
Conceptual Development Plan
for

The Enclave at Southern Trails



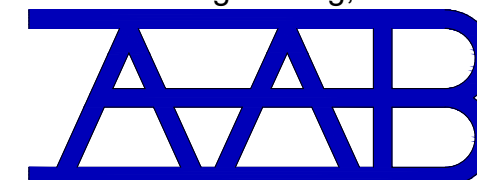
DRAWING SCALE: 1" = 60'
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LEGEND

- DEVELOPMENT AREA "A" 305,764 SF
- DEVELOPMENT AREA "B" 54,687 SF
- DEVELOPMENT AREA "C" 531,429 SF

AAB Engineering, LLC



Engineering • Surveying • Land Planning

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OK CA#6318 Exp: June 30, 2024

KS CA#2292 Exp: Dec. 31, 2024

Office: (918) 514-4283 Fax: (918) 514-4288

PLOT DATE: Thu, 29 Aug 2023 FILE: P:\18\42\21\101ST AND 128TH COMPLEX ENCLAVE AT SOUTHERN TRAILS\ALTERNATE BASES\101ST AND 128TH - P.L.D. - BASE NEW



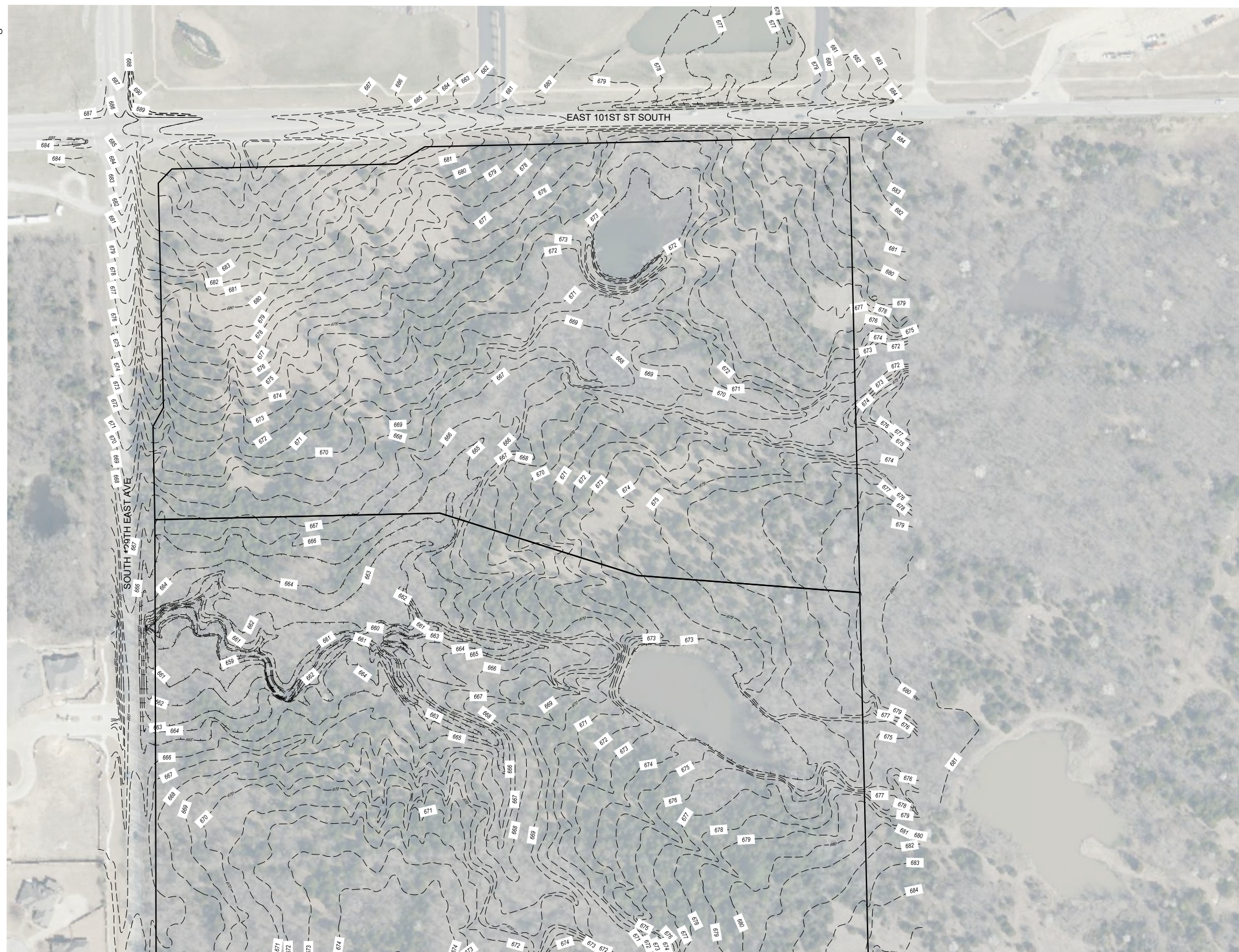
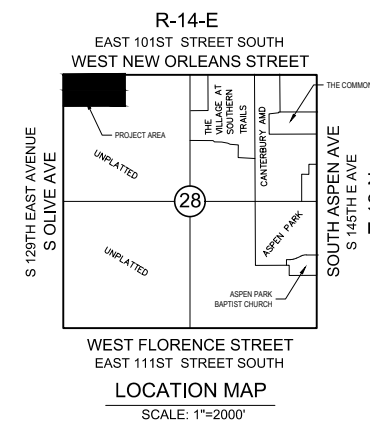
Exhibit E

Existing Aerial and Topographical
for

The Enclave at Southern Trails



DRAWING SCALE: 1" = 100'
0 50 100 200



PLOT DATE: Thu, 23 Aug 2023 FILE: P:\18184\28101ST AND 129TH COMPLEX ENCLAVE AT SOUTHERN TRAILS\3\ALTERNATE BASES 101ST AND 129TH - PLOD - BASE-NEW



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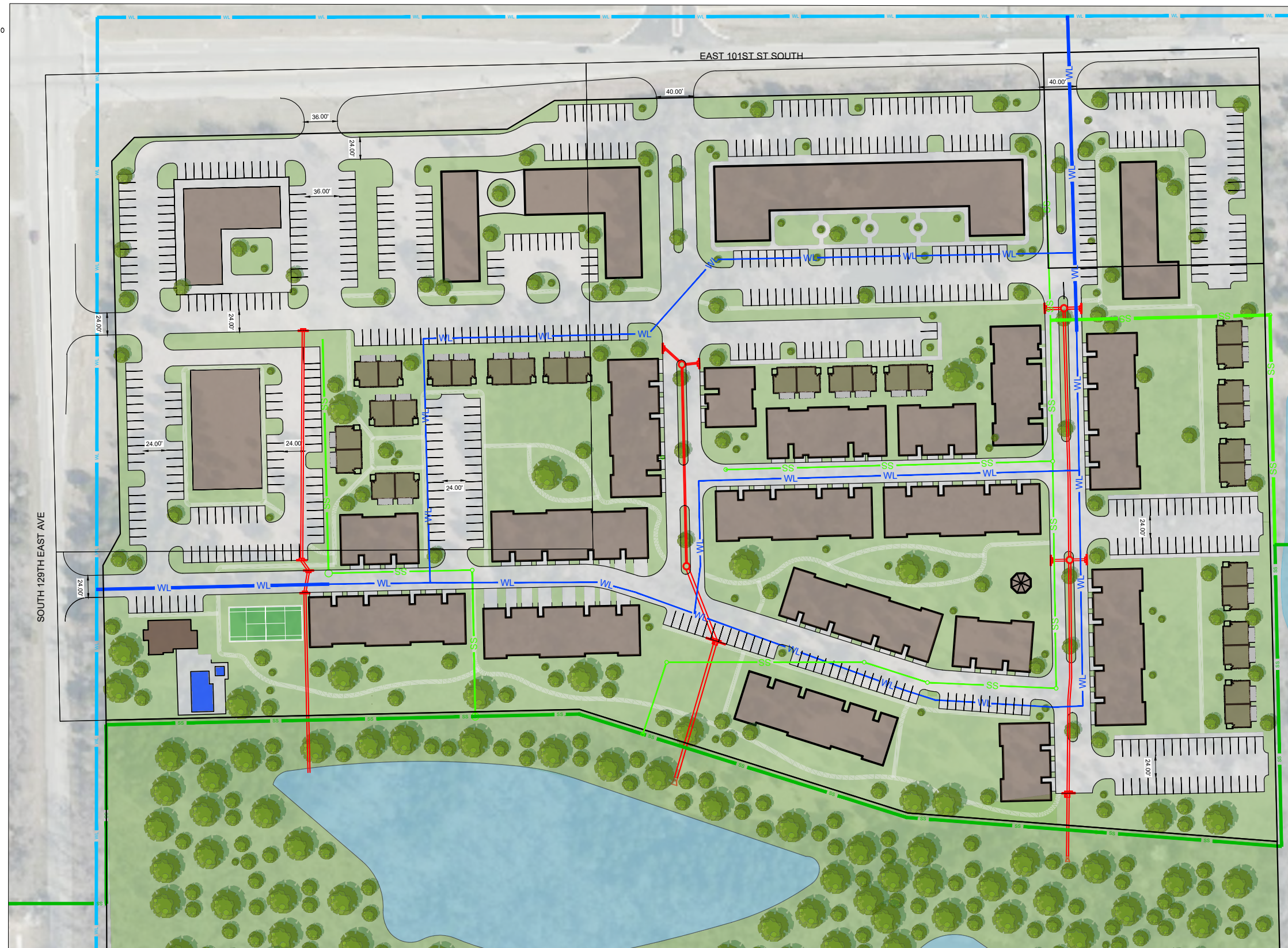
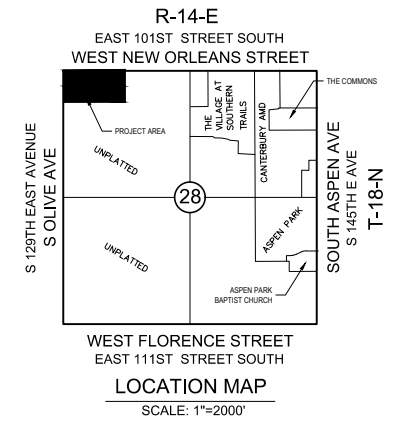
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PO Box 2136 Sand Springs, OK 74063
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Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit F
Conceptual Improvement Plan
for

The Enclave at Southern Trails



DRAWING SCALE: 1"=60'
0 30 60 120



LEGEND

- WL — EXISTING WATERLINE
- WL — PROPOSED PRIVATE WATERLINE
- WL — PROPOSED PUBLIC WATERLINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED PUBLIC SANITARY SEWER
- SS — PROPOSED PRIVATE SANITARY SEWER
- — PROPOSED STORM SEWER

PLOT DATE: Thu, 20 Aug 2023 FILE: P:\1818\28101ST AND 129TH COMPLEX ENCLAVE AT SOUTHERN TRAILS\ALTERNATE BASES 101ST AND 129TH - P101 - BASE NEW



AAB Engineering, LLC

Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
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